



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

October 2, 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. Lease Agreement between the City of Garland and CCL Investment, Inc.

Council is requested to consider entering into a lease with the lessor, CCL Investment, Inc., for a temporary construction yard on approximately 8.88 acres of lessor's property related to the GP&L Wylie Switchyard to Firewheel 138 kV Transmission Line construction across Lake Ray Hubbard. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 17, 2017 Regular Meeting.

b. Consider and/or act upon approving an extension of the line of duty illness/injury leave at full pay for Firefighter/Paramedic Jeremy Sanford

Council is requested to approve an extension of injury leave for a period of up to 12 months (as may be medically necessary) in accordance with Texas Government Code Section 143.073(b) for Firefighter/Paramedic Jeremy Sanford and granting full pay during the extended leave. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 2, 2017 Regular Meeting.

3. Verbal Briefings:

a. Presentation by the Garland Makerspace Discovery Group

At the request of Mayor Athas, the Garland Makerspace Discovery Group will make a presentation to Council.

b. Discussion and Direction for the Location of a Makerspace in Garland

At the request of Council Member Rich Aubin and Mayor Pro Tem David Gibbons, Council will discuss and provide direction for the location of a Makerspace in Garland.

c. Discussion Regarding Retirement Stability Benefit for Civil Service Employees

At the request of Council Member Rich Aubin and Council Member Scott LeMay, staff will discuss next steps for the Retirement Stability Benefit for Civil Service employees.

d. Internal Audit Committee Report

Council Member Rich Aubin, chair of the Internal Audit Committee, will provide a committee report on the following items:

- *Weaver Presentation*
- *Firewheel Internal Control Audit*
- *Court Citation and Warrant Processing Audit Follow-Up*
- *Cash Count Audit*
- *FY 2018 Annual Audit Plan*
- *Customer Service Meter Reading and Billing Audit*

e. Neighborhood Enhancement Projects

Council is requested to consider the approval of the Neighborhood Enhancement Projects submitted by the Office of Neighborhood Vitality. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 17, 2017 Regular Meeting.

f. Dallas Central Appraisal District (DCAD) Board of Directors Nomination

Council is requested to consider nominating a candidate to be a member of the Board of Directors of the Dallas Central Appraisal District.

4. Regular Item:

a. Sachse Park Pals Request for Use of Bunker Hill Park for an Interim Dog Park

Council is requested to provide direction on the request for use of Bunker Hill Park for an interim dog park.

5. Discuss Appointments to Boards and Commissions

Mayor Douglas Athas

- Bao Vinh - Plan Commission

Council Member Robert Vera

- Wayne Dalton - TIF South/I-30 Board

6. Announce Future Agenda Items

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

7. Council will move into Executive Session

**EXECUTIVE SESSION
AGENDA**

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

The City Council will adjourn into executive session under Sec. 551.071, TEX. GOV'T CODE and Sec. 551.087, TEX. GOV'T CODE to discuss economic development incentives relating to a commercial project located generally northwest of the intersection of Campbell Road and State Highway 190 in Garland, Texas.

8. Adjourn



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

2.a.

Meeting Date: October 2, 2017

Item Title: Lease Agreement between the City of Garland and CCL Investment, Inc.

Submitted By: Ross Owen, Director of Transmission & Distr

Summary of Request/Problem

Staff is seeking approval for the City Manager, or his designee, to enter into a lease with the lessor, CCL Investment, Inc., for a temporary construction yard on approximately 8.88 acres of lessor's property related to the GP&L Wylie Switchyard to Firewheel 138 kV Transmission Line construction across Lake Ray Hubbard. The cost of the lease is \$100,000.00 for an eight (8) month period with an optional hold-over period up to six (6) months at a rate of \$18,750.00 per month. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 17, 2017 Regular Meeting.

Recommendation/Action Requested and Justification

Information only.

Attachments

Lease Agreement

LEASE AGREEMENT

This Lease Agreement ("Lease") is made and entered between **CCL Investment, Inc.**, a Texas Corporation ("Lessor"), and **The City of Garland, Texas**, a Texas home-rule municipality ("Lessee").

W I T N E S S E T H

1. **Agreement to Lease.** Lessor hereby grants, demises and lets to Lessee, and Lessee hereby leases, that certain tract of land consisting of approximately 8.88 acres, generally located at 3800 Troy Road, Rockwall County, Texas and being more particularly described on Exhibit A attached hereto and incorporated herein (the "Premises").

2. **Term.** The term of this Lease shall commence on October 23, 2017 and shall end at midnight on June 23, 2018; (the "Termination Date"), unless sooner terminated as provided herein.

3. **Use.** The Premises leased are to be used and occupied by Lessee, its agents, contractors, employees, and tenants for: (a) clearing and removing brush, vegetation, and trees, (b) grading, (c) installing temporary crushed rock paving, driveways, culverts, gates, and fencing (d) construction access, (e) material and equipment storage, (f) material and equipment staging, (g) installing and operating field offices, (h) and other such temporary uses associated with construction of overhead electrical power lines in, over, and adjacent to Lake Ray Hubbard, subject to the terms and conditions provided herein. Lessee shall not use or permit the use of the Premise for any purpose other than as stipulated without the written consent of Lessor. Additionally, the existing building (former dormitory/office) within the Premises may be utilized by City of Garland and Garland Power & Light personnel for construction office purposes during the lease term and any subsequent extensions. Water and electric utility service, if needed, will be obtained and paid for by the Lessee.

4. **Rent.** Lessee agrees to pay Lessor as rent the lump sum of one-hundred thousand dollars (\$100,000.00), in full and within 30 days of execution of this Lease.

5. **Improvements.** Lessee further agrees to make the following permanent improvements:

a. None

6. **As Is Condition.** Lessee, by entry of the Premises under this Lease, accepts the Premises "**AS IS - WHERE IS, WITH ALL FAULTS**" in the present state of repair. Lessee has built, maintained, and occupied the Premises and thus has performed, or has been given the opportunity to perform, such inspections, investigations, studies, and tests as Lessee has deemed appropriate and Lessee has satisfied itself, without any representation or warranty on the part of Lessor or anyone acting on Lessor's behalf, that the Premises are fit and satisfactory in all respects for Lessee's purposes.

Lessee is not being charged, nor has Lessee made a security deposit for the occupancy and use of the Premises under this Lease. In consideration of the waiver of the payment of a security deposit and for other good and valuable consideration, **Lessee acknowledges that Lessor expressly disclaims and Lessee expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability, usability, or fitness for a particular purpose of the Premises, and Lessee further acknowledges that Lessor has not made any other representations to Lessee as to whether or not the Premises are fit and satisfactory for the use intended by Lessee. Lessor disclaims responsibility as to the accuracy or completeness of any information relating to the Premises, whether provided by Lessor or otherwise. Without limiting the foregoing, Lessor makes no representations of any nature regarding the Premises and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning:** (i) the nature and condition of the Premises, including without limitation, the water, soil and geology, and the suitability thereof and the Premises for any and all activities and uses which Lessee may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the Land or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the Property can be developed or utilized for any purpose. For

purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended, (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, Tex. Water Code, Section 26.261, et. seq., as amended, (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks and wells, whether empty, abandoned, capped, uncapped, filled, or partially filled with any substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations, and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

To the fullest extent of the law, Lessee waives and disclaims any cause of action that Lessee may now or hereafter have or obtain against Lessor, its agents, employees or servants arising from Lessee's use or occupation of the Premises.

To the extent allowed by law, Lessee further agrees to indemnify and hold Lessor and all of its present, future and former agents, employees, officials and representatives harmless in their official, individual and representative capacities from any and all claims, demands, causes of action, judgments, liens and expenses (including attorney's fees), costs and damages (whether common law or statutory, and whether characterized as actual, punitive, consequential, incidental or based on strict liability and expressly including those caused by the negligence or other fault of any party indemnified herein), of any conceivable character, due to or arising from injuries to persons (including death) or to property (both real and personal) created by, arising from or in any manner relating to the

Lessor's use or occupation of the Premises. Lessor acknowledges that Lessee is not obligated under this lease, nor represented to Lessor of any intention, to assess and collect annually a sufficient sum to pay the interest on any unfunded liability, nor create a sinking fund thereon.

6. **Liability for Loss or Damage to Property.** All fixtures, improvements, and personal property placed in or on the Premises shall be at the sole risk of Lessee or the owner of such property.

7. **No Waste or Contamination.** Lessee shall commit no waste of the Premises and shall be responsible for any damages to the Premises caused by the activities of Lessee. Lessee shall, on the Termination Date or any earlier termination of this Lease, surrender the Premises clean, free of debris, and in substantially the same condition as received on the first date of the Term, except for normal wear and tear and any improvements agreed upon between the Parties to this lease, including but not limited to removing all flex base paving, temporary gates, culverts, and other improvements installed by Lessee during the Term. Lessee may not discharge any waste or hazardous materials on the Premises. Any use of fertilizers, herbicides, pesticides or other similar chemicals by Lessee shall be done in strict accordance with all applicable federal, state and local laws. Lessee shall, upon request, provide Lessor with copies of all chemical constituents and MSDS sheets prior to the application of any fertilizer, herbicide, pesticide or other chemicals to the Premises.

8. **Maintenance.** Maintenance of the Premises shall be at the expense of Lessee, such responsibilities being fully described above. Lessee shall maintain the Premises in a neat and orderly fashion and in compliance with all applicable laws including, but not limited to, mowing, weed control, and trash and litter removal. However, where Lessor uses the Premises for activities not related to this lease, Lessor assumes responsibility to return the Premises in a substantially similar condition prior to such activity.

9. **Insurance.** Lessee hereby affirms it has established a self-insurance program through City of Garland Ordinance #4308, dated February 21, 1989. Pursuant to this ordinance, the City retains liability, worker's compensation, and other self insured exposures within a self-insurance fund. The self-insurance program has been

funded in accordance with generally accepted accounting practices and through actuarially calculated contributions.

10. **Assignment or Sublease.** Lessee shall not assign this Lease or sublet the Premises, or any part thereof, without the prior written consent of the Lessor.

11. **Termination.** This Lease may be terminated by Lessor, for cause, upon thirty (30) days written notice to Lessee. "Cause" shall be deemed to be any of the following, separately or in any combination:

- (A) Failure to maintain self insurance coverage or provide Lessor proof thereof upon demand;
- (B) Failure of the Lessee to maintain the Premises in accordance with the provisions of paragraph 7 or applicable laws, rules or regulations, after receiving written notice from Lessor of the maintenance deficiencies in the City Manager's office and being given 30 days to cure any such deficiency;
- (C) Use of the Premises in violation of paragraph 3; or
- (D) Failure of the Lessee to comply with any material provision of this Lease, after receiving written notice from Lessor sufficiently describing the Lessee's noncompliance and being given 30 days to cure any such noncompliance.

12. **Holdover Periods.** Lessee may hold-over on a month-to-month basis for a maximum of six (6) additional months for the amount of eighteen thousand seven hundred fifty dollars (\$18,750.00) per month. Lessee need not give advance notice of intent to exercise this hold-over right to perfect entitlement to it.

13. **Severability.** If any term or provision of this Lease is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Lease 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 Lease a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

14. **Waiver.** Either Lessor or Lessee shall have the right to waive any requirement contained in this Lease 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.

15. **Governing Law.** This Lease 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 Lease are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Lease shall be in Dallas County, Texas.

16. **Paragraph Headings; Construction.** The paragraph headings contained in this Lease 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 Lease and this Lease shall not be construed either more or less strongly against or for either party.

17. **Complete Agreement.** This Lease contains the entire agreement between Lessor and Lessee with respect to the Premises and, except as set forth herein and in written instruments executed in connection herewith, neither Lessor nor Lessee has made any agreements, covenants, warranties or representations of any kind or character, express or implied, oral or written, with respect to the Premises including, without limitation, any warranties of habitability, merchantability, workmanship, income to be derived from the Premises, expenses to be incurred in connection with the Premises or with respect to any other conditions, facts or requirements relating or pertaining to the Premises.

18. **Binding Effect.** Except as limited herein, the terms and provisions of this Lease 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.

19. **Gender.** Within this Lease, 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.

20. **Counterparts.** This Lease has been executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

21. **Exhibits.** All exhibits to this Lease are incorporated herein by reference for all purposes wherever reference is made to the same.

22. **Dispute Resolution.** In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

23. **No Waiver of Immunity or Defense.** No party, by execution of this Agreement, waives nor shall be deemed to have waived, any immunity or defense that would otherwise be available to it including, without limitation, immunity from liability and suit for damages to one another or to any third-party except as otherwise provided by law.

24. **Relationship of Parties.** Nothing contained in this Lease 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 Lease nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of Lessor and Lessee as those terms are understood herein.

EXECUTED as of the 20 day of Sept, 2017
(the "Effective Date").

LESSOR:

LESSEE:

CCL INVESTMENT, INC.

CITY OF GARLAND, TEXAS

By: J Zhou

By: _____

Title: VP

Title: _____

Address:

Address:

Attn: Yuezhen (Jean) Zhou
CCL Investment, Inc.
1057 Hopewell
Allen, Texas 75013-5621

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

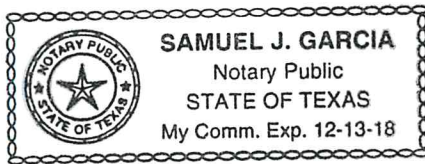
With a copy to:

Office of the City Attorney
City of Garland
200 N. Fifth Street, 4th Floor
P.O. Box 469002
Garland, Texas 75046-9002

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 20 day of September, 2017, by Yue Zhen Zhou, acting on behalf of CCL Investment, Inc.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of September, 2017.



[Signature]
Notary Public in and for the State of Texas

Samuel Garcia
Typed or Printed Name of Notary

My Commission Expires: Dec 13 2018

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, acting as _____ for the City of Garland, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

Typed or Printed Name of Notary

My Commission Expires: _____



GARLAND POLICY REPORT

City Council Work Session Agenda

2.b.

Meeting Date: October 2, 2017

Item Title: Consider and/or act upon approving an extension of the line of duty illness/injury leave at full pay for Firefighter/Paramedic Jeremy Sanford.

Submitted By: Mark Lee, Fire Chief

Council Goal: Consistent Delivery of Reliable City Services

ISSUE

Firefighter Jeremy Sanford suffered an on-the-job injury while fighting a fire on the third floor at the Kingsley Inn and Suites on October 13, 2016. He has been off work since October 22, 2016. He suffered his injury when the balcony ceiling fell on him. In accordance with Texas Local Government Code Section 143.073 (a), a municipality shall provide a leave of absence with full pay for a period commensurate with the line of duty injury and the leave shall continue for at least one year if necessary. Section 143.073 (b) allows the governing body to extend the leave for an additional period at full or partial pay.

OPTIONS

1. Approve an extension with full pay.
2. Approval an extension with partial pay.
3. Deny the extension and require the firefighter to utilize all vacation, holiday, and sick leave that has been accumulated prior to being placed on temporary leave.

RECOMMENDATION

Staff recommends council approve an extension of injury leave for a period of up to 12 months (as may be medically necessary) in accordance with Texas Government Code Section 143.073(b) for Firefighter/Paramedic Jeremy Sanford and granting full pay during the extended leave. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 2, 2017 Regular Meeting.

BACKGROUND

Firefighter Jeremy Sanford suffered an on-the-job injury while fighting a fire on the third floor at the Kingsley Inn and Suites on October 13, 2016. He has been off work since October 22, 2016. He suffered spinal trauma when the balcony ceiling fell on him.

Firefighter/Paramedic Sanford has been seeing the physicians and following the courses of treatment set forth by workers' compensation. There have been some delays in needed treatment due to conflicts in documentation. The benefits review committee examined the case recently and has provided some valuable direction for Firefighter/Paramedic Sanford to follow in order to recover.

CONSIDERATION

Firefighter/Paramedic Sanford injury occurred while attacking a structure fire. There have been attempts with different therapies yet there has been no relief. Additional treatments have thus far been denied by Workers Compensation. The last benefits review committee recommended additional documentation of what occurred and how and felt that the claim would be well supported with the additional information.

Firefighter/Paramedic Sanford, and his physician feel that he will be ready to return to work in around six months. This request is for a full year with full pay (if medically necessary) so Firefighter/Paramedic Sanford can get treated, rehabilitated, and released back to full duty.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3.a.

Meeting Date: October 2, 2017

Item Title: Presentation by the Garland Makerspace Discovery Group

Summary of Request/Problem

At the request of Mayor Athas, the Garland Makerspace Discovery Group will make a presentation to Council.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3.b.

Meeting Date: October 2, 2017

Item Title: Discussion and Direction for the Location of a Makerspace in Garland

Summary of Request/Problem

At the request of Council Member Rich Aubin and Mayor Pro Tem David Gibbons, Council will discuss and provide direction for the location of a Makerspace in Garland.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3.c.

Meeting Date: October 2, 2017

Item Title: Discussion Regarding Retirement Stability Benefit for Civil Service Employees

Summary of Request/Problem

At the request of Council Member Rich Aubin and Council Member Scott LeMay, staff will discuss next steps for the Retirement Stability Benefit for Civil Service employees.

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3.d.

Meeting Date: October 2, 2017

Item Title: Internal Audit Committee Report

Submitted By: Jed Johnson, Internal Auditor

Summary of Request/Problem

Councilman Rich Aubin, chair of the Internal Audit Committee, will provide a committee report on the following items:

- Weaver Presentation
- Firewheel Internal Control Audit
- Court Citation and Warrant Processing Audit Follow-Up
- Cash Count Audit
- FY 2018 Annual Audit Plan
- Customer Service Meter Reading and Billing Audit

Recommendation/Action Requested and Justification

Council discussion.

Attachments

FY 2018 Audit Plan



GARLAND

INTERNAL AUDIT

**AUDIT PLAN
FISCAL YEAR 2018**

**JED JOHNSON
CITY AUDITOR**

Basis for Annual Audit Plan

- Risk Assessment
- Council/Management Request
- Auditor Observation
- Prior Audits
- Time Since Last Audit

Performance Audits

Department	Audit	Preliminary Objective(s)	Hours
City-wide	Cash Count	Validate one-third of City's cash funds are in compliance with City Directives and Financial Policies.	350
GP&L	Power Purchase Contract	Determine if GP&L has adequate processes in place to verify: - The accuracy and timeliness of energy payments - Third-party compliance with energy output, metering and insurance requirements.	450
Environmental Health	Health Inspection and Permit	Determine if permits are issued in accordance with State law and City Ordinance. Verify if Environmental Health (EH) conducts routine inspections and as frequently as required by EH's rules and regulations	450
Public & Media Relations	Social Media	Evaluate the effectiveness of City's various social media networking sites in interacting with Garland citizens. Determine if City's Social Media Policy establishes guidelines and leading business practices for City staff to comply with. Verify City's internal controls and processes in addressing various risks introduced by social media sites	400
Economic Development	Annual Certification Process	Determine the effectiveness of City's Economic Development Department's compliance monitoring and annual certification process.	300
Parks, Recreation & Cultural Arts	Non-profit Sports League	Review City's agreements with various non-profit sporting associations (Permittee) to: - Determine if the City is recouping its expenses associated with the services provided. - Verify the effectiveness of City's monitoring of Permittee's compliance with certain agreed upon terms and conditions.	300
Fire	Fire Permit and Inspection	Verify the fire permit issuance and inspections are conducted in accordance with City rules and regulations. Ensure proper accounting of all funds.	400

Streets	Concrete Recycling Facility Lease Agreement	Verify if Lessee pays rent (In Kind & Supplemental) and pre-existing defaults in accordance with the terms and conditions of the lease agreement.	350
		Determine if minimum insurance coverage is maintained as required by the lease agreement.	
Code	Code Compliance	Evaluate whether Code uses appropriate processes and techniques to maximize the efficiency and effectiveness of code enforcement efforts.	450
Engineering, Transportation & Parks	CIP Billing	Determine if City has appropriate policies and procedures in place to ensure timeliness, accuracy and completeness of CIP reimbursement billing and collection process.	400
Economic Development	Kraft Employee Retention	Ensure Kraft's compliance with the Economic Development Agreement regarding employment of full time staff.	150
			Total 4,000

Audits in Progress

Department	Audit	Objective(s)	Hours
Fire	Inventory Management	Determine if inventories are properly accounted for and access to inventories are closely monitored	200
			Total 200

Audit Follow-ups

Department	Audit Follow-up	Hours
Citywide	Scrap Metal Investigation	100
Human Resources	City Benefits Bill Payment	200
Building Inspection	Alcoholic Beverage Permits	200
Housing and Community Services	Community Development Block Grant Program	250
Risk/Finance	City property Damage Claims Processing and Collection	200
Streets	Pothole Repair Operations	150
Fleet Services	Fleet Services Procurement and Accounts Payable	200
Finance/Hr	Payroll Audit	200
Customer Service	Customer Service Meter Reading and Billing	250
Granville Arts Center	Cultural Arts Revenue Audit	150
		Total 1,900

Other Projects

Projects	Description	Hours
External Audit Assistance	Single Audits, Warehouse Inventory, Utility Billing Testing, Cash Disbursements and Payroll etc.	300
Fleet Fuel Inventory	Observe Year End Fuel Inventory and verify reconciliation	100
Other	Investigations, Special Projects, Advisement, Risk Assessment, Annual Audit Plan, etc.	1,000
Total		1,400

Other Budgeted Hours

Area	Description	Hours
Administrative & Training	Training, Audit Committee, Other Meetings, Budget, IT issues, HR Matters, Employee Appreciation, Performance Evaluation, Time Entry, P-card Review, Invoice Entry, Grow Garland, Order Supplies, Website Maintenance, etc.	1,700
Time Off	Holidays, Vacation, Sick, FMLA, etc.	1,200
Total		2,900
Grand Total		10,400



City Council Work Session Agenda

3.e.

Meeting Date: October 2, 2017

Item Title: Neighborhood Enhancement Projects

Submitted By: Emily Goodrum, Senior Neighborhood Planner

Council Goal: Safe, Family-Friendly Neighborhoods

ISSUE

Review Neighborhood Enhancement Projects.

OPTIONS

1. Approve projects as submitted.
2. Approve projects with modifications
3. Deny approval of projects.

RECOMMENDATION

The Community Services Committee recommends approval of the following Neighborhood Enhancement Projects submitted by the Office of Neighborhood Vitality:

1. North Garland Ave Corridor Enhancement: Strategic Corridor Enhancement, Community Engagement, and Neighborhood Reinvestment
2. Rainbow Neighborhood: Enhancing Neighborhood Identity and Promoting Community through Art, Archiving Shared History, and Signage
3. Orchard Hills Neighborhood: Common Area Enhancements to Strengthen Neighborhood Identity and Create More Usable Community Space
4. South Garland Ave at Ave F Bridge: Downtown Entryway Revitalization Through Public Art, User Experience Enhancement, and Strategic Engagement with Surrounding Neighborhoods
5. Rustic Oaks: Natural Area Pond Revitalization with Educational Programming and Neighborhood Engagement
6. South Garland High School Public Art Project: Community Engagement and Neighborhood Identity Building through the Arts

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 17, 2017 Regular Meeting.

BACKGROUND

Proposition 6 was approved by Garland voters in May 2004 and included \$5,000,000 for the Neighborhood Vitality Matching Grant Program. Council has previously indicated that funds would be made available annually for neighborhood improvement projects. The Community Services Committee reviewed the applications on August 14, 2017. Preliminary bids for the projects total \$1,430,000.

Costs may vary after awards are made and final bids are received.

Attachments

Neighborhood Enhancement Projects September 2017

NEIGHBORHOOD ENHANCEMENT PROJECTS

Office of Neighborhood Vitality

September 2017

What makes these projects special?

- These projects take seriously the “Capital Projects” mindset and work to transform Garland neighborhoods through strategic partnerships.
- Neighborhood Enhancement Projects create major lasting impacts through collaboration with City departments, neighborhood groups, community organizations, and businesses utilizing a holistic, creative mindset to transform problems into assets, and to highlight and enhance the best of what Garland as a community has to offer.

What are staff-Led projects all about?

- Neighborhood Vitality Staff-Led Projects enhance the quality of life in Garland through targeted physical enhancements to our community
- Accelerate funding of Neighborhood Vitality CIP to community
- Fund projects throughout all areas of the city
- Maximize investment through identifying strategic opportunities, collaborating with other City departments, and meeting multiple objectives simultaneously
- Solve problems and create new community assets
- Create a strong sense of place identity and increase community pride
- Inspire continued investment and build community capacity to act

Outcomes and Methods

- These special projects generate unique outcomes that promote further investment in the community through developing a strong sense of place, identity enhancement, and community collaboration.
- All special projects utilize physical improvements to accomplish multiple goals and objectives, such as corridor enhancement, social activation and engagement, and health and safety improvements.
- Opportunities are generated to work in partnership with other City departments to ensure efficient use of resources and time internally and to maximize the investment.

Current and Future Projects

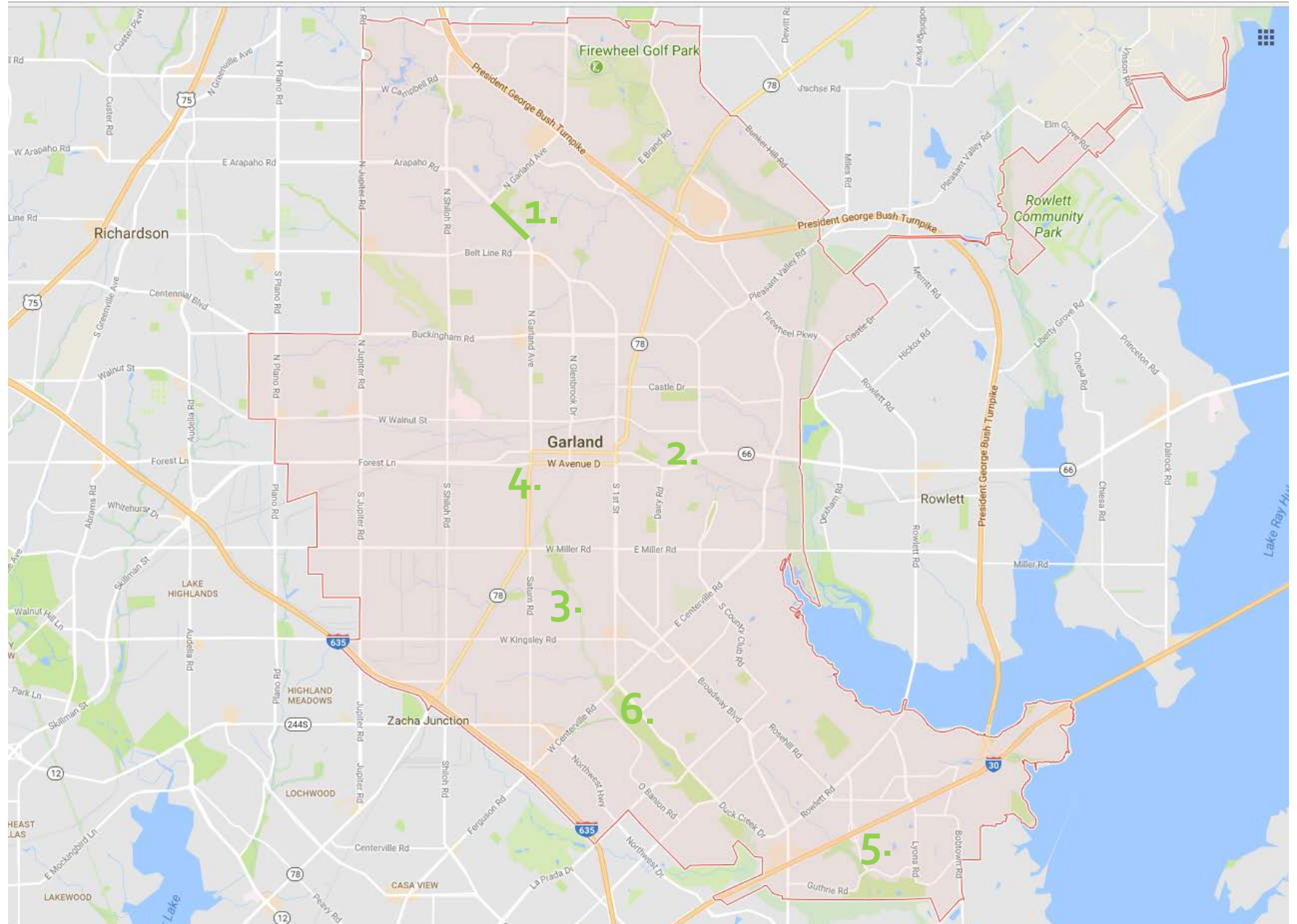
- The current set of projects uses diverse strategies to enhance our neighborhoods that are tailored to each unique neighborhood context.
- Each project exemplifies a high quality intervention that leads to stronger feelings of ownership and the creation of new value in the community.
- Projects are selected through resident input, strategic coordination with other City objectives, and we welcome location suggestions and ideas from Council, residents, and neighborhood groups throughout the city.

What's New This Time and What Does It Mean?

- **Increased scope** = greater, lasting impact
- **More partnerships** = more objectives accomplished through one project and the coordination of smaller sub-projects in a strategic area
- **Larger budgets** = outstanding visible impact, demonstration of high level investment in city
- **Big picture mindset** = spur higher quality reinvestment, increase community pride, and enhance city image through multiple interventions in a given area
- **New name:** Staff-Initiated Neighborhood Vitality Projects are renamed "Neighborhood Enhancement Projects" for clarity in message

Map of Projects

1. North Garland Ave Project
2. Rainbow Neighborhood Project
3. Orchard Hills Project
4. South Garland Ave Project
5. Rustic Oaks Project
6. South Garland High School Collaborative Project



NORTH GARLAND AVE CORRIDOR ENHANCEMENT

Strategic Corridor Enhancement, Community Engagement, and
Neighborhood Reinvestment

North Garland Ave: Project Summary

- Revitalize the Appearance of the Winter Park Place Townhomes and North Garland Ave. Entryway
 - Replace damaged chain link with a new wooden fence for resident privacy/residential screening and to enhance the appearance of the North Garland Ave. corridor
 - Landscape plants and boulders at entryway
- Retail Center Façade Enhancement (**City owns 52% of building, owner will pay half**)
 - Façade enhancement for the Library-anchored retail center at Apollo Rd. in partnership with the property owner, Garland Library, and Office of Neighborhood Vitality)
- School Crosswalk Enhancement (Spring Park Elementary & Webb Middle School)
 - Repaint crosswalks with enhanced style and pavers
 - Outreach to schools on street crossing safety
 - Outreach to NPO on safe routes from school

North Garland Ave: Project Summary

- Bridge Enhancement for Neighborhood and City Identity
 - Pilot Bridge Enhancement to upgrade the architectural style and drive-by appeal of the area
- Neighborhood Entryway Sign with Neighborhood Engagement Strategy
 - Coomer Creek entry sign to enhance neighborhood identity, build pride, and increase involvement and leadership capacity
- Large scale community activation at the North Branch Library
 - Promote unity of all surrounding neighborhoods, including senior living residents, Winters Park, single family developments, proximate schools, Parks Department
 - Multiculturalism, unity, and literacy/education themed, *"Telling Our Story and Celebrating our Community"*

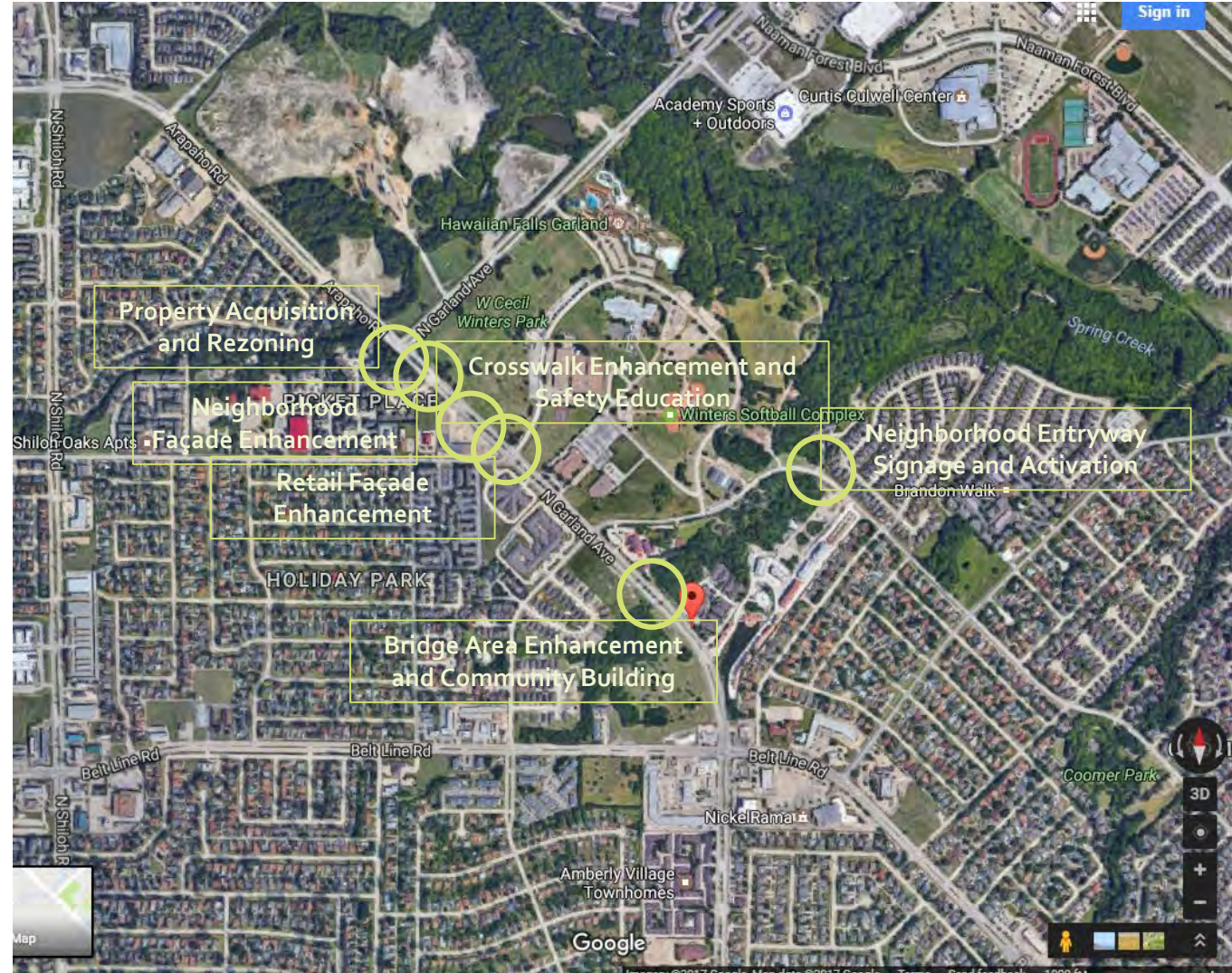
Project Cost: \$450,000

Potential Integrative Future Projects

(to be lead by other departments)

- Acquire T-Bone Intersection at Arapaho and N. Garland Ave. and lead redevelopment efforts
 - Lead effort to acquire and rezone the 2 properties to a single commercial-zoned property and then sell.
 - Add Garland Entryway landscape and feature (signage) for way finding and positive entryway from north Garland into central Garland. This route has already been identified as a main gateway to Downtown Garland and there re already wayfinding signs along North Garland Ave. along the route.
- More Community Engagement and Outreach
 - Continue to engage surrounding neighborhoods through collaborative events with Garland Library System, Parks and Recreation, GISD, and the Office of Neighborhood Vitality, and Community and Neighborhood Groups.

Project Component Locations



Approximately 1-mile length project area

Winters Park Component

Revitalize the Appearance of the Winter Park Place Townhomes

- Power washing brick wall and clean entry sign (*neighborhood*)
- Replace damaged chain link with wooden fence to enhance the North Garland Ave. entryway and for resident privacy/residential screening



Retail Center Façade Enhancement

- The primary property owner will pay half of the costs for façade enhancement. The remainder will be split between Libraries and the ONV.
- This project will provide an example of successful retail façade enhancement that can be replicated in other areas of the city.
- This enhancement will create immediate value for the community, both through visual and usability enhancements and will also add long-term value through raising the aesthetic stature of the center going forward.



Retail Center Façade Enhancement

Current Conditions



Retail Center Façade Enhancement – Proposed Design and Style

- Façade Upgrade includes building exterior, window treatments, center signage, landscape design, irrigation, and other usability treatments such as parking lot lighting, alley speed bumps, etc.



Crosswalk Enhancement at Apollo and North Garland Ave to area neighborhoods

- Increase safety through making the crosswalk more visible and identifiable while also enhancing appearance of the area.
- Outreach to Webb Middle School and NPO on pedestrian safety in collaboration with the Transportation Department.



Current Conditions



Proposed Design

North Garland Ave Bridge Component

- Current Conditions

Approximate Location:

Directly South of
3522 N Garland
Ave, Garland, TX
75040



Design Upgrade Concept

- Stone pilaster and endcaps with steel railings
- Incorporate steel art panels on the endcaps to enhance area and community identity and create a sense of pride
- Design input was provided by Buddhist temple and neighborhood groups.



Example 1 for North Garland Ave Bridge



Example 2 for North Garland Ave Bridge



Before and After Example (R-Delta)



Neighborhood Entry Signage and Activation for Coomer Creek

- Coomer Creek Neighborhood has been working hard to increase capacity and awareness of its neighborhood association, while creating more opportunities for area residents, recently installing a free little library at the existing community garden nearby.
- Neighborhood Entry signage a way to increase neighborhood identity, awareness, and pride, furthering neighborhood engagement.
- The budding neighborhood association has agreed to partner on the larger community engagement efforts in the area centered at the library.



Neighborhood-Chosen Sign Style

North Garland Ave Community Activation

- Large scale community activation at the North Branch Library
 - Promote unity of all surrounding neighborhoods, including senior living residents, Winters Park, single family developments, proximate schools, Parks Department
 - Multiculturalism, unity, and literacy/education themed, *"Telling Our Story and Celebrating our Community"*



Potential Future Property Acquisition

- N. Garland Ave at Arapaho Rd.
- (2 triangle-shaped parcels)
- Total Size of Lots Combined: 1.16 acres
- Frontage of lots combined: 458 ft
- Depth: 217 ft
- 2 owners: northern lot owned by Quarry owner
- Southern lot owned by individual:
 - Don Thompson
 - 3419 Westminster Ave #327
 - Appraised Value: \$105,640



Current Conditions:

- Visual liability upon entering central Garland
- Source of code violations
- High level of opportunity to create an asset out of an existing problem
- Now is the time, before development of the quarry property begins and values accelerate
- Opportunity to ready the property for suitable development and to reserve an easement for Garland-branded signage and landscape



Opportunities for Branding



NOVATECH Fernbank Community Entrance Feature | Option 2



Development Opportunities

- A Relaxed-Casual, Family-Oriented Outdoor Dining Venue: supply missing outdoor, family dining/lounging close to the existing park, Hawaiian Falls, and Curtis Culwell Center.
- This space presents many opportunities, including the addition of high quality greenspace and signage.



RAINBOW NEIGHBORHOOD

Enhancing Neighborhood Identity and Promoting Community
Through Art, Archiving Shared History, and Signage

Concept and Goals

- Nicole Foster in ONV engaged neighborhood leaders and residents in a long-term dialogue and participatory process to gain insight into their current needs, desires, and hopes for their neighborhood.
- Out of this long-term effort emerged a strong desire to celebrate the neighborhood's long-standing history and identity. Neighborhood signage was designed in concert with Richland College's art program to accomplish these goals.
- In addition to neighborhood entryway enhancement, the community will work in collaboration with Ash Studios on a community history archiving film project.
- The project will culminate in the creation and installation of a sculpture that will encapsulate neighborhood ideals, aspirations, and history, combining multifaceted identities to construct a symbol of a meaningful, shared future.
- **Project Cost: \$75,000**

Project Area

- Entryway pole signs and landscaping will be placed at neighborhood entryways at Parker and Davidson



Current Conditions

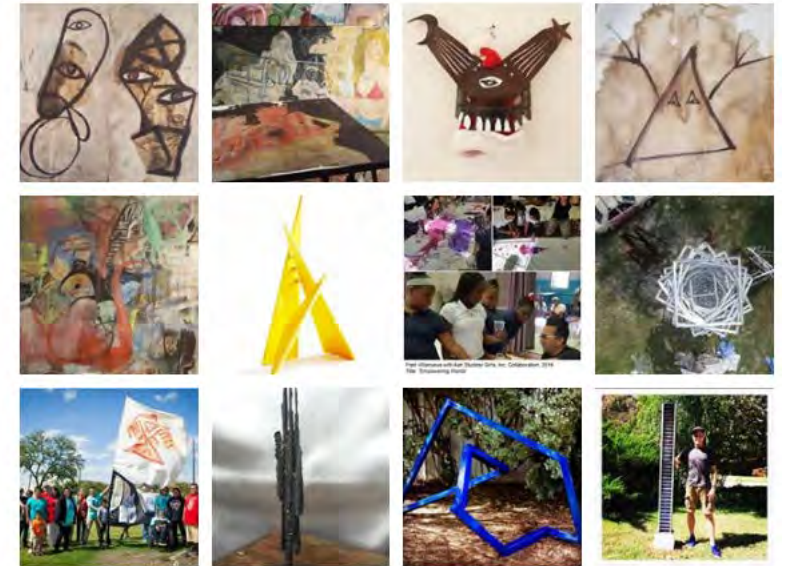


Sign Design and Plant Types



Art Activation: Community History and the Arts

- **Ash Studios** is an award-winning sculpture and design art studio based in Dallas, TX. Led by artists Darryl Ratcliff and Fred Villanueva, Ash Studios is an expert in engaging communities through art and will be invaluable to bridging the gaps between the Latino and African-American residents in the Rainbow Neighborhood.
- Through a unique sculpture design process, Ash will engage in dynamic community outreach through which they will gather stories about neighborhood and its residents.
- Neighborhood histories will be transformed into powerful vignettes that will be exhibited at the Garland Public Library and will become part of the City of Garland archives, which will insert the people's history into the official public narrative.
- This use of the tradition of storytelling will drive greater turnout and input into the sculpture design, and additionally create an artwork collaborative product and documentation.
- After engaging and gathering neighborhood input, they will design, build and install a public sculpture that is a visual symbol of unity and pride for the Rainbow Neighborhood.



ORCHARD HILLS NEIGHBORHOOD

Common Area Enhancements to Strengthen Neighborhood Identity and
Create More Usable Community Space

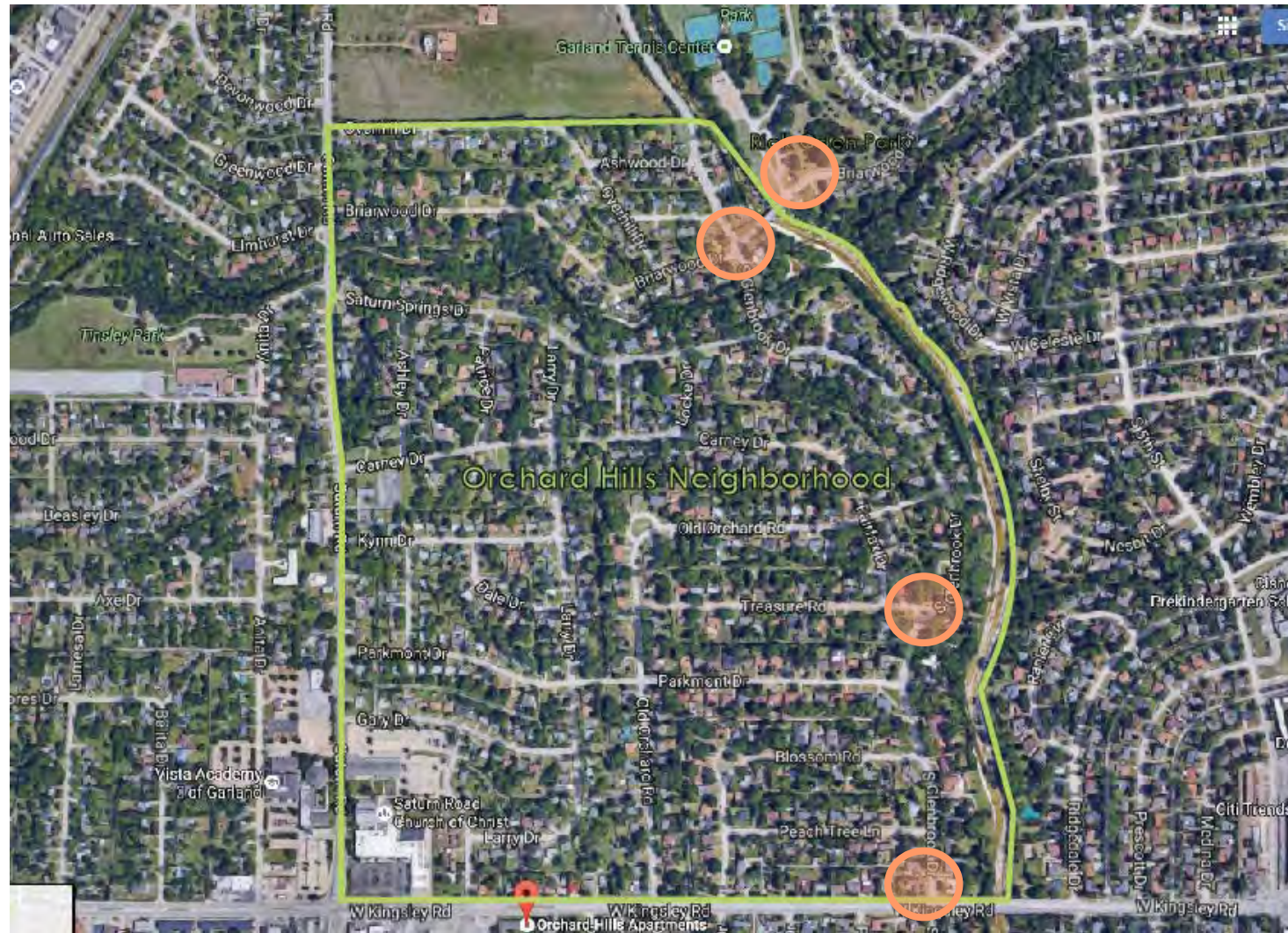
Orchard Hills Neighborhood Project Goals

- The Office of Neighborhood Vitality has been deeply engaged in working with the Orchard Hills Neighborhood to build capacity, beautify, and help residents through the *Where the Heart Is* program over the past year.
- These additional enhancements are part of the on-going effort to transform a neighborhood through strategic engagement over time.
- Goals include beautifying the neighborhood, further strengthening identity, and adding new amenities so that public space can be more highly utilized.

Orchard Hills Neighborhood Components

- Install new neighborhood monument sign at Kingsley and Glenbrook in current brushy area same as existing style for increased neighborhood identity and pride.
- Professionally re-landscape neighborhood areas to enhance visual appeal, increase safety, and reduce maintenance of plant material.
- Replace landscape area at Briarwood and Glenbrook with high usability hardscape that includes seating, shade, and a community message board for community engagement and information sharing offline.
- Add shade and seating with creative design at Old Orchard Circle.
- Use Nature stencil on Briarwood bridge for additional visual enhancement.
- **Project Cost: \$85,000**

Project Location



General Design Focus

- Draught and heat tolerant plants.
- Lower maintenance level with high spread/fill plants and stone fill /moss boulders.
- increased plant diversity for visual appeal and strong visual impact.
- New neighborhood entry sign at Kingsley and Glenbrook
- Vehicle safety/visibility enhancement at Glenbrook and Treasure Island
- Save and re-use as much of the existing plant material as possible.

Landscape Design Inspiration



Current Conditions Example



Area Photos



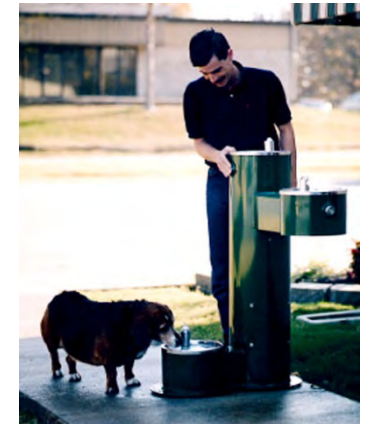
Landscape Renderings

Entryway at Kinglsey and Glenbrook and Hardscape area at Glenbrook and Briarwood



Potential Integrative Future Projects – Rick Oden Park Enhancement (to be lead by Parks and Recreation)

- Potential to build on area momentum through upgrades to Rick Oden Park in the future. The ONV will aid in the process and help facilitate community engagement in the space.



SOUTH GARLAND AVE @ AVE F BRIDGE

Downtown Entryway Revitalization Through Public Art, User Experience
Enhancement, and Strategic Engagement with Surrounding
Neighborhoods

PROJECT CONCEPT AND GOALS

The goals and components of this project are multifold. They include:

- Enhance the unique identity of the area using permanent bridge area art installation.
- Improve night wayfinding and create a landmark in along the major S. Garland Ave thoroughfare leading into downtown Garland.
- Instill community and neighborhood pride by creating an asset that unites neighborhoods on both sides of the bridge, also include enhanced neighborhood signage along entryways.
- Use temporary art installation by the Color Condition to bring life to an area that looks to be devoid of *new* investment. This serves to promote a sense of hope, possibility, and to inspire community revitalization.
- Community event programming, the promotion and furtherance of the arts community in Garland serves to uplift and add new dimensions to the cultural landscape. The arts have the ability to inspire and unite a community while adding elements of “the new”.

South Garland Ave at Ave F: Project Summary

- The project consists of major beautification to the high traffic South Garland Ave corridor by enhancements to the Ave F bridge and ROW between Ave F and Ave D.
- The project combines high quality design elements and public art to create a strong sense of place identity and community pride that will help identify Garland as a city of investment through creating a distinctive visual experience at the intersection of 2 neighborhoods along a key gateway to downtown Garland.
- The project includes new neighborhood entryway signage for Embree and Park Groves, crosswalk enhancement, bridge lighting, and art along with strategic activation and community engagement and input on vision for the area's future.
- **Project Cost: \$330,000**

Project Area

- Major Downtown Entryway Corridor
- Connected to City's most central park
- Garland High School and long-standing neighborhoods surround the area
- Currently underutilized space with high potential for revitalization



Bridge Area Current Conditions



Bridge Area Current Conditions



Bridge Area Current Conditions

View from Adjacent Lot Lot (1325 Ave F) at Sunset



Bridge Area Current Conditions

View from Adjacent Lot (1325 Ave F) at Sunset



Crosswalk Enhancement

- Add brick look pavers to enhance pedestrian connection to the park, and to the downtown area while beautifying South Garland Ave.



Bridge Lighting

- Make the bridge architecture stand out while enhancing area identity, increasing wayfinding, and creating a new landmark on the way to downtown Garland, day and night using lighting.



Adjacent Property Current Conditions

- Use the Color Condition installation to bring attention to the area, to the arts in general, and to inspire a sense of possibility, hope, and wonder.



Color Condition Temporary Installation and Community Activation Event in Adjacent Space



To be moved to permanent installation in community library after 1-2 months

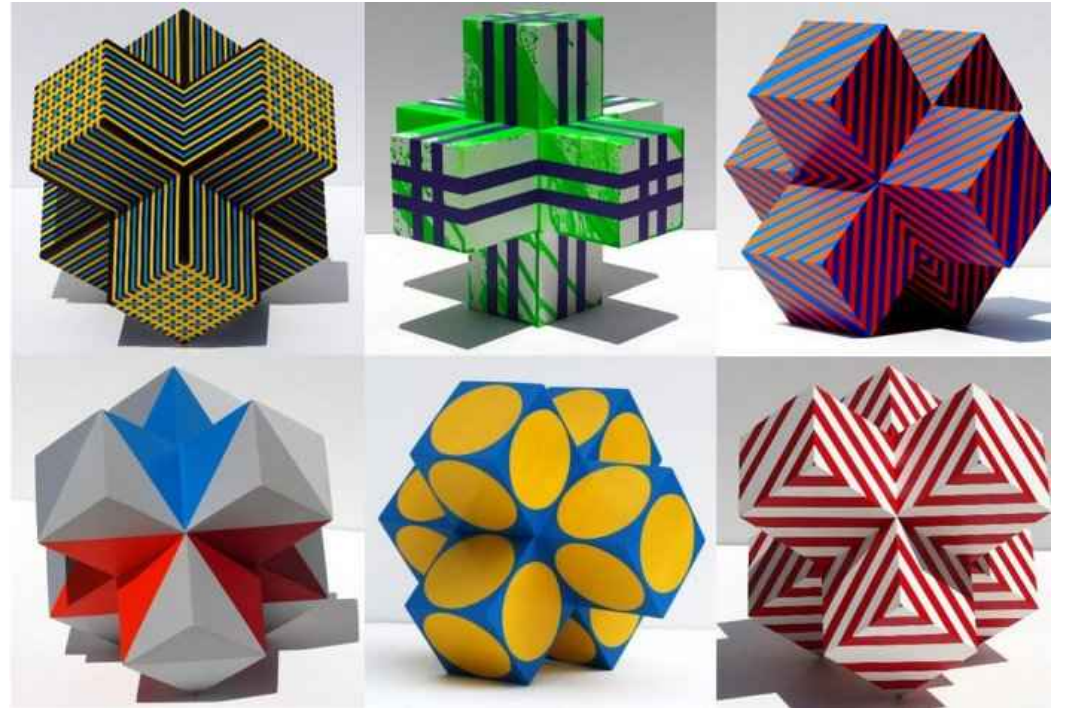
Primary Community Event in Adjacent Space

- A symphony of art, diverse culture, creative action, and celebration of community and the future of the space and area



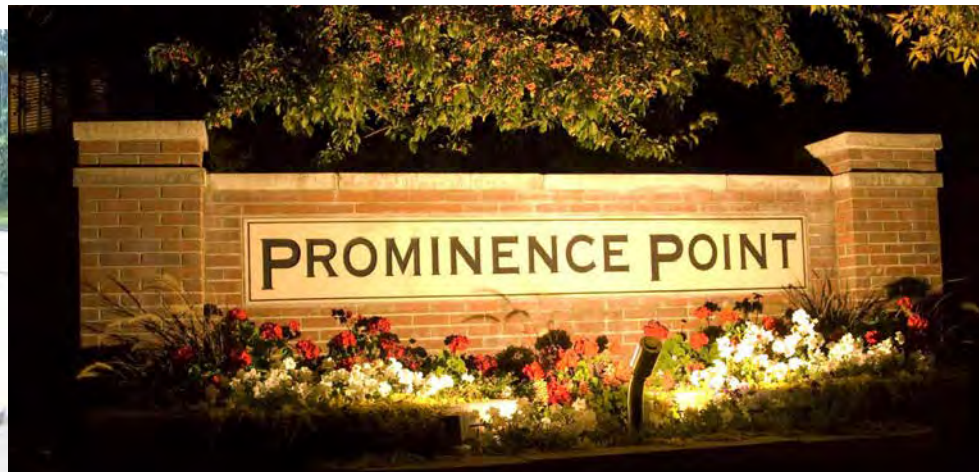
Permanent Art Installation

- Ricardo Paniagua (did West Village Mural and many other murals and sculptures in U.S., in museum collections)



Enhanced Signage for Embree Neighborhoods, and Park Groves

- The neighborhood led an engagement process on the sign and has decided on a combination of these styles.
- The neighborhood re-engaged and renewed their registration with the ONV through this effort. Our goal is to help bring new residents out, to inspire a strong sense of identity, and give the area a creative flair, while preserving the historic feeling.



Potential Integrative Future Project: Community Space

- Possibilities abound...both short and long-term. A vision of old meets new, commerce, community, and vibrancy stand out in the public eye.



RUSTIC OAKS

Natural Area Pond Revitalization with Educational Programming and
Neighborhood Engagement

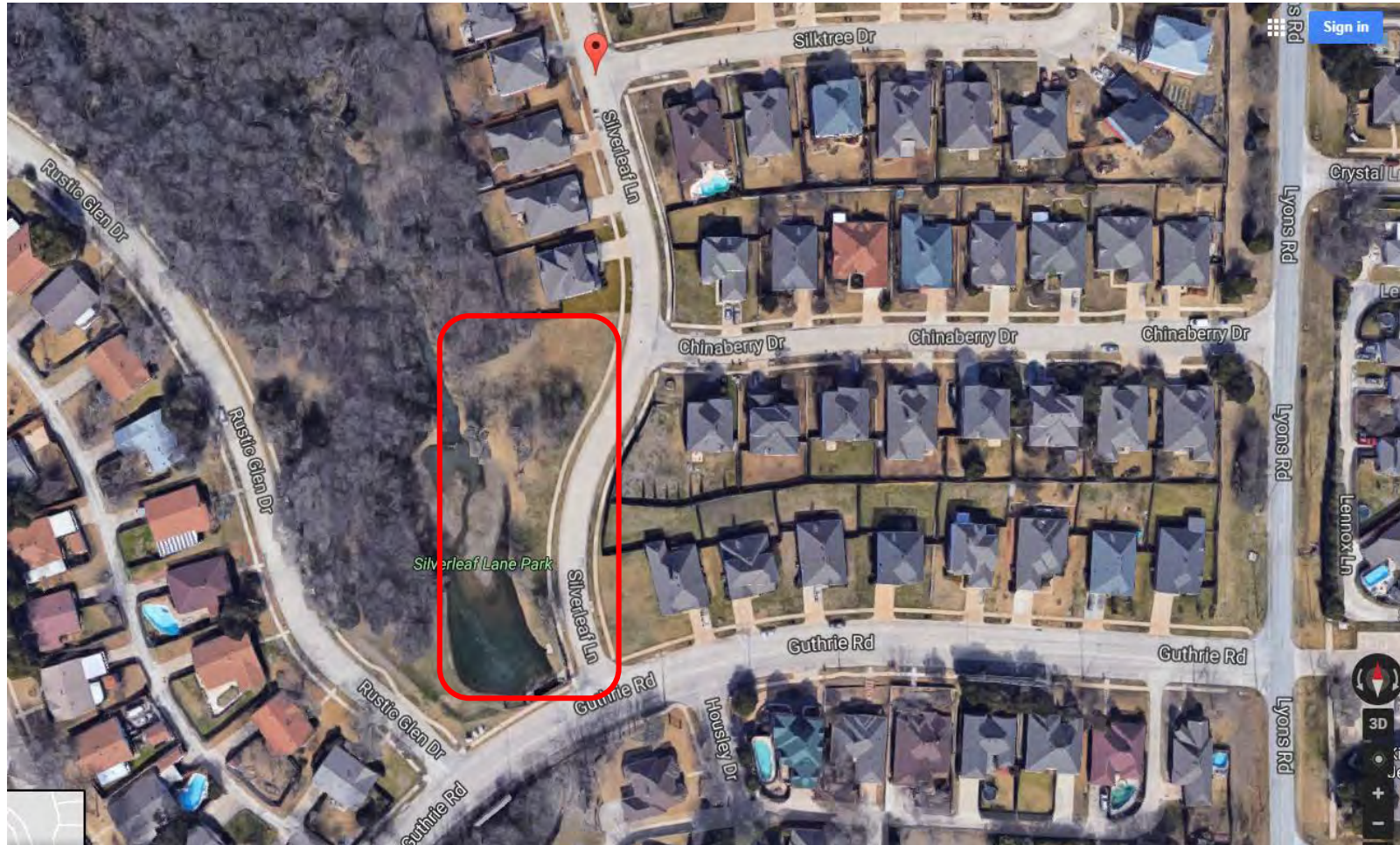
CONCEPT & GOALS

- Repair the damaged pond area that is currently a mosquito breeding ground by turning it into a high quality water feature that utilizes native plantings and landscape design elements.
- Create new neighborhood amenity and node along existing bike and pedestrian trail that connects the area parks, elementary school, and adjacent neighborhoods.
 - Use the project to apply for upcoming federal TAP grant to increase network and bike/pedestrian amenities in potential integrative future project
- Create educational signage and programming about Garland's creek system and the importance of the creek system and waterway.
- Hold community engagement events to unify and strengthen the South Garland neighborhood area.
- **Project Cost: \$450,000**

Project Area: Rustic Oaks, Silverleaf Lane



Project Area: Rustic Oaks, Silverleaf Lane



Current Conditions



Current Conditions



Current Conditions



Design Concept

- Attractive low-maintenance native-look plants that add visual appeal and usability. Easy “mow-line).
- Additional seating and creek view area
- Educational signage (neighborhood provide cost)
- Ornamental trees/shade
- Pond viewing area
- Bike rack and bike amenities
- Eliminate mosquito hazard area

Design Concept



Design Concept



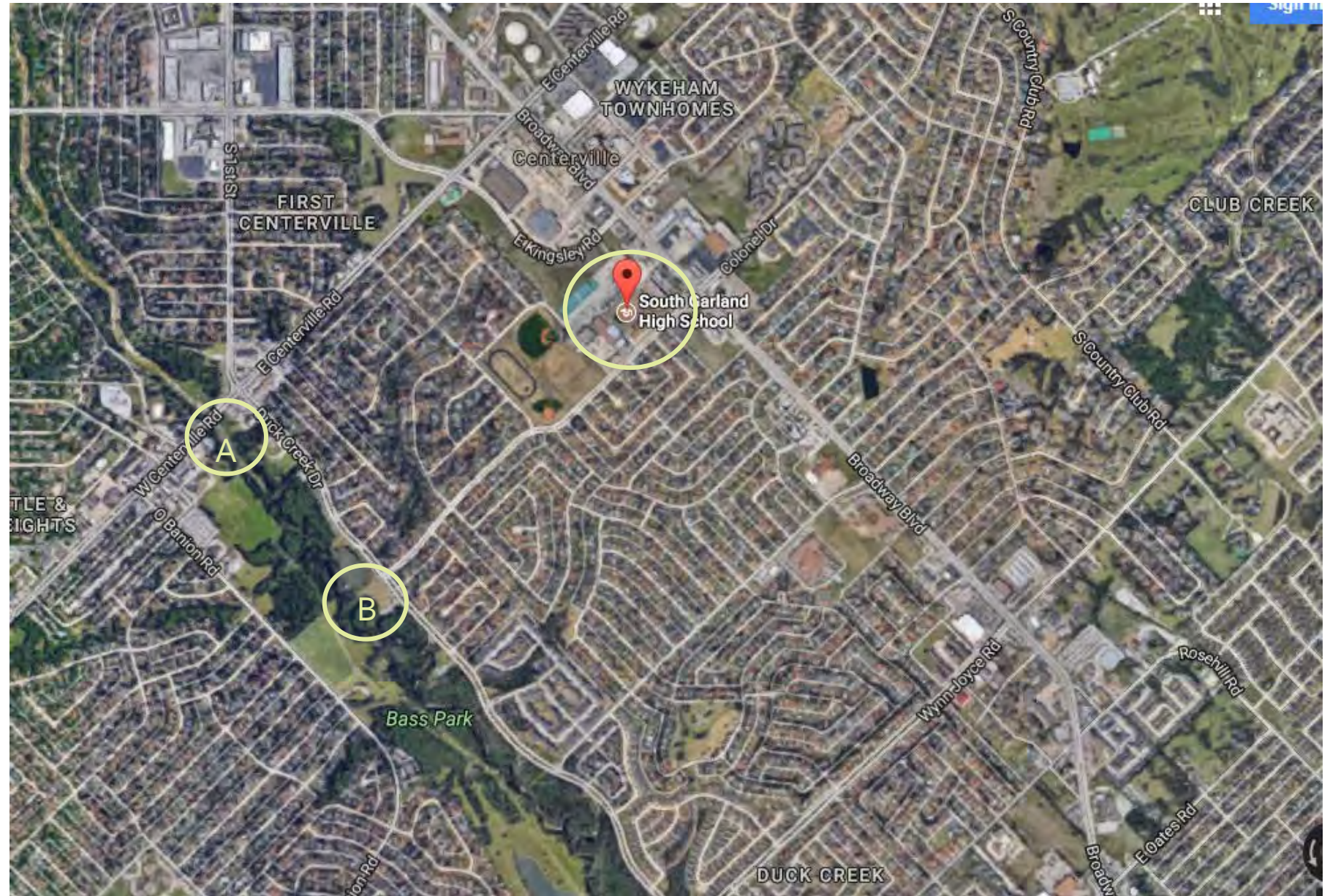
SOUTH GARLAND HIGH SCHOOL PUBLIC ART PROJECT

Community Engagement and
Neighborhood Identity Building through the Arts

Concept

- Work with South Garland High School art program and a professional artist to co-design a sculpture in South Garland along Duck Creek Area
- Students will learn valuable skills in design and fabrication as well as some legal and property-related issues. The neighborhood will have a new icon for strengthened identity and feeling of investment in the area
- The City will have a newly acquired asset in a permanent sculpture
- Potential Location: A. Duck Creek at Centerville (HTC: 20,000 per day) B. Duck Creek at Colonel (HTC: 12,000 per day)
- **Project Cost: \$40,000**

Project Area



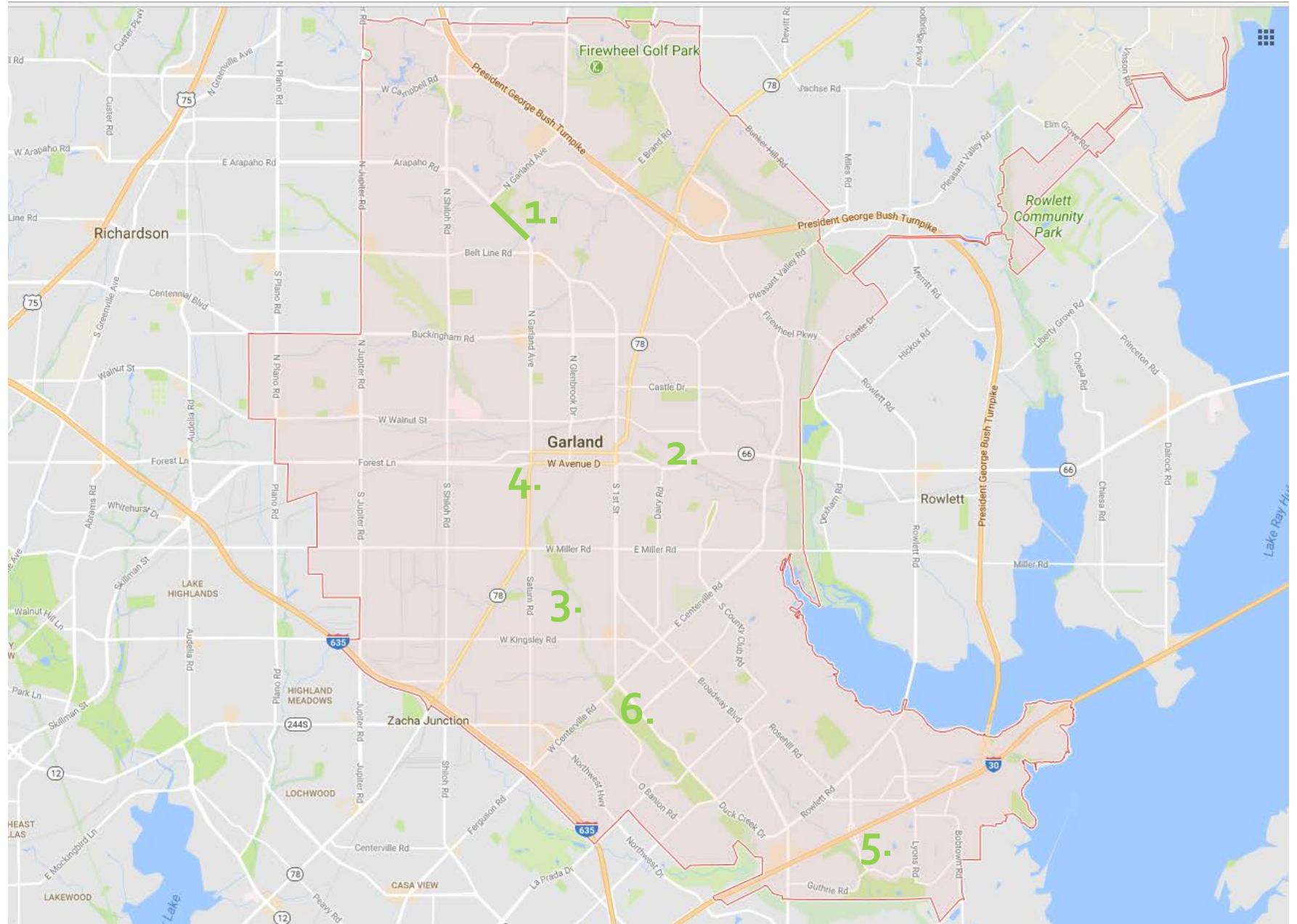
Sculpture Examples



SUMMARY OF PROJECTS

Map of All Projects

1. North Garland Ave Project
2. Rainbow Neighborhood Project
3. Orchard Hills Project
4. South Garland Ave Project
5. Rustic Oaks Project
6. South Garland High School Collaborative Project



Cost of Projects

2016-2017 Cycle B	Project Cost
North Garland Corridor and Neighborhood Enhancement	\$ 450,000.00
Rainbow Neighborhood	\$ 75,000.00
Orchard Hills Neighborhood	\$ 85,000.00
South Garland Ave @ Ave F Bridge Area Project	\$ 330,000.00
Rustic Oaks Educational Nature Area and Bike Stop	\$ 450,000.00
South Garland High School Arts Engagement Project	\$ 40,000.00
TOTAL:	\$ 1,430,000.00

THANKS FOR YOUR
CONSIDERATION!



GARLAND POLICY REPORT

City Council Work Session Agenda

3.f.

Meeting Date: October 2, 2017

Item Title: Dallas Central Appraisal District (DCAD) Board of Directors Nomination

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Financially Stable Government with Tax Base that Supports Community Needs
Defends Rightful Powers of Municipalities

ISSUE

The Property Tax Code, section 6.03, requires that an election or appointment of members to the Board of Directors of an appraisal district be conducted in odd numbered years. Each of the incorporated cities and towns shall have the right to nominate by official resolution one (1) candidate as the fourth member to the Board. The fourth member will be elected by a majority vote of the incorporated cities and towns. A subsequent resolution ballot will be presented to Council in November of 2017. If available, staff will present a list of potential nominees for Council's consideration during this work session. To Staff's knowledge, Garland has not nominated an individual in prior elections.

OPTIONS

The Council May:

1. Nominate by resolution one candidate to the DCAD Board of Directors at the October 2, 2017 City Council meeting. A resolution must be passed at the October 2nd Regular Meeting in order to meet statutory deadline of October 15th.
2. Forgo the 2017 nomination of a Board Member.

RECOMMENDATION

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 2, 2017 Regular Meeting.

BACKGROUND

In accordance with the Texas Property Tax Code the following was adopted for the election or appointment of Appraisal District Board members.

Appointments

- A. The City of Dallas will be entitled to one member.
- B. The Dallas Independent School District will be entitled to appoint one member.
- C. The Dallas County Commissioners Court may appoint one member.

Elections

- D. Each incorporated city and town, except the City of Dallas, shall have the right to nominate the fourth board member.
- E. Each Independent School District, except the Dallas Independent School District, shall have the right to nominate the fifth board member.

A subsequent resolution ballot of all nominated city and town candidates will be prepared for a vote by City Council during the November 2017 Council Meeting.

CONSIDERATION

The Property Tax Code specifies the qualifications for membership to the Board of Directors in Section 6.03. These qualifications are as follows:

- 1. Must be a resident of the DCAD for at least two years prior to the election.
- 2. May be an elected official of an agency represented by the DCAD.
- 3. Cannot be an employee of any agency represented by the DCAD.

Attachments

2017 DCAD Nomination Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF _____ TEXAS, NOMINATING
_____ AS A CANDIDATE TO BE A MEMBER OF THE
BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL
DISTRICT**

WHEREAS, The Chief Appraiser of the Dallas Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Dallas Central Appraisal District, according to the Property Tax Code of Texas; and

WHEREAS, each of the incorporated cities and towns, except for City of Dallas, shall have the right to nominate by an official resolution one (1) candidate as a member of the Board of Directors; and

WHEREAS, the said cities and towns shall, from among the nominations received, elect by a majority vote, with each city and town being entitled to one (1) vote, a member of the Board of Directors.

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

THAT the Council of the City of _____, Texas does hereby nominate
_____ as a candidate to be a member of the Board of Directors of the Dallas
Central Appraisal District.

DULY PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

SEAL:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4.a.

Meeting Date: October 2, 2017

Item Title: Sachse Park Pals Request for Use of Bunker Hill Park for an Interim Dog Park

Submitted By: Jermel Stevenson, Managing Director

Summary of Request/Problem

Submitted for Council discussion and direction.

Recommendation/Action Requested and Justification

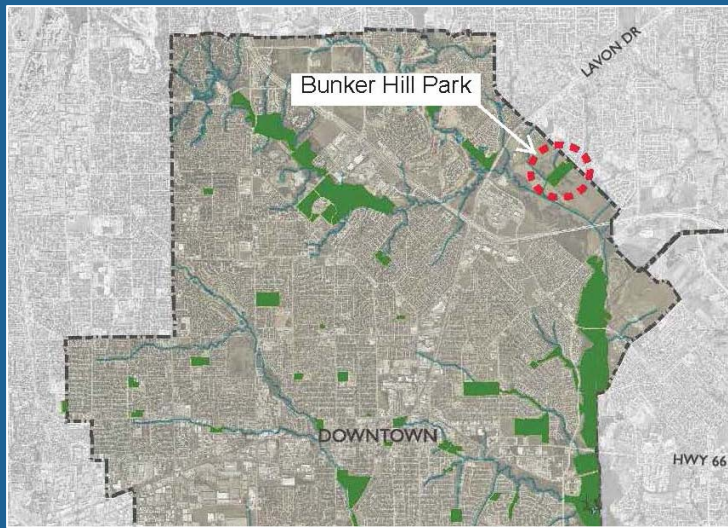
Council discussion.

Attachments

Sachse Park Pals

Proposal by “Sachse Park Pals”

**Fenced Off-Leash Dog Park Facility
at Bunker Hill Park**



Bunker Hill Park is a 31-acre undeveloped park located at 4949 Bunker Hill Road;

Location Map



Proposal by “Sachse Park Pals”

- May 3 - Parks & Recreation Board meeting – Consideration of the proposal submitted by “Sachse Park Pals”, a 501(c) (3) non-profit requesting use of 1.4 acres of Garland’s Bunker Hill Park for an interim, fenced, off-leash dog park facility.

Concerns by the Board: insufficient funding for building a dog park facility, additional required maintenance by park staff, vehicular ingress and egress to Bunker Hill road, proposed parking lot surface, and current efforts by staff towards implementation of the funded Garland Dog Park. The Board made recommendation to deny the request.

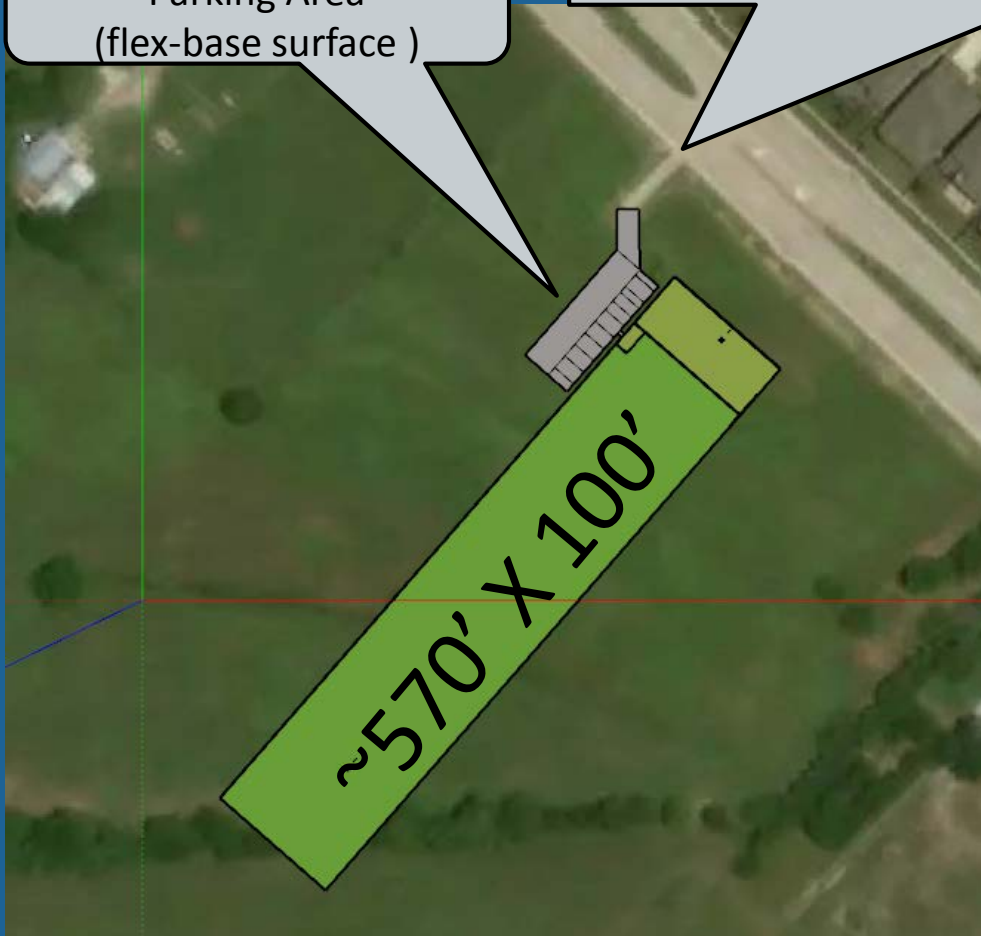
- June 19 - Regular Work Session – Consideration and discussion by City Council of the proposal by “Sachse Park Pals” included concerns for: the parking surface material proposed, capacity of parking spaces, ADA accessibility, city maintenance costs, liability, a need for written use agreement with “Sachse Park Pals”.

Proposal by “Sachse Park Pals”

Bunker Hill Park Fenced Off-Leash Dog Park

Proposed 4,000 SQ FT
Parking Area
(flex-base surface)

Existing 12-foot wide entrance at Bunker Hill road with
50-foot long concrete driveway to park entrance gate



Proposal Includes:

1. 6-foot high Vinyl-Coated Chain-Link Fence
1. Large Dog Area
2. Small Dog Area
3. Double-Gated Off-Leash Areas
4. ~4,000 Sq. Ft. Parking (Flex Base Surface*)
5. Hours: Sunrise to Sunset
6. Bring Your Own Water
7. Bring Your Own Chair

** Flex Base surface material – this material will require routine maintenance for backfill, leveling and compaction.*

Proposal by “Sachse Park Pals”

Key Points of a Facility Use Agreement

	SACHSE PARK PALS PROPOSAL	STAFF RECOMMENDATION	SACHSE PARK PALS FUNDED	CITY’S PROBABLE COST
Land 1.4 acres	Bunker Hill Park			
Parking Lot	Flex Base surface; 8-10 spaces with an ADA accessible space; Requires variance from Garland Development Code for surface material.	25 space (minimum) concrete parking lot with accessible concrete sidewalk to the entrance of the fenced off-leash area	Yes	\$103,000

Proposal by “Sachse Park Pals”

Key Points of a Facility Use Agreement

	SACHSE PARK PALS PROPOSAL	STAFF RECOMMENDATION	SACHSE PARK PALS FUNDED	CITY’S PROBABLE COST
Entry Drive		Double-lane concrete entrance and 90-ft long drive (existing is only single vehicle entry/exit)	No	\$35,000
Fencing and Gates	6-foot high, vinyl- coated chain link fencing		Yes	
Pet Waste Removal	Pet waste stations, with weekly waste removal		Yes	

Proposal by “Sachse Park Pals”

Key Points of a Facility Use Agreement

	SACHSE PARK PALS PROPOSAL	STAFF RECOMMENDATION	SACHSE PARK PALS FUNDED	PROBABLE CITY COST
Off-Leash Fenced Area Signage	Off-leash rules, large and small dog area signs, dog park hours, sponsorship signage	Park use rules, entrance and related regulations signage	Yes	\$1,600
Potable Water Utility Service		Water service line, with outdoor hose bib and mounting.	No	\$6,000
		Total		\$145,600

Staff Recommendation

- Variances from the City's Development Code are required to proceed with the proposal as submitted.
- If variances are obtained, staff request replacement of the park entrance and driveway, at minimum, to facilitate vehicular ingress and egress onto the four-lane divided Bunker Hill road.

Questions ?



GARLAND

City Council Work Session Agenda

Meeting Date: October 2, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

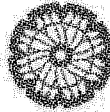
Summary:

Mayor Douglas Athas

- Bao Vinh - Plan Commission
-

Attachments

Bao Vinh - Plan Commission



GARLAND

TEXAS MADE HERE

OFFICE OF GARLAND
RECEIVED
SEP 25 2017

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 9.13.2017

Name: "Bao Vinh" What-Nam N. Pham Phone: [REDACTED]

(Home)

Address: 4213 Colgate Lane Phone: [REDACTED]

City, State, Zip: Garland, TX, 75042 Email: [REDACTED]

Resident of Garland for 30 years Resident of Texas for 30 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 6 ✓

Have you ever been convicted of a felony? Yes ☒ No ☒

Have you ever been convicted of a Class A misdemeanor? Yes ☒ No ☒

Please list any experience that qualifies you to serve in the areas you have indicated.

Electric Course in Introduction to Planning at University of North Texas MPA program.
City of Irving Field Assignment, City of Denton Field Period on zoning/traffic permits
If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

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

City Council, Seat 6 candidate (2017-2019), St. Joseph Catholic Church Lecta Ministry
Vietnamese American Council of Greater Dallas (volunteer, former) board of directors member

What is your educational background?

B.A. Historical Studies, Master's in Public Administration (MPA)
and Doctor of Pharmacy (PharmD)

What is your occupational experience?

Pharmacist

I hereby affirm that all statements herein are true and correct.

[Signature]
Signature of Applicant

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

- | | | |
|--|--|--|
| ☐ Board of Adjustment | ☐ Garland Citizens Advisory Committee | ☐ Parks and Recreation Board |
| ☐ Housing and Fire Codes Board | ☐ Garland Youth Board | ☒ Planning Commission |
| ☐ Citizens Economic and Neighborhood Advisory Committee | ☐ Housing Standards Board | ☐ Planning and Neighborhood Codes Board |
| ☐ Community Multicultural Commission | ☐ Library Board | ☐ Senior Citizens Advisory Committee |
| ☐ Cultural Board | * Plan Commission members read here is down | |

Return completed application to:

City Secretary's Office
208 North Fifth Street
Garland, TX 75040
Fax: 972-205-2504
Email: info@garlandtx.gov

Revised 03/2015

Utilities: Current
Taxes: Current
Claims: None

9/27/17



GARLAND

City Council Work Session Agenda

Meeting Date: October 2, 2017

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

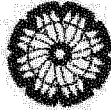
Summary:

Council Member Robert Vera

- Wayne Dalton - TIF South/I-30 Board
-

Attachments

Wayne Dalton - TIF South/I-30 Board



GARLAND

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RECEIVED
SEP 26 2017

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 9-6-17

Name: Edwin "Wayne" Dalton Phone: [REDACTED] (Home)

Address: 1309 PACEWAY Phone: [REDACTED] (Other)

City, State, Zip: Garland TX 75043 Email: [REDACTED]

Resident of Garland for 14 years Resident of Texas for 71 years

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

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.
Prison P+2 6 years - 1st Vice Chair
Extensive Technical Knowledge & Construction experience

If you have previously served on a City Board or Commission, please specify and list dates of service.
P+2 2009-2017
Utility Advisory Board 2007-2008

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

What is your educational background?
Some College
Technical School

What is your occupational experience?
Fire Alarm Planning Supervisor (State License)
NICET Level III Certified Engineering Technician
40 Plus Year involved in Sound & Communication

I hereby affirm that all statements herein are true and correct.

Signature of Applicant

Board or Commission of first, second, and third choice:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	<u>TIF - South</u>
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☒ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☒ Plan Commission *
☐ Community Multicultural Commission	☐ Library Board	☐ Plumbing and Mechanical Codes Board
☐ Electrical Board		☐ Senior Citizens Advisory Committee

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status _____	Current ☒ Past Due _____	Date Appointed _____
Utility Account Status _____	Current ☒ Past Due _____	Appointed By _____
CSO Suit/Claim Filed _____	Yes _____ No ☒	Date Notified _____
Clerk Signature & Date <u>[Signature]</u> <u>9/27/17</u>		Disclosure Form Filed _____