



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

REMOTE MEETING

Monday, January 4, 2021
6:00 p.m.

DEFINITIONS:

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

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

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

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

https://garlandtx.zoom.us/webinar/register/WN_Vim3bHHARsGUDx_r-kgWvA

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

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

346-248-7799

470-250-9358

470-381-2552

The Meeting ID is: 934 4411 3326

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

If an Executive Session is included as part of the agenda for this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.

COUNCIL HOUSE RULES

- | | |
|--|---|
| 1. Decisions based on issues, goals and vision. | 9. Follow goals, principles and action agenda. |
| 2. Do not take things personal. | 10. Decide, vote and move on. |
| 3. Project a positive attitude. | 11. Avoid ambushes - Council or staff. |
| 4. Focus on issues, not on the person. | 12. Talk to staff before meetings. |
| 5. Be prepared to discuss issues. | 13. Vote our convictions, but be willing to compromise <i>"What is best for Garland."</i> |
| 6. Maintain decorum. | 14. Follow Roberts Rules of Order consistently. |
| 7. Keep your sense of humor. | 15. Agree to disagree. |
| 8. Honor and respect each other; accept each other as individuals. | 16. Be open and honest. |

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

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

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

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

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

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

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

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

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

1. Public Comments on Work Session Items

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

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

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

2. Consider the Consent Agenda

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

3. Verbal Briefing(s):

a. Introduction of Assistant City Manager for Development

City Manager Bradford will introduce the newly hired Assistant City Manager for Development, Judson Rex.

b. COVID-19 Response Update and Further Actions

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

c. Transportation, Infrastructure and Mobility Committee Report

Council Member Rich Aubin, Chair of the Transportation, Infrastructure and Mobility Committee will provide a committee report on the following items:

- Potential Funding from Regional Transportation Commission for Shiloh Road

d. Office of Fair Housing Overview & Recommendations

Staff will present a verbal briefing to detail current efforts of the Office of Fair Housing and future recommendations for consideration.

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 Section 551.072 of the Texas Government Code to consider the purchase, exchange, lease or value of real property relating to property generally located west of Jupiter Road between W. Walnut Street and Lawler Road.

6. Adjourn



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3. a.

Meeting Date: January 4, 2021

Item Title: Introduction of Judson Rex, Assistant City Manager

Submitted By: Bryan Bradford, City Manager

Summary of Request/Problem

City Manager Bradford will introduce the newly hired Assistant City Manager for Development, Judson Rex.

Recommendation/Action Requested and Justification

Discussion only.

Attachments

Resume - Judson J. Rex

JUDSON J. REX, AICP, ICMA-CM

SUMMARY AND LEADERSHIP PHILOSOPHY

Mission- and vision-focused local government executive centered on building high-performing teams and organizations through passionate and engaging leadership. Optimistic and enthusiastic problem solver with a collaborative style and an emphasis on vision, innovation, and delivering results. Successful track record of taking organizations and communities to the next level through strategic planning, partnerships, and consensus building.

Leaders have essentially two jobs: SPREAD VISION & DEVELOP PEOPLE

The key to performance is to clearly EXPECT & INSPECT

Every interaction should include TEACHING & LEARNING

To move forward, use radical candor: CARE PERSONALLY & CHALLENGE DIRECTLY

EXECUTIVE EXPERIENCE

City of Denison, Texas (5 years, 8 months)

City Manager

May 2015 – Present

Assistant City Manager

January 2015 – May 2015

Rapidly growing and changing, exurban community of 25,118 located adjacent to the Dallas-Fort Worth Metroplex with a historic downtown. The City has a budget exceeding \$45 million and over 300 employees. The position, appointed by a seven-member City Council and mayor, oversees a full-service organization and leads a five-member executive leadership team.

Key Accomplishments:

- Leading the organization through rapid changes by reorganizing departments, recruiting new directors, and building new processes, while maintaining culture-building core values.
- Led the Mayor-appointed Housing Task Force through strategic planning and implementation that resulted in the creation of 1,000 new housing units in just four years.
- Created a Downtown Tax Increment Reinvestment Zone that will fund over \$45 million in placemaking projects to spur economic development and private investment on Main Street.
- Constructed the new \$17 million Texoma Health Foundation Park through a unique public/private partnership focused on improving the health and wellness of the region.
- Completed the City's first five-year comprehensive capital improvement plan, resulting in more than \$25 million invested in aging infrastructure and successfully planned the next five-year CIP that will see nearly \$60 million invested in water, sewer, and street improvements.

Town of Strasburg, Virginia (5 years, 11 months)

Town Manager

July 2010 – January 2015

Assistant Town Manager/Director of Planning

February 2009 – July 2010

Historic, rural community of 6,658 located 60 miles from the Washington D.C. metro area, the Town has a budget exceeding \$10 million with a staff of over 60 employees. The position, appointed by a 2-member Town Council and mayor, oversees day-to-day operations of a full-service organization and advises the governing body on strategy and policy matters.

Key Accomplishments:

- Addressed significant infrastructure issues by increasing the Town's capital improvement funds as a percent of total budget from 3.23% in FY2009 to 7.72% in FY2014.
- Increased organizational efficiency by reducing personnel costs as a percent of total budget from 50.66% in FY2009 to 42.06% in FY2015.
- Advanced major capital projects including streetscape, trail, stormwater, and wastewater improvements by securing over \$8 million in grants.
- Successfully pursued a unique public-private partnership to construct a \$20 million wastewater treatment plant upgrade.

CAREER PROGRESSION

City of Saratoga Springs, Utah (1 year, 10 months)

Planner II

April 2007 – February 2009

Newly incorporated, rapid growth community of 31,393 located in the Salt Lake City metro area. The position was responsible for reviewing current development applications and advising the Planning Commission and City Council on long-range infrastructure and land use planning issues.

- Managed site plan, rezoning, annexation, and subdivision projects
- Authored a complete rewrite of the City's sign ordinance
- Led a team of professionals working to update the City's Transportation, Trails, and Parks Plans

City of Dublin, Ohio (2 years, 9 months)

Planner I

September 2005 – April 2007

Planning Intern

June 2004 – September 2005

Upscale, rapid growth suburb of 48,647 located in the Columbus metro area. The position was responsible for reviewing current development applications and presenting recommendations to the Planning Commission.

- Managed rezonings, site plan reviews, and other development projects
- Negotiated site plan details and conditions of approval with land developers
- Facilitated neighborhood group discussions at public input meetings for the Community Plan

Provo City, Utah (1 year)

Planning Intern

April 2003 – April 2004

University community of 116,702 with a large Community Development Department. The position was responsible for assisting the Senior Planner with current planning cases and special long-range planning projects. Became the first intern to present a rezoning project to the City Council.

- Prepared and presented staff reports on rezoning and annexation proposals to the Planning Commission
- Evaluated rezoning and annexation proposals for compliance with applicable regulations
- Supervised six interns

EDUCATION

Master of City and Regional Planning
The Ohio State University

2006

Bachelor of Science in Planning and Resource Management
Brigham Young University

2004

PROFESSIONAL DEVELOPMENT, AFFILIATIONS & CERTIFICATIONS

ICMA-Credentialed Manager

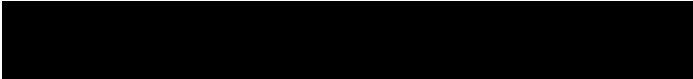
Senior Executive Institute – Weldon Cooper Center for Public Service at the University of Virginia

American Institute of Certified Planners (AICP)

International City/County Management Association (ICMA)

Texas City Management Association (TCMA)

American Planning Association (APA)



JUDSON J. REX, AICP, ICMA-CM

Work-related references for Garland Assistant City Manager position:

Gabe Reaume

City Manager
City of Saginaw, Texas
333 West McLeroy Boulevard
Saginaw, TX 76179
greaume@saginawtx.org
940-783-0556

Greg Martin, ICMA-CM

Village Administrator
Village of Los Lunas, New Mexico
660 Main Street
Los Lunas, NM 87031
marting@loslunasnm.gov
505-238-4453

Bobby Atteberry

BA City Consulting
bacityconsulting@gmail.com
214-957-4711

Notes: Additional reference are available upon request. Please notify me prior to contacting references.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3. b.

Meeting Date: January 4, 2021

Item Title: COVID-19 Response Update and Further Actions

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3. c.

Meeting Date: January 4, 2021

Item Title: Transportation, Infrastructure and Mobility Committee Report

Submitted By: John Baker, Assistant City Manager

Summary of Request/Problem

Council Member Rich Aubin, Chair of the Transportation, Infrastructure and Mobility Committee will provide a committee report on the following items:

- Potential Funding from Regional Transportation Commission for Shiloh Road

Recommendation/Action Requested and Justification

Council discussion.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3. d.

Meeting Date: January 4, 2021

Item Title: Office of Fair Housing Overview & Recommendations

Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

This verbal briefing is provided to detail current efforts of the Office of Fair Housing and future recommendations for consideration.

Recommendation/Action Requested and Justification

Recommendations and future actions will be based on direction provided by the City Council.
