



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

COMMUNITY SERVICES COMMITTEE

Work Session Room of City Hall
200 N. Fifth Street
Garland, Texas
October 24, 2024 at 10:00 a.m.

A meeting of the Community Services Committee of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

NOTICE: The committee may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns attorney/client communication, including 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.

AGENDA:

1. APPROVAL OF MINUTES

- a. Consider Approval of Minutes from the September 9, 2024 Meeting

2. PUBLIC COMMENTS

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak. Testimony may be held until the item is considered or given at the beginning of any committee meeting. Invited testimony may also occur at any time, subject to a request of the Member of the Committee and with the approval of the Committee Chairperson.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. Discuss Homeless Camp/Remediation on Private Property

The committee will discuss possible regulatory options related to remediating homeless camps on private property that present a danger to public health and safety.

- b. Discuss Home Improvement Incentive Programs Policy and Funding

The committee will review and discuss the Home Improvement Incentive Program policy related to the application process, waiting period, repeat applications, and eligibility of owner-occupied townhomes and duplexes in the CDBG areas.

4. ADJOURN

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Community Services Committee

1. a.

Meeting Date: 10/24/2024

Item Title: Consider Approval of Minutes from the September 9, 2024 Meeting

Summary:

Consider Approval of Minutes from the September 9, 2024 Meeting

Attachments

Minutes



GARLAND

MINUTES

The Community Services Committee of the City of Garland convened in regular session at 3:30 p.m. on Tuesday, September 9, 2024, in the Work Session Room, 200 North Fifth Street, Garland, Texas with the following members:

Present: **Jeff Bass, Chair**
 Kris Beard, Council Member
 Carissa Dutton, Council Member

Staff Present: **Nelda Murphy, Management Services Coordinator**
 Kevin Slay, Managing Director
 Rick Barker, Code Compliance Director
 Deputy City Attorney, Trey Lansford
 Scott Bollinger, Neighborhood Resources Administrator
 Laura De La Vega, Senior Planner
 Mat Watson, Chief Financial Officer
 Phillip Urrutia, Assistant City Manager
 Trey Lansford, Deputy City Attorney

Attendees: **Kevin Montgomery, Grant Program**

- 1 **Consider Approval of Minutes from the September 9, 2024, meeting**
 After a motion by Beard and second by Dutton the minutes of the meeting were Approved unanimously.

- 2 **Public Comments**
 There being no public comments Morris moved to the next agenda item.

3 **Items for Individual Consideration**

a **Review 2024 Spring Neighborhood Vitality Matching Grant Applications**

De la Vega opened the discussion for Neighborhood Vitality Matching Grant Program with a little background on the grants. Concluding that Crystal Lakes and The Greens at Firewheel had additional request. Crystal Lakes HOA was approved for a matching grant of \$82,444.00 for the construction of a retaining wall along the eastern shoreline in November of 2021, the funding agreement was signed in February of 2022. With delays in planning and rising in cost of materials, the construction was delayed. The committee had many questions that were answered with satisfaction and concluded that the HOA request for an additional \$17,556.00 be granted with stipulations that the project begin as soon as possible with a clear start and finish date. The committee asked for photos of the retaining wall of before and after, and to make certain other preparation steps were taken, like erosion control, and to make certain all permits, and preconstruction planning are up to date with city ordinances. The HOA has already paid a \$9,000 construction commitment to the contractor. The committee made clear that the delay in the project was not satisfactory regardless of who was responsible, issues like this prevent other grant requestors from receiving the grant who may have been able to complete in a much satisfactory timeline. This was approved to move forward to the City Council.

The Greens at Firewheel has a requested a \$10,000 grant for electricity connections to the four corner entrances to the Greens Community located at: Brand and O Shannon, also, Brand and Flanigan. De La Varga stated that they do not have to provide a match to that request, explained the additional light would illuminate their entrances, signage and future holiday decor. They currently have solar light that stick in the ground and are not dependable due to the lack of energy it holds or simply just disappearing from the ground. Historically lighting that is considered an upgrade would not qualify for the NVMGP, however, since the lighting is not an amenity upgrade this request would be eligible. The committee asked if there were any GPL light poles that could be utilized for lighting at the entrances. It was determined that one pole is owned by GPL and the other was ONCOR. More investigations would need to be conducted to determine if GPL could contribute to power at one entrance, however, that ONCOR would incur expenses. Bass stated that the request sounds exactly like what the grants are used for and motioned to approve to move forward to city council with photos. The Committee unanimously agreed.

b **Discussion of Single-Family Rental Property Sanitation, Rates, Fees and processes.**

Villalpando presented the request from Councilman Ott to increase the rates for sanitation for rental properties. This came about from two primary drivers; complaints that come from areas of high volume of rental properties and tenant move outs that tie up sanitation and code compliance resources. Villalpando collected data From February thru April, a total of 42 set outs were identified, roughly a set out every other day. Other municipalities were contacted to see if they had any similar programs specifically in place for single family rental properties, and none were identified. He

continued to work with code to collect information and nothing substantial was identified. Villalpando recommends to rate increase for single family rental properties. The committee agreed that to increase fees and rates due to the status of a resident being a renter was obscured and not what they want Garland to be known for. The request from the committee was to find other solutions for residents that collect more trash than others. It was also determined and discussed that construction debris projects seems to be where most of the complaints are derived from. Villalpando also stated that there are roll offs available from sanitation per request. Also, that construction projects have fees they pay for the extra trash collections.

c **Discuss Dates and Times for Future Committee Meetings**

Slay brought open the discussion of possibly changing the committee meetings for during the workday. Stated that it was challenging reserving the works session room for afternoon meetings especially on city council meeting days. The committee was open to mornings on Tuesdays at 10:00.

4 **Adjourn**

There being no further business to come before the committee, Chair Morris adjourned the meeting at 4:10 p.m.

Submitted By:

Jeff Bass, Committee Chair

Kevin Slay, Staff Liaison



GARLAND

Community Services Committee

3. a.

Meeting Date: 10/24/2024

Item Title: Homeless Camp/Remediation on Private Property

Summary:

Discuss Homeless Camp/Remediation on Private Property

The committee will discuss possible regulatory options related to remediating homeless camps on private property that present a danger to public health and safety.



GARLAND

Community Services Committee

3. b.

Meeting Date: 10/24/2024

Item Title: Discuss Home Improvement Incentive Program Policy and Funding

Summary:

Discuss Home Improvement Incentive Programs Policy and Funding

The committee will review and discuss the Home Improvement Incentive Program policy related to the application process, waiting period, repeat applications, and eligibility of owner-occupied townhomes and duplexes in the CDBG areas.
