



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

BOND STUDY COMMITTEE

**Goldie Locke Community Room of the Charles E. Duckworth Utility Building
217 N. Fifth Street
Garland, Texas
November 14, 2024 at 6:00 p.m.**

A meeting of the Bond Study Committee of the City of Garland, Texas will be held on Thursday, November 14, 2024 at 6:00 p.m. at 217 N. Fifth Street, Garland, Texas in the Goldie Locke Community Room of Charles E. Duckworth Utility Building.

AGENDA:

- 1. PUBLIC COMMENTS**
- 2. MEETING LOGISTICS**
- 3. APPROVAL OF MINUTES**
 - a. Approval of the November 7, 2024 Meeting Minutes.**
- 4. ITEMS FOR INDIVIDUAL CONSIDERATION**
 - a. Bond Study Committee Recommendations - Discussion II**
- 5. FUTURE AGENDA ITEMS**
- 6. ADJOURN**



GARLAND

Bond Study Committee

3. a.

Meeting Date: 11/14/2024

Item Title: November 7, 2024 Meeting Minutes

Summary:

Approval of the November 7, 2024 Meeting Minutes.

Attachments

November 7 Draft Minutes

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GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

BOND STUDY COMMITTEE

A meeting of the Bond Study Committee of the City of Garland, Texas will be held on Thursday, November 7, 2024 at 6:00 p.m. at 217 N. Fifth Street, Garland, Texas in the Goldie Locke Community Room of Charles E. Duckworth Utility Building.

Present:

Joe Thomas, Chair
Bob Duckworth, Vice Chair
Ricky McNeal, Committee Member
Peter Almanza, Committee Member
Mary Brumbach, Committee Member
Chip VanPelt, Committee Member
Jaric Jones, Committee Member
Lindsey Fiegelman, Committee Member
Tim Campbell, Committee Member
Marisol Trevizo, Committee Member
Reggie Walker, Committee Member
Tony Torres, Committee Member
Jesse Wolfe, Committee Member
Justin Varghese, Committee Member
Joseph Mavero, Committee Member
Kim Thiehoff, Committee Member
Kristin Lucido, Committee Member

Absent:

James Kalakkattu, Committee Member
Sharonda Green, Committee Member

Staff Present:

Jud Rex, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Matt Watson, Chief Financial Officer
Letecia McNatt, Assistant to the City Manager
Becky King, Managing Director
Ayako Schuster, Economic Development Director
Judith Collins, Economic Development Manager
Tony Irvin, Streets Director
Courtney Vanover, Recording City Secretary

AGENDA:

- 1. PUBLIC COMMENTS**
There were no speakers on this item.
- 2. MEETING LOGISTICS**
Chair Thomas reminded attendees to silence cell phones and use microphones for clarity. He noted issues with audio from prior meetings and thanked everyone for their cooperation.

3. APPROVAL OF MINUTES

a. Approval of October 24, 2024 Meeting Minutes

The minutes from the October 24, 2024 meeting were reviewed and approved with minor corrections. Vice Chair Duckworth made the motion, which was seconded by Committee Member Maverro, and it was carried unanimously.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

a. Address Questions from the October 24, 2024 Meeting

Staff provided data from the Fire Department regarding EMS transport. It was noted that most transports are to Methodist Richardson and Baylor Scott White Lake Pointe, with no transports to Parkland Hospital. The committee discussed the implications of transport destinations, especially in light of the absence of a local community hospital.

In reference to the renderings of The Boardwalk, the information and documents pertaining to this question have been placed in the Teams folder.

b. Costing & Prioritization Part III

Mr. Watson provided an overview of budget allocations across catalyst areas, including the Harbor Point, South Garland Avenue Corridor, Medical District, and Downtown Garland. He proposed a \$207 million allocation to city-wide street improvements, divided among arterial, collector, and residential areas. The Committee discussed prioritizing economic and community development investments in specific districts and the strategic positioning of the propositions on the ballot.

The committee discussion emphasized prioritizing economic development projects with significant return on investment (ROI). Projects such as Harbor Point and the Medical District continue to be key focal points, with the potential for substantial long-term community impact.

c. Council Referrals to the Bond Study Committee

Mr. Rex presented a recent referral from Council that introduced a proposal to allocate \$207 million to street and alley improvements, based on findings from a city-wide pavement condition study. This would cover enhancements to arterials, collectors, residential streets, and alleys over the next five years. Mr. Rex discussed how the Proposed Streets Proposition could fit into the rest of the Economic Development Propositions that are going to be on the ballot.

Mr. Irvin presented an overview of the pavement assessment findings, detailing that most streets, especially residential ones, are reaching or have surpassed their expected lifespan. The proposal aims to address aging infrastructure with targeted improvements and maintenance to elevate street quality across Garland.

Mr. Watson explained that the funds for these improvements could come from bond proceeds without requiring a tax increase, thanks to the growth in property values since the 2019 bond program.

Ms. King introduced neighborhood revitalization strategies, highlighting scalable options ranging from block challenge grants to major reconstruction programs. Discussion followed on aligning revitalization programs with street improvements to maximize impact.

The committee discussed potentially including this Streets Proposal on the ballot to gain community reaffirmation, ensuring residents feel engaged in prioritizing street enhancements.

d. Bond Study Committee Recommendations - Discussion 1

The Committee reviewed and adjusted the prioritization of bond proposals, emphasizing economic development and infrastructure improvements, including a possible \$207 million street and transportation bond proposition. Propositions were suggested in the following order:

- City-wide Street and Transportation Improvements

- Economic and Community Development (including incentives for a hospital)
- Gateway and Corridor Improvements
- Granville Arts Center Improvements

The initial recommendations focused on grouping economic development initiatives (like Harbor Point and Medical District projects) with the streets proposal as separate propositions on the ballot. Committee members debated the advantages of placing the streets proposition on the ballot to reaffirm its priority without necessitating new taxes, emphasizing the need for clear communication to voters to avoid confusion over funding sources and project benefits.

e. Discuss Future Meeting Schedule

The Committee discussed scheduling conflicts with the November 21, 2024, Boards and Commissions Dinner. Members agreed to tentatively reschedule the final meeting for Wednesday, November 20, 2024, pending the outcome of next week's meeting.

5. FUTURE AGENDA ITEMS

There was no discussion on this item.

6. ADJOURN

There being no further business, the Bond Study Committee meeting was adjourned at 8:20 p.m.

/s/ Joe Thomas, Chair

/s/ Courtney Vanover, Recording Secretary