

AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street, Garland, Texas
August 6, 2012**

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]

(6:00) 1. Written Briefings:

a. Vacancies on the Garland Housing Finance Corporation (GHFC) Board of Directors

The terms of office for Ed Jackson and Chris Liebrum as members on the GHFC Board of Directors will expire on August 31, 2012. Information was posted on the City's website for 14 days in order to provide an opportunity for citizens to apply for the positions. Ed Jackson and Chris Liebrum have both indicated their desire to be reappointed for another six-year term. A letter of interest and resume was also received from Frank Chavez. If Council concurs, interviews will be held with all three applicants at the August 20, 2012 Work Session.

b. Wastewater Improvements Agreement for Daisy Brand

Council is requested to consider authorizing a Wastewater Improvements Agreement with Daisy Brand for the wastewater main improvements along Wall Street from Denton Drive, through easements, to the upper end of the recently completed Carroll Bardfield Relief Sewer. This item is scheduled for formal consideration at the August 7, 2012 Regular Meeting.

c. Use of Escrow Accounts to Manage Texas Municipal Power Agency (TMPA) Debt Service

On July 12, 2012, the TMPA Board of Directors passed a resolution providing an option for TMPA Member Cities (City of Bryan, City of Denton, City of Greenville, City of Garland) for the administration of funds received from Member Cities for the purpose of refunding or prepaying a portion of TMPA's outstanding revenue refunding bonds, Series 1993. TMPA is proposing the use of escrow accounts as an option to manage the Series 1993 debt service and seeks the approval of an agreement between the Member Cities to allow the use of the escrow accounts. Council is requested to authorize an agreement among and between the Member Cities regarding the prepayment of fixed cost power purchase payments to be paid to TMPA. If Council concurs, this item will be scheduled for formal consideration at the August 21, 2012 Regular Meeting.

d. Sale of Tax Foreclosed City Property

Council is requested to consider authorizing the sale of six tax foreclosed vacant lots in the City of Garland to homebuilders working in partnership with the Housing and Community Services Department for the development of single-family homes. This item is scheduled for formal consideration at the August 7, 2012 Regular Meeting.

e. Portfolio Summary

The portfolio summary report is provided to Council each quarter. The report is in compliance with the requirements of the Public Funds Investment Act. Management of the City's portfolios is conducted in accordance with the City Council Policy Finance-06, Statement of Investment Policy, and City Council Policy Finance-05, Statement of Investment Strategy.

f. Rate Mitigation Quarterly Portfolio Report

The rate mitigation portfolio report is provided to Council each quarter. The report presents investment information regarding the balances held in the Rate Mitigation Fund.

Item	Key Person
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(6:15) 2. Verbal Briefings:

a. Garland Labor Day Exchange Event

DeFeo

Council will be briefed on the Garland Labor Day Exchange Event (GLEE) that will be held on September 3, 2012. This event is sponsored by the Noon Exchange Club of Garland.

**b. Mosquito Control Program and
2012 West Nile Virus Outbreak**

B. J. Williams/Mayor

At the request of Council Member B. J. Williams and Mayor Ronald Jones, staff will provide a briefing on the mosquito-borne disease surveillance and control program of the Health Department. Staff will

also give an update on the current West Nile virus activity within Garland.

c. Requests for Council Consideration **B. J. Williams/Mayor**

At the request of Council Member B. J. Williams and Mayor Ronald Jones, Council is requested to consider the following items:

- *Appoint a special workgroup to explore and develop a feasibility proposal for a fiscally sound, budget neutral 2013 July 4th observance for the Garland community.*
- *Code Compliance and Building Inspection: Conduct community (neighborhood) public information forum in each Council district in 2012-2013. Note: In person or interactive via CGTV.*
- *Appoint a workgroup to review current sign ordinance to determine if “business-friendly” changes can be made.*
- *Instruct Chamber to develop and present to Council a community outreach initiative for nonmember small businesses of services available through the Dallas Small Business Development Center.*

d. Televising Citizen Comments at Council Meetings **Goebel/Mayor**

At the request of Council Member Anita Goebel and Mayor Ronald Jones, Council is requested to discuss televising citizen comments at Council meetings. This item is scheduled for a public hearing and formal consideration at the August 7, 2012 Regular Meeting.

(7:30) 3. Regular Items:

a. Preview of 2012-13 Proposed Budget **Bradford/Young**

Presentations will include an overview of the City Manager's Proposed Budget for FY 2012-13, proposed compensation and benefits for FY 2012-13, and a Texas Municipal Retirement System update. The FY 2012-13 Proposed Budget document will officially be presented to the Council at the August 7, 2012 Regular Meeting.

**(9:30) 4. Discuss Appointments to Boards and Commissions
and Mayor's Appointments to Council Committees**

Council

District 1 – Council Member Tim Campbell

- *John P. Young – Board of Adjustment*
- *Aaron David Miller – Building and Fire Codes Board*
- *Barbara Rust Powers – CENAC*
- *Deo Sookdeo – Community Multicultural Commission*
- *Harlan Ray Seagren – Garland Cultural Arts Commission*
- *Nicholas William Oliver II – Housing Standards Board*
- *Julius Irozuru – Library Board*
- *Ed Seghers – Parks and Recreation Board*
- *Scott Roberts – Plan Commission*
- *William Swisher – TIF (South)*

District 2 – Council Member Anita Goebel

- *Arlene Beasley – Board of Adjustment*
- *Steven C. Hallman – Building and Fire Codes Board*
- *Claudia Porras – Garland Cultural Arts Commission*
- *Rodney Blount – Housing Standards Board*
- *Lynnell “Patricia” Boone – Library Board*
- *Lawrence Billy Jones III – Parks and Recreation Board*
- *Nettie Mae Malcolm – Plan Commission*
- *Wayne Wilmany – Senior Citizens Advisory Committee*
- *Dwight Dee Nichols – Plumbing and Mechanical Codes Board*
- *William L. Dunn – TIF (Downtown)*

District 4 – Council Member B. J. Williams

- *Jim Bookout – Board of Adjustment*
- *Neil Sheffield – CENAC*
- *Janet Lea Bridges – Community Multicultural Commission*
- *Blanca A. Sanchez – Garland Cultural Arts Commission*
- *David Perry – Housing Standards Board*
- *Corsharra Jackson – Library Board*
- *Davis Cecil Williams II – Parks and Recreation Board*
- *John David O’Hara – Plan Commission*
- *Gwendolyn Daniels – Senior Citizens Advisory Committee*
- *Robert Duckworth – TIF (Central)*
- *Larry D. Daniels – Plumbing and Mechanical Codes Board*

District 5 – Council Member John Willis

- Betty Templer Roberts – CENAC
- Howard N. Gay – Garland Cultural Arts Commission
- Robert H. Brandon, Jr. – Library Board
- Patsy B. Rogers – Parks and Recreation Board
- Truett Welborn – Plan Commission
- Eula Marie Speece Axe – Senior Citizens Advisory Committee
- Tom Jefferies – TIF (South)

District 7 – Council Member Rick Williams

- Phillip Alfred Brown – Building and Fire Codes Board
- Jennifer B. Nguyen – Community Multicultural Commission

Mayor Ronald Jones

- Appointments to Council Committees

5. Consider the Consent Agenda Council

A member of the City Council may ask that an item on the consent agenda for the next regular meeting be pulled from the consent agenda and considered separate from the other consent agenda items. No substantive discussion of that item will take place at this time.

6. Announce Future Agenda Items Council

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.

(10:00) 7. Adjourn Council

(Estimated time to consider)