

AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street, Garland, Texas
March 19, 2012
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.

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. Apollo/Northside Pump Station Renovation Change Order No. 1

Council is requested to consider increasing the guaranteed maximum price contract with Harrison, Walker & Harper LP for the Apollo/Northside Pump Station Renovation located at 3217 Apollo Road by the amount of \$495,585. This work was not included in the original contract. If Council concurs, this item will be scheduled for formal consideration at the April 3, 2012 Regular Meeting.

b. Project Supplemental Agreement for Pleasant Valley Road Bridge from Richfield Drive to Miles Road

Council is requested to consider authorizing a Project Supplemental Agreement with Dallas County for the design and construction of the Pleasant Valley Road Bridge from Richfield Drive to Miles Road. If Council concurs, this item will be scheduled for formal consideration at the April 3, 2012 Regular Meeting.

c. Purchase of New EKG Monitors

Council is requested to consider authorizing the acceptance of a grant through the U. S. Department of Homeland Security/FEMA in the amount of \$427,126 for the replacement of all cardiac monitors in all Garland Fire Department ambulances to new monitors with the latest technology. This new technology will further enhance the Fire Department's efforts to save lives. If Council concurs, the Fire Department will proceed with the acceptance of the grant funds.

d. Notice of Intent to Issue Certificates of Obligation

On February 21, 2012, Council approved the 2012 Capital Improvement Program (CIP) which contemplates a certificate of obligation bond sale in the amount of approximately \$6.8 million to fund a portion of the CIP. If Council concurs, an item will be scheduled for formal consideration at the April 3, 2012 Regular Meeting for approval of a notice of intent resolution to issue certificates of obligation for projects and issue costs in an amount not to exceed \$6.8 million.

e. Edward Byrne Justice Assistance Grant

Council is requested to consider authorizing the submission of an application for the Edward Byrne Memorial Justice Assistance Grant to be used for the purchase of a Tactical Intervention Vehicle (armored personnel carrier). This item is scheduled for formal consideration at the March 20, 2012 Regular Meeting.

f. Asset Management for Water and Wastewater Utilities

Council is requested to consider authorizing an agreement with Freese-Nichols, Inc. in the amount of \$159,000 to assist the City with an asset management program for the Water and Wastewater Utility. If Council concurs, this item will be scheduled for formal consideration at the April 3, 2012 Regular Meeting.

g. Grant Proposal to North Central Texas Council of Governments

Council is requested to consider authorizing the submission of a grant proposal in the amount of \$26,000 to the North Central Texas Council of Governments to be used for (1) the design and print of an Environmental Waste Services (EWS) brochure and (2) acquire and implement My-Waste smart phone application that will be customized to the EWS collection schedule and various programs. If Council concurs, this item will be scheduled for formal consideration at the April 3, 2012 Regular Meeting.

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

a. Tax Abatement – Project Produce

Glenn

Project Produce is considering relocating to the 300,000 sq. ft. building formerly occupied by the Sears Fashion Center that has been vacant for over five years. With upgrading the 40-year old building with freezer and refrigerator spaces, their investment is expected to be significant. This investment estimates to increase the real estate value by \$1.6 million and \$7.5 million in business personal property value. Over the next ten years, the company expects to add 230 employees, \$18 million in inventory value, and \$3.4 million in

sales tax value. The Garland Economic Development Partnership Steering Committee recommends that Council provide the following to Project Produce:

- *General support for the project.*
- *Support of a 50% City tax abatement for the first four years and 75% abatement for the next six years on the incremental value of the real estate, business personal property, and inventory tax (total of \$910,846 over the ten years).*

b. Tax Abatement – Electronic Systems Support

Glenn

Electronic Systems Support (EES) is considering relocating from eight buildings on Austin Street to the 148,665 sq. ft. building located at 3233 Kingsley Road. Within the next five years, EES is proposing to add over \$1 million in new equipment and create 20+ jobs. The Garland Economic Development Partnership Steering Committee recommends that Council provide the following to EES:

- *General support for the project.*
- *Support of a 75% City tax abatement on business personal property value and inventory value on this new investment for five years (total of \$22,836).*

c. Proposed Changes to Chapter 22 and 32

Briley

Staff is recommending changes to several sections of Chapter 22 and Chapter 32 of the Code of Ordinances. The changes to Chapter 22 were reviewed by the Administrative Services Committee on February 7, 2012 and changes to Chapter 32 were reviewed by the Community Services Committee on December 6, 2011.

d. Envision Garland

Montgomery

As directed by Council, additional revisions have been made to the draft Envision Garland Comprehensive Plan. This item is scheduled for a public hearing and approval of an ordinance at the March 20, 2012 Regular Meeting.

e. Consulting Agreement with Ray Schwertner **Dollar**

At the January 3, 2012 Executive Session, Council discussed the reassignment of Ray Schwertner, the Managing Director of Electric Utility, to a consulting basis. A draft of the proposed consulting agreement was considered by Council at the February 20 Work Session and scheduled for formal consideration at the February 21 Regular Meeting. Several Council Members requested additional revisions be made to the proposed agreement. This item is scheduled for formal consideration at the March 20, 2012 Regular Meeting.

3. 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.

4. 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.

(8:15) 5. Adjourn **Council**

(Estimated time to consider)