



GARLAND

AGENDA

CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Monday, December 4, 2023
6 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: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet / video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

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. Written Briefings:

Council may ask for discussion, further information, or give direction to staff on an item posted as a Written Briefing.

a. 2023 Edward Byrne Memorial Justice Assistance Grant (JAG)

Written staff presentation regarding the Bureau of Justice Assistance (BJA) Grant.

b. Garland Chamber Economic Development Services Agreement Renewal

Council will consider renewing the Economic Development Service Agreement with Garland Chamber of Commerce.

c. Ordinance Change Concerning Food Excellence Awards and the Waiving of Permit Fees

Written staff presentation regarding removal of Section 228.247 (c)(3) of the Garland City Ordinance, thus no longer waiving permit fees for establishments recognized in the Food Excellence Award Program.

d. Neighborhood Vitality Matching Grant Fall 2023 Applications

Written staff presentation with recommendations by the Community Services Committee for approval or denial of Neighborhood Vitality Matching Grant applications submitted during the Fall 2023 cycle. Approved applications will be placed on the Consent Agenda for the December 12, 2023, City Council Regular Meeting.

4. Verbal Briefings:

Council may ask for discussion, further information, or give direction to staff on an item posted as a Verbal Briefing.

a. Discuss and consider expanding the boundaries of the Downtown | Forest Jupiter TIF (TIF#1) and extending the termination date.

Staff will present to Council an updated recommendation from the TIF #1 board to revise the TIF#1 Project and Finance Plan to include updated revenue projections, project expenditures, expansion of the geographic boundaries, and extension of the termination date.

b. Dallas County Deflection Center Information

Staff will give an update on the Dallas County Deflection Center.

c. Ordinance amendments regarding ice cream trucks

Staff will provide information on House Bill 2878, effective September 1, 2023, which delegates permitting authority for mobile food to Dallas County, but does not delegate zoning and noise regulation. Therefore, the Garland City Ordinance must be amended to regulate the manner in which ice cream trucks and ice cream carts may operate.

d. Discuss the Review and Adoption of Council Policies and Procedures for the 2024 Calendar Year

Brian England, City Attorney, will facilitate a discussion with the Council regarding the review and future adoption of the Council's policies for 2024.

e. GP&L Recovery Adjustment Factor

Staff will present to Council an update related to the increase of Garland Power & Light's Recovery Adjustment Factor (RAF)

f. Development Services Committee Report

Chairperson Hedrick of the Development Services Committee, with the assistance of staff, will present Council with a committee report and recommendations on items related thereto.

5. 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.

6. Adjourn



GARLAND

POLICY REPORT

City Council Work Session Agenda

3. a.

Meeting Date: December 4, 2023

Item Title: 2023 Edward Byrne Memorial Justice Assistance Grant (JAG)

Submitted By: Jeffrey Bryan, Chief of Police

Council Goal: Safe, Family-Friendly Neighborhoods

ISSUE

The Police Department is requesting the Council's approval to apply for the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG). The Director of the Bureau of Justice Assistance (BJA) has made funds available to units of local government under the 2023 Justice Assistance Grant (JAG) for the purpose of law enforcement-related programs as prioritized by the Attorney General. The Garland Police Department, as a local law enforcement agency, is applying to the BJA for a direct award of \$56,868.00 under the JAG program. The Attorney General of the State of Texas has certified Garland as a disparate jurisdiction, thereby requiring us to share 30% of this award (\$17,060.40) with Dallas County. The revised award totals \$39,807.60 and, from this amount, a 7% Administrative Fee will be paid to the City of Dallas as the designated fiscal agent for the participating Dallas County agencies. The resulting net award for the City of Garland will total \$37,021.07.

JAG does not require any matching funds or contributions.

OPTIONS

1. Authorize submission of the grant application, which if approved, the federal government will pay an estimated \$37,021.07.

2. Disapprove submission of the grant application.

RECOMMENDATION

Staff recommends Council approve submission of the application to the Bureau of Justice Assistance. Unless otherwise directed by Council, this item is scheduled for formal consideration at the December 5, 2023 Regular Meeting.

BACKGROUND

This will be the sixteenth year that the Garland Police Department has applied for funds under the new JAG program. The Bureau of Justice Assistance (BJA) has replaced the Edward J. Byrne Memorial State (Byrne Formula) and the Local Law Enforcement Block Grant (LLEBG) with the Justice Assistance Grant. The joining of the two grants allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system. The Garland Police Department received the following grant awards from JAG over the past five years.

2018- \$34,764.70

2019- \$34,799.86

2020- \$31,287.71

2021- \$35,142.87

2022- \$35,628.58

CONSIDERATION

The Justice Assistance Grant should provide \$37,021.07 in funding. At the conclusion of the allotted time period, any unallocated funds must be returned to the federal government. Funds must be used to supplement existing funds for program activities and cannot replace, or supplant, non-federal funds that have been appropriated for the same purpose.

Attachments

Resolution JAG 2023

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION AND ACCEPTANCE OF AN APPLICATION TO THE BUREAU OF JUSTICE ASSISTANCE FOR A GRANT UNDER THE 2023 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to submit an application to, and subsequently accept a grant from, the Bureau of Justice Assistance under the 2023 Edward Byrne Memorial Justice Assistance Grant Program, for an estimated net amount of \$37,021.07.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 5th day of December, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3. b.

Meeting Date: December 4, 2023

Item Title: Garland Chamber of Commerce Economic Development Service Agreement Renewal

Submitted By: Ayako Schuster, Economic Development Director

Summary of Request/Problem

Consider Garland Chamber of Commerce, Economic Development Service Agreement Renewal request. The current agreement will expire on 1/9/2024. The partnership with the Garland Chamber of Commerce was established in 1995 to enhance collaborative economic development efforts. The Economic Development Strategic Plan, adopted in April 2023 suggests creating more organizational capacity and clarifying the roles and responsibilities.

Recommendation/Action Requested and Justification

Approval of the renewal of the service agreement contract with Garland Chamber of Commerce.

- Increase the base of annual payment to \$600,000 by 2026
- Renew automatically unless either party wishes to terminate
- Payment will match % merit salary increase of the City budget each year instead of the US Employment Cost Index (ECI).

Attachments

Garland Chamber Agreement



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Garland Chamber of Commerce Economic Development Service Agreement Renewal

December 4th, 2023



Major Highlights/ Background

- 1985 City Department responsible for Economic Development
- 1995 Garland Economic Development Partnership (GEDP) formed
 - ▶ City of Garland
 - ▶ Garland ISD
 - ▶ Garland Chamber
- 2006 Dallas County Manufacturers' Association (DCMA) formed to focus on high value tax base
 - ▶ Skills Development Grant funds for workforce training
- 1995-2013 GEDP Results: over \$1.7 billion investments and 20,000 jobs were created/retained
- The current Economic Development Service Agreement expires on 1/9/2024
- Garland Chamber requests additional funding for additional staff/capacity

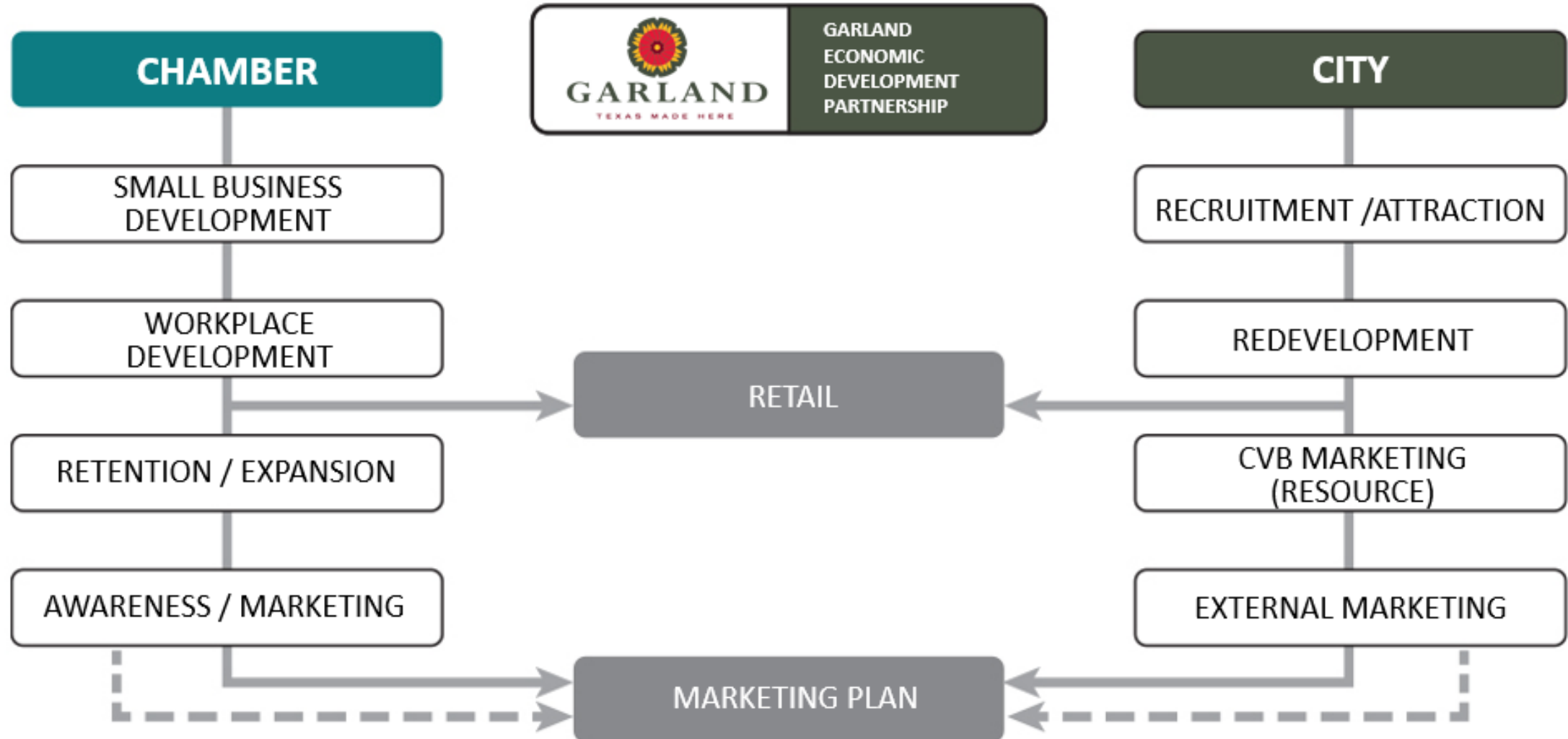


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	Year	Amount	
1995 Original Contract	1995 – 1999 (5 years)	\$250,000	Per year
2000 Contract Renewed	2000 – 2009 (10 years)	\$300,000 (2000)	5% increase each year
2010 Contract Renewed	2010 – 2019 (10 years)	\$465,000	Per year
2020 Contract Renewed	2020 – 2024 (5 years)	\$475,695 (2023)	ECI* adjustment each year

** US Employment Cost Index – Management, Business and Financial*

1995 – 2023 total: \$11,650,686





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Economic Development Strategic Plan

- April 2023, Council adopted first ever economic development strategic plan
- Economic Development Strategic Plan recommends creating more organizational capacity
- Clarify and clearly delineate roles of the Chamber, Economic Development, and Tourism



- Renewal of the contract:
 - ▶ Increase the base of annual payment to \$600,000 by 2026 (\$27,760 increase next three years)
 - ▶ Renew automatically unless either party wishes to terminate
 - ▶ Payment of the annual increase based on the successful completion of an Annual Action Plan
 - ▶ To be performed by the Garland Chamber
 - ▶ Recognize value of history and ongoing partnership
- Collaborated effort to implement ED strategic plan



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	Year	Amount	
Current agreement end	2023	\$516,720	ECI adjustment applied
2024 (Contract Renewal)	2024	\$544,480	\$27,760 increase from 2023
	2025	\$572,240	\$27,760 increase from 2024
	2026	\$600,000	\$27,760 increase from 2025
	2027	\$618,000 (3%*)	*Match % merit increase
	2028	\$636,540 (3%*)	*Match % merit increase
	2029	\$655,563 (3%*)	*Match % merit increase



- Quarterly meetings with City ED team
- Twice a year reports to Council
 - ▶ Mid-Year: program updates
 - ▶ End of Year: annual report
- Annual Action Plan for the following year will be presented at the end of year presentation
 - ▶ Specific and tangible goals each year
 - ▶ Align with ED Strategic Plan and City's overall goals



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Questions?

Thoughts?



GARLAND

POLICY REPORT

City Council Work Session Agenda

3. c.

Meeting Date: December 4, 2023

Item Title: Ordinance Amendment-Removing Fee Waiver for Food Excellence Awards

Submitted By: Mandy Pippen, Director

Council Goal: Consistent Delivery of Reliable City Services

ISSUE

In an effort to more directly align Garland Health food inspections with the Texas Food Establishment Rules (TFER), staff have started making adjustments to the inspection process to focus on violations directly related to food-borne illness versus violations that are more aesthetic and structural in nature. This shift in focus has impacted the ability to equally compare inspection scores now compared to before the shift in focus. Additionally, Garland Health Department needs the revenues forfeited for the Food Excellence Awards to sustain current levels of service. Therefore, the Garland Health Department is requesting the City Council remove the provision in GCO 228.247 (c)(3) which exempts permitting fees for those food establishments whose inspection scores ranked in the highest five (5) percentile within each classification. Staff will continue to implement the Food Excellence Awards Program, which includes a certificate the establishment can post in public view advertising their achievement and multiple avenues of free publicity including posts on the City's website, Garland City Press and social media. Additionally, staff will continue to improve alignment with TFER and make additional inspection adjustments for the benefit of the citizens, the food establishments, and the City, while working to evaluate more effective methods to incentivize the Food Excellence Awards Program without reducing the much-needed revenue necessary to sustain Health Department services.

OPTIONS

- a. Remove 228.247 (c)(3) in GCO Section 22.26, preventing inequitable comparison of food establishments between earlier inspections and those performed later in the year and preventing the loss of at least \$25,950 in revenue annually.
- b. Take no action. No action will result in additional increased revenues lost above prior years due to the increased number of food establishments within the City of Garland.

RECOMMENDATION

Staff recommends removing Section 228.247 (c)(3) of the Garland City Ordinance, thus no longer waiving permit fees for establishments recognized in the Food Excellence Award Program.

BACKGROUND

Historically, the Garland Health Department has recognized Food Excellence Award Winners annually. At its height, the awards included a catered award banquet, waived permit fees, publishing of winners in local media, and award certificates. The award banquet has been discontinued for at least 18 years. The Health Department intends to keep recognizing the award winners with certificates and publicity while retaining the previously lost revenues associated with the program.

CONSIDERATION

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 12, 2023 Regular Meeting.

Attachments

Food Service Ordinance-Permit Fee Amendment

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 22, "HEALTH" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, AMENDING CERTAIN PROVISIONS IN THE TEXAS FOOD ESTABLISHMENT RULES; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That pursuant to Article II, "Food and Food Establishments" of Chapter 22 "Health," of the Code of Ordinances of the City of Garland, Texas, the 2015 Texas Food Establishment Rules, as amended by the City of Garland, Texas, are further amended as follows:

1) Subsection (c), "Permit fees", of Section 228.247, "Permits" is amended to read as follows:

(c) Permit fees.

(1) Permit fees for certain facilities and vendors shall be in the applicable amounts designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10.

(2) No fee shall be charged to any food establishment owned and operated by a governmental agency or institution of purely public charity or church; however, such establishments shall comply with all other requirements of this article.

(3) A late payment fee in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10, shall be charged to any permit holder who fails to pay their annual permit renewal fee within 15 days from the due date listed on the invoice from the Garland Health Department. No renewed permits shall be issued until any outstanding late payment fee is received.

Section 3

That Chapter 22, "Health" of the Code of Ordinances of the City of Garland, Texas, the current Texas Food Establishment Rules, as amended shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3. d.

Meeting Date: December 4, 2023

Item Title: Neighborhood Vitality Matching Grant Fall 2023 Applications

Submitted By: Laura De La Vega, Sr. Planner

Summary of Request/Problem

The Community Services Committee recommends for approval the grant request from Pecan Grove Neighborhood Association and denial of the application submitted by Rainbow Neighborhood Association.

Recommendation/Action Requested and Justification

Approval of Pecan Grove Neighborhood Association's application as recommended by the Community Services Committee, to be placed on the December 12, 2023, Regular City Council Meeting Consent Agenda.

Attachments

2023 Fall NVMG Projects

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY FOR APPLICATION

Neighborhood Association: Pecan Grove Neighborhood Association

Project Name: Lon Wynne Park Murals

Project Location: Lon Wynne Park, 3858 S Glenbrook Dr

Total Project Cost:	\$9,350
Requesting Amount:	\$9,350
Neighborhood Match	\$0
Match Percentage:	0%

Project Summary:

- Install two (2) murals
 1. One mural on the restroom building
 2. One mural on the storage building

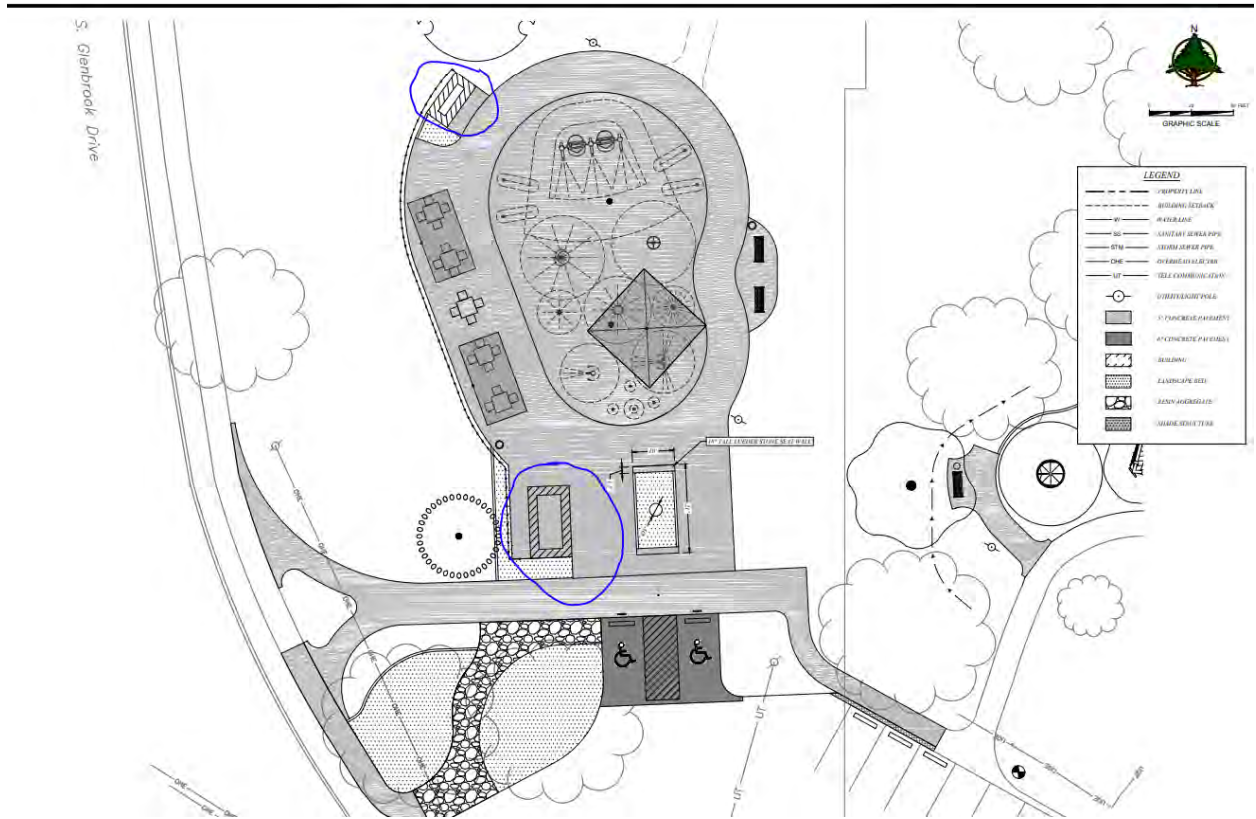
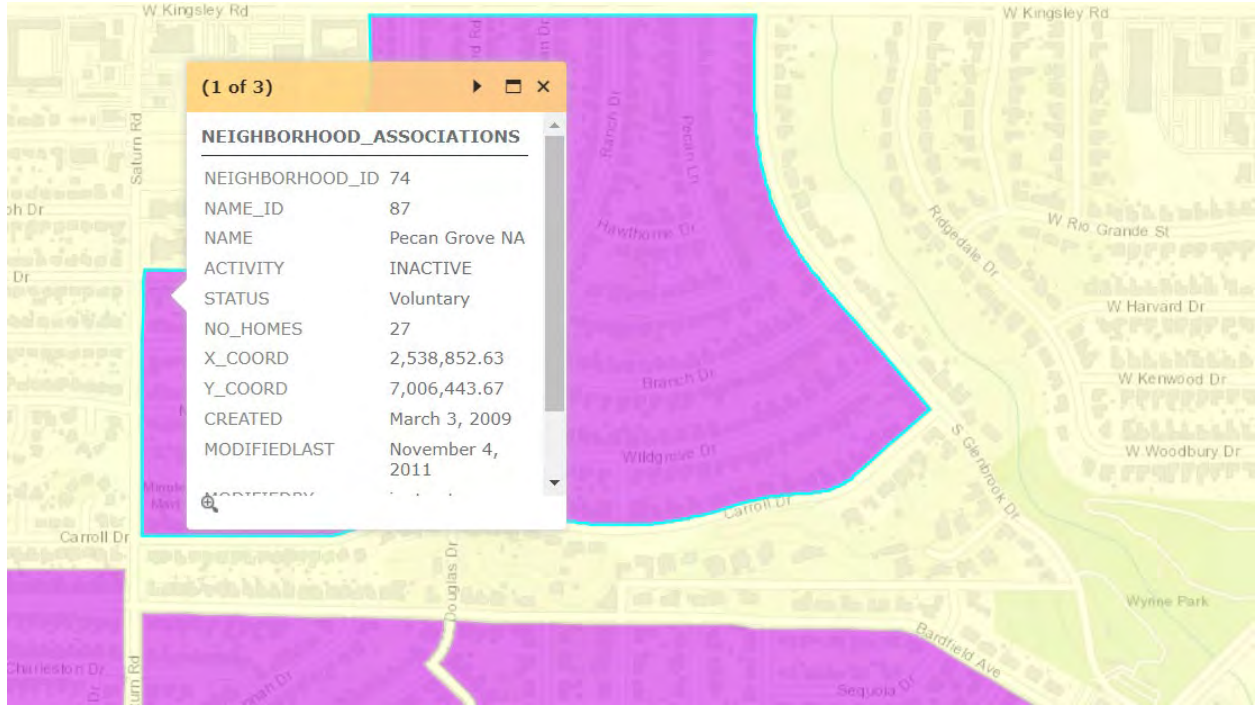
Stated Goals:

“We’d like to utilize the existing park opportunities to beautify the roadside view for walkers, runners, and drivers that are only able to see the park from the backside and passing by. Utilizing $\frac{3}{4}$ of each side of the two structures at the park, each facing the “in/out” direction, we can compliment the park design, color schemes and current plans.”

Stated Maintenance:

“This project is local to the artist, the panels are recommended in being sprayed with a basic mural protection coating and if maintenance is required the artist is available to clean and correct after the install as needed.”

Maps:



Staff Community Services Committee Comments:

Neighborhood Vitality:

Neighborhood Vitality staff presented Pecan Grove's application to the Community Services Committee on Tuesday, Nov. 7. The committee asked for clarification regarding the maintenance portion of the project in addition to this language being added to an Artist Agreement. The artist has since verified they are willing to sign an Artist Agreement. Additionally both the artist and Parks Department has agreed upon a five (5) year maintenance plan to be detailed in the agreement.

Staff Comments on Proposal:

Neighborhood Vitality:

1. Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame.
 - a. Previously awarded grant projects include:
 - i. Spring 2017 Monument Sign
 - ii. Fall 2020 – Art Sculpture Installation
 1. This project shifted to a Staff-Led Project at the request of the Parks Department, with the permission of Pecan Grove's Neighborhood Association.
 2. The project and funding amount shall not count towards their 5 year cycle.
2. If approved, this project would mark the beginning of Pecan Grove's five-year time frame.
3. Public art projects are eligible through the Matching Grant Program.
4. All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.
5. Parks department will need to approve proposed designs.
6. Designs must not contain words.
7. The Artist must grant the City of Garland license to use the image for City purposes. This may be completed after funding has been awarded.
8. A license agreement may be required.

Building Inspections:

Permits will be required for the murals

Engineering

No comments.

Parks Design & Development

1. Parks is open to the idea of incorporating mural artwork at both the restroom building and equipment enclosure.
2. Further coordination is needed for the following:
 - a. Logistics/schedules, surface preparation, method of application, paint type, finish sealant method, final cleanup, etc.
 - b. Should all elements receive paint? High-touch surfaces, such as doors/thresholds, might experience quicker wear and tear.
 - c. Need to confirm the installation schedule, as to how it aligns with seasonal splash pad activities.
 - d. Clear directives are needed ensure vandalism/finish deterioration is addressed promptly by the installer.

Parks Operations:

The murals represent a valuable enhancement to the park, as previously mentioned. Historically, the vicinity has experienced recurrent incidents of graffiti. This occurrence transpires frequently, typically at a minimum rate of once a month. In cases where the graffiti is determined to be inappropriate or offensive, swift action is taken to address the issue through paint overlay. This process extends to encompass the artwork if deemed essential. Depending on the severity and content of the graffiti, immediate action may be required, and it may not be feasible to await the artist's availability.

Planning

No comments

Staff Comments on Letter of Intent Proposal:

Neighborhood Vitality:

1. Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame.
 - a. Previously awarded grant projects include:
 - i. Spring 2017 Monument Sign
 - ii. Fall 2020 – Art Sculpture Installation
 1. This project shifted to a Staff-Led Project at the request of the Parks Department, with the permission of Pecan Grove's Neighborhood Association.
 2. The project and funding amount shall not count towards their 5 year cycle.
2. If approved, this project would mark the beginning of Pecan Grove's five-year time frame.
3. Parks department will need to approve proposed designs.

4. Designs must not contain words.
5. The Artist must grant the City of Garland license to use the image for City purposes. This may be completed after funding has been awarded.
6. A license agreement may be required.
7. Line-item cost estimates and concept designs must also be included with the application.

Building Inspections:

Murals will require a sign permit.

Parks Ops:

The proposal currently lacks clarity regarding whether the murals will be applied directly onto the building's surface or if an intermediary surface will be utilized. This inquiry is prompted by the persistent graffiti concern prevalent within this vicinity. A consideration of paramount importance arises from the potential need for swift and targeted graffiti removal. In instances where the murals are readily removable, it offers the advantage of facilitating convenient touch-up procedures as necessary. This stands in contrast to the alternative scenario wherein park staff might find themselves obligated to cover a valuable artistic creation due to urgent graffiti removal requirements, thus safeguarding both the integrity of the artwork and the expeditious resolution of such matters.

Parks Design & Development:

We're open to the idea of incorporating mural artwork. Detailed concepts will need to be reviewed by City staff for consideration.

Garland Cultural Arts

This is project could be considered tactical urbanism.

10 – Exemptions

The City of Garland's Public Art Process recognizes the importance of community engagement and beautification projects. The following public art initiatives and/or displays are exempt from this process.

- Art activations for tactical urbanism – repairs, temporary engagement projects, beautification projects
- Traffic utility boxes
- Trash dumpsters/enclosures
- Sidewalk art and temporary street murals

- Light pole banners
- Wayfinding signs for trails and public parks
- Existing artwork on/in public property



Office of Neighborhood Vitality
 800 Main Street, 2nd Floor
 P.O. Box 469002, Garland, TX 75046
 Neighborhoods@GarlandTx.gov
 972-205-2445

NEIGHBORHOOD VITALITY MATCHING GRANT Application

Thank you for your interest in the Neighborhood Vitality Matching Grant! Submission deadlines are September 23 and March 23. Should either of these dates fall on a holiday or weekend, the following business day will apply. Applications may be submitted to the Office of Neighborhood Vitality (ONV) in person, by mail or by email (must be in PDF format).

Please read each question thoroughly. Refer to the Neighborhood Vitality Matching Grant Guidelines for details. Do not bind or staple the application and supporting documents. Contact the Office of Neighborhood Vitality if you have any questions.

NEIGHBORHOOD ASSOCIATION / HOA INFORMATION

Neighborhood Association Name:

Mailing Address of Association:

What type of Neighborhood Association? Voluntary Mandatory / HOA Crime Watch

Registered with the Office of Neighborhood Vitality? Yes No I Don't Know

Length of Association Existence: More than 1 Year Less than 1 Year

Main Contact for this application:

Name:
 Email:

Title:
 Phone:

Management Company (if applicable)

Name:
 Email:

Agent:
 Phone:

Neighborhood Boundaries (Please also attach a map)

North:
 South:

East:
 West:

Briefly describe your neighborhood's current goals:

We'd like to utilize the existing park opportunities to beautify the roadside view for walkers, runners, and drivers that are only able to see the park from the backside and passing by. Utilizing 3/4 of each side of the two structures at the park, each facing the "in/out" direction. We can compliment the park design, color schemes, and current plans.

PROJECT INFORMATION

Please attach maps, plans and photographs to the application.

Project Name: Lon Wynne Park Mural

Project Address/Location: Lon Wynne Park; 101 E. Centerville Rd., Garland, TX 75041

Describe your neighborhood project in detail. Include project type, project elements, and project scope. (Include additional attachments if necessary).

The theme of the park is nature. With a large orange butterfly sculpture, it's natural surroundings, aquatic theme existing, our plan is to compliment all these elements. Create clean color complimentary schemes with a floral design that doesn't change the park, just adds to. This allows the front facade to maintain the design and architectural theme of the splash pad, while creating a new install for those entering and exiting the park from a POV that isn't really evident at the moment.

How will this project positively impact your neighborhood and community? Describe the benefits that the proposed project will create both to your neighborhood and to the City of Garland. How will the project enhance neighborhood identity and/or create a stronger sense of community?

The city has done an amazing job on the park design, digital installs, and sculpture installs, however, the roadside entrance/exit down Glennbrook only see's the back side of a bathroom and utility shed. The proposed artwork compliments the aquatic theme without taking over the splash pad's architectural integrity, the artistic nature of the butterfly sculpture, and it's natural surroundings. The park is doing wonders for those involved, what about those who walk, bike, drive, hop-skip and jump down the trail bordering the park? Turning the backside of these into the proposed artwork acts as an enter/exit aesthetic to the park without taking away the current theme and being color complimentary to everything installed.

Maintenance:

What is the average life expectancy of your proposed project after completion? 10 yr

What is your maintenance/replacement plan for the project? (Include attachment of maintenance plan if necessary)

This project is local to the artist, the panels are recommended in being sprayed with a basic mural protection coating and if maintenance is required the artist is available to clean and correct after the install as needed.

Community Involvement:

How did your neighborhood determine to complete a neighborhood project? Describe the process used to obtain community input and distribution of information to residents in your community.

The community approached the artist with the inspiration from new installs, local sculpture artwork, city Kiosk, and splash pad. With insight from all these community elements and participants, the artist determined a complimenting piece to accent the community, and cities install efforts. The artist has intended on using select local neighborhood volunteers to help fill

PROJECT BUDGET

The Neighborhood Vitality Matching Grant requires the applying association to provide a portion of the project (see guidelines for details). Please attach a detailed line-item budget for the project in addition to the specified total cost, total match, and requesting funds. Please also attach corresponding project estimates from reputable service providers. Contact the Office of Neighborhood Vitality for clarification or assistance if needed.

Total Project Cost: \$

City Portion of Cost: \$

Neighborhood Portion of Cost: \$

Required Neighborhood Percentage of Cost: (*refer to guidelines for required percentage)

If applicable to count towards Neighborhood Match, please attach details of each contribution.

Donated Professional Services: \$

Donated Equipment and Materials: \$

Sweat Equity (\$12 per hour) X Hours = \$

LETTER OF INTENT CONSIDERATION

Did your neighborhood submit a Letter of Intent Yes No

If your neighborhood submitted a Letter of Intent, please list City of Garland feedback:

The proposal currently lacks clarity regarding whether the murals will be applied directly onto the building's surface or if an intermediary surface will be utilized. This inquiry is prompted by the persistent graffiti concern prevalent within this vicinity. A consideration of paramount importance arises from the potential need for swift and targeted graffiti removal. In instances where the murals are readily removable, it offers the advantage of facilitating convenient touch up procedures as necessary. This stands in contrast to the alternative scenario wherein park staff might find themselves obligated to cover a valuable artistic creation due to urgent graffiti removal requirements, thus safeguarding both the integrity of the artwork and the expeditious

If your neighborhood submitted a Letter of Intent, please explain how City of Garland feedback was incorporated into your neighborhood's project plan:

The mural will be directly applied to the surface. Maintenance is minimal in regards to the mural, a coat of anti-graffiti paint will be applied. Upon any instance where vandalism happens, the artist will treat the obstruction if it occurs. Being a local resident this makes maintenance very accessible if necessary. From the artist experience most works around the area have minimal vandalism once a piece is installed.

If absolutely necessary we can build an additional panel for each side as an install but will increase costs and labor significantly. The artist is open to this but does not recommend.

FINAL CHECKLIST

- Reviewed Grant Guidelines
- Neighborhood is Registered with the ONV
- Detailed Project Plan included
- Itemized Bids and Project Budget Sheet are attached
- Detailed Maintenance Plan is included
- Supporting Documents are attached:
 - Map(s)
 - Project Plan(s)
 - Photographs of Project Area
 - Signed Maintenance Agreements (if applicable)
 - Detailed Description of In-Kind Donations, Labor or Materials.

CERTIFICATION

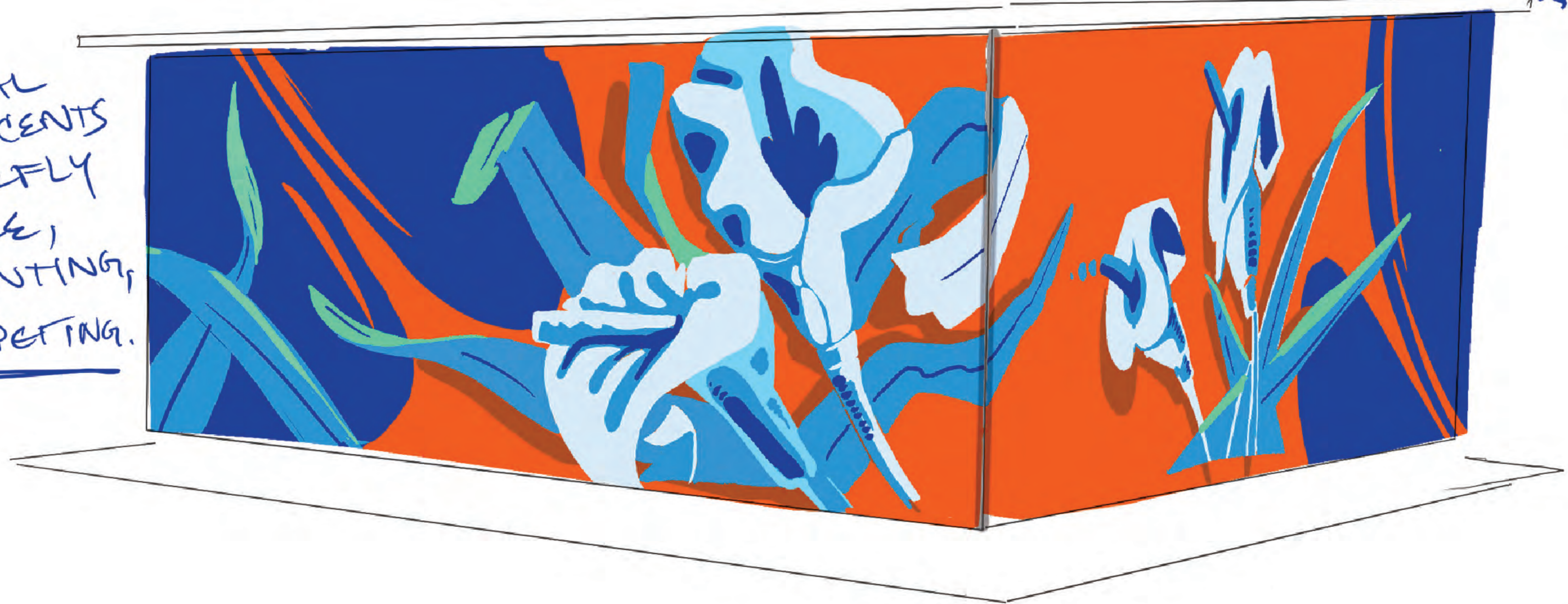
I hereby certify that I am authorized to submit it on behalf of the organization. The statements herein are true, complete and accurate to the best of my knowledge.

Name (Printed):	Stacy Jonas	Date:	9/23/2023
Signature:	<i>Stacy Jonas</i>	Title:	Treasurer

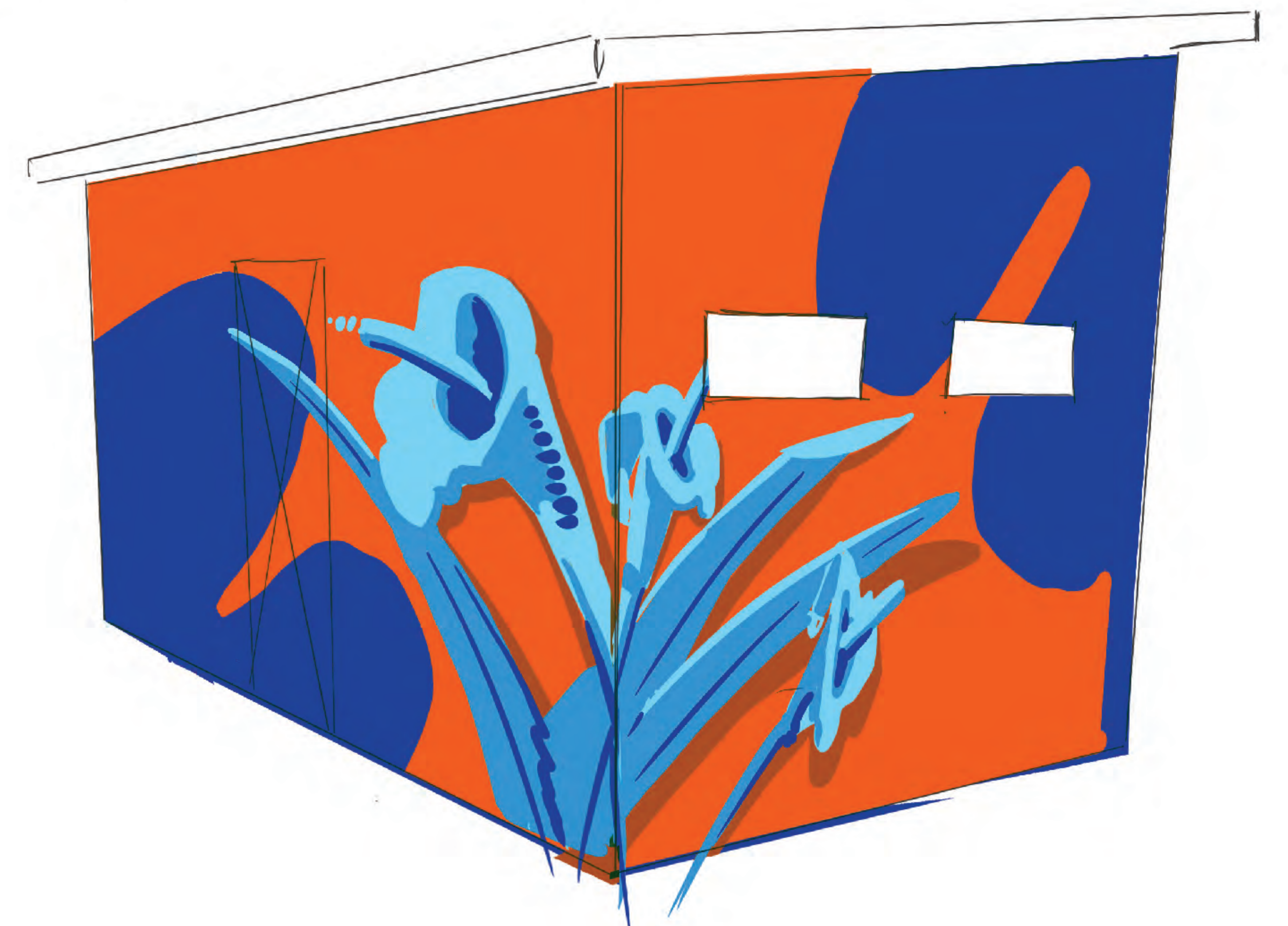
You may submit applications to the Office of Neighborhood Vitality in person, by mail, or email (PDF file):

Office of Neighborhood Vitality
800 Main Street, 2nd Floor
P.O. Box 469002, Garland, TX 75046
Neighborhoods@GarlandTx.gov
972-205-2445

THE FLORAL
THEME ACCENTS
THE BUTTERFLY
SCULPTURE,
COMPLIMENTING,
NOT COMPETING.



UTILIZING THE VIEW
FROM THE ROAD, CREATES
A NEW FEATURE TO THE
PARK. COMPLIMENTS THE
SPASH PAD WITHOUT
OVERTAKING THE EXISTING
DESIGN.



ARTIST - CULLIN LASSITER 23'

NEGATIVE SPACE CREATED BY BUTTERFLY WING. EIB



CULLIN LASSITER
23'

COMPLIMENTING
↓ ORANGE W/
SCULPTURE.

RETAINS EXISTING
COLOR SCHEME



ARTIST - CULLIN LASSITER 23'



CULLIN LASSITER

Estimate

Estimate No: 6 Date: 09/20/2023	701 Branch dr. Garland Tx cullin.lassiter@gmail.com 4699510935
For: Pecan Grove Neighborhood Association stacyjon61@msn.com	

Description	Quantity	Rate	Amount
Materials	1	\$1,000.00	\$1,000.00
Art and Labor	1	\$6,500.00	\$6,500.00
Concept and design	1	\$1,000.00	\$1,000.00
Misc Items	1	\$350.00	\$350.00
Maintenance	1	\$500.00	\$500.00
		Subtotal	\$9,350.00
		TAX 0%	\$0.00
		Total	\$9,350.00
		TOTAL	\$9,350.00

Notes

NEIGHBORHOOD VITALITY MATCHING GRANT PROJECT SUMMARY FOR LETTERS OF INTENT

Neighborhood Association: Pecan Grove Neighborhood Association

Project Name: Lon Wynne Park Murals

Project Location: Lon Wynne Park, 3858 S Glenbrook Dr

Project Summary:

• Install two (2) murals

1. One mural on the restroom building

2. One mural on the storage building



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Neighborhoods@GarlandTx.gov
972-205-2445

NEIGHBORHOOD VITALITY MATCHING GRANT

Letter of Intent Form

The Letter of Intent assists residents with identifying obstacles or potential issues with their Neighborhood Vitality Matching Grant (NVMG) application. It is required for all voluntary associations and for mandatory associations with projects of \$25,000 or more. Letters of Intent are due two months before full NVMG applications, corresponding to July 23 and January 23 to be considered for the spring and fall cycles, respectively. Forms may be submitted to the Office of Neighborhood Vitality (ONV) in person, by mail or by email (must be in PDF format). For any questions or concerns please contact the ONV.

Neighborhood Association Name: Pecan Grove Neighborhood Association

Registered with the Office of Neighborhood Vitality? Yes No I Don't Know

Main Contact for this application:

Name: Stacy Jonas
Email: stacyjon61@msn.com

Title: Treasurer
Phone: 469-682-8830

Project Location: (Address, street intersection or general location) (*Please include a map of the area, being as specific as possible on placement of project components.)

Lon Wynne Park, 101 E. Centerville Rd., Intersection of Centerville and S. Glenbrook Dr.

Project Purpose, Objectives and Scope:

Briefly describe your NVMG project. Explain why you are planning the project (purpose), what you expect to accomplish (objectives), and the limitations of the project (scope).

The City is nearing completion of a major park redesign and splashpad at Wynne Park. The park project included construction of 2 small buildings - a restroom and an additional outbuilding. These buildings are currently painted solid blue. This grant project aims to compliment the overall park redesign by adding original murals to the two small buildings. The murals will have high visibility along S. Glenbrook and further enhance the aesthetics of the architectural design and compliment the new butterfly sculpture. The murals will be designed and painted by professional artist, Cullin Lassiter. Mr. Lassiter lives in Pecan Grove Neighborhood and has successfully completed other mural projects in partnership with the City of Garland.

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY FOR APPLICATION

Neighborhood Association: Rainbow Neighborhood Association

Project Name: Tree Removal

Project Location: Creek Adjacent to Neighborhood along State Hwy 66

Total Project Cost:	\$10,000
Requesting Amount:	\$10,000
Neighborhood Match	\$0
Match Percentage:	0%

Project Summary:

1. Remove trees along State Hwy 66 in the creek area adjacent to the neighborhood.

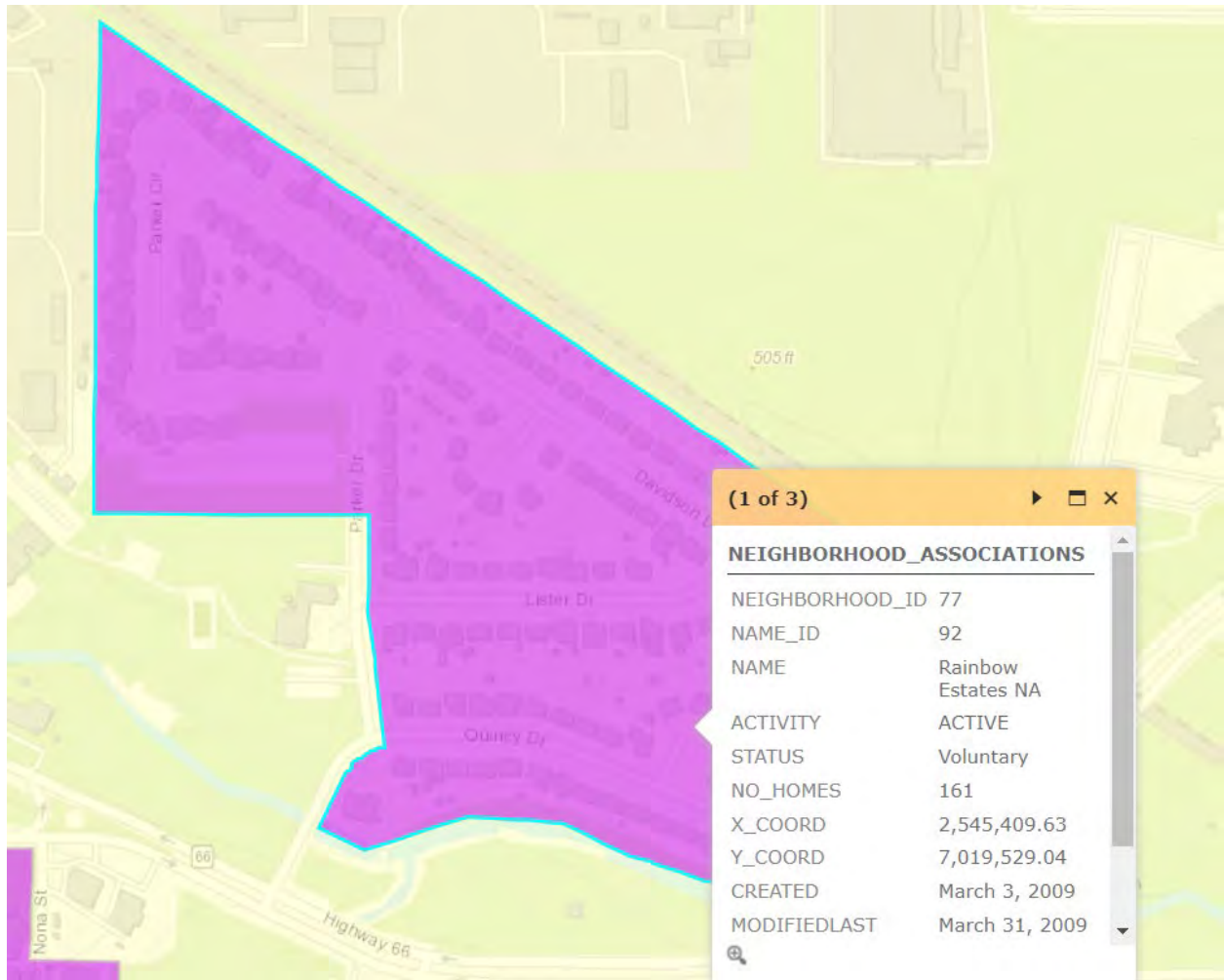
Stated Goals:

“Beautification with a more down home look and a nicer feel to the community.”

Stated Maintenance:

“Our maintenance replacement plan for the project making our neighborhood more noticeable with a clean and clear view.”

Maps:





Neighborhood Vitality:

1. Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame.
 - a. Rainbow is eligible to apply for up to \$90,000 in matching funds.
 - b. Previously awarded grants include:
 - i. Spring 2009 – Sidewalk Repairs
 - ii. Fall 2015 – Sign Toppers
 - iii. Fall 2021 – Staff Project
2. All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.
3. Green space/drainage cleanup can be viewed as a maintenance type project which is not eligible through the Neighborhood Vitality Matching Grant.
4. Abutting property owners, in most cases, are responsible for the maintenance of vegetation, trees, etc. Please see attached map for abutting property owners.
5. An erosion mitigation plan is being drafted through the Engineering department for the section of the creek directly behind the day care center.
6. The applicant did not provide the following, as requested from the Letter of Intent Comments:
 - a. Supply detailed plans for the extent of the project.

- b. Include line-item estimates for all proposed work.
 - c. Contact the Engineering Department to determine whether a permit is needed.
 - d. Contact Stormwater Department to determine if an Erosion Control Plan or SWPPP is required for the maintenance.
7. If items C & D from section 5 are required, they must be included in the application. If not, written verification from the corresponding departments must be included in the application.
 - a. Contact the Development Planning division as mentioned in the below comments, and may be required to show proof demonstrating the trees slated for removal are dead or dying.
 - b. Provide written proof of correspondence with Development Planning division regarding the tree removal aspect of the project.
8. If the applicant determines to complete the project using a different funding source, they are still required to reach out to the departments listed above regarding the clean up.

Building Inspections:

No Comments

Engineering

1. Repeat: Are the trees alive or dead? Note that living trees provide bank stability through their root system and the unnecessary removal of trees can cause bank failure and erosion issues. We do not recommend full removal of living healthy trees along the channel banks.
2. Repeat: Verify property ownership and ensure you have permission to do channel cleanup where you are proposing. Some of the area is owned by the City of Garland, but other portions are not owned by you or the City.
3. No response to our above Letter of Intent questions / comments:

LETTER OF INTENT CONSIDERATION

Did your neighborhood submit a Letter of Intent Yes No

If your neighborhood submitted a Letter of Intent, please list City of Garland feedback:

N/A

If your neighborhood submitted a Letter of Intent, please explain how City of Garland feedback was incorporated into your neighborhood's project plan:

N/A

Parks Design & Development

Parks D&D, concurs with Engineering Department commentary.

Parks Operations:

After carefully reviewing the project, I cannot offer any more detailed criticism than what has already been shared.

Planning

Applicant should contact Development Planning regarding the removal of trees; the removal of trees will need to be mitigated in accordance with Chapter 4, Article 4 of the Garland Development Code (GDC)(Tree Preservation & Mitigation), here is the link.

Ideally, the trees they want to remove would be relocated within the site (relocation must be in an HOA lot, not a private lot); however, the applicant also has the options of replacing the trees (replacement trees must be planted in an HOA lot) or paying into the Tree Fund in accordance with Article 4.

<https://ecode360.com/40084011>

Staff Comments on Letter of Intent Proposal:

Neighborhood Vitality:

1. Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame.
 - a. Rainbow is eligible to apply for up to \$90,000 in matching funds.
 - b. Previously awarded grants include:

- i. Spring 2009 – Sidewalk Repairs
 - ii. Fall 2015 – Sign Toppers
 - iii. Fall 2021 – Staff Projects
2. Green space/drainage cleanup can be viewed as a maintenance type project which is not eligible through the Neighborhood Vitality Matching Grant.
3. Abutting property owners, in most cases, are responsible for the maintenance of vegetation, trees, etc. Please see attached map for abutting property owners.
4. An erosion mitigation plan is being drafted through the Engineering department for the section of the creek directly behind the day care center.
5. If the applicant determines to follow through with an application, they will need to:
 - a. Supply detailed plans for the extent of the project.
 - b. Include line-item estimates for all proposed work.
 - c. Contact the Engineering Department to determine whether a permit is needed.
 - d. Contact Stormwater Department to determine if an Erosion Control Plan or SWPPP is required for the maintenance.
6. If items C & D from section 5 are required, they must be included in the application. If not, written verification from the corresponding departments must be included in the application.
 - a. Contact the Development Planning division as mentioned in the below comments, and may be required to show proof demonstrating the trees slated for removal are dead or dying.
 - b. Provide written proof of correspondence with Development Planning division regarding the tree removal aspect of the project.
7. If the applicant determines to complete the project using a different funding source, they are still required to reach out to the departments listed above regarding the clean up.

Engineering:

1. Are the trees alive or dead? Note that living trees provide bank stability through their root system and the unnecessary removal of trees can cause bank failure and erosion issues. We do not recommend full removal of living healthy trees along the channel banks.
2. Verify property ownership and ensure you have permission to do channel cleanup where you are proposing. Some of the area is owned by the City of Garland, but other portions are not owned by you or the City.

Parks Operations:

1. Has the possibility of selectively trimming the substantial trees located along the creek, as opposed to their complete removal, been thoroughly evaluated? In the event that these trees are determined to be in a viable condition and can be pruned strategically to achieve the desired aesthetic while aligning with the community's preferences, this approach may present a more favorable alternative, given the manifold benefits that trees inherently offer

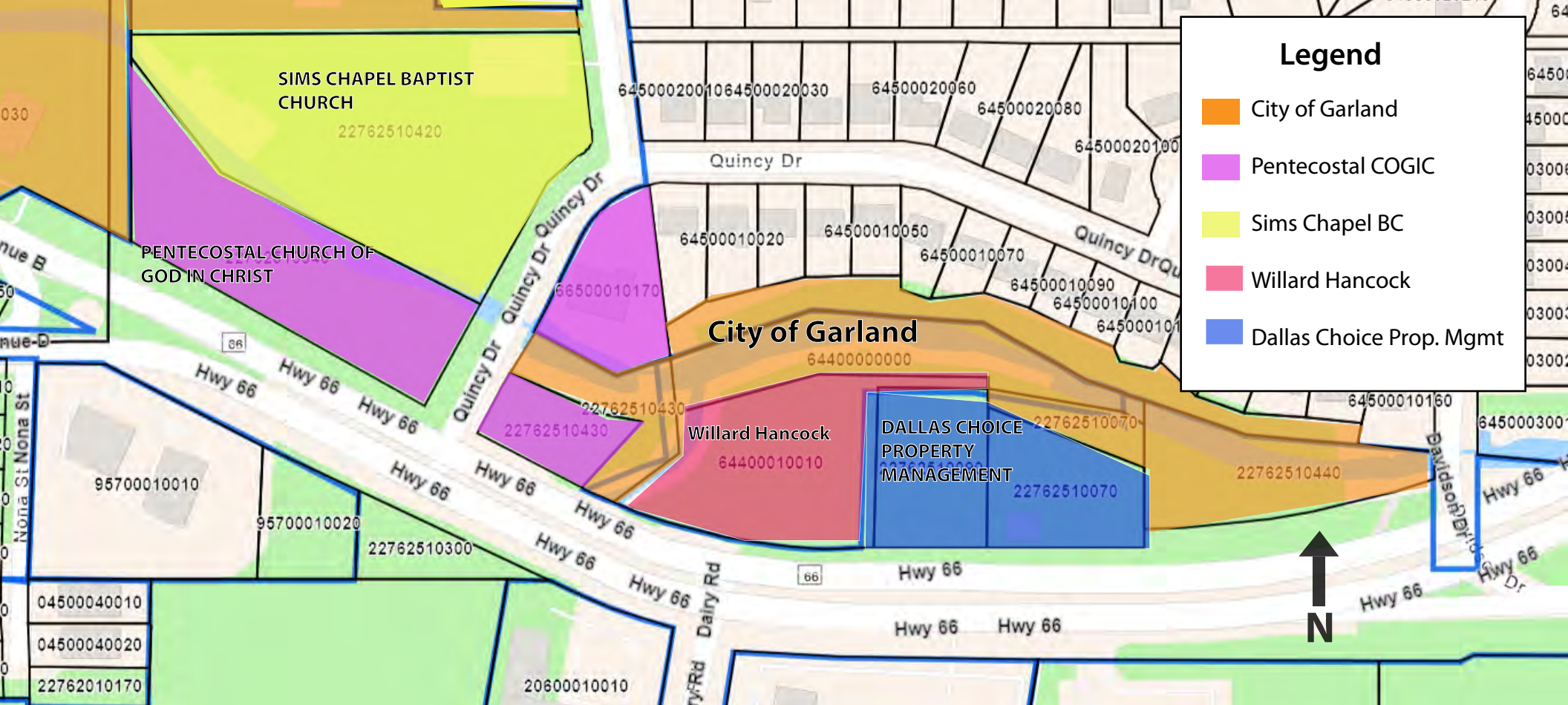
Parks Design & Development:

1. Parks D&D, concurs with Engineering Department commentary.
2. Understory / brush cleanup in lieu of removing any healthy tree, should be given precedence.
3. Project Budget on page 3, the total project cost should reflect both City & Neighborhood contributions.

Planning:

1. Applicant should contact Development Planning regarding regulations/requirements that might apply to their proposed tree removal. (Planning@GarlandTX.gov)
<https://ecode360.com/40084011>

<https://ecode360.com/40084050>



Legend

- City of Garland
- Pentecostal COGIC
- Sims Chapel BC
- Willard Hancock
- Dallas Choice Prop. Mgmt

SIMS CHAPEL BAPTIST CHURCH
22762510420

PENTECOSTAL CHURCH OF GOD IN CHRIST

City of Garland

Willard Hancock
64400010010

DALLAS CHOICE PROPERTY MANAGEMENT
22762510070



030

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Hwy 66

Hwy 66

Nona St Nona St

95700010010

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22762510300

04500040010

04500040020

22762010170

20600010010

Dairy Rd

Davidson Dr

Hwy 66

Hwy 66



NEIGHBORHOOD VITALITY MATCHING GRANT

Letter of Intent Form

The Letter of Intent assists residents with identifying obstacles or potential issues with their Neighborhood Vitality Matching Grant (NVMG) application. It is required for all voluntary associations and for mandatory associations with projects of \$25,000 or more. Letters of Intent are due two months before full NVMG applications, corresponding to July 23 and January 23 to be considered for the spring and fall cycles, respectively. Forms may be submitted to the Office of Neighborhood Vitality (ONV) in person, by mail or by email (must be in PDF format). For any questions or concerns please contact the ONV.

Neighborhood Association Name: Rainbow Estate Association

Registered with the Office of Neighborhood Vitality? Yes No I Don't Know

Main Contact for this application:

Name: Terri Doggett **Title:** President
Email: tdoggett@subell.net **Phone:** 214.676.573

Project Location: (Address, street intersection or general location) (*Please include a map of the area, being as specific as possible on placement of project components.)

Project Purpose, Objectives and Scope:

Briefly describe your NVMG project. Explain why you are planning the project (purpose), what you expect to accomplish (objectives), and the limitations of the project (scope).

To make the neighborhood more beautiful and safe.



NEIGHBORHOOD VITALITY MATCHING GRANT
Application

Thank you for your interest in the Neighborhood Vitality Matching Grant! Submission deadlines are September 23 and March 23. Should either of these dates fall on a holiday or weekend, the following business day will apply. Applications may be submitted to the Office of Neighborhood Vitality (ONV) in person, by mail or by email (must be in PDF format).

Please read each question thoroughly. Refer to the Neighborhood Vitality Matching Grant Guidelines for details. Do not bind or staple the application and supporting documents. Contact the Office of Neighborhood Vitality if you have any questions.

NEIGHBORHOOD ASSOCIATION / HOA INFORMATION

Neighborhood Association Name: Rainbow Estates Association

Mailing Address of Association: 414 Davidson Drive

What type of Neighborhood Association? [X] Voluntary [] Mandatory / HOA [] Crime Watch

Registered with the Office of Neighborhood Vitality? [X] Yes [] No [X] I Don't Know

Length of Association Existence: [X] More than 1 Year [] Less than 1 Year

Main Contact for this application:

Name: Terri Doggett Title: President
Email: tdoggett@swbell.net Phone: 214.676-5730

Management Company (if applicable)

Name: [] Agent: []
Email: [] Phone: []

Neighborhood Boundaries (Please also attach a map)

North: [] East: []
South: [] West: []

Briefly describe your neighborhood's current goals:

Beautification with a more down home look and a nicer feel to the community.

PROJECT INFORMATION

Please attach maps, plans and photographs to the application.

Project Name: Clean-up area in the neighborhood

Project Address/Location: Quincy Drive + Avenue B

Describe your neighborhood project in detail. Include project type, project elements, and project scope. (Include additional attachments if necessary).

The neighborhood project include cutting down trees, so the neighborhood will be more visual to the community and for safety reason.

How will this project positively impact your neighborhood and community? Describe the benefits that the proposed project will create both to your neighborhood and to the City of Garland. How will the project enhance neighborhood identity and/or create a stronger sense of community?

This will impact our neighborhood to be more openly and aware of the surrounding in the neighborhood.

Maintenance:

What is the average life expectancy of your proposed project after completion? 50 years

What is your maintenance/replacement plan for the project? (Include attachment of maintenance plan if necessary)

Our maintain replacement plan for the project making our neighborhood more noticeable with a clean and clear view.

Community Involvement:

How did your neighborhood determine to complete a neighborhood project? Describe the process used to obtain community input, and distribution of information to residents in your community.

A portion of our neighbor decide in a general meeting. again. Make our neighborhood more beautiful, loving and safe with the help of the city like other Garland neighborhood

PROJECT BUDGET

The Neighborhood Vitality Matching Grant requires the applying association to provide a portion of the project (see guidelines for details). Please attach a detailed line-item budget for the project in addition to the specified total cost, total match, and requesting funds. Please also attach corresponding project estimates from reputable service providers. Contact the Office of Neighborhood Vitality for clarification or assistance if needed.

Total Project Cost: \$

City Portion of Cost: \$

Neighborhood Portion of Cost: \$

Required Neighborhood Percentage of Cost: (*refer to guidelines for required percentage)

If applicable to count towards Neighborhood Match, please attach details of each contribution.

Donated Professional Services: \$

Donated Equipment and Materials: \$

Sweat Equity (\$12 per hour) X Hours = \$

LETTER OF INTENT CONSIDERATION

Did your neighborhood submit a Letter of Intent Yes No

If your neighborhood submitted a Letter of Intent, please list City of Garland feedback:

N/A

If your neighborhood submitted a Letter of Intent, please explain how City of Garland feedback was incorporated into your neighborhood's project plan:


N/A

FINAL CHECKLIST

- Reviewed Grant Guidelines
- Neighborhood is Registered with the ONV
- Detailed Project Plan included
- Itemized Bids and Project Budget Sheet are attached
- Detailed Maintenance Plan is included
- Supporting Documents are attached:
 - Map(s)
 - Project Plan(s)
 - Photographs of Project Area
 - Signed Maintenance Agreements (if applicable)
 - Detailed Description of In-Kind Donations, Labor or Materials.

CERTIFICATION

I hereby certify that I am authorized to submit it on behalf of the organization. The statements herein are true, complete and accurate to the best of my knowledge.

Name (Printed):	<u>Terri Doggett</u>	Date:	<u>7/18/23</u>
Signature:	<u></u>	Title:	<u>President</u>

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Neighborhoods@GarlandTx.gov
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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. a.

Meeting Date: December 4, 2023

Item Title: Discuss and consider expanding the boundaries of the Downtown | Forest Jupiter TIF (TIF#1) and extending the termination date

Submitted By: Letecia McNatt, Downtown Development Manager

Summary of Request/Problem

The Tax Increment and Finance Board for the Downtown | Forest Jupiter zone (TIF #1) met on November 29, 2023 and approved an updated recommendation on the TIF#1 Project and Finance Plan. Staff will provide an overview of the Revised Project and Finance Plan for TIF#1.

Recommendation/Action Requested and Justification

Discuss the proposed expansion, revised Project and Finance Plan, and extension of the termination date. Formally consider approving by ordinance these recommended changes at the December 12, 2023, Regular Meeting, following a Public Hearing on this subject scheduled for the same night (December 12, 2023).

Attachments

TIF 1 Expansion Extension Revised



GARLAND
TEXAS MADE HERE

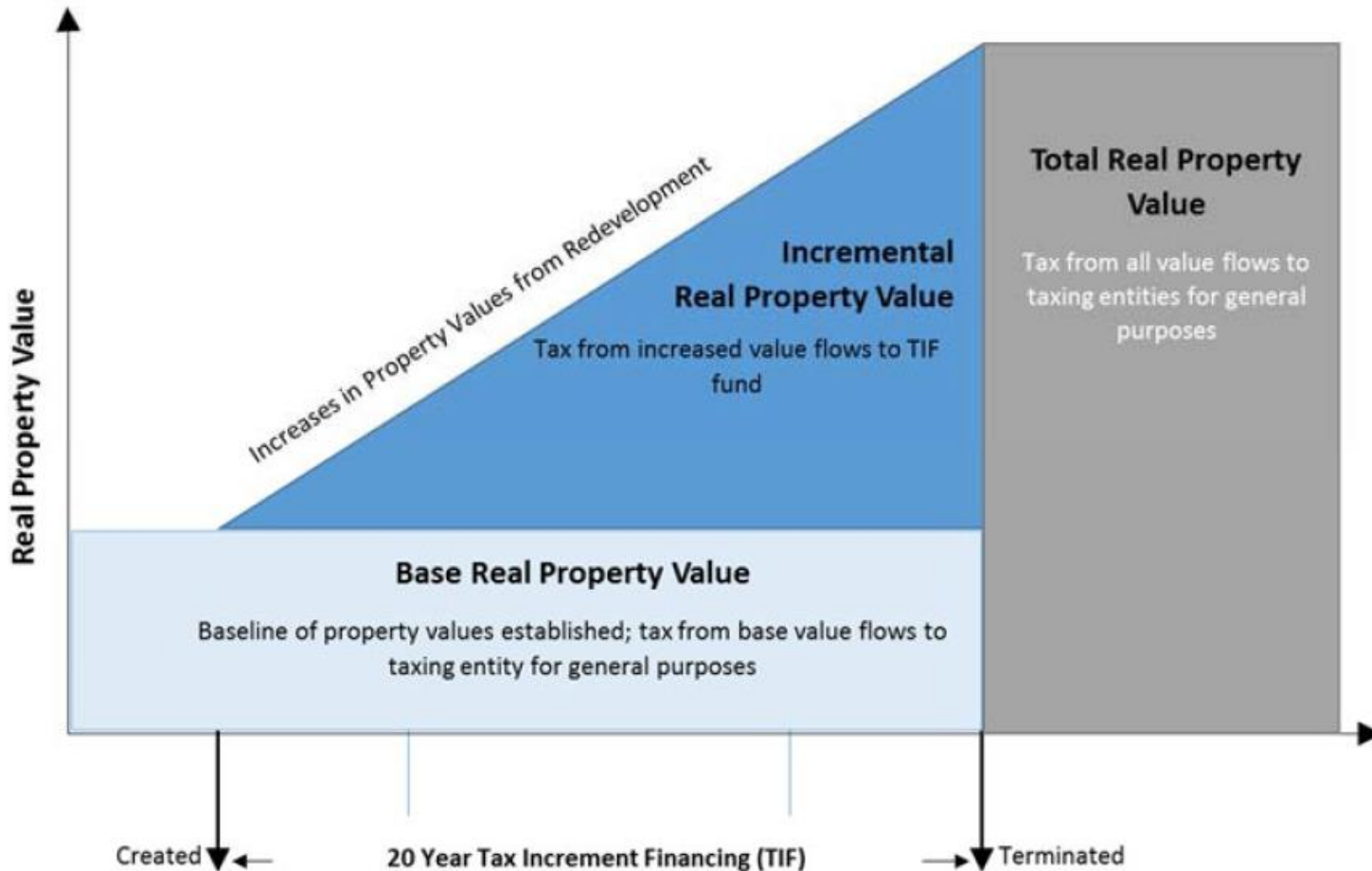
TIF #1 Expansion and Extension

Downtown | Forest – Jupiter TIF



Tax Increment Financing (TIF)

Real Property Tax Flow with Tax Increment Financing



What is a TIF:

A Financing tool by which local governments can finance needed improvements or enhanced services within a defined area called a reinvestment zone.

How does a TIF Work:

$$\text{Captured Assessed Value} \times \text{Current Tax Rate} \times \text{Capture Percent}$$

Determines

Increment Revenue deposited in TIF Fund

TIF Board Responsibility:

Prepare a Project and Finance Plan and submit to Council.

City Council Responsibility:

Approve Project and Finance Plan and appropriate funding for projects through Annual Budget Process.



Types of TIFs

■ "Pay as you Use"

- ▶ Set aside tax increment revenue to pay debt service or up-front to kick start capital projects or for development costs
 - TIF authority issues bonds to finance public infrastructure
 - Developer finances project, then city reimburses (shifts debt risk developer)

■ "Pay as You Go"

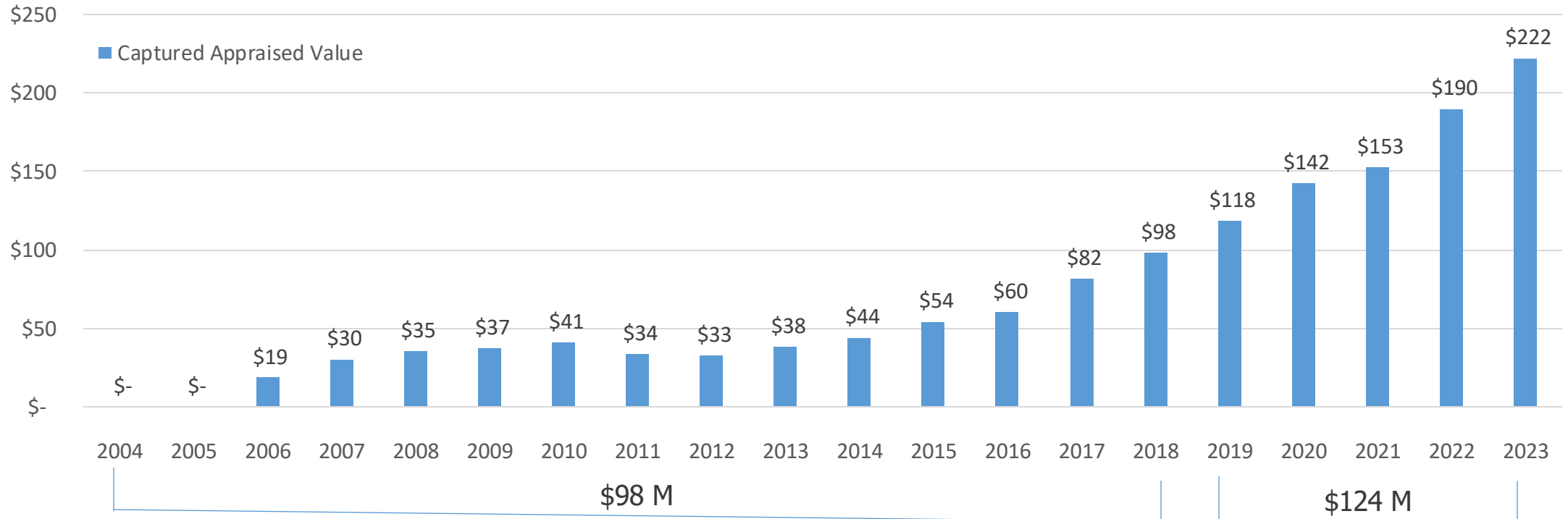
- ▶ Set aside tax increment revenue for use when sufficient balance accumulates to fund opportunities as they arise
- ▶ Can be a slow process depending upon zone development
- ▶ Example of this Approach is the TIF #1 (Downtown/Forest-Jupiter).



TIF #1 Performance (2004-2024)

Base Value	Incremental Value	Total Revenue	Total Expenditure
\$102,575,503	\$221,801,756	\$13,422,451	\$13,317,292

Captured Appraised Value by Year





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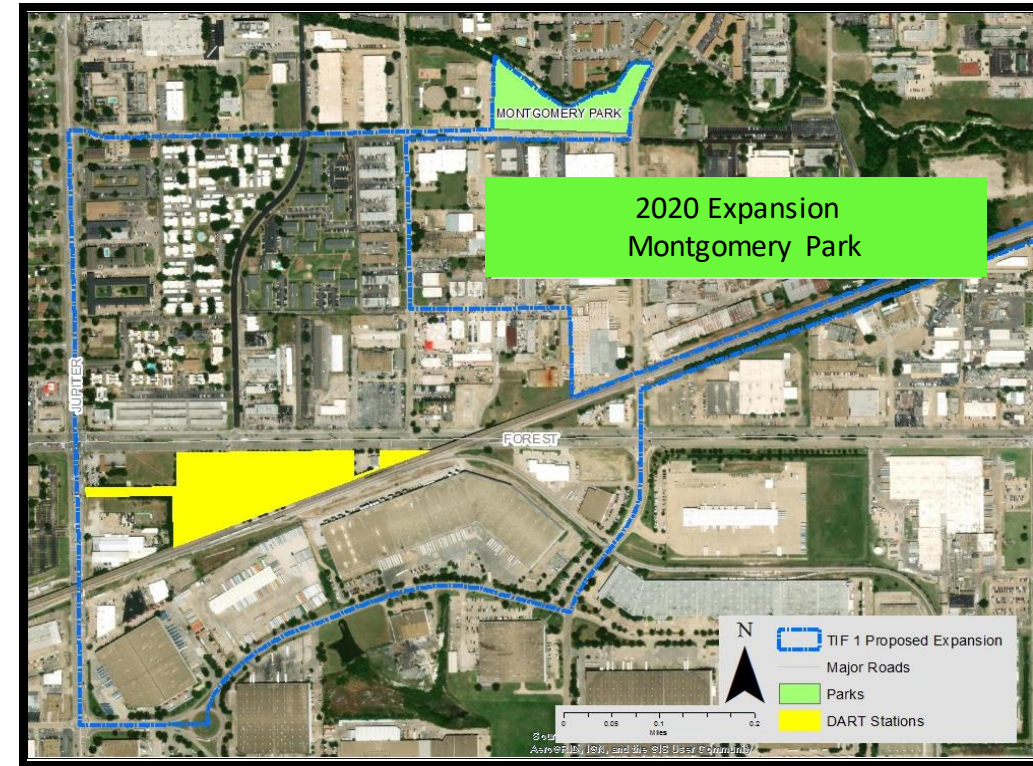
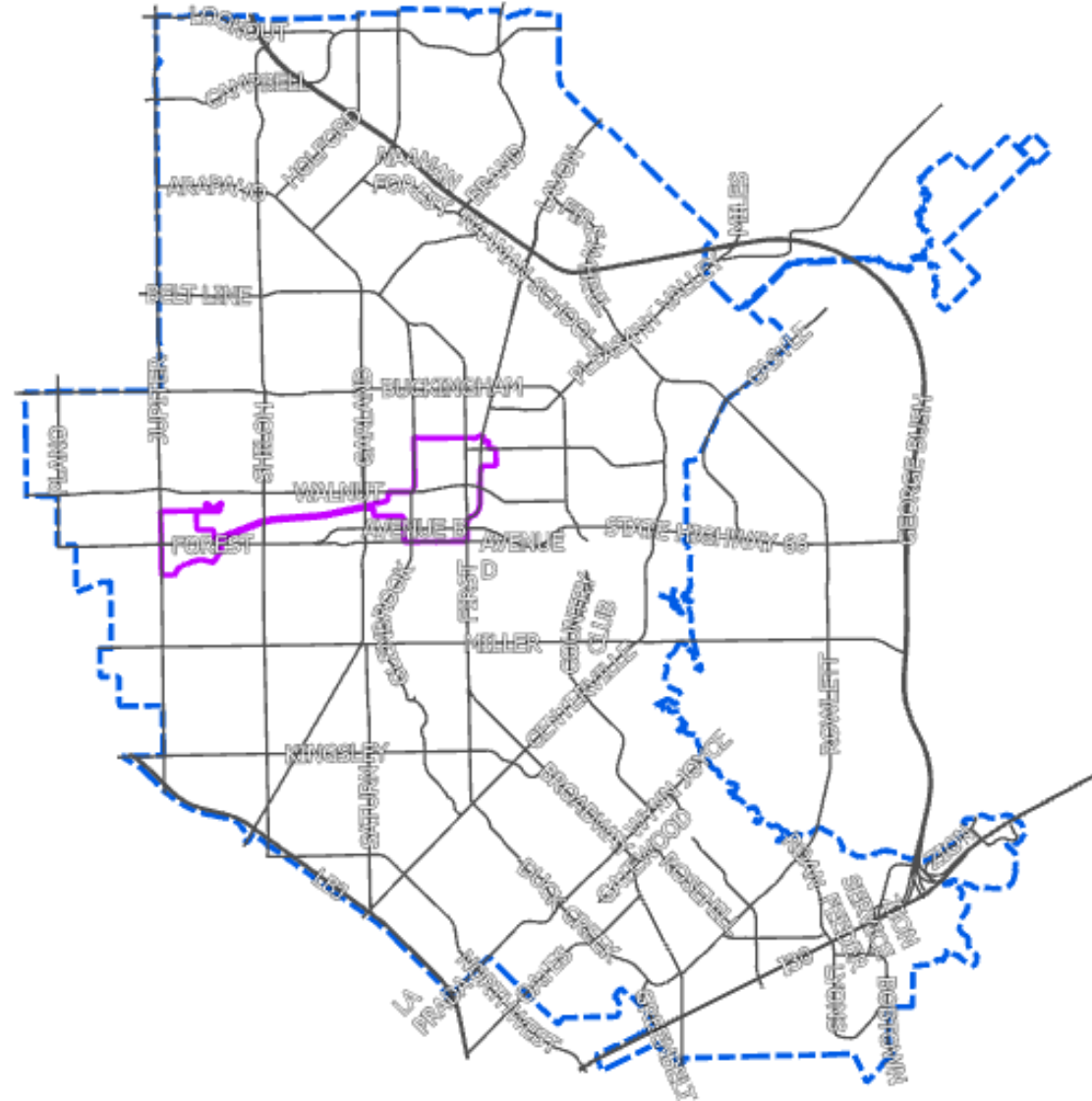
TIF #1 Performance (2004-2024)

Project Category	Projected Actuals through 2024
Oaks Fifth Street Crossing City Owned Parking Garage	\$ 2,346,740
City Center Development	3,203,913
Managed District Services – Operations	1,980,641
Façade Improvement Program	999,999
Enhanced Downtown Square Programming	299,144
Public Art	211,280
Forest/Jupiter Public Improvements	460,000
Downtown Public Improvements	3,815,575
Total	<hr/> \$13,317,292



GARLAND
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Downtown | Forest – Jupiter TIF #1 Current Zone



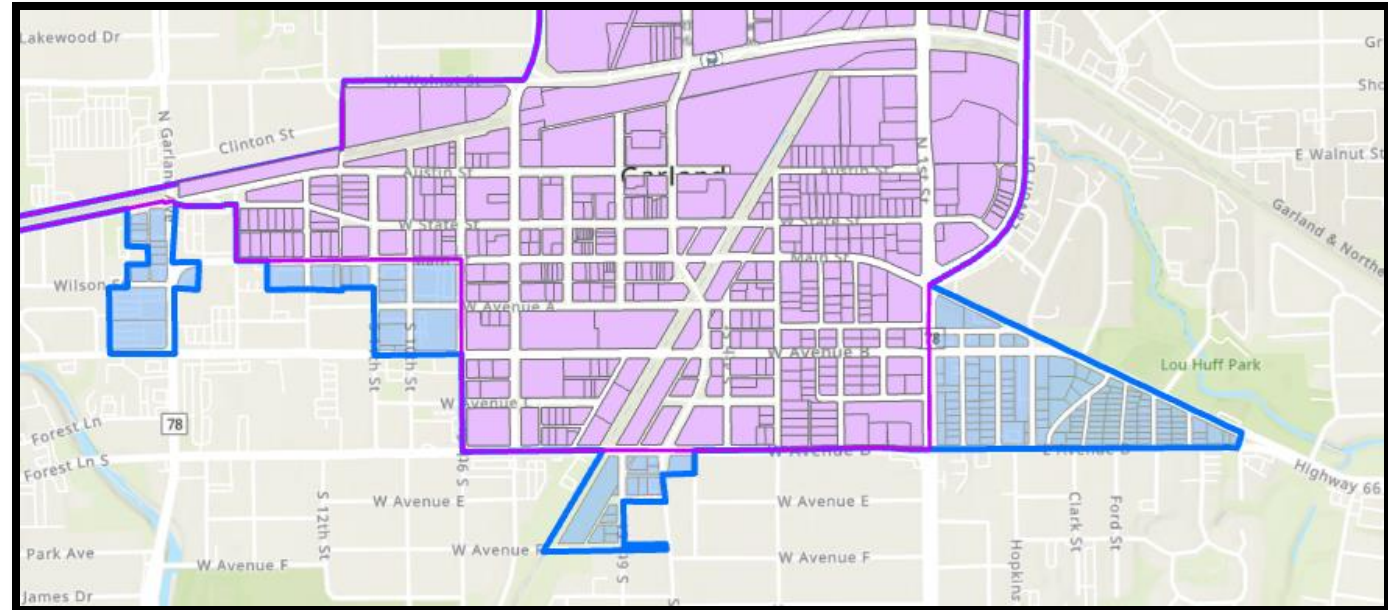


GARLAND
TEXAS MADE HERE

Downtown | Forest – Jupiter TIF #1 Previously Proposed Expansion

- Expand south and west in east end of district to capture redevelopment property tax revenue
- Evaluating 20-year model: **December 31, 2044**
- **Estimated Total Resources: \$ 50.9M**

BLUE = previously proposed PURPLE = existing



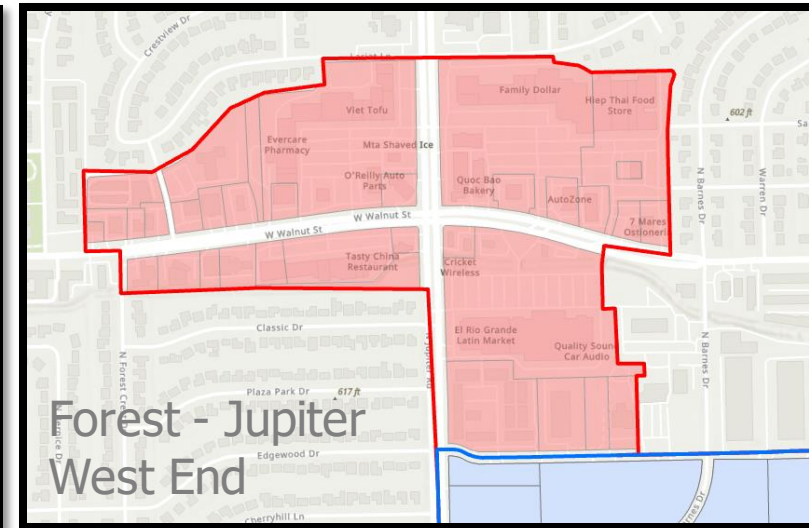
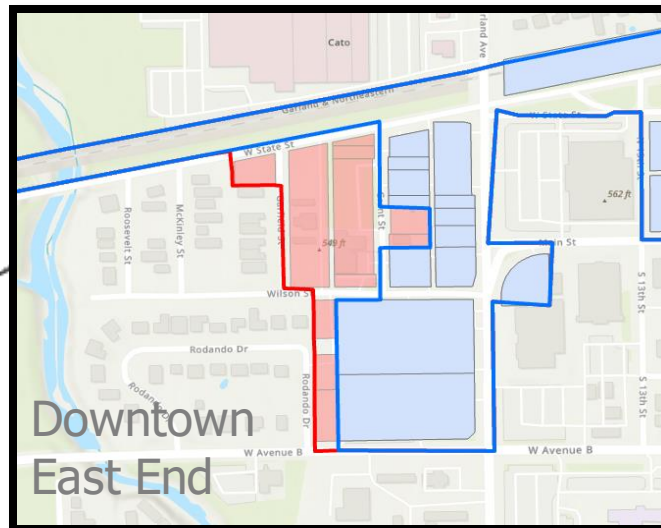
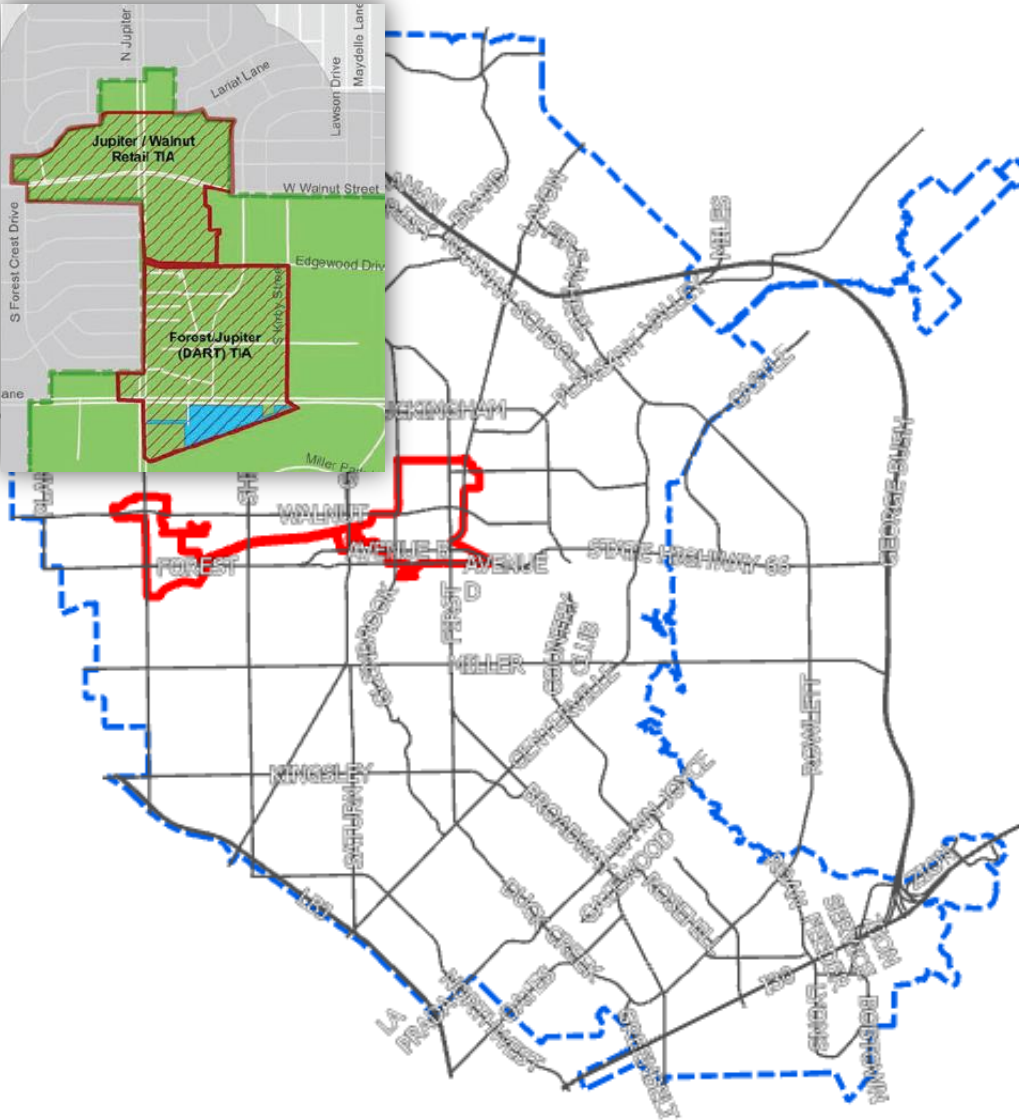


GARLAND
TEXAS MADE HERE

Downtown | Forest – Jupiter TIF #1 REVISED Proposed Expansion

- Expand south and west in east end of district to capture redevelopment property tax revenue
 - ▶ PH 3 Draper project
- Expand north in west end of district to capture redevelopment property tax revenue
 - ▶ Jupiter/Walnut Retail Targeted Investment Area
- Evaluating 20-year model: **December 31, 2044**
- **Estimated Total Resources: \$51.9 Million**

RED = revised proposal additions BLUE = previous proposal



Downtown | Forest – Jupiter TIF #1 Previous vs. Revised Comparison

Previous Proposal:

- Estimated Total Resources thru 2044:
 - ▶ **\$50,933,916**

- Estimated Total Expenditures thru 2044: \$50,933,916

Revised Proposal:

- Estimated Total Resources thru 2044:
 - ▶ **\$51,924,550**

- Estimated Total Expenditures thru 2044: \$51,924,550
 - ▶ **Expand** area of the Revitalization Program to Forest/Jupiter
 - ▶ **Increase** Revitalization Program & Small Business Project by \$990,635



SWIPE MAP OVERLAY



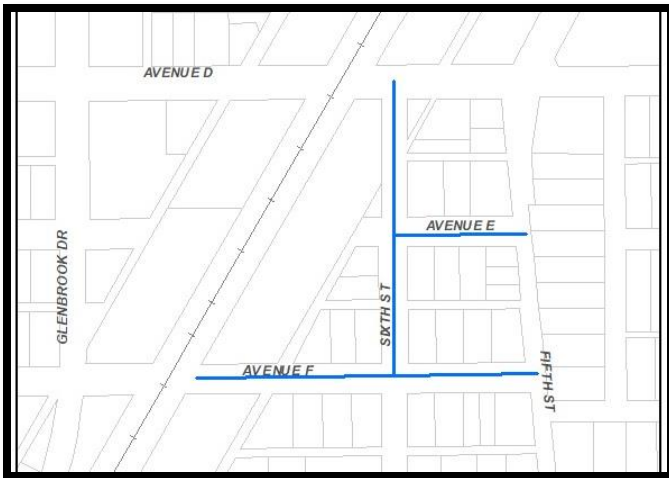
Downtown | Forest – Jupiter TIF #1 Encumbered Funds (2025-2044)

■ **Existing commitments to TIF #1:**

Pedestrian Routes to Forest/Jupiter DART Station	\$5.4 Million
Sixth Street, Avenues F & E Road Improvements	\$3.7 Million
Acquisition of 519 State Street	\$2.0 Million
Staff & Operations (Managed District Services)	<u>\$19.7 Million</u>

Total Committed **\$30.8 Million**

Percent Committed of Total Funding **60.5%**



Sixth Street, Avenues F & E Road Improvements (2023 CIP)



Pedestrian Routes to Forest/Jupiter DART Station (2023 CIP)

Downtown | Forest – Jupiter TIF #1 Proposed Project Areas

Existing Project Areas

- Economic Development
- Debt Service
- Managed District Services
- Façade Improvement Program
- Forest/Jupiter Public Improvements
- Downtown Improvements
- Enhanced Square Programming
- Public Art

Proposed Project Areas

- Managed District Services
- Revitalization Program & Small Business
- TIF Improvements & Redevelopment
- Enhanced Square Programming
- Public Art



GARLAND
TEXAS MADE HERE

Downtown | Forest – Jupiter TIF #1 Proposed Project Areas

- **Managed District Services:** Staff and operations, unified district identity and coordinated place-making efforts, entrepreneurial development, market assessments **\$19.7 M**
- **Enhanced Square Programming:** District-wide activation (Downtown), encourage foot traffic and commerce, interdepartmental collaboration, third party event enhancements **\$1.2 M**
- **TIF Improvements and Redevelopment:** Feasibility studies and infrastructure assessments, wayfinding signage, infrastructure improvements, land acquisition and property redevelopment **\$26.2 M**
- **Revitalization Program & Small Business Development:** Private property investment, longevity of physical assets, small business economic growth and long-term planning **\$3.8 M**
- **Public Art:** Murals, sculptures, sense of place, collective community expression, Cultural Arts public art process **\$1.0 M**



Discussion

- **Formal Consideration**

- ▶ Update the TIF #1 Project and Finance Plan to include:
 - ▶ Expanded boundaries south and west – east end of district (Downtown)
 - ▶ Expanded boundaries north – west end of district (Forest – Jupiter)
 - ▶ Extended termination date of TIF #1 to December 31, 2044
 - ▶ Updated Revenue Projections and Estimated Captured Appraised Values
 - ▶ Updated TIF #1 project list, descriptions and cost

- *Public Hearing scheduled for December 12, 2023*

- *Plan Adoption scheduled for December 12, 2023*

- *Updated TIF #1 Project and Expenditure Plan will be provided before December 12, 2023, based on the direction received tonight.*



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. b.

Meeting Date: December 4, 2023

Item Title: Dallas County Deflection Center Information

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Chief of Police, Jeff Bryan, will provide information about the Dallas County Deflection Center.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND

POLICY REPORT

City Council Work Session Agenda

4. c.

Meeting Date: December 4, 2023
Item Title: Ordinance Amendments Concerning Ice Cream Trucks
Submitted By: Mandy Pippen, Director
Council Goal: Safe, Family-Friendly Neighborhoods

ISSUE

Ice cream trucks have been prohibited in Garland for many years, until an ordinance change in June of 2023, removed the prohibition. House Bill 2878, effective September 1, 2023, delegates permitting authority of mobile food to Dallas County, but does not delegate zoning and noise regulation. Therefore, the Garland City Ordinance must be amended to regulate the manner in which ice cream trucks and ice cream carts may operate.

OPTIONS

1. Adopt ordinance amendments to Section 228.231 of GCO 22.26 as presented.
2. Make changes to proposed ordinance amendments as presented and then adopt.

RECOMMENDATION

Staff recommends adoption of the proposed amendments to GCO 22.26, Section 228.231.

BACKGROUND

Garland City Ordinance prohibited ice cream trucks from at least 2007 until June 2023. On June 6, 2023, City Council passed an amendment to repeal Section 228.231 of GCO Section 22.26, thus removing the prohibition, effective immediately. While rules to regulate ice cream trucks were being developed, state law changed. House Bill 2878 delegated Dallas County as the permitting authority for all municipalities within the county, effective September 1, 2023. HB 2878 only regulates the health aspects of mobile food, so zoning and noise issues can be regulated locally.

CONSIDERATION

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 12, 2023, Regular Meeting.

Attachments

Ice Cream Trucks-PPT
Ordinance Amendment-Ice Cream Trucks



GARLAND
TEXAS MADE HERE

Ice Cream Trucks

Ordinance Amendments



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Background

- **June 6, 2023:** Council passed an amendment repealing § 228.231 of GCO § 22.26, which prohibited the operation of ice cream trucks within the City.
- The CSC was tasked with developing rules and regulations related to the operation of ice cream trucks
- While developing those rules and regulations, state law changed



HB 2878

- HB 2878 - Effective September 1, 2023
 - ▶ HB 2878 delegated all Mobile Food Unit *permitting* authority to Dallas County
 - ▶ Dallas County does NOT permit ice cream trucks or carts with prepackaged, frozen ice cream
 - ▶ The City does not have the authority to issue permits for mobile food units, including ice cream trucks or carts

- HB 2878 only regulates health aspects of mobile food; City retains ability to implement “time and place” regulations.



Proposed Amendments – Food Carts

- Shall be permitted, *if required*, by Dallas County
- Carts with food preparation are **prohibited** in a residential district
- Carts operating in City parks require approval by the Director of Parks
- Carts operating within City parking facilities, on public property maintained by the City (other than a public sidewalk), within or immediately adjacent to downtown square, or within a public facility maintained by the City must obtain a special events permit or otherwise be authorized by the City

Proposed Amendments – Ice Cream Trucks

- Definition: An ice cream truck is a type of catering truck in which **prepackaged** ice cream, ice milk, frozen dairy products are carried for purposes of retail sale within the City
- Shall be permitted, *if required*, by the Dallas County
- May operate in public rights-of-way, but not within 40 feet of intersection, stop sign, flashing beacon, yield sign, or other traffic control sign
- May only park/stand in the right-of-way
 - ▶ As far as practicable from traffic
 - ▶ Shall operate flashers and signals when stopped
 - ▶ May not prevent the passage of other vehicles or impede the flow of traffic
- Shall only vend on the passenger side of the ice cream truck



Proposed Amendments – Ice Cream Trucks Continued

- May only operate sound/music device **during authorized periods, but not while stationary** (ice cream truck exemption from loudspeaker prohibition)

- May **not** conduct vending operations or operate a horn, sound amplification system, or other sound producing device or music system:
 1. Within an operational school zone
 2. Within 2 blocks or 600 feet, whichever is greater, of school grounds between 11:00 am – 4:30 pm on school days

- **May operate** within right-of way **between 11:00 am - 30 minutes before sunset** (as defined by the National Oceanic and Atmospheric Administration)



GARLAND
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Proposed Amendments – Mobile Food & Catering Vehicles

- Mobile food preparation vehicles and catering trucks, desiring to operate within the City of Garland must be inspected by and permitted **through the Dallas County regulatory authority**
- Mobile food units and catering trucks are **not** permitted to park at any place within a residential zone



GARLAND

TEXAS MADE HERE

Questions

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE TEXAS FOOD ESTABLISHMENT RULES OF SECTION 22.26, "AMENDMENTS MADE TO THE TEXAS FOOD ESTABLISHMENT RULES," OF CHAPTER 22, "HEALTH," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; AMENDING SECTION 32.57, "OVERSIZED AND OTHER VEHICLES-RESTRICTIONS IN RESIDENTIAL ZONES," OF CHAPTER 32, "PROPERTY SANITATION AND HOUSING SERVICES;" OF THE CODE OF ORDINANCES; AMENDING SECTION 22.70, "SPECIFIC NOISES PROHIBITED," OF CHAPTER 22, "HEALTH," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 228.2 of Section 22.26, "Amendments made to the Texas Food Establishment Rules," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part by addition* to include a definition of "Ice Cream Truck," to amend the definition of "Regulatory Authority," and to read as follows:

"**Section 228.2**, relating to definitions, is further amended by adding the following definitions:

. . .

Ice Cream Truck. A type of Catering Truck in which prepackaged ice cream, ice milk, frozen dairy products are carried for purposes of retail sale on the streets of the City.

. . .

Regulatory authority. Is either, depending on the context, the Director of Health of the City, or his or her designee, or the appropriate official of Dallas County authorized to inspect and permit Mobile food service establishments under Chapter 437A of the Texas Health & Safety Code. In the context of permitting Mobile food service establishments, the appropriate official of Dallas County authorized to inspect and permit Mobile food service establishment shall be the Regulatory authority, or its designee. In all other contexts herein, the Regulatory authority shall be the Director of Health of the City or his or her designated representative.

. . ."

Section 2

That Section 228.228, "Food Carts," of Section 22.26, "Amendments made to the Texas Food Establishment Rules," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

Section 228.228. Food Carts.

. . .

(b) Permit. Food carts operating within the City shall have a valid food service permit, if required, of the proper classification issued by the Dallas County regulatory authority, or its designee. Permits shall be attached to the Food cart and be prominently displayed within view of the public.

. . .

(d) Food items.

. . .

(2) The sale of food prepared at the food cart is prohibited in a residential district.

. . .

(m) [*Intentionally Deleted*]

(n) Approved location. Food carts shall be operated only:

. . .

(2) with permission from the Director of Parks if vending within a City park, and from the Director of Health if vending within City parking facilities, on public property maintained by the City (other than a public sidewalk), within or immediately adjacent to the downtown square, or within a public facility maintained by the City.

. . ."

Section 3

That Section 228.229, "Catering Trucks," of Section 22.26, "Amendments made to the Texas Food Establishment Rules," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part by addition* to include specific provisions related to the regulation of Catering trucks to read as follows:

Section 228.229 is added and titled Catering Trucks

(a) Permit. All catering trucks shall have a valid food service permit and such permit shall be prominently displayed to the public on the catering truck at all times.

(b) Initial Permitting Inspection. Catering trucks desiring to operate within the City of Garland must be inspected by, and permitted through, the Dallas County regulatory authority, or its designee, at a location designated by the Dallas County regulatory authority.

. . .

(o) Provisions Related to Ice Cream Trucks.

(1) Conflict. Generally, an Ice Cream Truck shall be regulated as a Catering Truck. However, the following provisions shall expressly apply to Ice Cream Trucks. In the event of a conflict between this subsection (o) and another ordinance of the City of Garland, to the extent the conflict is related to the operation of Ice Cream Trucks, the provisions of this subsection shall control.

(2) Initial Permitting Inspection. An Ice Cream Truck shall be permitted, if required, by the Dallas County regulatory authority, or its designee, at a location designated by the authority.

(3) Operation Locations. Ice Cream Trucks may operate and conduct business within public rights-of-way, including within residential districts, subject to the following:

a. An Ice Cream Truck shall comply with all applicable city, county, and state health laws and regulations.

b. An Ice Cream Truck vendor shall not vend within 40 feet of any intersection, stop sign, flashing beacon, yield sign, or other traffic control signal.

c. An Ice Cream Truck, when stopping for the purpose of making sales, may only park or stand in the right-of-way, as far as practicable from traffic and shall operate flashers and signals when stopped. In no event shall an Ice Cream Truck vendor stop for the purpose of making sales that prevent passage of other motor vehicles on the right-of-way or impede the flow of vehicular or pedestrian traffic.

d. Ice Cream Truck vendors shall only vend on the passenger side of the ice cream truck when stopped, parked, or standing within a public right-of-way.

e. An Ice Cream Truck may only operate a horn, sound amplification system, or other sound producing device or music system during authorized vending periods; but not when the truck is stationary.

(4) Operations Prohibited in the Vicinity of Schools. An Ice Cream Truck may not conduct vending operations or operate a horn, sound, amplification system, other sound producing device or music systems (1) within a school zone that is operational on days in which schools are in session, or (2) within two city blocks or 600 feet, whichever is greater, of the grounds of a public, private, or parochial elementary or secondary school between the hours of 11:00 am and 4:30pm on days when school is in session.

(5) Times of Operation. An Ice Cream Truck may operate within a public right-of-way between the hours of 11:00 a.m. and 30 minutes before sunset (as defined by the National Oceanic and Atmospheric Administration)."

Section 4

That Section 228.230, "Mobile Food Preparation Vehicles," of Section 22.26, "Amendments made to the Texas Food Establishment Rules," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to include specific provisions related to the permitting and regulation of Mobile food preparation vehicles to read as follows:

"Section 228.230 is added and titled Mobile Food Preparation Vehicles.

(a) Permit. Mobile food preparation vehicles shall have a valid permit and such permit shall be prominently displayed to the public on the vehicle at all times.

(b) Initial Permitting Inspection. Mobile food preparation vehicles desiring to operate within the City of Garland must be inspected by, and permitted through, the Dallas County regulatory authority, or its designee, at a location designated by the Dallas County regulatory authority.

Section 5

That Section 32.57, "Oversized and other vehicles-restrictions in residential zones," of Chapter 32, "Property Sanitation and Housing Services," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part by addition* to include an exception related to the operation of Ice Cream Trucks within a residential zone to read as follows:

"32.57 Oversized and other vehicles-Restrictions in residential zones

. . .

(C) Parking certain vehicles in residential zones

. . .

(10) A person commits an offense if the person parks a catering truck or mobile food unit, but not including lawfully operating Ice Cream Trucks, at any place within a residential zone.

. . ."

Section 6

That Section 22.70, "Specific Noises Prohibited," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part by addition* to include an exception related to the operation of Ice Cream Trucks within a residential zone to read as follows:

"22.70 Specific Noises prohibited.

(A) The following sounds are hereby determined to be specific noises, which can constitute a noise disturbance, and violations of this article are hereby defined:

. . .

(3) Exterior loudspeakers. Operating or permitting to be operated any loudspeaker or sound-amplifying equipment in a fixed or movable position mounted upon any vehicle in or upon any street, alley, sidewalk, park, place, or public property for the purpose of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmitting music to any persons or assemblages of persons in such a manner as to violate the sound levels as listed in section 22.69, or which unreasonably disturbs or interferes with peace, comfort, and repose of neighboring persons of ordinary sensibilities-unless a permit of variance as outlined in section 22.76 is first obtained or the loudspeaker or sound-amplifying equipment is mounted upon an otherwise lawfully operating Ice Cream Truck.

. . ."

Section 7

That Chapters 22 and 32 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 8

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 9

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ____ day of _____, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. d.

Meeting Date: December 4, 2023

Item Title: Discuss the Review and Adoption of Council Policies and Procedures for the 2024 Calendar Year

Submitted By: Phillip Urrutia, Assistant City Manager

Summary of Request/Problem

This initial discussion will be an opportunity for the members of Council to communicate any proposed amendments that should be brought forth in January of 2024, for formal adoption. Council will meet at another work session in January to formally adopt the 2024 Council Policies & Procedures.

Recommendation/Action Requested and Justification

There are currently two items the Administrative Services Committee has recommended as amendments that will be incorporated into the discussion -- (1) Disruption of Meetings and (2) City Assistance with Non-profit events.

Attachments

Council policies
Special Events

2022
CITY COUNCIL
of the
CITY OF GARLAND, TEXAS

<p style="text-align:center">RULES OF ORDER AND PROCEDURE AND CITY COUNCIL POLICIES</p>
--

ARTICLE I

CITY COUNCIL RULES OF ORDER AND PROCEDURE

Section 1 Authority under the City Charter

Article III, Section 9 of the City Charter provides that the City Council shall determine its own rules of order of business and procedures for meetings. These rules shall be in effect upon adoption by the City Council and from year to year until such time as amended, suspended or new rules are adopted in the manner provided.

Section 2 General rules for conducting Council meetings

(A) Regular meetings

Article III, Section 8 of the City Charter provides that regular meetings of the City Council shall be held at least twice each month. Section 10.14 of the Code of Ordinances establishes the first and third Tuesdays of each month as the time for those regular meetings. The City Council may otherwise prescribe the date for such meetings by ordinance or resolution. The meetings are generally held in the City Council chamber or at another public building within the city limits as designated by the City Council in the meeting notice.

(1) *Other locations.* The City Council may, occasionally, elect to meet at other locations and, upon such election, shall give public notice of the change of location in accordance with provisions of State law and the City Charter.

(2) *Location during a local emergency.* If by reason of fire, flood or other emergency, it is unsafe to meet in the City Council chamber, the meetings may be held for the duration of the emergency at such other place as may be designated by the Mayor or, in the Mayor's absence by the Mayor Pro Tem (or, in the absence of the Mayor Pro Tem, the Deputy Mayor Pro Tem, if one has been appointed) or the City Manager.

(B) Pre-council meeting work session

Prior to each regular City Council meeting, the City Council may conduct a work session in order to allow the City Council to informally review items of interest that may be scheduled for formal presentation at future City Council meetings, or that are strictly informational in nature. The City Council may not take formal action on items presented at the work session, unless specified in the posted agenda.

(C) Special meetings and emergency meetings

Pursuant to Article III, Section 7 of the City Charter, special meetings may be called at any time by the Mayor or by two or more members of the City Council. The City Secretary shall post notice thereof as provided by State law. Special meetings may be held at any location as long as such meetings are conducted in accordance with State law and the City Charter. In case of emergency or urgent public necessity (which shall be expressed in the notice of the meeting), an emergency meeting may be called by the Mayor or by two members of the City Council, and it shall be sufficient if the notice is posted two hours before the meeting is convened. Diligent effort to notify all Councilmembers shall be made prior to the emergency meeting. (Texas Government Code, Sec. 551.045)

(D) Adjourned meetings

The City Council may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment pursuant to the provisions of the Texas Open Meetings Act. (Texas Government Code, Section 551)

(E) Executive sessions

The City Council may meet in executive session during any regular or special meeting, or anytime otherwise authorized by State law, to consider, hear or decide any matter which is authorized by State law to be heard or considered in executive session. The City Council may exclude from any such executive session any person or persons which it is authorized by State law to exclude from such sessions. The general subject matter for consideration shall be expressed in an open meeting before such session is held. Councilmembers are prohibited from disclosing the nature of discussion from a closed session unless required by law.

(F) Notice of meetings

Notice of meetings and the agenda for all City Council meetings shall be posted by the City Secretary on the City's website and official bulletin board pursuant to the requirements of the Texas Open Meetings Act. (Texas Government Code, Section 551)

(G) Quorum

Article III, Section 6 of the City Charter provides that five members of the nine member City Council shall constitute a quorum to do business and the affirmative vote of five of those present shall be necessary to adopt any ordinance or resolution, except as required by City Charter or State law.

(H) Chair

Article III, Section 4 of the City Charter provides that the Mayor shall preside at all meetings of the City Council. The Mayor may participate in the discussion of all matters coming before the City Council. The Mayor shall be required to vote as a member on legislative and other matters. The Mayor shall have the authority to preserve order at all City Council meetings, to enforce the rules of the City Council, and to determine the order of business under the rules of the City Council. The Mayor shall also have the power to administer oaths.

(1) *Absence of Mayor.* Article III, Section 4 of the City Charter provides that the City Council shall elect from among the Councilmembers a Mayor Pro Tem who shall act as Mayor during the absence or disability of the Mayor. The City Council may elect from among the Councilmembers a Deputy Mayor Pro Tem who shall act as Mayor during the absence or disability of the Mayor and Mayor Pro Tem.

(2) *Absence of Mayor and Mayor Pro Tem.* When the Mayor and Mayor Pro Tem are absent from any meeting of the City Council, the Deputy Mayor Pro Tem, if one has been elected, shall act as Mayor Pro Tem. If all three are absent, the members present shall choose another member to act as Mayor Pro Tem and that person shall, for the duration of the meeting, have the powers of the Chair.

(I) Attendance by the public

Article III, Section 10 of the City Charter requires that all meetings of the City Council shall be open and public in accordance with the terms of provisions of the Texas Open Meetings Act, except executive sessions or closed meetings allowed by State law. Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council.

(J) Minutes

In accordance with the provisions of Article III, Section 9, and Article IV, Section 5 of the City Charter, minutes of City Council meetings will be kept. Minutes will include final motions with votes. The minutes will also reflect the names of public speakers.

(1) *City Council approval of minutes.* Minutes of meetings are generally submitted to the City Council within two weeks for approval.

(2) *Recording of meetings.* Audio and/or visual recordings of proceedings, other than executive session proceedings and meetings of the Civil Service Commission, are maintained by the City Secretary as required by law. Audio recordings of executive session proceedings and the Civil Service Commission shall be maintained by the City Attorney.

Section 3 Order of business at meetings of the City Council

(A) General order of proceedings

City Council meetings will be generally conducted in the following order, unless otherwise specified, or determined by the Chair or the City Council. An executive session may be held at any time during a meeting pursuant to applicable State law.

WORK SESSION AGENDA

- Executive session (if any)
- Written briefings
- Verbal briefings
- Questions regarding regular agenda items
- Discuss committee reports/assignments
- Discuss consent agenda
- Identify future agenda items
- Adjourn

REGULAR MEETING AGENDA

- [Pledge of allegiance/invocation]*
- [Mayoral proclamations, recognitions, and announcements]*
- Consent agenda/approval of minutes
- Regular agenda
- Consider appointments to boards and committees
- Citizen comments (“open mike”)
- Executive session (as needed)
- Adjournment

* These items may be taken up by the City Council prior to the commencement of official business

(B) Numbering and indexing of agenda items

All items of any nature shall be numbered consecutively for purposes of consideration on the agenda. Upon passage, the City Secretary shall separately index all ordinances and resolutions.

(C) Consent agenda

The consent agenda shall contain routine, non-controversial items that require City Council action but typically require little or no City Council deliberation. Any item on the consent agenda may be removed from the consent agenda and thereby be made subject to discussion and deliberation by any member of the City Council, staff or a person in attendance at the meeting. Agenda item(s) removed from the consent agenda by the request of a Councilmember, citizen or staff will be considered after approval of the remaining consent agenda, or may be postponed to a future meeting in the event the Chair, with the concurrence of the City Council, determines that the item requires extensive deliberation.

Section 4 Rules of procedure for conducting Council business

(A) General procedure

These rules, consistent with the City Charter and any applicable City ordinance, statute or other legal requirement, shall govern the proceedings of the City Council. To the extent not inconsistent with these rules, City Council proceedings shall follow the rules of procedure set out in Roberts Rules of Order, Newly Revised, (hereinafter “RONR”) a copy of which shall be retained by the City Secretary and made available for inspection by the public during normal business hours.

(B) Authority of the chair

The Chair shall make decisions on questions of procedure subject to review by the City Council as a whole. The Chair, with the consent of the City Council, may appoint a parliamentarian from outside the City Council to assist the Chair in interpreting the rules of procedure governing City Council meetings, and shall offer advice to the Chair as requested by the Chair or any member of the City Council. The Chair, shall, upon request of a member of the City Council, inform the City Council as to the advice given by the parliamentarian. Following a decision of the Chair on a question of procedure, any two members of the City Council shall be entitled to appeal the decision of the Chair by the making, and seconding of, an appeal. See RONR.

(C) Council deliberation and order of speakers

The Chair has been delegated the responsibility to control the debate and the order of speakers. Speakers will generally be called upon in the order of the request to speak. With the concurrence of the Chair, a Councilmember holding the floor may address a question to another Councilmember and that Councilmember may respond while the floor is still held by the Councilmember asking the question. A Councilmember may opt not to answer a question while another Councilmember has the floor.

(D) Limit deliberations to item at hand

After an agenda is announced by the Chair, the City Council may discuss the item without the need for a motion on the item. Councilmembers will limit their comments to the subject matter or motion being currently considered by the City Council. All discussions shall be germane to a posted agenda item.

(E) Obtaining the floor

Except as provided in RONR, any member of the City Council wishing to speak shall obtain the floor by being recognized by the presiding officer. The Chair shall recognize any Councilmember who seeks the floor when appropriately entitled to do so and may decide to allow verbal or electronic recognition of Councilmembers.

(F) Motions

Motions may be made by any member of the City Council, other than the Chair. Any member of the City Council, other than the Chair and the person offering the motion, may second a motion.

(G) Procedures for motions

The following is the general procedure for making motions:

- (1) Before a motion can be considered or debated, it shall be seconded.
- (2) A Councilmember who wishes to make a motion, except as provided in RONR, shall first obtain the floor.
- (3) A Councilmember who wishes to second a motion shall do so by through a verbal request to the presiding officer.
- (4) Unless otherwise required or provided by law, a motion (other than a procedural motion) made and seconded, unless stated otherwise, shall include, without necessity of reference, a motion to close the public hearing on the matter if the matter is

one which includes a public hearing. A Councilmember wishing to continue the public hearing shall move to continue the public hearing, and if seconded shall be voted upon before the main motion. No discussion shall be permitted on a motion to continue the public hearing.

(5) Once the motion has been properly made and seconded, the Chair shall open the matter for discussion offering the first opportunity to the moving party and, thereafter, to any Councilmember properly recognized by the Chair.

(H) Motions to amend a motion

When a motion is on the floor and an amendment is offered, the amendment shall be acted upon prior to acting on the main motion. No motion of a subject different from that under consideration shall be admitted as an amendment. A motion to amend an amendment shall be in order, but one to amend an amendment to an amendment shall not be in order. Action shall be taken on the amended amendment prior to any other action to further amend the original motion.

(I) Abstention or recusal

(1) If a Councilmember abstains because of a legal conflict that Councilmember is not counted as present for quorum purposes and is not deemed to be “voting” for purposes of determining whether there has been a “majority vote of those voting and present,” unless otherwise required by law.

(2) When a Councilmember has a legal conflict and is required to abstain or be recused from a portion of a City Council meeting, the Councilmember shall complete the necessary affidavit regarding the conflict.

(3) Pursuant to Article III, Section 6 of the Charter, a Councilmember who is present and not required by law to abstain from voting shall vote on every measure for which a vote is called; a refusal to vote constitutes a vote of “no” on the measure.

(J) Special Charter or statutorily-mandated voting requirements

Some actions taken by the City Council require more than a simple majority vote for approval as required by either the Charter or State law, including:

(1) *Charter amendments - Two-thirds vote:* An ordinance submitting a proposed Charter amendment must be adopted by at least a two-thirds vote of the full City Council. (Texas Local Government Code, Section 9.002(a), Article XI, Section 5, Texas Constitution).

(2) *Changing paving assessment plan - Two-thirds vote:* Changes in plans for paving assessments require a two-thirds vote of the full City Council. (Texas

Transportation Code, Section 313.053).

(3) *Protested changes in zoning ordinance - Three-fourths vote:* If a proposed change to a zoning regulation or boundary is protested by owners of twenty percent or more of the area of the lots or land included in such proposed change, or of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet therefrom, the affirmative vote of at least three-fourths of the full City Council is required for the proposed change to take effect. (Texas Local Government Code, Sec. 211.006(d); Garland Development Code; Council Policy, Article II, below.)

Section 5 Public hearings

(A) The City Council procedure for the conduct of public hearings is generally, but not required to be, as follows:

- (1) Staff presents its report.
- (2) Councilmembers may ask questions of staff.
- (3) The Chair opens the public hearing.
- (4) The applicant or appellant then has the opportunity to present comments, testimony, oral arguments. In the case of an appeal when the appellant is different from the applicant, the appellant shall be called upon first to provide comments or testimony. The applicant or appellant may have a total of fifteen minutes for a presentation when recognized by the Chair. The initial comments or presentation shall be limited to ten minutes and the rebuttal or concluding comments shall be limited to five minutes.
- (5) Councilmembers may ask questions of the applicant/appellant.
- (6) Members of the public are provided with the opportunity for comments and testimony in accordance with these Rules, including without limitation Sections 7 and 8, below.
- (7) The appellant or the applicant is given the opportunity for closing comments.
- (8) The City Council deliberates on the issue.
- (9) If the City Council raises new issues through deliberation and a majority of the City Council seeks additional public testimony, additional public comment and testimony is permitted in accordance with these Rules.
- (10) The City Council deliberates and takes action.
- (11) The Chair announces the final decision of the City Council.

(B) Any public hearing being held, noticed or ordered to be held by the City Council may, by order, notice or motion, be continued to any subsequent meeting subject to the provisions of the Texas Open Meetings Act.

(C) Remote attendance

Unless otherwise necessitated by a public emergency, the following shall apply to Councilmembers attending public meetings remotely:

(1) a Councilmember may only remotely attend Council meetings held in the Council Chambers. Each Councilmember may only remotely attend one public meeting per calendar year; however, the Mayor may allow a Councilmember to remotely attend additional meetings for good cause;

(2) the Mayor, or the Councilmember acting as the presiding officer, must attend the meeting in person; and

(3) members of boards, commissions, and committees may not remotely attend meetings.

Section 6 Public testimony at meetings

(A) Determining whether speakers are present

When a matter comes before the City Council, the Chair will open the public hearing. Upon opening the public hearing, and before any motion is adopted related to the merits of the issue to be heard, the Chair shall determine if speaker's cards have been submitted by persons who intend to speak or register a position or the Mayor may inquire if there is anyone present who desires to speak on the matter which is to be heard or to present evidence regarding the matter.

(B) Public member request to speak

Any person wishing to address the City Council regarding a matter on the agenda shall complete and present a speaker's card to the City Secretary before or as soon as reasonably possible after the close of the vote on the matter. Prior to speaking, the speaker shall complete the speaker's card and sign the card under penalty of perjury, or shall, if so allowed by the Chair, be sworn by the City Attorney or other person authorized to administer oaths. Upon being recognized by the Chair, the person may speak or present testimony relevant to the matter being heard. No person may speak without first being recognized by the Chair. Each person wishing to speak on the matter shall be limited to three minutes. Speakers are advised to obtain all information necessary for their presentations prior to the meeting: The opportunity to speak is given to provide testimony

rather than to question the City Council or staff. The Chair may call a speaker out of order if the speaker presents questions or requests for information that will unduly delay the transaction of business at the meeting.

(C) Identification of speaker

When called upon, the person to speak shall come to the podium and state his or her name and address. If speaking for an organization or other group, the speaker shall identify the group represented. A person who does not wish to testify may nonetheless register a position on an agenda item by completing a speaker's card. The person's position on the matter shall be read into the record but the person is not required to address the City Council.

(D) Time limits

The Chair, with the concurrence of the City Council, may alter any of the enumerated time allocations based on the complexity of the item and the number of persons wishing to speak on the item.

(E) Designation of spokesperson

To expedite matters and to avoid repetitious presentations, the designation of a spokesperson is encouraged. Whenever any group of individuals wishes to address the City Council on the same subject matter, those individuals are encouraged to designate a spokesperson. Any person present at the meeting may, in lieu of speaking, designate a spokesperson by indicating the designation on his or her speaker's card. With the consent of the City Council, the Chair may extend the time allocation for a designated spokesperson. In this regard, three or more speakers may yield their time to a single speaker and such speaker shall be given two minutes per speaker up to a maximum of ten minutes provided that each of the persons who have agreed to yield their time to the designated spokesperson have completed a speaker's card and have indicated thereon the person's consent to the designation. The designating person's position on the matter shall be read into the record.

(F) Comments addressed to City Council

All remarks shall be addressed to the City Council as a whole and not to individual members or other speakers. Questions, if any, shall be directed to the Chair who will determine whether, or in what manner, an answer will be provided. Questions shall not be addressed to individual members or to other speakers.

(G) Questions of speakers

Members of the City Council who wish to ask questions of a speaker or each other during the public hearing portion may do so, but only after first being recognized by the Chair.

Interaction with the speaker shall be limited to a question or questions, rather than an ongoing dialogue.

(H) Motion to extend a speaker's time to speak

In fairness to all speakers, a question may not be presented solely for the purpose of providing the speaker with more than the allotted time for the speaker unless a motion is made and approved extending the time for the speaker.

(I) Materials for public record

All persons interested in the matter being heard by the City Council shall be entitled to submit written evidence or remarks. All such evidence presented will be retained by the City Secretary as part of the record of the hearing, in accordance with the requirements of State law.

(J) Germane comments

No person will be permitted to speak about matters or present evidence which is not germane to the matter being considered. A determination of relevance shall be made by the Chair, but may be appealed to the full City Council.

Section 7 Staff presentations

Staff presentations will be concise and will provide factual background information on the item as well as a recommendation for the City Council. Written presentations shall, to the extent possible, be provided to the City Council before the meeting.

Section 8 Appointments to boards and commissions

(A) Appointments to boards and commissions shall, unless otherwise required by law, be made by minute action reflecting the unanimous consent of the City Council, unless a Councilmember requests that the appointment be deliberated by the City Council.

(B) In the event a Councilmember appoints an individual who resides in a District that is not the district represented by the Councilmember, the appointing Councilmember shall make a reasonable effort to discuss the appointment with the Councilmember of the district in which the proposed appointee resides prior to offering the position to the appointee.

Section 9 Citizens' comments – "Open Microphone"

(A) A portion of the regular City Council meeting is set aside for members of the public to address the City Council on any item of City business that is not formally scheduled on the agenda. Members of the public who desire to speak shall electronically register at a

kiosk or complete a speaker card prior to the close of the citizens' comment period and present it to the City Secretary.

(B) A portion of City Council work session meetings and committee meetings shall be set aside for members of the public to address the City Council, or committee as the case may be, on any item that is formally scheduled on the agenda. Members of the public who desire to speak shall complete a speaker card prior to the opening of the meeting and present it to the City Secretary or the staff liaison of the committee.

(C) Citizens' comments related to items not on the agenda are generally permitted at the end of the regular City Council meeting, as specified on the agenda. A speaker's comments shall be limited to three minutes and the citizens' comment period shall not exceed thirty minutes. Speakers shall be allowed to speak on a first-come, first-to-speak basis as determined by the order in which the City Secretary receives the speaker's card provided that residents of Garland shall be given priority in the order of speakers if it appears to the chairperson that not all speakers will be able to speak within the allotted time. If at the end of the citizens' comment period all speakers who are still present and willing to speak are not offered an opportunity to speak at the meeting, those who have been allowed to speak at that meeting may not speak during the citizens' comment period at the next following meeting at which a citizens' comment period is offered until all other speakers have been allowed to speak. A speaker who was present and willing to speak at a meeting, but who was unable to speak because time ran out will be given priority in the order of speakers at the following citizens' comment opportunity regardless of the order in which the City Secretary receives the speaker's card, again provided that residents of Garland will be given first priority in the order of speakers regardless whether such citizens were present at the previous meeting. In such event, at the subsequent meeting the chair shall provide additional time, not to exceed 30 minutes, to accommodate all of the speakers then present. It is not the intent of the City Council to limit or control the content of any speaker's message, but to hear first from residents of Garland.

(D) In compliance with the Texas Open Meetings Act, the City Council may not question, deliberate or vote on any matter raised in citizens' comments. The City Manager may request staff to provide information requested by a speaker or investigate a matter raised by the speaker.

Section 10 Rules of decorum

(A) Speakers shall not present the same or substantially the same items or arguments to the City Council repeatedly or be repetitious in presenting their oral comments. A speaker shall not present argument on a matter previously considered by the City Council at the same session.

(B) Persons attending City Council meetings should observe the same rules of propriety, decorum and good conduct as they would show in a courtroom, a place of worship, or at any other serious or solemn occasion during which matters of importance are being

considered. Visitors will refrain from engaging in chatter, private conversations, and from making other distracting noises while the City Council is in session. Phones and other electronic devices should be set to off or silent mode. Visitors should not applaud, boo, clap, or otherwise audibly express approval or disapproval of the speech of another person in a loud and raucous manner calculated to disturb the meeting.

(C) Visitors attending City Council meetings may not bring food or drink other than water into the City Council chamber.

(D) No person shall display or cause to be displayed any sign, placard, poster or banner within the City Council chamber in such a manner as to impede the use of the aisles or exits, interfere with the use of the seating area, obstruct the view of another or in any other manner disturb or interfere with the orderly conduct of the meeting. A sign, placard, poster or banner may not exceed more than six square feet in surface area and may not be attached to any stick, pole or other appurtenance that could be used as a club or deadly weapon.

(E) Only one person at a time may stand at the speaker's podium, unless the speaker is a child or requires an interpreter or other special assistance or unless the person is appearing as a group receiving a recognition or award presented by the Mayor or City Council.

(F) No person may approach nearer the City Council than the front of the speaker's podium without leave of the Chair. A speaker may not bring to the podium any bag or other container. Recording equipment (including cameras, microphones, tripods and supporting equipment) may not be used within any seating area or aisle in such a manner as to impede the use of the aisles or exits, interfere with the use of the seating area or obstruct the view of another, but may be set up behind the public seating area or at the sides of the City Council chamber to the front of the public seating area, no nearer to the podium than the edge of the raised portion of the City Council seating area. For safety purposes, standing or sitting in any aisle used for ingress or egress into the City Council chamber is not allowed. The maximum occupancy limitation for the City Council chamber will be enforced by the Chair. Overflow crowds may stand in the public area outside the City Council chamber provided that hallways, exits, and elevator areas must remain unobstructed.

Section 11 Waiver of rules

As referenced in RONR, certain procedural rules contained in federal law, state law or the City Charter cannot be suspended. As referenced in RONR, certain rules of order can only be suspended by two-thirds vote. Other rules may be waived or suspended by a majority vote of the Councilmembers present (but not less than five votes) when it is deemed that there is good cause to do so, based upon the particular facts and circumstances involved.

Section 12 Non-exclusive rules

The rules set forth are not exclusive and do not limit the inherent power and general legal

authority of the City Council, or of its presiding officer, to govern the conduct of City Council meetings as may be considered appropriate from time to time, or in particular circumstances, for purposes of orderly and effective conduct of the affairs of the City.

Section 13 Non-observance of rules

Rules adopted by the City Council are solely to expedite and facilitate the transaction of the business of the City Council in an orderly fashion shall be deemed to be procedural only, and the failure to strictly observe any such rules shall not affect the jurisdiction of, or invalidate any action taken by, the City Council.

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ARTICLE II

CITY COUNCIL POLICIES AND COUNCIL DIRECTIVES

Division 1 COUNCIL OPERATING PROCEDURES

Section 1 Placing items on an agenda

(A) Other than matters nominated for discussion during the “Future Agenda Items” segment of the regular agenda (as provided below), the Mayor, individually, or any two or more members of the City Council may request in writing (which includes email) that an item be placed on an agenda for consideration by the City Council as a whole. The request shall be made to the City Manager. If the request is made by a Councilmember, the member shall provide the City Manager the name or names of the member(s) who seconds the request. Unless otherwise specified by the requestor, the City Manager shall cause the item to be placed on the next available agenda of the type designated by the requestor (that is, a work session or regular agenda). The requestor must provide adequate detail of the request to the City Manager to allow proper posting of the matter under the Open Meetings Act and to provide other members of the City Council with sufficient information about the request to prepare to discuss the matter. Unless the matter is of such urgency as to constitute an emergency within the meaning provided by the Texas Open Meetings Act, or if the item requires the calling of a special meeting, the matter must be submitted not later than the close of business one week before the next meeting of the City Council.

(B) Each work session agenda prepared by the City Manager shall include a segment entitled “Future Agenda Items”. During the future agenda items segment, a member of the City Council may offer a matter for future consideration by the City Council. The suggested topic must obtain a second from one or more members of the City Council in order to be placed on a future agenda. If a second is obtained, the Mayor will direct the City Manager to place the matter on a subsequent agenda or, with the concurrence of the City Council, refer the matter to a committee.

(C) Other than routine matters placed on an agenda by staff (such as bid approvals, zoning requests, and the like) and emergency items, no matter that requires official action by the City Council will be considered without first having been discussed at a work session.

Section 2 Political and other endorsements by members of the City Council

A member of the City Council may endorse a candidate or a cause by using the Councilmember’s name and position, such as the term “Mayor, Garland, Texas”, “Councilmember, District __, Garland, Texas” or similar phrasing. A member of the City Council may not, in an endorsement, imply that the City of Garland - as an entity - has endorsed any such candidate or cause unless the City Council has formally voted as a body to provide that endorsement. In that regard, the City Council is generally constrained by

law from endorsing a candidate or cause in an election. A member of the City Council may not use a City or departmental logo or trademark in providing an endorsement of a candidate or cause in an election, nor may the member use City personnel or supplies to do so. A member of the City Council may use a City or departmental logo or trademark in the conduct of City business unrelated to an election.

Section 3 Council committees and outside boards

(A) Purpose

Due to the complexity and diversity of City government issues, City Council may elect to send some issues to a Council committee for a closer review.

The City Council may appoint from among its members, representatives to outside boards, councils and groups ("outside boards"), such as the Dallas Regional Mobility Council and the North Central Texas Council of Governments (and its sub-councils, such as the Regional Transportation Council). In order to provide a mechanism for continuous evaluation and discussion of these various issues beyond the limited time available at regularly scheduled work sessions and to properly manage its representation on outside boards, the City Council adopts this policy regarding the set up and use of Council committees and for appointments to outside boards.

(B) Assignment to committees

Agenda items may be assigned to a committee by the Mayor, with the consent of the City Council, or by the City Council.

(C) Standing committees

The City Council shall have the following standing committees, aligned with the management responsibilities assigned to City staff by the City Manager:

- Administrative Services Committee
- Audit Committee
- Community Services Committee
- Development Services Committee
- Public Safety Committee
- Transportation, Infrastructure, and Mobility Committee
- Intergovernmental Affairs Committee

Each committee, after receiving an assignment from the Council, will consider policy decisions and actions; study issues; evaluate options; and develop recommendations. The committees shall serve in an advisory capacity only, and no committee shall have any authority to make final decisions regarding the merits or resolution of any matter assigned

to or considered by it.

(D) Standing committee responsibilities

The standing committees identified below shall have the following general responsibilities:

Administrative Services Committee

Items that may typically be directed to the Administrative Services Committee include, but are not limited to:

- Additions/revisions to Council policies.
- Updates on internal procedural modifications.
- Specific budget items.

Audit Committee

The Audit Committee shall assist the City Council in fulfilling the Council's oversight responsibilities for the Internal Audit Department, reporting practices, internal control, and compliance with laws, regulations and ethics within the limits described in the City Charter. The Internal Audit Department shall have access to all information necessary to perform its functions under the City Charter (to the extent permitted by law) and shall operate independently of management and free of organizational impairments.

The Audit Committee will consist of seven members, three of whom shall be members of the City Council appointed by the Mayor, and three of whom shall be appointed by the City Manager. The Internal Auditor shall serve as a member and provide staff support to the committee. Only Councilmembers may vote.

The Audit Committee shall meet at least quarterly, or more frequently as needed, and shall:

- Review and approve the Internal Audit Charter
- Approve the Internal Audit Department Annual Plan
- Receive and consider special written requests for audits from Councilmembers and the City Manager
- Adjust the Annual Audit Plan as necessary to accommodate changes in the operating environment.
- Review the results and performance of the Internal Audit Department on a quarterly and annual basis
- Review proposed Internal Audit budget considering available resources
- Review summary of findings and recommendations of audit reports
- Review the annual external audit results and findings

Community Services Committee

Items that may typically be directed to the Community Services Committee include, but are not limited to:

- Creating new or modifying existing codes and ordinances related to parks and recreation, public health and code compliance
- Reviewing grant program applications
- Considering incentive programs for neighborhood revitalization

Development Services Committee

Items that may typically be directed to the Development Services Committee include, but are not limited to:

- Creation of new, or modification to existing codes and ordinances related to zoning, platting and building, engineering and transportation standards and requirements

Public Safety Committee

Items that may typically be directed to the Public Safety Committee include, but are not limited to:

- Additions and revisions to Council policies as they relate to public safety
- Review of local, county, state and national legislative changes as they relate to or may affect public safety
- Updates on policy modifications relating to public safety

Transportation/Infrastructure/Mobility Committee

Items that may typically be directed to the Transportation [Infrastructure/Mobility] Committee include, but are not limited to:

- Reviewing regular reports and updates regarding current street, mobility, or other transportation projects and future areas of focus
- Reviewing current policies and programs regarding infrastructure construction, replacement or rehabilitation means, methods, funding, or cost-sharing.
- Discussing research and policy considerations concerning transportation mobility
- Working with staff to explore new ideas to improve infrastructure and mobility initiatives

Intergovernmental Affairs Committee

Items that may typically be directed to the Intergovernmental Affairs Committee include, but are not limited to:

- Review Council policies as they relate to building and maintaining relationships with other governmental entities such as School Board
- Review of local, county, state and national legislative changes
- Recommending legislative agenda items to the full Council

(E) Ad hoc committees

Ad hoc committees may be created by the Mayor, with the consent of the City Council, or by the City Council, and its members appointed by the Mayor for a specific purpose, project or issue. The committee shall continue until the project is completed, at which time it will be dissolved, unless earlier dissolved by the Mayor, with the consent of the City Council. To the extent not inconsistent with the nature of ad hoc committees, ad hoc committees shall comply with the rules applicable to standing committees.

(F) Committee recommendation and Council consideration

Each committee shall prepare reports and make recommendations to the City Council at a work session regarding every matter assigned to or considered by the committee.

(G) Composition of committees

Each committee shall be composed of three members of the City Council. The Mayor shall serve as an ex officio member on each committee with the right to discuss any matter that is under consideration, but the Mayor shall have no vote nor serve as chair at the committee level. Any member of the City Council may attend any committee meeting, but only appointed members may participate in deliberations and voting. Testimony from someone not on the committee is permitted at the pleasure of the Chair.

(H) Appointments and vacancies

Within ten business days after the swearing-in of all Councilmembers after a City Council election, a Council Committee Interest Form (see sample attached) shall be completed by each member of the City Council and returned to the Mayor. Within ten business days following the submission of the Council Committee Interest Form, the Mayor shall make his or her nominations to the Council's committees and outside boards and deliver those nominations to the City Manager for distribution to the City Council, which shall be done by posting them as an agenda item in advance of the meeting at which the City Council will vote upon such nominations thereby providing the City Council at least 72 hours advance notice of the Mayor's proposed committee assignments. The City Council may accept or disapprove the Mayor's nominations. The Mayor will make nominations and make new nominations as needed to fill vacancies, in a manner that will assure continuity on the Council's committees and outside boards.

(I) Term of office

The term of office of any member of a standing committee or outside board begins upon confirmation by the City Council. The term continues until the member has resigned from the committee or outside board and a replacement is confirmed, the City Council has voted to remove the member from the committee or outside board, or until the committee member no longer holds a position on the City Council.

(J) Chair

The Chair of each committee shall be selected by the Mayor.

(K) Convening meetings

The committee Chair shall have the responsibility for convening the committee as necessary.

(L) Minutes of meetings

Committees shall keep minutes of their meetings. The minutes shall provide a summary of all business discussed or considered, action taken, the outcome of any votes, and those persons present at committee meetings. When completed, the minutes shall be signed by the Chair and filed with the City Secretary and promptly posted on the City's website.

(M) Agenda postings

Notice of all committee meetings shall be posted in accordance with the Texas Open Meetings Act. Such notices shall be posted in a manner that contemplates the attendance of a quorum of the City Council.

A "notice of potential quorum" or other appropriate posting that complies with the requirements of the Texas Open Meetings Act shall, at the request of any councilmember, be posted for meetings and events sponsored by entities other than the City in a manner that allows for the lawful attendance and participation of a quorum of the City Council.

(N) Recommendation regarding the continuation of committees

The Mayor shall annually review the activity of existing committees to identify inactive committees and provide a report to the Council recommending which committees should be established, continued, or dissolved.

Section 4 Appointments by the City Council to outside organizations of which the City is a member

(A) Under State law or by reason of contract or other arrangement, the City is

represented in the affairs of certain organizations that exist independently of the City. The City appoints, or approves the appointment of, representatives to those organizations who serve as voting members of the governing bodies of those organizations. Those persons are charged with representing the interests of the City. Currently, those organizations consist of the (1) Texas Municipal Power Agency; (2) North Texas Municipal Water District; (3) Dallas Area Rapid Transit Authority; (4) Garland Housing Finance Corporation; (5) Garland Economic Development Authority; (6) Garland Health Facilities Development Corporation; (7) Civil Service Commission; and (8) Dallas Central Appraisal District. If an organization is created subsequent to the adoption of this policy to which the City is entitled to appoint a representative to the governing body of the organization, this policy shall apply until specifically amended to apply to the organization.

(B) It is the intent of the City Council that the term of service is “at will” such that the representative may be removed without cause. If, by law, an appointment is for a definite period and an appointed representative may not be removed at will, controlling law shall prevail.

(C) In order to provide for timely appointments to the organizations, the City Council shall be advised at least sixty days in advance of the expiration of a representative’s term of office. At the time of such advice to the City Council, the City Manager shall cause a notice to be placed on the City’s website, in the Garland City Press and through other available community-related electronic communication tools such as Neighborhood Chatter and Nextdoor for a minimum of twenty-one days in order to provide citizens the opportunity to apply for the position. Such notice shall include information for the public that explains the purpose and function of the organization and the role of the appointee. At the close of the 21-day period, applications for the position, or recommended appointees to be approved by the City Council, will be presented to the City Council to allow the City Council to interview candidates for the position. At the close of the interview process, if one is held, the City Council shall make its appointment, or approval, by minute action or resolution, as prescribed by law.

(D) Persons appointed by the City Council shall provide periodic, but not less than annual, updates to the City Council regarding the activities of the organization to which they have been appointed.

Section 5 State and Federal legislation and rule-making proceedings

(A) The City Attorney, with the assistance of the City Manager, shall apprise the Intragovernmental Affairs Committee of pending matters of legislation or rule-making that may affect the interests of the City. The Mayor, Intragovernmental Affairs Committee, or any two members of the City Council may request that a legislative or rule-making initiative be presented to the City Council for a formal determination by the City Council of endorsement or opposition. The City Attorney may, in the exercise of his or her professional discretion, determine to take action on or intervene in support of or opposition to a legislative or rule-making matter subject always, however, to the prerogatives of the

City Council as the policy-making body of the City.

(B) This policy is not intended to prohibit or restrict a member of the City Council acting as a private citizen, and not on behalf of the City, from participating in legislative or rule-making matters provided the Councilmember does not in any way imply that the position of the Councilmember is the official position of the City unless the City Council has so decided. A member of the City Council may accurately represent himself or herself as an elected official and as a member of the City Council, but may not use City resources, staff, letterhead, official email, or any City-approved logo in doing so.

Section 6 Council budget for travel, business expenses, and equipment

(A) In the budget presented to the City Council for its consideration each year, the City Manager shall suggest an amount to be budgeted for the anticipated expenses of the City Council consistent with the provisions of this policy. The City Council shall consider the suggested funding and approve the amount, decrease the amount, or increase the amount as it considers necessary and proper. The funding should be sufficient to provide for City Council travel and other business expenses and City-provided equipment consistent with this policy and Article III, Section 3 of the City Charter, which provides for the reimbursement of necessary expenses incurred in the performance of a councilmember's official duties when approved by the City Council.

(B) The City Council shall provide adequate funds for travel and related expenses so that the Mayor and each member of the City Council has the opportunity to attend meetings, conferences, or events of organizations in which the City is a member if such expenses are approved by the City Council in accordance with subsection (D).

(C) The City Council shall provide adequate funds for travel and related expenses to enable the Mayor or other members of the City Council to attend meetings, events, and conferences relating to and advancing the City's interests in addition to those described in subsection (B) if such expenses are approved by the City Council in accordance with subsection (D).

(D) The expenses budgeted and authorized under subsections (B) and (C) must be approved by the City Council in advance unless the attendance of the Mayor or another member of the City Council is of such an urgent, unforeseen, and important nature that advance approval of expenses by the City Council cannot reasonably be obtained in a timely manner. Examples of urgent and unforeseen circumstances include attendance at legislative proceedings (federal/state/local), expenses made necessary by natural disasters, appearances at official business as compelled by law, and the like. Such unforeseen expenses may be approved by the Mayor (or by the Mayor Pro Tem in the event the Mayor will incur or has incurred such expenses). The City Council retains the authority to approve any travel that has been disapproved by the Mayor (or Mayor Pro Tem, as the case may be).

(E) A Councilmember shall provide a report on any meeting attended at the expense of the City at the next regular meeting of the Council. If multiple Councilmembers attended the same event, a joint report may be made. The City Manager will provide the City Council with an annual written briefing on Council travel and related expenses.

(F) The following general rules apply to travel (in town and out-of-town) and other City-related expenses incurred by the Mayor and the City Council:

- *Registration and necessary membership fees for the organizations described in subsection (B).* Membership and registration should be completed through the office of the City Manager in advance, when possible.
- *Transportation for City-related business.* Councilmembers may select the appropriate mode of transportation. Payment or reimbursement of transportation expenses, however, will be based upon the most economical mode of transportation that is reasonable under the circumstances.
 - If a Councilmember drives a personal vehicle on City business, reimbursement will be made at the lower of either the current mileage reimbursement rate published by the United States Internal Revenue Service or the most economical airline rate to and from the destination. A mileage accounting shall be filed using the City's standard personal mileage trip sheet form and shall have attached thereto a calculation of mileage as determined by an on-line trip mileage calculator.
 - Airline reservations should be made well in advance of the trip in order to take advantage of any discounted fares.
 - Rental vehicles are authorized for out-of-town trips where the Councilmember does not have use of a personal vehicle, but only when the amount of travel while at the destination will make a rental vehicle more economical than a shared ride, complimentary shuttle or taxi service. If a rental vehicle is used, all supplemental car rental insurance and damage waivers should be declined. Car rental reservations must be made through the office of the City Manager.
- *Meals for City-related travel.* The City will pay a per diem for meals based on the current published U.S. General Services Administration (GSA) allowance. GSA allowance rates are available on-line at www.gsa.gov and will be based on the location at which the meal purchase is made. If the location is not listed in the GSA tables, the standard rate will be used. For less than complete days spent on authorized travel, the GSA allowance will be prorated as follows: Breakfast - 20% of GSA allowance; Lunch - 30% of GSA allowance; Dinner - 50% of GSA

allowance. The GSA allowance will also be reduced pro-rata for any meal for which the City will otherwise pay or the expense for which is otherwise avoided. Examples include, without limitation, a luncheon provided to attendees at a conference, a dinner provided as part of a social event related to the City business, or breakfast provided as part of the airfare to or from an event.

- *Out-of-town lodging accommodations.* The City will pay for lodging accommodations through the duration of the meeting, seminar or City-related business travel event. If accompanied by a family member or others, the Councilmember will pay any difference between the single and double- or multiple-occupancy rates, if any, for the accommodation.
- *Miscellaneous travel-related expenses allowed.* Reasonable baggage handling, parking (including valet parking fees if reasonable and necessary) tolls, service and similar gratuities and expenses are allowed while on authorized travel. Receipts are not required but the amount must be reflected on the expense report.
- *City-related equipment, office products, and supplies.* The City will provide each member of the City Council with:
 - A laptop computer or tablet with Wi-Fi or other remote access capabilities;
 - Business cards
 - A cell phone or a cell phone stipend, payable monthly
 - Official City-branded shirts and nametags

Ordering and delivery of equipment, especially computer or City-network connected equipment, must be coordinated with the Office of the City Manager in order to insure consistency of equipment capabilities and cost control. Equipment problems shall be referred to the Office of the City Manager. Each member of the City Council is responsible for promptly returning all City-provided equipment, access/ID cards, and keys (if any) to City facilities upon completion of the member's term of office. A Councilmember may, on completion of the member's term of office, purchase the laptop computer or tablet provided to that member for not less than fair market value if the device is considered obsolete and will be replaced by an upgraded device. Fair market value for the device will be determined by the City's IT department.

(G) The following expenses are categorically disallowed and will not be paid or reimbursed by the City and may not be charged to City-issued credit or debit cards or otherwise:

- Trip or travel insurance
- The personal portion of any trip, including without limitation the expenses

- attributable to family or companions
- Premium or first-class lodging, transportation or meals
- Alcoholic beverages
- In-room movies, games or other entertainment
- In-room meal service fees (the meal is reimbursable if otherwise allowed under this policy)
- Valet service (with the exception of required valet parking)
- Laundry service or garment rental (with the exception of laundry service for out-of-town stays of more than seven days)
- Gratuities in excess of 20%
- Entertainment costs, including theater, movie, or sporting event tickets, recreational expenses (such as greens or cart rental fees for golf) or the like
- Political contributions or attendance at political or charitable events
- Non-mileage personal driving expenses such as repairs, traffic citations, and insurance
- Personal losses incurred while on City-related business
- Cash advances on a City-issued "P-Card"

(H) While the City Charter provides that the Mayor and the members of the City Council are entitled to be reimbursed for certain expenses, it is the policy of the City that neither the Mayor nor any Councilmember will be issued or may hold a City P-Card or other means of unilaterally charging expenses to the City. If the Mayor or a member of the City Council is owed more than \$100.00 in reimbursement, the office of the City Manager shall process an accounts payable request through the City's accounts payable system. If less than \$100.00 is owed, reimbursement may be made from an appropriate petty cash fund. If the Councilmember owes the City money, the Councilmember must reimburse the City within twenty business days after completing travel or incurring the expense. A check payable to the City shall be attached to the original, signed expense report. The City Council is responsible for enforcing this policy.

(I) The Mayor and members of the City Council may be asked, or may desire, to join outside organizations to promote the interests of the City or to sponsor such events or organizations. In such cases, unless membership in the organization has already been approved by policy (see, for example, section relating to membership in the Texas Municipal League and its affiliates), the City Council shall be provided with a brief description of the organization, what it does, what benefits to the City the sponsorship or membership in the organization will promote, frequency of meetings, and an estimate of annual costs of membership (including dues, conference fees, and travel costs). The City Council may approve a sponsorship or a membership in the organization by consensus and, if so approved, shall budget funds for associated costs. The City Council shall annually review sponsorships or City Council memberships in outside organizations during the operating budget approval process. Some organizations may not reflect the values or ideals of the City Council as a whole. Thus, the Mayor or a member of the City Council may not commit to sponsorship, membership or participation in, or attendance at, meetings of

organizations not listed in this section without the approval of the City Council except in the Councilmember's individual capacity and at the Councilmember's sole expense.

(J) The City Manager is authorized to provide a cash allocation to senior-level employees who have been assigned to accompany members of the City Council on authorized out-of-town trips to off-set incidental, out-of-pocket expenses incurred in support of official City Council functions. Any unused portion of the cash allocation shall be promptly returned to the City upon completion of the function.

Section 7 Council requests for information or services

(A) By Charter, the people of Garland have chosen a council-manager form of government. In keeping with that form of government, the City Charter specifically provides:

Neither the City Council nor any of its members shall direct or request the appointment of any person to or his removal from office by the City Manager or by any of his subordinates. However, the Council may consult and advise with the City Manager, make inquiry regarding the appointments or removals, and may express their opinion in regard thereto. In regard to administrative and executive duties under the City Manager, the Council and its members shall deal solely through the City Manager and neither the Council nor any member thereof shall give orders to any subordinates of the City Manager, either publicly or privately. Willful violation of the foregoing provisions of this Charter by any member of the Council shall constitute official misconduct and shall authorize the Council, by a vote of a majority of its membership, to expel such offending member from the Council, if found guilty after public hearing, and thereby create a vacancy in the place held by such member.

(B) The City receives many service requests, information requests, and complaints each month. Some of those requests and complaints are received through members of the City Council and some may be initiated by a member of the City Council. For requests and complaints received or initiated by a member of the City Council, this policy is intended to provide for an expeditious and thorough means of resolving such requests and complaints by providing access to the appropriate level of City management without violating the prohibition on interference contained in the City Charter.

(C) Requests and complaints received through or initiated by members of the City Council generally fall into three categories. Requests and complaints may be made either verbally or in writing, including email. The following guidelines will apply when processing requests or complaints:

SERVICE REQUESTS	
TYPE:	REFER TO:
First time request for routine service when a response to the Councilmember is not desired. A department representative will contact the requestor if necessary.	Department service line Responsible department head or managing director Assistant City Manager or Deputy City Manager City Manager
Second or third time for routine service request when a response to the Councilmember is not desired. The department head or a representative will contact the requestor.	Responsible department head or managing director Assistant City Manager or Deputy City Manager City Manager
Routine service request involving more than one department when a response to the Councilmember is not desired.	Responsible department heads or managing directors Assistant City Manager or Deputy City Manager City Manager
Routine service request when the Councilmember desires a response.	Responsible managing director Assistant City Manager or Deputy City Manager City Manager
Service request that is not routine or that involves a major resource allocation. A response shall be provided to the Councilmember.	Assistant City Manager or Deputy City Manager City Manager

INFORMATION REQUESTS	
Information that is readily available (on file or that can be provided verbally).	Responsible department head Assistant City Manager or Deputy City Manager City Manager
Information that is available but that requires compilation or interpretation.	Assistant City Manager or Deputy City Manager City Manager
Information that involves more than one department and that requires compilation or interpretation.	Assistant City Manager or Deputy City Manager City Manager

COMPLAINTS	
Routine service complaints regarding quality or quantity of service when no response to the Councilmember is desired.	Responsible department head or managing director Assistant City Manager or Deputy City Manager City Manager
Service complaints regarding quality or quantity of service when a response to the Councilmember is requested.	Assistant City Manager or Deputy City Manager City Manager
Complaints regarding the conduct or performance of a City employee.	City Manager
Complaints involving a City policy, procedure, or ordinance.	Assistant City Manager or Deputy City Manager City Manager City Council

(D) Information regarding the submission or resolution of a service request, information request or complaint is generally public and may be shared with other members of the City Council. A member of the City Council has no expectation of secrecy regarding the submission or resolution of a service request, information request or complaint. Information received from or given to a member of the City Council is information that may be given to all members of the City Council.

Section 8 Who shall act as Mayor

The City Charter provides, “In case of the absence or disability of both the Mayor and the Mayor Pro Tempore, the remaining members of the Council shall elect one of the members to act as Mayor.” Because there may not be time to assemble a quorum to elect a person as mayor under such circumstances, and in order to increase the efficiency of government, the City Council may choose to elect a deputy mayor pro tempore to act as mayor when the Mayor and the Mayor Pro Tem are absent or disabled. If the City Council chooses to have a deputy mayor pro tempore, the election for the position shall be held at the first regular meeting of the City Council that follows the. The City Manager shall place an item on an agenda for consideration by the City Council each year.

Section 9 Communications on behalf of the City by members of boards and commissions

(A) Boards and commissions, whether established by reason of State law, the Charter, by ordinance or on an ad hoc basis, are an integral part of the municipal government process. The citizens who serve on City boards and commissions provide an important service to the citizens of Garland. Boards and commissions, and the members of those boards and commissions, do not, however, speak for the City on larger issues of City governance. The City Council is responsible for all aspects of the City’s governance and it is the legislative and policy-making body for the City.

(B) If a board or commission desires to communicate to others a position on any matter of public concern, the board or commission shall first seek approval from the City Council before engaging in such communication. The City Council will speak for the City. The City Council will determine whether and what will be the official position of the City on the issue presented by the board or commission.

Section 10 Meals for boards and commissions

The City Council shall budget for, and the City Manager shall cause to be provided, suitable meals for all meetings of the City’s boards and commissions.

Section 11 Appointments to boards and commissions; minimum meeting schedules; terms of appointment; annual election of officers; sub-committees; agendas; public comment

(A) Generally, appointments to boards and commissions shall be made by the City Council annually during the month of August. The general term of office for a council appointee begins on September 1 and expires on August 31 in the year in which the term of office of the member of the City Council who made the appointment expires. If a vacancy occurs before a term is completed, the Councilmember representing the district in which the vacancy occurs shall be responsible for nominating a replacement. *See also, Section 2 of Division 4 of this Article for the procedure regarding the recruitment and appointment of members of boards and commissions.*

(B) Unless otherwise provided by the ordinance that creates the board or commission or by controlling State law, all boards and commissions shall meet at least twice per calendar year, with a quorum of members present.

(C) Notwithstanding subsection (A) and unless otherwise provided by the ordinance that creates the board or commission or by controlling State law, the term of office of a member of a board or commission ends upon the resignation, disqualification, recall or other removal of the appointing Councilmember. A person appointed to fill a vacancy in such circumstances shall be appointed only for the unexpired term of office of the vacancy created. Provided, however, that a member of a board or commission whose term of appointment has ended may, if otherwise eligible to hold the position and subject to the provisions of Sec. 10.28 of the Code of Ordinances (providing for the automatic termination of appointment when a member files for elective office) holdover in the position until a successor is appointed by the City Council. A term of appointment ends immediately if the member of the board or commission is removed or replaced by the City Council which, as provided by Article IV, Sec. 2 of the City Charter, may be done without cause or notice.

(D) All boards and commissions, the members of which are solely appointed by the City Council, shall elect officers at the first meeting held by the board or commission on or after October 1 in each calendar year.

(E) A board or commission may, subject to the approval of the chair, create subcommittees that may include members of the public provided the subcommittee is chaired by an appointed member of the parent board. Members of such subcommittees who are not also members of the parent board shall serve *ex officio*, may not participate in official voting, and are not counted towards a quorum. To the extent practicable, subcommittees shall endeavor to abide by the policies applicable to the parent board, including the location of the meeting, the recording of proceedings, the keeping of minutes, and the like.

(F) With the exception of any board or commission that serves in a quasi-judicial capacity or other than purely as an advisory body, an item may be placed on the agenda of a board or commission by: (1) City staff; (2) the Mayor or any two or more members of the City Council; and (3) any two or more members of the board or commission. No item may be considered by the board or commission that is not directly germane to its expressed functions and duties as provided by law. An agenda will provide a section for pending

matters and a section for future agenda items to be announced, without debate, for consideration by the board or commission. Pending items will be posted to each agenda of the board or commission until action is taken on the item or the item is withdrawn by the submitter. The person designated by the City Manager as the staff liaison to the board or commission will assemble the agenda with input from staff, the members of the board or commission, and the chair, and is responsible for timely posting agendas in accordance with the Texas Open Meetings Act.

(G) With the exception of any board or commission that serves in a quasi-judicial capacity or other than purely as an advisory body, every board and commission shall allow members of the public at least three minutes to speak on matters relating to the functions and duties of the board or commission or matters on a posted agenda. The board or commission shall, to the extent practicable, abide by the provisions of these policies and the practices of the City Council with respect to public speakers.

Section 12 Boards and commissions to meet at City Hall

All regularly scheduled meetings of boards and commissions and of Council committees shall be held at City Hall except (1) when City Hall is unavailable for reasons such as multiple meetings and scheduling conflicts between meetings, inadequate space, construction and repair activities or similar circumstances which make the use of City Hall impracticable (in which event a suitable location as near as practicable to City Hall shall be used instead, and the meeting facility should be a municipal building); (2) for meetings of groups comprised primarily of minors; or (3) for non-traditional meetings such as retreats, tours, and social gatherings. Generally, all such meetings except for meetings of groups comprised primarily of minors should be held in the Work Session Room of City Hall and shall be recorded at least by audio means. The chair of the board, commission, or committee shall coordinate with the staff liaison for that board, commission or committee and with the City Secretary for the scheduling of rooms and the availability of recording equipment. The City Secretary shall publish the audio recordings of the meetings of boards, commissions (except for the Civil Service Commission and Youth Council), and Council committees on the City website.

Section 13 Annual performance and compensation review of council appointees

(A) The City Council appoints the City Manager, the City Attorney, , the Internal Auditor, and the judges of the Municipal Court. Except for the chief presiding judge and the associate judge of the Municipal Court (whose terms of office are prescribed by State law) and the City Secretary, council appointees are employed under contract, the term of which shall not exceed one year. The performance of and compensation afforded to council appointees other than the City Secretary shall be reviewed and evaluated by the City Council annually. Notwithstanding any other reference to “appointee” in this section, the determination of the performance, evaluation, compensation, and other terms of employment for the City Secretary have been assigned by the City Council to the City Manager and are not covered by this section.

(B) The City Manager shall cause the Managing Director of Human Resources to provide the City Council with:

(1) The current compensation paid and salary ranges applicable to officials with similar duties and comparable responsibilities employed by comparable municipalities in Texas; and

(2) Information regarding applicable municipal populations, departmental or functional staff support personnel, years of experience of each official in that official's present position, and benefits or perquisites provided.

(C) A copy of the information gathered by the Managing Director of Human Resources shall be forwarded to the respective appointee. The appointee may submit to the City Council comments regarding the information considered relevant for review.

(D) The City Council shall, in executive session:

(1) Meet to review the applicable performance-related goals and objectives, if any, established for each individual appointee for the preceding review period and define those goals and objectives to be considered for the next review period;

(2) Meet with each appointee individually to discuss the appointee's performance and achievements;

(3) Discuss and evaluate the appointee's performance during the preceding review period and, if applicable, the goals and objectives to be established for the next review period; and

(4) Determine the compensation, benefits, and perquisites to be afforded to the appointee.

(E) The Mayor shall notify each appointee of the compensation and benefits determinations made by the City Council and discuss with the appointee any additional comments or suggestions made by the City Council regarding such appointee. Follow-up sessions to clarify the evaluation or review progress with the City Council may be scheduled if necessary. The City Attorney shall be directed to prepare an appropriate employment agreement for each appointee who is employed under contract and that is reflective of the directions given by the City Council for that appointee. The employment agreements shall be placed on an agenda for formal approval by the City Council. Municipal judges are appointed for two-year terms, but compensation may be adjusted annually by the City Council. Note: Part-time associate judges are hired under informal contract by the presiding chief judge of the Municipal Court and are compensated in accordance with funds allocated for such purposes in the annual budget as approved by the City Council.

(F) After final approval by the City Council, the City Manager shall inform the Managing Director of Human Resources of the compensation adjustments that need to be implemented, as applicable, and shall cause the Managing Director of Human Resources to promptly prepare and process all the documentation necessary to implement the compensation determinations of the City Council as directed.

Sec. 14 Duty to maintain the integrity of sensitive or confidential information

The members of the City Council are entitled to be appropriately and timely informed of matters that may affect their ability to duly represent the interests of their constituents. However, while emergencies, police and fire activities, and similar events (“Emergency Events”) may generate significant public interest, they may not be appropriate for communications by individual members of the City Council or they may be of such a nature that City personnel cannot be expected to divert attention to providing information to members of the City Council in particular, as opposed to providing general public information. When information is provided by City personnel to the City Council in such circumstances, the information may be particularly sensitive or even confidential and its release to the public could compromise public safety, result in the release of information eventually determined to be inaccurate or may constitute confidential information that may not be released in any event due.

It is the policy of the City Council that a member of the City Council is limited to disseminating only such information regarding Emergency Events as has been officially cleared for public dissemination. No member of the City Council may insist upon a particularized briefing of developing or on-going Emergency Events to the extent that any City personnel may be distracted from fully attending to the Emergency Event. Until information has been officially released to the public, the members of the City Council shall maintain the confidentiality of all information obtained through City sources.

Division 2 MISCELLANEOUS DEVELOPMENT PROCEDURES

Section 1 Citizen-initiated street name changes

(A) Street name changes may be initiated either by the City or by citizen request. A street name change request initiated by citizen request will be considered only if 80% or more of the owners of property that will be directly affected by the street name change favor the request. A street name change request may be approved if the City Council determines that the change is in the public interest and that the name will not cause confusion, continuity or way-finding problems or otherwise adversely affect the public interest.

(B) A request to change a street name must be in writing. The application for a street name change must indicate the proposed name change, the limits (by block number) of the

name change, and the reasons for the change in name. A fee of \$500 shall be submitted with the written application for change in name to cover the cost of reviewing the proposal. If an initial determination is made that the change in name will cause confusion, continuity or way-finding problems or otherwise adversely affects the public interest, the applicant(s) shall be notified by the City and the initial application fee shall be refunded. If the proposed name is not acceptable, the applicant(s) shall be given an opportunity to propose another name before the application is disapproved. If the proposed name change is recommended for consideration to the City Council, the applicant(s) shall pay an additional fee based upon the actual costs of research of and notification to addresses that will be directly affected by the proposed name change. If the proposed name change is recommended for consideration to the City Council, the applicant(s) must obtain the written approval (an adequately descriptive petition is acceptable) of at least 80% of the affected property owners.

(C) Upon confirming that written approval has been obtained from the requisite number of affected property owners and payment of estimated sign replacement costs by the applicant(s), a public hearing shall be held by the City Council to consider the proposed name change. A name change may be made only by ordinance. If the name change is disapproved, the estimated sign replacement costs shall be refunded to the applicant(s).

Section 2 Private streets

(A) Private streets are an allowed option under the Garland Development Code. The private street option may be chosen in order to provide a means of limiting access into a development (for example, in private, gated communities), in order to maximize the amount of non-public area within a development, or for other development reasons. The City has no responsibility for any expenses related to the construction, maintenance or repair of a private street.

(B) In recognition of the possibility that a street constructed as a private street may eventually be, and occasionally are, after a period of time, turned over for public use as a public street and to ensure that private streets are built to the same standards and quality of public streets, the following standards apply:

(1) A private street is not allowed within a development without the prior approval of the City Council either through zoning approval or by separate development agreement.

(2) A private street must be designed, constructed, and maintained in accordance with the standards for public streets of the type and capacity most like the proposed private street, including width, turning radii, pedestrian ways and sidewalks, street lighting, and utility facilities.

(3) Private streets are allowed only in residential developments. Streets within a commercial or industrial development must be public. If, however, access to the

proposed street will be restricted (such as by gates or security personnel) the streets must be private. Limited access public streets are not allowed.

(4) The City is not responsible for the construction or maintenance of any aspect of a private street, including repairs or other maintenance. Accordingly, some perpetual funding source (such as an assessment-levying capable homeowners' association) for repairs must be provided for all maintenance of a private street.

(5) Only the City Council has authority to accept the public dedication of a street formerly constructed or used as a private street, and the City Council will only do so under the following conditions:

(a) The street meets all City requirements as to design and construction standards - upgrades to meet current City standards must be completed prior to the acceptance of the dedication;

(b) The area to be dedicated as a public street includes adequate room for sidewalks, street lighting, and utilities;

(c) The street provides adequate accessibility for emergency vehicles; and

(d) All gates and other limits to accessibility have been or will be removed without cost to the City prior to the acceptance of the dedication.

(C) Design plans for all proposed private streets shall be submitted for approval to the Department of Engineering in the same manner that plans for public streets are submitted. Approval or disapproval by the Department of Engineering will be determined in reference to this policy. A request for a variance from the requirements of this policy must be submitted to the City Council for approval or disapproval.

Section 3 Additional public notification of City activities

(A) In order to encourage public awareness of and participation in City matters, timely prior notification to the public must be given in addition to that contemplated by the Texas Open Meetings Act or other laws relating to specific notifications such as zoning changes, tax rates, and budget approval. This policy is intended to supplement the notifications required by law, including those contained in the Charter, the Code of Ordinances, and the Garland Development Code.

(B) The City shall endeavor to provide notice of the following matters at the earliest practical opportunity but, of course, no later than otherwise required by law:

- Adoption or amendment of the City's comprehensive plan
- Changes to the thoroughfare plan

- Changes to the City’s municipal boundaries (whether by annexation or dis-annexation or by boundary adjustment agreement with another municipality)
- Changes to the City’s territorial jurisdiction
- Amendments to the Garland Development Code
- Adoption or amendment of the annual City budget
- Adoption or amendment of the capital improvements budget
- Revisions to flood insurance rate maps and flood boundary-floodway maps affecting the City
- Special paving or drainage assessment projects

(C) In addition to posting, publication, and delivery of notice as required by law, the City shall endeavor to provide notice by mail, by email, or by other electronic delivery means to homeowners’ associations and civic groups that have previously registered with the City Secretary for such purposes. An association or group must register in writing on a form or in a format provided by the City Secretary and shall provide at minimum a mailing address, an email address, and the phone number for the person designated to be the point of contact for the association or group.

Division 3 FINANCIAL AND FISCAL INTEGRITY PROCEDURES

Section 1 Rotation of outside auditing firms for annual audits

The City is required by Charter and State law to have performed annually an independent audit of accounts and other financial transactions of the City by an outside auditor. The integrity and quality of the audit is of paramount concern to the City, to its citizens, and to those considering investments in or transactions with the City. The Audit Committee and staff shall review the outside audit each year to determine whether the City Council should consider a change in the firm conducting the outside audit or a change in the senior auditor in keeping with the goals stated in this policy.

Section 2 Financial policy; statement of investment strategy; statement of investment policy

(A) The City Council shall annually adopt, by resolution or minute action, a financial policy, a statement of investment strategy, and a statement of investment policy as required by and in conformance with State law. The following constitute the City’s financial policies and statements of investments strategy and investment policy:

(B) *Statement of financial policy*

General Principles:

- The City shall maintain an operating position in all governmental funds such that annual expenditures shall not exceed annual resources, including fund balance.

- The City shall maintain an operating position in all proprietary funds such that annual expenses shall not exceed annual resources, including retained earnings.
- The City shall protect the physical assets of the City to ensure the value, integrity, and utility of these major investments of the City's resources.
- This policy shall be reviewed and updated periodically and will be presented to the City Council for approval of any significant changes.

Operating Condition:

- A multi-year financial forecast shall be prepared annually projecting revenues and expenditures for all operating funds. This forecast shall be used as a planning tool in developing the following year's operating budget.
- Rates, fees, and charges for service shall be reviewed annually and adjusted as necessary to respond to cost increases or other changing circumstances.
- Activities within enterprise funds shall be budgeted so that revenues support costs of service, satisfy all revenue bond covenants, and provide adequate cash flows.
- Insurance coverage shall be examined annually to ensure that policy limits are adequate and in compliance with revenue bond covenants.
- Estimated costs and funding sources shall be identified prior to any project being submitted for approval by the City Council.

Debt Management:

- Debt shall not be used for funding current expenses.
- Bonds shall be sold only to finance long-term capital projects.
- A project shall not be financed over a period longer than the estimated life of that project.
- On all capital projects considered by Council, a disclosure statement shall be included, where appropriate, to identify annual operating costs of each project.
- The City shall prepare a multi-year Capital Improvement Program (CIP), updated annually, which will meet the anticipated growth requirements of the City. The CIP shall be adopted by the City Council as a guide for staff in planning the subsequent year's capital and financing needs.

- Total tax-supported debt shall be maintained so as not to exceed five percent (5%) of the total assessed valuation of taxable property.

Financial Condition:

- The City shall budget available resources to maintain an ending “fund balance” requirement in each fund according to the following definitions and guidelines:
 - General Fund - 30 days of budget-based operating expenditures less debt service. “Fund balance” is defined as the unreserved, undesignated portion of total assets minus total liabilities.
 - Enterprise Funds - 45 days of budget-based operating expenditures including debt service. “Fund balance” is defined as current assets minus current liabilities, excluding non-budgetary adjustments. The Water Fund shall also have a fund balance goal of 60 days of budget-based operating expenditures including debt service to supplement the 45 day requirement and mitigate against unexpected declines in revenue due to weather volatility.
- Before the City budgets any resources from a “fund balance”, as defined above, for the respective fund types, the “working cash” (cash and investment balances) of each fund shall be analyzed to ensure that adequate liquidity is projected to be available for cash flow purposes.
- All Internal Service Funds shall be fully self-supporting to the extent that any retained earnings deficit shall be fully recovered in the subsequent fiscal year through increased charges to benefiting departments. Self-insurance reserves shall be actuarially determined and periodically reviewed to evaluate experience and degree of risk assumptions. The City Council may opt, on an annual basis, to adjust fund balance targets in specific funds to meet short-term economic or other circumstances.

Asset Maintenance:

- In addition to anticipated growth requirements of the City, the Multi-year CIP will identify major infrastructure repair and rehabilitation needs.
- The City will prepare and maintain a facilities master plan. This document will serve as a management tool to project space needs including construction or modification of facilities.
- Repair, renovation, and maintenance shall be regularly performed to protect the life of the assets and to ensure their safety and utility. A systematic program of

routine and preventive maintenance shall be developed based on need identification and prioritization.

- The Annual Operating Budget will provide sufficient funding levels for ongoing maintenance of the infrastructure.

Accounting, Auditing, and Financial Reporting:

- Accounting systems shall produce information that is consistent with generally accepted accounting principles for governmental entities.
- An annual comprehensive audit shall be conducted of all funds by an independent public accounting firm in accordance with these financial policies. A policy of full disclosure on every financial report and official statement shall be followed.
- Year-end net revenues of the electric system and the combined water and sewer system shall be maintained at a level sufficient to cover average annual revenue debt service requirements and current year revenue debt service requirements by at least 1.25 times.
- A condensed year-end Electric Utility financial report shall be prepared and given widespread circulation to the ratepayers and taxpayers of the City.

Responsibility and Authority:

- The City Manager shall have accountability to the City Council concerning the financial strategies outlined in this policy. However, the City Council shall not be involved in the day-to-day implementation of the financial strategies outlined in this policy and no Councilmember – including the Mayor - shall unilaterally direct the City Manager or his staff to take or refrain from any action related to this policy or the authorizations contained herein.
- The City Manager is authorized to approve and execute by and on behalf of the City purchases or other contracts requiring expenditures up to and including the amount of \$250,000.00. The Purchasing Director, as directed by the City Manager, shall have the authority to purchase or contract for all goods and services needed by any department of the City or by any agency that derives its support wholly or in part from the City.
- The City Manager or his designee has the authority to authorize, approve, and execute by and on behalf of the City internal directives, procedures, and protocols meeting the minimum requirements of the State of Texas for home-rule municipalities; determine the method of procurement, in accordance with state law, that provides the best value for the City; approve, in accordance with the

requirements of law, change orders in the event it becomes necessary to make changes after the purchase or performance of a contract has commenced.

- The City Manager has authority for delegating financial transaction responsibilities to appropriate organizational levels for the efficient operation of the City.

(C) *Statement of investment strategy*

Chapter 2256 of the Texas Government Code requires the City to adopt a separate written investment strategy for each of the funds or group of funds under its control. Effective investment strategy development coordinates the objectives of the City's investment policy and cash management procedures to reduce investment risk and enhance interest income. The following investment strategy describes the investment objectives for each fund or group of funds using the following priorities in order of importance:

- (1) Suitability
- (2) Safety of principal
- (3) Liquidity
- (4) Marketability of the investment before maturity
- (5) Diversification
- (6) Yield

This investment strategy applies to the investment and management of all funds under direct authority of the City of Garland. Each of the City's funds or group of funds has varying cash flow requirements and liquidity needs. Specific strategies shall be implemented considering that fund or group of funds' unique requirements. The City's funds are invested according to the following fund types:

Operating Funds:

Investments for operating funds shall be scheduled to meet the daily cash flow demand of the City with their stated final maturities and have a stated final maturity of three years or less from the date of purchase. Operating fund portfolios include the treasury portfolio.

Suitability - All investments authorized in the Statement of Investment Policy are suitable for Operating Funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Operating Funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. Constant \$1 NAV investment pools and money market mutual funds shall be an integral component in maintaining daily liquidity. A dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date for each security. Purchased securities will have a stated final maturity of three years or less from the date of purchase.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Operating Funds shall be the trailing average of the constant maturity treasury ("CMT") (as published by the Federal Reserve) that most closely matches the weighted average maturity of the portfolio. For Operating Funds, it is expected this will be the six month trailing average of the six-month CMT.

Debt Service Funds:

Investments for debt service funds shall mature on or before the next debt service date. Purchased securities will be highly liquid with very short term maturities because of the near term cash flow requirements. Debt service funds include the general obligation debt service fund and the revenue bond debt service fund.

Suitability - All short term, high quality securities that are authorized in the Statement of Investment Policy and are in compliance with applicable bond ordinances are suitable for debt service funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk. Purchased securities shall have a stated final maturity date on or before the next debt service date.

Marketability - Securities with active and efficient secondary markets will be purchased although unanticipated cash requirements are not probable.

Liquidity - Debt service funds have predictable cash requirements. Investment maturities shall not exceed the anticipated cash flow requirements.

Diversification - Market conditions will greatly influence the selection of maturities and security types. At no time shall maturities go beyond debt service payment

dates.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for debt service funds shall be the trailing average of the CMT that most closely matches the weighted average maturity of the portfolio. For Debt Service Funds, it is expected this will be the three month trailing average of the three-month CMT.

Reserve Funds:

Investments for reserve funds have as their primary objective the ability to generate a dependable revenue stream with a low degree of volatility. Purchased securities will be of high quality with short to intermediate term maturities. Reserve fund portfolios include the revenue bond reserve fund and the rate mitigation fund.

Suitability - All securities that are authorized in the Statement of Investment Policy except as may be restricted by bond ordinance are suitable for reserve funds.

Safety of Principal - All investments shall be short to intermediate term, high quality securities, with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Unless there are anticipated cash flow requirements, reserve funds generally do not require a high degree of daily liquidity. Purchased securities shall have a stated final maturity date of five years or less from the date of purchase.

Diversification - Market conditions will greatly influence the selection of maturities and security types. Securities shall be of high quality, with short to intermediate term maturities. A dollar weighted average maturity of 3 years or less will be calculated using the stated final maturity date for each security.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for reserve funds shall be the trailing average of the CMT that most closely matches the weighted average maturity of the portfolio. For Reserve Funds, it is expected this will be the one year trailing average of the one-year CMT.

(D) *Statement of investment policy*

Chapter 2256 of the Texas Government Code requires the City to annually adopt rules governing its investment practices and to define the authority of its investment officers. This investment policy applies to the investment and management of all funds under direct authority of the City. These funds include all governmental, proprietary, and trust and

agency funds which are accounted for in the City's Comprehensive Annual Financial Report. The Employees Deferred Compensation Agency Fund and the Other Post Employment Benefit Trust Fund are excluded from coverage under this Policy.

(1) Investment of funds will be governed by the following investment objectives, in order of priority:

Preservation and safety of principal - Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.

Liquidity - The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

Yield - The investment portfolio of the City shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio. The Director of Financial Services will from time to time establish performance measures and goals for the portfolio rates of return. Efforts to seek returns higher than the established goals must be consistent with risk limitations identified in this policy and prudent investment principles.

(2) Responsibility for the management of the investment program is assigned to the Director of Financial Services. Other individuals authorized as investment officials by the City Council are the Cash and Debt Manager and the Controller. Investment authority of all investment officers shall conform to all applicable Federal and Texas laws, the City Charter, the ordinances of the City, the Statement of Investment Strategy, and this Statement of Investment Policy. The Director shall establish written procedures for the operation of the investment program, consistent with this Statement of Investment Policy. No person may engage in an investment transaction or the management of City funds except as provided under the terms of this Statement of Investment Policy, the Statement of Investment Strategy, and the procedures established by the Director of Financial Services.

(3) An Investment Committee comprised of the City Manager, the Director of Financial Services, the Cash and Debt Manager, the Controller, and the City's investment advisor, if the City has contracted with an advisor, will meet on a quarterly basis. The investment advisor is a non-voting member of the Investment Committee.

The primary objective of the Committee will be to review general strategies and policies, monitor investment program results, select independent training sources, and authorize securities dealers.

(4) Each investment officer shall attend not less than ten hours of instruction relating to investment responsibilities during the first year of employment and not less than 8 hours of instruction relating to investment responsibilities every two years thereafter. Training must be provided by an independent source approved by the Investment Committee.

(5) The City may contract with an investment advisor, who shall adhere to the spirit, philosophy and specific term of this Statement of Investment Policy. The investment advisor shall invest on behalf of the City using the standard of care described in Sec. 2256.006 of the Texas Government Code and in this Statement of Investment Policy. The investment advisor must be registered with the Securities and Exchange Commission (SEC) under the Investment Advisors Act of 1940 as well as with the Texas State Securities Board. Investment advisors may assist the City with the management of the City's funds and similar responsibilities including, but not limited to, the review of investment policy, development of appropriate investment strategies, security analysis, trade execution, security clearance, broker-dealer compliance, investment reporting and security documentation.

(6) The Director of Financial Services shall establish a system of internal controls which shall be documented in writing. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by investment officials. Controls deemed most important include: control of collusion, separation of duties, separating transaction authority from accounting and recordkeeping, custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized investment officials, and documentation of and rationale for transactions.

(7) In conjunction with the annual independent audit required by law and the City Charter, the City's independent auditor shall review the investment records for the end of each quarter. The independent auditor shall report the results of the review directly to the City Council.

(8) The City's investment officers shall be governed by the standard of care applicable to a prudent investor as described in Sec. 2256.006 of the Texas Government Code and in this Statement of Investment Policy. Investments shall be made with the exercise of that degree of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation but for investment, considering the probable safety of their capital as well as the probable income to be derived.

(9) In applying the "prudent person" rule, the investment officer shall exercise prudence with respect to the management and investment of all funds over which the officer has responsibility and control. The investment officer must determine whether investment

decisions are consistent with this Statement of Investment Policy.

(10) All participants in the investment program shall act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment officers shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City Council recognizes that in a diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

(11) Investment officers, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market price changes, provided that these changes are reported immediately and that appropriate action is taken to control adverse developments.

(12) The investment instruments authorized for purchase by the City are limited to:

- Direct obligations of the United States government with a stated final maturity of five years or less from the date of purchase.
- Debentures or discount notes with a stated final maturity of five years or less from the date of purchase issued by, guaranteed by, or for which the credit of any of the following Federal agencies and instrumentalities is pledged for payment: Federal National Mortgage Association (FNMA or Fannie Mae), Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB), Federal Home Loan Mortgage Corporation (FHLMC or Freddie Mac), Federal Agricultural Mortgage Corporation (FarmerMAC), Export-Import Bank of the United States (EXIM Bank), and the Private Export Funding Corporation (PEFCO).
- Bonds or other interest bearing obligations having a stated final maturity of five years or less from the date of purchase of which the principal and interest are guaranteed by the full faith and credit of the United States government.
- Repurchase agreements collateralized with U.S. Treasury securities at a minimum market value of 102 percent of the dollar value of the transaction, with any accrued interest accumulated on the collateral included in the calculation. Eligible collateral will have a maximum maturity of ten years. Repurchase agreements may be entered into only with primary government securities dealers who have executed a City approved Master Repurchase Agreement. Collateral shall be delivered to and held by the City's third party safekeeping agent. As used herein, the term "repurchase agreement" includes direct security repurchase agreements and reverse security repurchase agreements. A written master repurchase agreement shall be established

between the City and the seller prior to purchase. The maximum term for direct security repurchase agreements and reverse security repurchase agreements will be 90 days or less. Funds received under the terms of a reverse security repurchase agreement may not be used to purchase any investment whose final maturity date exceeds the expiration of the reverse.

- Certificates of deposit issued by a depository institution that has its main office or branch office in Texas if:
 - Such certificates of deposit are: (i) guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or (ii) secured by obligations described in subsection (1) or (2) above, and the collateral will be held by the City's third party custodian; or
 - Such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Texas Government Code; or
 - Such certificates of deposit are brokered by an authorized broker/dealer that has its main office or a branch office in Texas who or which contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Texas Government Code.
- SEC registered no-load money market mutual funds with a dollar-weighted average portfolio maturity of 60 days or less. Assets will consist exclusively of those securities listed above. The investment objective of the fund is to maintain a stable \$1 net asset value. The maximum stated maturity of the fund will be 13 months.
- State or local investment pools organized under the Interlocal Cooperation Act. The investment pool must be rated no lower than investment grade by at least one nationally recognized rating agency and have a dollar-weighted average portfolio maturity of 60 days or less. Assets will consist exclusively of those securities listed above. The investment objective of the pool is to maintain a stable \$1 net asset value. All securities owned in the pool will have a stated remaining maturity of thirteen (13) months.
- Commercial paper rated not less than A1 or P1 or an equivalent rating by at least two nationally recognized credit rating agencies or one nationally recognized credit rating agency and that is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state. The securities must have a stated maturity of 270 days or less from the date of purchase. No more than 5% of any one issuer may be held and no more than 25% of any fund or group of funds will be invested in commercial paper. Physical delivery securities

are ineligible.

- Obligations of states, agencies, cities, and other political subdivisions of any state rated not less than A or an equivalent rating by at least two nationally recognized credit rating agencies.

(13) The credit rating of investment instruments will be continuously monitored through daily market participation and through the monthly mark-to-market pricing of securities. The liquidation of an investment instrument will be considered if its credit rating falls below minimums stated in this statement of investment policy.

(14) The City is expressly prohibited from entering into options trading or futures contracts, hedging or purchasing any security which is not authorized by Texas state law.

(15) As an integral part of this statement of investment policy, the City shall adopt a separate written statement of investment strategy for each fund or group of funds. Each investment strategy shall describe the investment objectives of each fund or group of funds according to the following order of importance:

- (a) Suitability
- (b) Preservation and safety of principal
- (c) Liquidity
- (d) Marketability of the investment before maturity
- (e) Diversification
- (f) Yield

(16) Securities purchased for the City's portfolios will be delivered by book entry and will be held in third party safekeeping by a Federal Reserve member financial institution designated as the City's custody and safekeeping agent.

(17) The City will execute safekeeping agreements prior to utilizing the custodian's safekeeping services. The safekeeping agreement must provide that the safekeeping agent will immediately record and promptly issue and deliver a safekeeping receipt showing the receipt and the identification of the security, as well as the City's interest. All securities owned by the City will be held in a customer account naming the City as the customer.

(18) All security transactions will be on a delivery versus payment basis to the City's third party custody and safekeeping agent through the Federal Reserve Bank wire system. In this manner, the City will always have possession of either the securities or moneys.

- (19) Custody and safekeeping procedures will be reviewed annually by the independent auditor.
- (20) The City seeks active portfolio management to enhance total returns within the guidelines of this policy. Investment decisions should not incur unreasonable investment risk in order to obtain investment income. The City will not make investments for the purpose of trading or speculation.
- (21) Each investment transaction must be based on competitive quotations from at least three securities dealers authorized to engage investment transactions with the City.
- (22) Authorized investment officers shall access real-time electronic financial information to monitor the market price of acquired investments. The pricing information will be used to verify the accuracy of quoted prices for a potential purchase or sale to ensure that a fair market price is attained.
- (23) If the City has contracted with an investment advisor it shall be the responsibility of the investment advisor to solicit competitive quotations from at least three securities dealers, to document and disclose those offers to the City, and to ensure a fair market price is obtained.
- (24) In managing its investment portfolio, the City will avoid any purchase of investments, or any investment practice or procedure which is not specifically authorized under this policy.
- (25) It is the policy of the City to avoid concentration of assets in a specific maturity, a specific issuer or a specific class of securities. The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.
- (a) Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.
 - (b) To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements.
 - (c) Risks of market price volatility shall be controlled through maturity diversification.
 - (d) The placement of investment transactions and the gathering of market information shall be diversified among all authorized brokers.
- (26) A qualified financial institution shall be selected to serve as the City's primary

depository through a bank services procurement process, which shall include a formal request for application issued at least every five years. In selecting a depository, the City shall consider various criteria as specified prior to the issuance of the request for application. Financial institutions located outside of the city boundaries may be considered to participate in the request for application process provided the City has adopted a policy permitting it.

(27) Upon selection, the financial institution shall comply with the requirements and agreements identified in the request for application. The financial institution is required to comply with the Public Funds Collateral Act, Chapter 2257 of the Texas Government Code.

(28) Consistent with the requirements of State law, the City requires all bank and savings bank deposits to be federally insured, fully secured through an FHLB standby letter of credit or collateralized with eligible securities in accordance with the Public Funds Collateral Act, Chapter 2257 of the Texas Government Code. Eligible securities as defined in Chapter 2257 shall be deposited with a third party custodian prior to the deposit of City funds. The City reserves the right to accept or reject any form of collateral, at its discretion. The pledged collateral must be maintained at all times during the term of the depository contract at required levels. In order to perfect the City's security interest in the pledged collateral under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), it is required that a collateral agreement between the City and the depository be signed by both parties prior to the deposit of City funds. The collateral agreement must be approved by the depository's board of directors or its loan committee, which approval shall be reflected in the minutes of the board or committee. The signed collateral agreement, board resolution, and minutes certifying the approval of the collateral agreement must be presented to the City prior to the deposit of City funds.

(29) Government security broker/dealers authorized to engage in investment transactions with the City will be selected on the basis of their financial stability, expertise in cash management for local government and their ability to service the City's account. The qualifications of prospective broker/dealers will be determined from a completed broker/dealer questionnaire, personal interview and reference checks.

(30) Before engaging in investment transactions with the City, a prospective securities broker/dealer must provide a written instrument certifying that the securities broker/dealer has received and has thoroughly reviewed the City's Statement of Investment Policy A prospective securities broker/dealer must provide evidence of registration with FINRA and the State of Texas Securities Commission. Qualified broker/dealers authorized to engage in investment transactions with the City are required to regularly submit their most recent audited financial statements to the City.

(31) If the City has retained a registered investment advisor for the management of its funds, the advisor shall be responsible for performing due diligence on and maintain a list

of broker/dealers with which it shall transact business on behalf of the City. The advisor shall annually present a list of its authorized broker/dealers to the City for review. The advisor shall confirm in writing that the advisor has reviewed the City's investment policies and has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities on behalf of the City. The advisor shall obtain and document competitive bids and offers on all transactions and present those to the City as part of its standard trade documentation.

(32) The Investment Committee will adopt and annually review the list of dealers authorized to engage in investment transactions with the City.

(33) The investment officer shall prepare and submit to the City Council and management on a quarterly basis an investment report for each fund and fund group which describes in detail the current investment position, states the beginning market value, the additions and changes to market value, and ending market value for each pooled fund, states the book value and market value of each separately invested asset at the beginning and end of the reporting period, states the maturity date of each separately invested asset, states the fund for which each individual investment was acquired and states compliance of each fund group with this Statement of Investment Strategy, the Public Funds Investment Act, and with generally accepted accounting principles. The report shall also summarize and present, on a combined portfolio basis, total market valuation, total realized gains and losses, total unrealized gains and losses, distribution by maturity sector, and distribution by security type. The report will also indicate, by portfolio, total investments held and total interest income earned on a full accrual basis. The report may comment on current investment approaches and other items significant to the investment program. The report shall be signed by the Director of Financial Services and the investment officer. The investment report presented at the end of the fiscal year may also include a review of the investment activities and earnings for the entire fiscal year for each fund or fund group, discuss investment techniques, and suggest improvements which will enhance the investment program and present an investment plan for the ensuing fiscal year. The report may discuss other significant issues related to the investment program.

(34) Investment officers of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors which may influence the officers' ability to conduct the officer's duties in an unbiased manner. Investment officers will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City (particularly with regard to the timing of purchase and sales), and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

(35) This statement of investment policy and the statement of investment strategy will be reviewed annually by the City Council. Upon completion of the review, the City Council

will acknowledge by resolution or minute action that it has reviewed the investment policy and investment strategy. Periodic revisions to the investment policy, the statement of investment policy, and the statement of investment strategy may be approved by the City Council.

Section 3 Detecting, investigating, and preventing fraud, waste, and abuse

(A) For purposes of this section:

“Fraud” includes, without limitation:

- Forgery, alteration, or unauthorized negotiation or presentment of a check, warrant, bank draft, or any other financial document of the City or its affiliates including electronic transfer of funds
- Theft of City property, including money or other thing of value
- Misappropriation of City funds, securities, supplies, or other assets
- Impropriety in the handling or reporting of money or financial transaction
- Profiteering as a result of insider knowledge of City operations
- Disclosing to another for improper gain and without authorization any confidential or proprietary information of the City
- The receipt of kick-backs, bribes or improper gifts
- Sabotage or other acts of intentional damage to City resources, including improper access or damage to a City database

“Waste” means the loss or misuse of City resources that result from deficient practices, system controls or decisions. A non-exclusive example of waste includes a violation of the City’s non-idle policy, that is, waste of fuel by needlessly allowing a vehicle to idle.

“Abuse” means the intentional, wrongful or improper use of resources or misuse of rank, position or authority that causes the loss or misuse of City property or resources such as tools, vehicles, computers, fuel, or employee time. Non-exclusive examples of abuse include using City equipment or supplies to conduct personal business and using non-confidential information to get new customers for an employee’s outside business.

(B) The City Manager shall be primarily responsible for preventing and detecting fraud, waste, and abuse involving City employees. The City Manager shall require his managerial employees to be responsible for initiating preventive measures where appropriate, to be familiar with the types of improprieties that might occur within the managerial employee’s area of responsibility, and to be alert for any indication of fraud, waste or abuse. The City Manager shall establish by directive rules for City employees regarding fraud, waste, and abuse consistent with the provisions of this policy. The directives shall apply to all employees of the City Manager and without regard to a suspected employee’s length of service or position. The directives shall require that any employee who detects or suspects an incident of fraud, waste or abuse shall immediately report the same to the next higher

level of supervision in the employee's chain of command. If the person in the next higher level of supervision is also suspected of fraud, waste or abuse, the employee shall report the fraud, waste or abuse to the Managing Director responsible for the department to which the employee is assigned. The directives shall allow an employee to by-pass the chain of command by reporting suspected fraud, waste or abuse to the hotline described below.

(C) The provisions of this policy apply to persons doing business with the City.

(D) The Internal Auditor shall establish and operate, with the cooperation of the City Manager, a "hotline" phone number or on-line intake system to which a person may anonymously report fraud, waste or abuse. A fraud, waste, and abuse hotline poster shall be developed by the City Manager and the Internal Auditor and shall be displayed at prominent locations throughout City buildings. The poster shall include information as to how an allegation may be reported through the hotline system.

(E) As a general rule, the Internal Auditor has primary responsibility to investigate allegations of fraud and the City Manager has primary responsibility to investigate allegations of waste and abuse. No definitive rule is established by this policy, however, due to the unique circumstances of any given case. Some allegations of fraud - the theft of minor office supplies, for example - while serious, are matters to be addressed through the City Manager for appropriate action. An allegation of abuse or waste, on the other hand, may involve a criminal offense or have such substantial consequences to the interests of the City that the Internal Auditor should have the primary responsibility for investigation. An allegation that relates to an employment dispute (disagreement with management decisions or style, workers compensation issues, claims of discrimination or workplace grievances and such) shall be referred to the Managing Director of Human Resources to be handled in accordance with controlling law and City policies. The City Manager, the Internal Auditor, and the City Attorney are directed to cooperate in determining the best means of protecting the City's interests.

(F) When the Internal Auditor receives an allegation of fraud, waste or abuse, the Internal Auditor shall:

(1) Determine whether the Internal Auditor or the City Manager has primary responsibility over the allegation as provided in this policy and proceed accordingly;

(2) If the Internal Auditor has primary responsibility, perform an initial investigation to determine whether the complaint alleges reasonable cause to continue with an investigation; and

(3) If the complaint alleges a serious instance of fraud, waste or abuse under this policy, refer the complaint to the Fraud, Waste, and Abuse Committee (as described below) for further discussion and direction.

(G) The Fraud, Waste, and Abuse Committee consists of the Chair of the Audit

Committee, the Internal Auditor, the City Manager, the City Attorney, and the Managing Director of Human Resources. The Chief of Police may be made a member of the committee if an allegation includes conduct that may constitute a crime or the standing committee may refer a matter to the Chief of Police for criminal investigation.

(H) The Internal Auditor, in coordination with the Fraud, Waste, and Abuse Committee, shall report serious incidents to the City Council either directly or through a report to the Audit Committee, which shall then report the matter to the City Council. The report generally should not include the names of persons involved in the incident. Minor or non-serious incidents are generally internal management issues and reports of such to the City Council are not appropriate. The director of the department in which the incident arose shall, however, provide a written report to the City Manager regarding what actions were taken in response and what corrective actions will be taken to prevent recurrences.

Section 4 Qualifications for doing business with the City

(A) For purposes of this policy, “person” includes: (1) an individual; (2) a majority owner or principal of a corporation, partnership, association, or limited liability company; (3) shareholders in a business entity with five or fewer shareholders; and (4) majority owned affiliates of the foregoing.

(B) It is the policy of the City Council that the City not engage in business with a person who has been convicted of any state or federal felony offense. The City shall not, except as provided in this policy, enter into or renew a contract to purchase, sell, or lease goods or services to or from any person who has been: (1) convicted of a state or federal felony; or (2) convicted or fined in excess of \$50,000 on certain state or federal discrimination offenses. A conviction includes a probated sentence, a deferred adjudication, or similar disposition. Discrimination charges include only those brought for discrimination based on race, gender or religion.

(C) This policy does not apply when:

(1) At least three years have elapsed between the conviction and the approval of the contract;

(2) The contract does not require City Council approval;

(3) Anything of value is paid or given to a person as an informant or participant in a crime stopper program; or

(4) The City Council determines that application of this policy to a proposed contract would cause financial hardship to the City by its application (in which event the City Council may waive the application of this policy by the affirmative vote of not less than six members of the City Council).

(D) For bid applications that may result in a contract award by the City Council, the bidder shall include a certification in the offer that the bidder is not disqualified by the application of this policy.

Division 4 STANDARD OPERATING PROCEDURES AND HOUSEKEEPING RULES

Section 1 National Night Out

National Night Out is an event recognized throughout the United States and Canada and held annually on the first Tuesday in August (October in Texas). It is designed to heighten crime and drug prevention awareness, generate support for and participation in local anti-crime programs, strengthen neighborhood spirit and police-community partnerships, and send a message to criminals letting them know that neighborhoods are organized and fighting back. Because the scheduled National Night Out often conflicts with the regularly scheduled first regular council meeting in October, a rescheduling of that meeting is necessary. Therefore, the first regular meeting of each October, normally held on the first Tuesday of the month, shall be rescheduled either to the first Monday of the month or to the second Tuesday of the month, when there are five Tuesdays in the month. The City Manager shall advise the City Council of scheduling options in order that the City Council may take action to reschedule the meeting not later than the second regular meeting in September.

Section 2 Board and commission appointments

(A) In May and June of every year, the City will, through the Garland City Press or similar distributions, including the city website, Garland City Press Briefs, Neighborhood Chatter, Nextdoor and other available community-related electronic communication tools, include information for the public that explains the purpose and function of every board and commission appointed by the City Council, except the Garland Youth Council. The information will solicit applications from interested Garland residents. Applications for appointment must be delivered to the City Secretary and shall be submitted on a form provided by the City Secretary for that purpose. Upon receipt of an application, the City Secretary shall check the applicant's qualifications against the requirements for appointment to the office for which appointment is sought. The deadline for submitting an application is July 1. Following the filing deadline, the City Secretary shall forward applications, including those submitted by incumbents who wish to be reappointed to a position, to the City Council for consideration. The City Council shall also be provided with an attendance report detailing the number of absences of each current board member for the preceding reporting period and a report on current vacancies.

(B) In regards to the Garland Youth Council (GYC), in March and April of every year, the City will, through the Garland City Press or similar distributions, including the city website, Garland City Press Briefs, Neighborhood Chatter, Nextdoor and other available community-related electronic communications tools include information for the public that

explains the purpose and function of the GYC. The information will solicit applications from interested Garland residents who are students enrolled in grades 9 through 12. Applications for appointment must be delivered to the GYC Staff Liaison and shall be submitted on a form provided by the GYC Staff Liaison for that purpose. Upon receipt of an application, the GYC Staff Liaison shall check the applicant's qualifications against the requirements for appointment. The deadline for submitting an application is May 1. Following the filing deadline, the GYC Staff Liaison shall forward applications, including those submitted by qualified incumbents who wish to be reappointed to a position, to the City Council for consideration. The City Council shall also be provided with an attendance report detailing the number of absences of each current appointment for the preceding reporting period.

(C) Councilmembers should review applications submitted for the position to be filled and select for nomination the person determined by the Councilmember to be most qualified for the position. Appointments for the Garland Youth Council will be made on nomination at the first regular meeting of the City Council in July. Appointments for all other boards and commissions will be made on nomination at the second regular meeting of the City Council in August.

Section 3 Assistance to non-profit organizations for special events

(A) A non-profit organization that intends to sponsor a special event within the City may request in-kind (non-monetary) assistance from the City by submitting a written request to the City Manager. A request for assistance must be made for each event - standing or continuing requests are not allowed. A request for assistance must specify what benefits will accrue to the City as a result of the event and must specify with reasonable particularity what City services are being requested. A request for assistance must include a completed Special Events Assistance Program Application (see attached form). The request and application must be filed not less than 45 days prior to the date of the event. A request for assistance does not constitute an application for a special events permit under Chapter 30 of the Code of Ordinances unless so determined by the Building Official.

(B) In order to be approved, a request for assistance must meet the following criteria:

(1) The sponsoring organization must provide evidence that the organization is an established civic, cultural, educational, religious or service group that is nationally- or state- chartered and that its membership is open to all citizens of Garland;

(2) The organization must provide proof of non-profit status under Section 501(c) of the Internal Revenue Code;

(3) The event must be of economic benefit to the community or contribute to the quality of life in Garland;

(4) An expense and revenue report for any previous year's event(s) must be

included with the application;

(5) If the applicant has not previously obtained City assistance for the event, a projected expense and revenue report must be included with the application; and

(6) The event must be open for participation by the public.

(C) The City Manager may approve a request that meets the criteria established in this policy up to a maximum of \$5000.00 per event, within available budgeted funds. Requests shall generally be considered on a first-come, first approved basis.

(D) The amount, if any, to be made available for assistance under this policy will be determined by the City Council on an annual basis as part of the annual operating budget.

(E) The City Manager shall timely notify the City Council of any upcoming special events for which assistance under this policy has been approved.

Section 4 Use of certain City-owned equipment for special events

(A) Under this policy, certain equipment owned by the City and under the control of the Parks, Recreation and Cultural Arts Department may be made available without remuneration to an organization that meets the requirements established in this policy. A request for equipment usage under this policy is secondary to and subject in all respects to the priority given to City-wide events, events sponsored by a City department, or an event co-sponsored by the City.

(B) A requesting party must make a formal written request to the City by submitting a Special Event Assistance Program Application. An application may be submitted to the Parks and Recreation Administrative Offices, 634 Apollo Rd, Garland, TX 75044 (or MET@garlandtx.gov). Approval of a request is entirely dependent on the availability of equipment. A request must be submitted at least 45 days prior to the event. A person appointed for that purpose by the City Manager is authorized to consider and approve requests that meet the requirements of this policy. Only the City Council, however, may approve a request that does not fully meet the requirements of this policy.

(C) A request for use of public equipment may not be approved except as follows:

(1) The event must be held within the Garland city limits;

(2) A requesting party may submit no more than two requests per calendar year;

(3) Unless the requestor represents a neighborhood association registered as such with the Office of Neighborhood Vitality, the requesting party must meet the eligibility requirements of the City's Special Event Assistance Program as provided in Article II, Division 4, Section 3 of these policies;

(4) Except for a neighborhood association registered as such with the Office of Neighborhood Vitality, the event must be open to the public for participation;

(5) If applicable to the event for which the equipment is requested, the requesting party must submit with its request a copy of the temporary activity permit issued by the Building Official under Section 30.210, *et seq.* of the Code of Ordinances; and

(6) The requestor must complete, sign, and submit with its application a waiver of liability and indemnification agreement pertaining to the equipment and its use in a form approved by the City Attorney.

(D) The method of transporting the equipment and, if the equipment is to be kept overnight by the requestor, the proposed method of storing and securing the equipment, must be approved in advance by the City. Failure on the part of the requestor to properly transport, store, secure or care for the equipment will disqualify any future requests by that requestor.

(E) Equipment must be returned in good condition within three days of receiving the equipment. The person signing the application form on behalf of the requestor shall be responsible for reimbursing the City for lost, damaged or delayed equipment.

Section 5 Periodic Charter review

The City Attorney shall periodically advise the City Council whether, due to changes in the law, a necessity exists for a change in the Charter. If the City Council determines that a change in the Charter should be considered, it shall timely appoint a Charter Review Committee in accordance with the Charter.

Section 6 Election day sign moratorium at polling places

(A) Under the City's general sign regulations, the placement of signs on City property and streets is prohibited. No sign may be placed so as to encroach upon or obstruct any street, driveway, parking space, fire lane, sidewalk or pathway. This policy is intended to provide for a one-day moratorium on the placement of signs at a polling place, except as otherwise stated herein, on the official date of an election or date on which early voting is occurring.

(B) The City Manager is directed to hold in abeyance the enforcement of any sign provisions of the Garland Development Code for the premises of a polling place and the immediately adjoining, contiguous public street front of the polling place for a period commencing at 7:00 p.m. the day before an early voting date or an official election date and ending at 7:00 a.m., the day following the early voting date or an official election date.

(C) No member of the City Council shall demand that a sign be removed or that any provision of the City's sign regulations otherwise be enforced with respect to any political sign covered by this policy.

Division 5 CEREMONIAL AND HONORARY PROCEDURES

Section 1 Facility naming and dedication plaques

(A) This policy applies to all public buildings, spaces, objects, property, organizational units, and grounds (collectively, “facilities”) owned or controlled by the City. The naming of a city facility vests in the sole discretion of the City Council.

(B) Unless otherwise contractually or legally obligated, the following criteria shall apply:

(1) Generally, for a person (or persons) to be considered eligible for the privilege of having a facility named after him or her, they must have made a significant contribution to the City, the field of government, or human betterment.

(2) To preserve the integrity and reputation of the City, no facility may bear the name of an individual convicted of a felony, impeached, removed from office, or dismissed from city service.

(3) Generally, facilities shall not be named for current City employees or those who currently hold public office.

(4) Special consideration shall be given to:

- a. The historical significance of the contribution of the person(s) to the facility, program, or City;
- b. The association of the person(s) with the facility to be named;
- c. Any financial contribution of the person(s) to the facility to be named; and
- d. Regional, state, national, or international recognition of the person(s)’ contributions and achievements.

(5) Naming rights shall be in effect for the duration of the effective and typical useful life of the facility, and not in perpetuity. It is expected and appropriate to rename or rededicate a facility upon completion of a significant renovation.

(6) The Council reserves the right to remove a name associated with any facility at any time in the event the naming gift pledge is unfulfilled, it is in the best interest of the City or donor, as determined by Council in its sole discretion, or to protect the reputation of the City or the donor.

(C) In the event the City Council determines it is appropriate to name a facility after a

qualified person(s), the Mayor shall request that the City Manager assemble a list of candidate names for the facility, and provide recommendation(s). The City Manager shall consider the opinions and nominations of relevant stakeholders, including members of City Council, in compiling the list of candidates. The list shall be presented to the Council for public discussion and debate. A candidate shall be approved upon a simple majority affirmative vote of Council.

(D) The City may erect a dedication plaque or comparable marking upon naming approval. In addition to the facility name, the dedication plaque shall identify the general contractor, architect, mayor, city manager, and members of the city council at the date of ground-breaking. Additionally, the plaque should contain a section available for the names of those who significantly contributed to the success of the project. This may include, but is not limited to: members of the community, former council members, current and former staff, donors, and members of boards and commissions relevant to the project.

Section 2 Outgoing appreciation commemoratives

(A) The City shall recognize the service of outgoing members of the City Council by presenting the member with a City flag and a commemorative memento that displays the City of Garland seal and the name and years of service of the Councilmember. The design and form of the memento shall be coordinated through the Office of the City Manager in order to provide consistency and cost control. The City Council shall budget funds necessary and appropriate for such purposes.

(B) In recognition of the services provided by the citizens who serve as appointees to boards and commissions, the City Council shall budget for an annual appreciation function to be held in the fall for all members of boards and commissions who have served during the preceding year. At that time, members who are retiring will be presented with a commemorative recognition of appreciation for service to the City in a form provided by the City Manager.

Section 3 Ceremonial documents

Certain ceremonial documents may be issued by the Mayor including proclamations, special recognitions, resolutions of honor, honorary citizenships, and official greetings. A member of the City Council may request the preparation of certificates of appreciation for presentation to citizens who the Councilmember wishes to recognize for outstanding service to Garland. All requests for ceremonial documents shall be made in writing to the Office of the Mayor. The request shall describe the occasion or person to be commemorated, the value of that person or occasion to Garland, and how the proposed commemoration relates to the citizens of Garland. The Mayor shall determine whether to approve the request and, if approved, what form of commemoration will be given and whether the commemoration will be presented at a meeting of the City Council.

Section 4 Meritorious service awards

On occasion, a citizen or employee of the City may perform an act of heroism or provide service to the citizens of Garland beyond the call of duty. The City Council may recognize such acts and service by issuing a City Council “Medal of Honor” to deserving recipients. A nomination for the award of a meritorious service award may be submitted to the City Council by any member or, if the nomination is made by a citizen, by forwarding the nomination to the Mayor.

Division 6 COUNCIL DIRECTIVES TO MANAGEMENT

Section 1 Public use of City Hall

The City Manager shall develop a program to allow for the use of the Council Chambers and the 1st Floor meeting rooms in City Hall by non-profit groups. The program shall be consistent with current security protocols and shall recognize the public use of City Hall for public business as paramount.

Section 2 Compensation of City employees

It is the policy of the City Council that, within the City’s financial and budgetary limits, all City employees will be compensated at a level that is competitive with the compensation paid to employees within the City’s employment market area. The City Manager is directed to have annual compensation surveys conducted within the City’s employment market area to determine whether employment compensation for City employees is competitive for such purposes, and to perform occasional job evaluations to determine what compensation adjustments should be made for persons already employed by the City.

Section 3 Homeowner’s association by-law review

Some homeowners’ associations within the City must submit the by-laws (or amendments to the bylaws) of the association to the City for review and approval. The City Manager may designate a department for such purposes and may cause the review to be limited to a determination whether the proposed bylaws, including any proposed amendment, adequately provides a source of funds and a means of obtaining those funds (such as through mandatory homeowners’ association assessments) to pay for the upkeep, repair, and maintenance of any improvements owned by the association including public improvements such as screening walls, subdivision entry features, and the like.

Section 4 Right of way acquisition and waiver of special assessments

The City Manager is hereby authorized to offer, in exchange for a dedication of right of way necessary for the completion of a street improvement project, the waiver of special assessments that will or may be assessed against the owners of real property that abuts the project.

Section 5 Restrictions on the representation of third-parties by former City employees (“revolving door policy”)

A former employee of the City who was employed as a departmental director, managing director, senior managing director, or as the City Manager may not make any communication to or appearance before the City Council before the second anniversary of the date the former employee ceased to be employed by the City if the communication or appearance is made: (1) with the intent to influence the City Council; (2) is made or done on behalf of any person other than the former employee in an individual capacity, and; (3) is made or done in connection with any matter on which the former employee seeks official action.

Section 6 “Over-hiring” of civil-service positions for police and fire

The City Council recognizes that, when a vacancy occurs in an entry-level civil service position, the process of recruiting and training a replacement may take more than a year. Due to the time lag, the rigors of training, and other factors beyond the City’s control, a class of potential recruits may decrease in size by half or more during the recruitment and training process. The City Council also recognizes that the expected vacancy rate for the Police and Fire departments can be reasonably calculated. It is the desire of the City Council that staffing of civil service positions remain as close as possible to 100% of authorized strength. Accordingly, the City Manager is authorized to estimate the potential vacancies within the Police and Fire departments that are reasonably likely to occur within the future and, based on that estimate, hire a sufficient number of recruits for those positions so that, accounting for anticipated and historical attrition rates, the staffing level of civil service positions will likely be as close as possible to 100% of authorized strength.

Section 7 Doing business with delinquent account holders

It is the policy of the City Council that the City does not do business with a person (including a business entity of any sort) who is delinquent on an account to the City. Examples of delinquent accounts include taxes, impact fees, special assessments, utility bills, and EMS fees. The City Manager shall cause the affected departments within the City (including Purchasing, Engineering, Planning, and GP&L) to be provided with sufficient information to enforce the provisions of this policy.

Section 8 Payroll deductions under Sec. 141.008, TEX. LOCAL GOV’T CODE

Membership dues payable to a bona fide employee’s association named by a requesting employee may be deducted from the requesting employee’s salary or wages provided that: (1) the requesting employee is an active, full-time employee; (2) participation by the requesting employee in the payroll deduction program is voluntary; (3) the requesting employee submits to the City a written request stating the amount to be deducted each month from the employee’s salary or wages; and (4) the written request specifies the employees’ association to which the deducted funds will be transferred. The City is under

no obligation to incur any expense in the administration of an employee payroll deduction program.

Section 9 Reporting of certain offers of donations to the City

The City Manager shall endeavor to obtain from the City Council approval of any offer of a donation to the City or a department or agency of the City that, in the professional judgment of the City Manager may, because of the type, value or conditions of acceptance, create an issue of concern to the City Council or call into question the independence and reputation of the City.

Section 10 Prohibiting City assistance to businesses that engage in the creation of economic brownfields

It is the practice of some businesses to thwart competition by imposing deed restrictions on property owned by the business that prohibit future owners of the property from engaging in any business the initial owner determines to potentially compete with the current or future business interests of the initial owner – a practice known as the creation of “economic brownfields”. The City and its citizens are harmed by such practices because later businesses are unable to use the property for economically viable purposes long after the initial owner has left the area. City assistance, such as by way of economic development agreements, tax abatements, sales and property tax rebates, and similar assistance, should not be used to assist businesses that engage in such practices. The City Manager is directed to refuse any such assistance to any business that is unable or unwilling to certify that it does not impose, and will not enforce, any deed restriction or similar land use restriction that has the effect of creating an economic brownfield as that term is used in this section.

ATTACHMENTS:

Council Committee Interest Form

Special Events Assistance Program Application

Dignitary Recognition Protocol

City Facilities Usage Guidelines – Non-Profits and Sports Fields

PROTOCOL FOR RECOGNITION OF ELECTED OFFICIALS, DIGNITARIES, AND OTHER PERSONS OF IMPORTANCE AT CITY-SPONSORED EVENTS

Protocol for Non-City Elected Officials and Other Persons of Importance (“Dignitaries”) at City-Sponsored Events

- 1) Dignitaries may be recognized during their attendance at City-sponsored meetings and functions in the traditional manner. Dignitaries should not be given any expectation of inclusion or recognition unless an event is specifically designed to include them in the agenda for the event or to recognize them or to promote a non-profit activity that compliments the City’s non-profit use policy.
- 2) For municipal events and celebrations such as, but not limited to: the Summer Concert Services, Star-Spangled Fourth, Oktoberfest, Dia de los Muertos, and Christmas on the Square, elected representatives that represent any part of the physical or political borders of the City of Garland or its utilities should be given an invitation to attend.
- 3) If a municipal event or celebration sets aside time for dignitaries to speak, all dignitaries personally in attendance will be given an amount of time to speak that is appropriate to the event, and speech topics will be limited to introductions and the purpose of the event. Persons, such as staff members, who are attending an event on behalf of a dignitary may be recognized but will not be invited to speak unless they are delivering a public service announcement of a type approved in advance. Speeches that directly promote candidacy for office are prohibited.
- 4) The City Council must approve the budget for events that are hosted on behalf of dignitaries or outside political or policy-making entities.

Council Rules and Procedures

Division 4 Standard Operating Procedures and Housekeeping Rules **Section 3 Assistance to non-profit organizations for special events** **(pp. 55-57)**

(A) A non-profit organization that intends to sponsor a special event within the City may request in-kind (non-monetary) assistance from the City by submitting a written request to the Special Events Department. A request for assistance must be made for each event - standing or continuing requests are not allowed. A request for assistance must specify what benefits will accrue to the City as a result of the event and must specify with reasonable particularity what City services are being requested. A request for assistance must include a completed Special Events Assistance Program Application (see attached form). The request and application must be filed not less than 45 days prior to the date of the event. A request for assistance does not constitute an application for a special events permit under Chapter 30 of the Code of Ordinances unless so determined by the Building Official.

(B) In order to be approved, a request for assistance must meet the following criteria:

(1) The sponsoring organization must provide evidence that the organization is an established civic, cultural, educational, religious or service group that is nationally- or state-chartered and that its membership is open to all citizens of Garland;

(2) The organization must provide proof of non-profit status under Section 501(c) of the Internal Revenue Code;

(3) The event must be of economic benefit to the community or contribute to the quality of life in Garland;

and

(4) The event must be open for participation by the public.

(C) The City Manager may approve a request that meets the criteria established in this policy up to the available funds allocated as a part of the annual budget. Requests shall generally be considered on a first-come, first approved basis.

(D) The amount, if any, to be made available for assistance under this policy will be determined by the City Council on an annual basis as part of the annual operating budget.

(E) The City Manager shall timely notify the City Council of any upcoming special events for which assistance under this policy has been approved.

Section 4 Use of certain City-owned equipment for special events

(A) Under this policy, certain equipment owned by the City and under the control of the Special Events Department may be made available without remuneration to an organization that meets the requirements established in this policy. A request for equipment usage under this policy is secondary to and subject in all respects to the priority given to City-wide events, events sponsored by a City department, or an event co-sponsored by the City.

(B) A requesting party must make a formal written request to the City by submitting a Special Event Assistance Program Application. An application may be submitted to the Special Events Department, 211 N. Fifth Street, Garland, Texas 75040 (or SpecialEvents@garlandtx.gov). Approval of a request is entirely dependent on the availability of equipment. A request must be submitted at least 45 days prior to the event. A person appointed for that purpose by the City Manager is authorized to consider and approve requests that meet the requirements of this policy. Only the City Council, however, may approve a request that does not fully meet the requirements of this policy.

(C) A request for use of public equipment may not be approved except as follows:

(1) The event must be held within the Garland city limits;

(2) A requesting party may submit no more than two requests per calendar year;

(3) Unless the requestor represents a neighborhood association registered as such with the Office of Neighborhood Vitality, the requesting party must meet the eligibility requirements of the City's Special Event Assistance Program as provided in Article II, Division 4, Section 3 of these policies;

(4) Except for a neighborhood association registered as such with the Office of Neighborhood Vitality, the event must be open to the public for participation;

(5) If applicable to the event for which the equipment is requested, the requesting party must submit with its request a copy of the temporary activity permit issued by the Building Official under Section 30.210, *et seq.* of the Code of Ordinances; and

(D) The method of transporting the equipment and, if the equipment is to be kept overnight by the requestor, the proposed method of storing and securing the equipment, must be approved in advance by the City. Failure on the part of the requestor to properly transport, store, secure or care for the equipment will disqualify any future requests by that requestor.

(E) Equipment must be returned in good condition within three days of receiving the equipment. The person signing the application form on behalf of the requestor shall be responsible for reimbursing the City for lost, damaged or delayed equipment.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. e.

Meeting Date: December 4, 2023

Item Title: GP&L Recovery Adjustment Factor

Submitted By: Darrell Cline, GP&L General Manager & CEO

Summary of Request/Problem

This will be a verbal briefing related to the increase of Garland Power & Light's Recovery Adjustment Factor (RAF). The RAF is a charge per kWh that provides for the recovery of GP&L's revenue requirements not recovered by customer, demand, or energy charges. The RAF may be adjusted on a monthly basis by the GP&L Managing Director.

ERCOT has recently increased the cost of power by how it operates the grid and by implementing new programs. These changes have significantly increased costs for ERCOT market participants, such as GP&L. To offset these costs, GP&L adjusted the Recovery Adjustment Factor (RAF) component of its electric rate with a 1.5 cent per kilowatt hour (kWh) increase effective Dec. 1, 2023.

ERCOT's additional costs are being passed onto electric consumers. However, GP&L's increase is significantly less thanks to its diverse portfolio of power generation resources.

Recommendation/Action Requested and Justification

This is an oral briefing for information purposes only.

Attachments

GP&L Recovery Adjustment Factor Presentation

Garland Power & Light

City Council

Work Session

December 4, 2023



Overview

- Changes in ERCOT
 - Conservative Operations (procuring additional ancillary services)
 - ERCOT Contingency Reserve Service (“ECRS”)
 - 6000MW the New Threshold for Price Formation
 - Battery Storage Bidding
 - Growth
 - Non-dispatchable Generation vs. Dispatchable Generation
 - “Bridging Solution” Price Adders
 - Effective Nov. 1st
- Power Plant Performance
 - Approx. 70% Availability This Summer (100 – 125MW not available)

Power Supply Scenarios

- No Additional Hedging (“Status Quo”)
 - No New Hedges / Power Plants Available When Needed
- GP&L Procures New Hedges Assuming 70% Power Plant Availability
 - 2024 – 2025 Timeframe
 - Assumed 70% Power Plant Availability
 - Assumed Power Plant Availability at Acceptable Level Within 2 years
 - Targeted Months with Higher Price Potential
 - Balance Between Cost and Load Coverage

Power Supply Scenarios

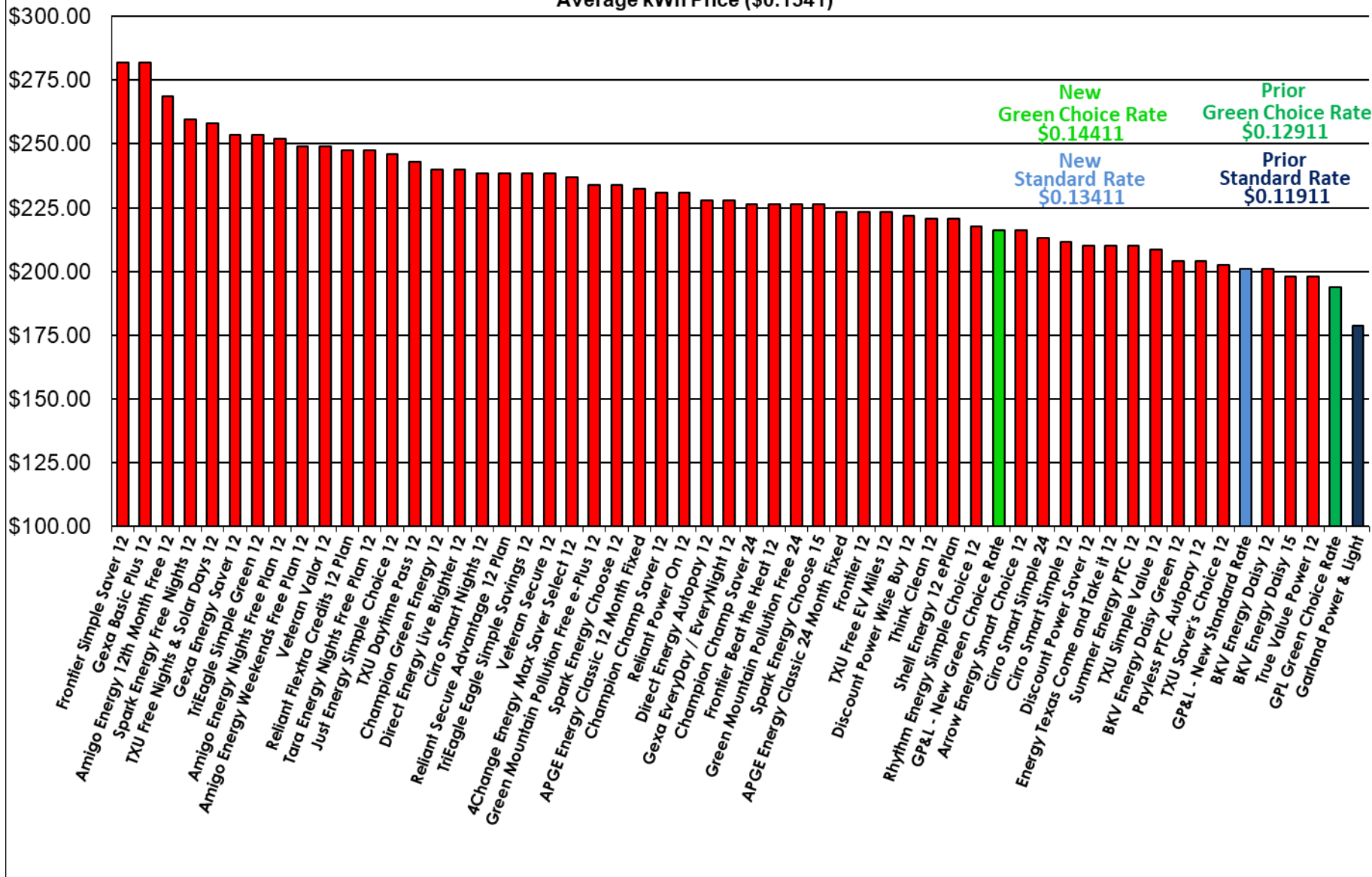
Increase from Budget/Forecast

	Status Quo	GP&L Hedges
FY 2024	\$ 28,653,201	\$ 35,441,483
FY 2025	15,758,301	21,362,052
Total	\$ 44,411,502	\$ 56,803,536
Annual Average	\$ 22,205,751	\$ 28,401,768
RAF Rate Increase	\$ 0.0125	\$ 0.0150
Avg Residential Rate (kWh)	\$ 0.1316	\$ 0.1341
Monthly Bill Increase	\$ 15.00	\$ 18.00

Rate Change

- Recovery Adjustment Factor (“RAF”)
- RAF increased by \$0.015/kWh December 1st
 - Annual average monthly residential bill increase - \$18.00
 - \$145.10 increasing to \$163.10 (1200 kWh/month)

Residential Electric Providers
 Oncor Electric Delivery Area
 1500 kWh Usage
 (11/1/2023)
 Average kWh Price (\$0.1541)



Utility Bill Assistance

- City of Garland Customer Service
 - 972.205.2671 or custserv@garlandtx.gov
- City of Garland Customer Assistance Programs (CAP)
 - Friendship House; Salvation Army
 - GP&L to provide an additional \$50,000
- Other Local Agencies
 - Dallas County; Mt. Hebron; St. Vincent's DePaul; Catholic Charities of Dallas; Jewish Family Services
- <http://www.garlandtx.gov/650/Utility-Customer-Programs-Rights>

Utility Bill Assistance

- Comprehensive Energy Assistance Program (CEAP)
 - Administered by Dallas County Health and Human Services
 - 214.819.1848
 - <https://www.dallascounty.org/departments/dchhs/human-services/ceap.php>
- Energy Saver Tips
 - <https://www.gpltxas.org/save-energy-money>

Questions/Comments

Garland Power & Light

City Council
Work Session
December 4, 2023



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. f.

Meeting Date: December 4, 2023

Item Title: Development Services Committee Report

Submitted By: Courtney Vanover, Department Coordinator II

Summary of Request/Problem

Development Services Committee Report

Chairperson Hedrick of the Development Services Committee, with the assistance of staff, will present Council with a committee report and recommendations on items related thereto.

- Small Scale Reception Facilities
- Zoning Path Recommendations

Recommendation/Action Requested and Justification

Attachments

Ordinance

Exhibit A

Exhibit B

Zoning Path Presentation

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 6.03, "DEFINITIONS," SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," THE LAND USE MATRIX OF CHAPTER 2, AND THE DOWNTOWN (DT) DISTRICT LAND USE MATRIX OF CHAPTER 7 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, TO ALLOW FOR RECEPTION FACILITY, SMALL SCALE USE IN CERTAIN ZONING DEISTRICTS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 6.03, "Definitions," of Chapter 6, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows.

"Following are the definitions of land uses, general terms, and special terms used in this GDC.

...

RECEPTION FACILITY, LARGE SCALE: An establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events and has an occupancy of greater than 49. The term does not include restaurants, hotels, country clubs, theaters, or commercial amusements that provide for such activities as a secondary use.

RECEPTION FACILITY, SMALL SCALE: An establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events and has an occupancy of 49 or less. The term does not include restaurants, hotels, country clubs, theaters, or commercial amusements that provide for such activities as a secondary use.

..."

Section 2

That Section 2.52, "Special Standards for Certain Uses," of Chapter 6, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows.

"(A) Specific Requirements. The City has established the following standards for certain land uses that apply to the uses regardless of the zoning district in which they are located, unless otherwise stated within other sections of this GDC. The definitions for each land use listed below are contained within Chapter 6 of this GDC.

...

(20) Reception Facility, Large Scale. A reception facility, large scale must comply with the following provisions of this Subsection (20):

...

(i) The specific requirements listed in this subsection do not apply to a Reception Facility, Small Scale.

..."

Section 3

That the "Land Use Matrix," of Chapter 2, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* under "Recreational, Social and Entertainment Uses," as more particularly depicted and described in Exhibit "A," which is attached hereto and incorporated herein by reference.

Section 4

That the "Downtown (DT) District Land Use Matrix," of Chapter 7, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* under "Recreational, Social, & Entertainment Uses," as more particularly depicted and

described in Exhibit "B," which is attached hereto and incorporated herein by reference.

Section 5

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 8

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2023.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT "A"
Ch.2 Land Use Matrix

...

RECREATIONAL, SOCIAL AND ENTERTAINMENT USES

...

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Reception Facility, Large Scale												S	S	S	S			-	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52 (A) (20)
Reception Facility, Small Scale												P	P	P	P				NA	Sec. 2.52 (A) (20)

...

EXHIBIT "B"

7 Attachment 2

Table 7-1: Downtown District Land Use Matrix

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub-districts)	Cross-Reference Special Standards
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...

Recreational, Social, & Entertainment Uses							
---	--	--	--	--	--	--	--

...

Reception Facility, Large Scale	S	***	S		S	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	§ 2.52 (A) 20
Reception Facility, Small Scale	P	***	P		P		§ 2.52 (A) 20

...



GARLAND
TEXAS MADE HERE

Zoning Path Recommendations: “Unloading the frontloaded process”

Development Services Committee Report
City Council Work Session
December 4, 2023



Planned Development (PD) Zoning: *A Fundamental Change*

Current:

- Developer in the driver's seat
- De facto variance process; PD zoning as relief to base zoning requirements: "deviations"
- PDs written as an overlay with base zoning requirements
- Developer proposes land use and the PD process is used to mitigate perceived/real issues with proposed use

Future:

- City in the driver's seat
- A path for highest/best uses and higher-quality development
- A tool to maximize opportunity in redevelopment and remnant parcel scenarios
- Provide alignment with plans (Catalyst Areas, Parks, Trails, Economic Development, etc.)



- Companies
- Sales
- Projects
- Tickets
- Retainers
- Work
- Billing
- Reports
- Collapse
- Help
- Feedback

All Open Projects

Export

Configure

Project Title	Project Id	Project Company Name	Project Type	Project Manager	Project Stat...	Project Ea
Alternate Zoning Paths	17	City of Garland	Client Work - Standard	Will Guerin	Active	
Informational Process	16	City of Garland	Client Work - Standard	Samantha Morrow	Active	
Incomplete Submittals	15	City of Garland	Client Work - Standard	Rahman Kafray	Active	
Developers Not Responding to Comments	14	City of Garland	Client Work - Standard	Chris Cox	Active	
RUN Developer Assistant	13	City of Garland	Client Work - Standard	Will Guerin	Active	
Comment Comprehension & Intent	12	City of Garland	Client Work - Standard	Ziad Kharrat	Active	
Poor Submittal Quality	11	City of Garland	Client Work - Standard	Will Guerin	Active	
Coordination Within City of Garland	10	City of Garland	Client Work - Standard	Brita Van Horne	Active	
City of Garland Council Agenda Process Improvement	9	City of Garland	Client Work - Standard	Solomon Israel	Active	
City of Garland Development Process Improvement	8	City of Garland	Client Work - Standard	Mzee Dillon	Active	
CoG Finance Process Improvement	5	City of Garland	Client Work - Standard	Christopher Mazuk	Active	



GARLAND
TEXAS MADE HERE

Current Development Process: Developer's Perspective

Current zoning process, outside of straight zoning, requires detailed planning documents including engineering schematics, detailed site plan, landscape plan, building elevations, etc. From a developer's perspective, he/she cannot close on the purchase of a property until zoning entitlement is secured. Therefore, the shortest and lowest cost path to entitlement is desired.



Streamlining the zoning process for the redevelopment of existing sites will encourage investment in Garland that will enhance the community's quality of life.

“

*Garland process is one of the more **up-front cost burdensome processes** compared to other cities.*

Developer Consultant – Interviewed by DMC Team

“

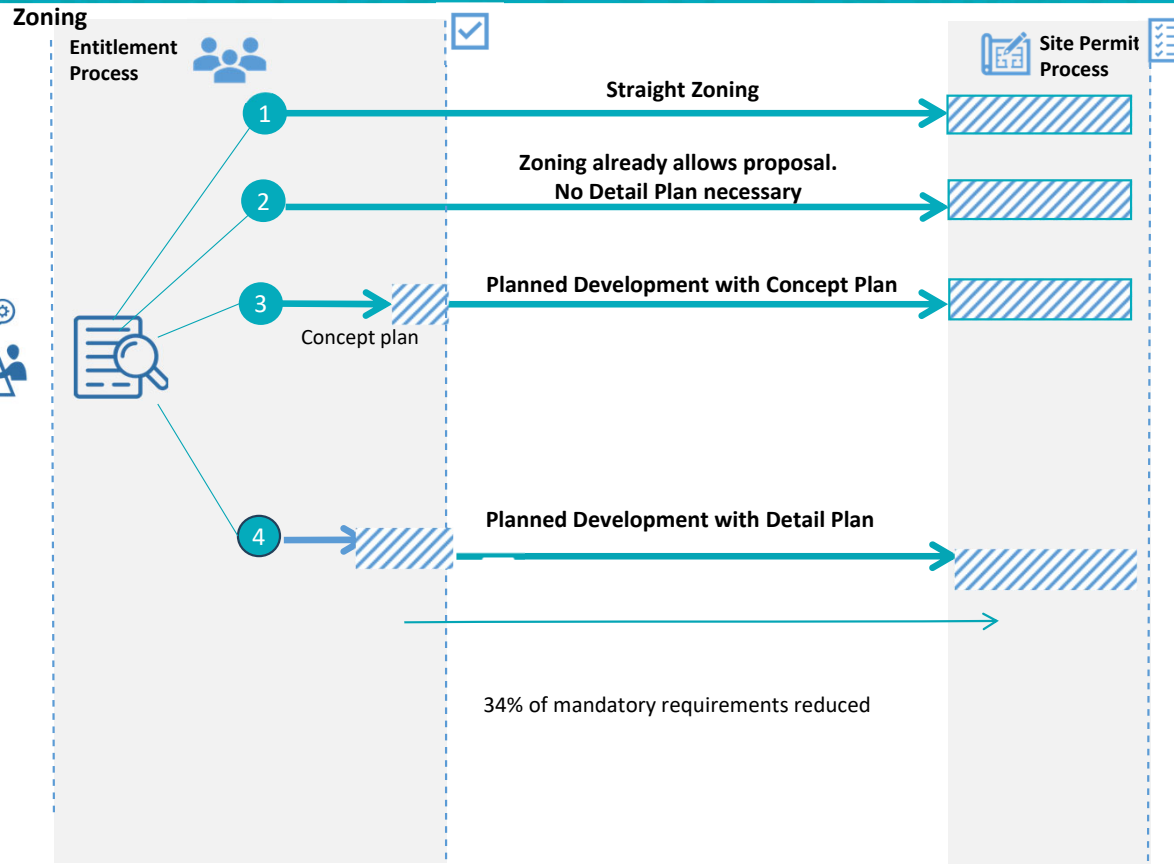
*We [developer] expend between \$200k - \$300k in construction design and documentation **not related to land use prior to entitlement.***

Developer Consultant – Interviewed by DMC Team


Executive Summary


- ▶ Garland's "Front-loaded" zoning process is very detailed and costly in the earlier stages of development, often before entitlement is secured. There is an opportunity for a more streamlined path.
- ▶ Detail Plan cases can be eliminated where use is already allowed, and all PD and GDC requirements are met.

Based on the different types of developers, their risk profiles, and development objectives, four zoning paths are recommended as options.



 Required documents

 Council decision for Entitlement

 Staff approval for site permit



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Path #2: Zoning already allows proposal. No Detail Plan necessary.

Intended use is fully compliant with Planned Development; however, many existing PDs require submittal to Council, even as the Detail Plan cannot be legally rejected. [Occurs 3-5 times per year on average.]

Advantages

- Save / shifts \$200k – \$300K* in construction documents to construction phase.
- Reduces risk as costs are pre-entitlement.
 - Lenders view lack of entitlement as a risk.
- Shortens overall project schedule.

* Based on interviews with larger developers that focus on larger complex projects.



Path #3: Planned Development with Concept Plan

Concept is presented with a focus on land use and lighter touch regarding site layout details.
PD Conditions/regulations are the main approval consideration.

Advantages

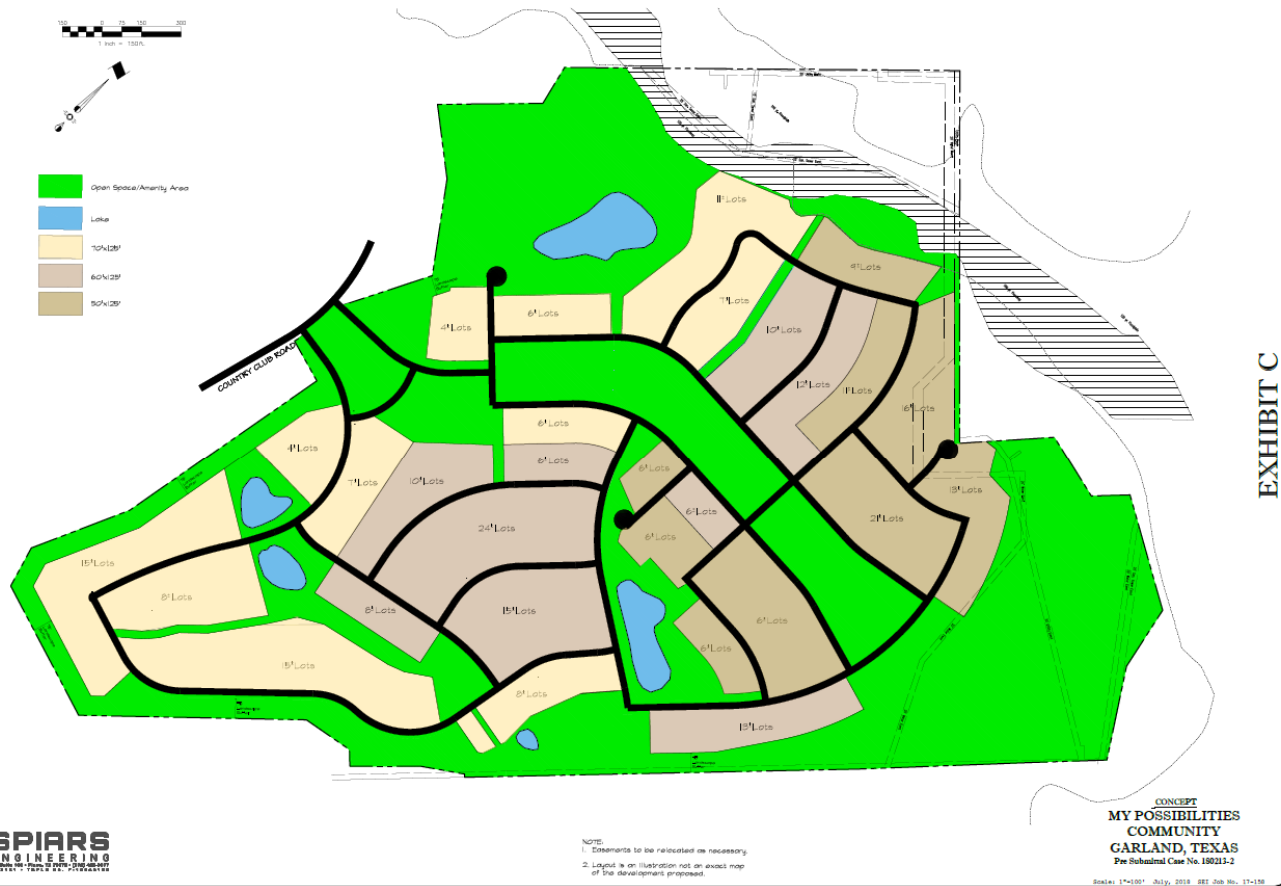
- Save / shifts \$120k – \$180K in construction documents.*
 - Significance because entitlement is not assured at this stage
- Reduces Risk
 - Lender likely views lack of entitlement as a risk.
- Shortens project schedule in zoning.
- Aligns Garland with other cities that have/are transitioning to redevelopment (enhances competitive position against other cities e.g., McKinney).
- Opportunity to focus on land use as well as write PD's and PD Conditions to leverage better development.

* Based on interviews with larger developers that focus on larger complex projects and a reported 60% savings

Note: Subsequent zoning resubmittal and PC/Council hearings may be required if a variance/deviation discovered later cannot be avoided.



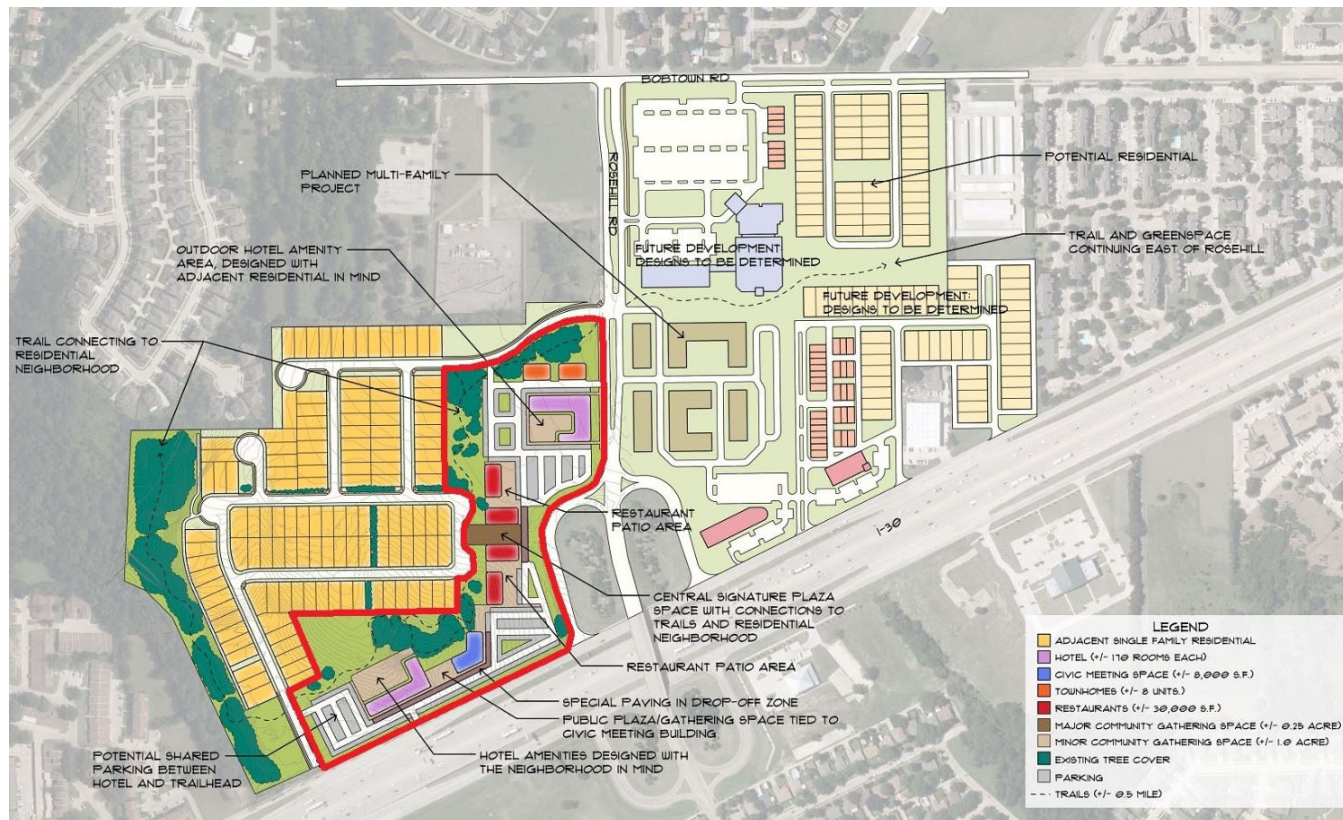
Concept Plan examples





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Concept Plan examples





Path #4: Planned Development with Detail Plan

Shift the requirement for construction documentation to site development stage and focus entitlement process on actual land use and associated optics. This path is optional for developers, along with Straight Zoning, and PD w/ Concept Plan paths.

- Detail Plan still includes zoning site plan, but with less detail such as easements, utility locations, etc.
- Remove engineering schematics and landscape plan.
 - E.g., Landscape plan delivered as part of site permitting, eliminating multiple reviews.

Advantages

- Developers report that 60% of the costs associated with Entitlement are tied up in constructions documents many will require redesign later driving resubmittal count.
- Reduce \$120k – \$180K* in construction documents during this phase.

* Based on interviews with larger developers that focus on larger complex projects and a reported 60% savings

Items Removed from Detail Plan Requirements and Review

- Landscape Plan
- Photometric Plan
- Water & Wastewater Capacity Analysis
- Schematic Utility Plans & Related Items
- Proposed Easements
- Fire Department Connection (FDC) Location
- Fire hydrants
- Meter Locations
- Transformers
- Power poles
- Light poles
- Signage location
- Retaining walls

Items Remaining in Detail Plan Requirements and Review

- Detail Plan Public Hearing Application (legal desc, tax record, acknowledgment sheet, application fee, etc..)
- PD Narrative
- Building Elevations (no technical review)
- Zoning Site Plan
 - Proposed building footprint layout
 - Driveways, parking, drive aisles, fire lanes
 - Ex. and Proposed Sidewalks/Trails
 - Loading space and dumpster location
 - Drive-thru board, escape lane, stacking
 - Dimensions
 - R.O.W. dedication & visibility clips
 - Pedestrian & Utility Easement (P.U.E.) (per current Thoroughfare Plan Map)
 - Landscape buffers
 - Proposed amenities (concept only)
 - Fences, screening walls, gates and call boxes
 - Property lines, setbacks and existing easements
 - Exist. structures, driveways, parking, improvements
 - North arrow, scale bar, developer name and contact info
 - Site data table
 - Floodplain and detention pond locations (if applicable)

Items if Applicable to Project:

- Traffic Impact Analysis
- Parking Study
- Stormwater System Capacity Assessment (determine if onsite detention is necessary)
- Flood Study (if in floodplain)



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Policy Questions

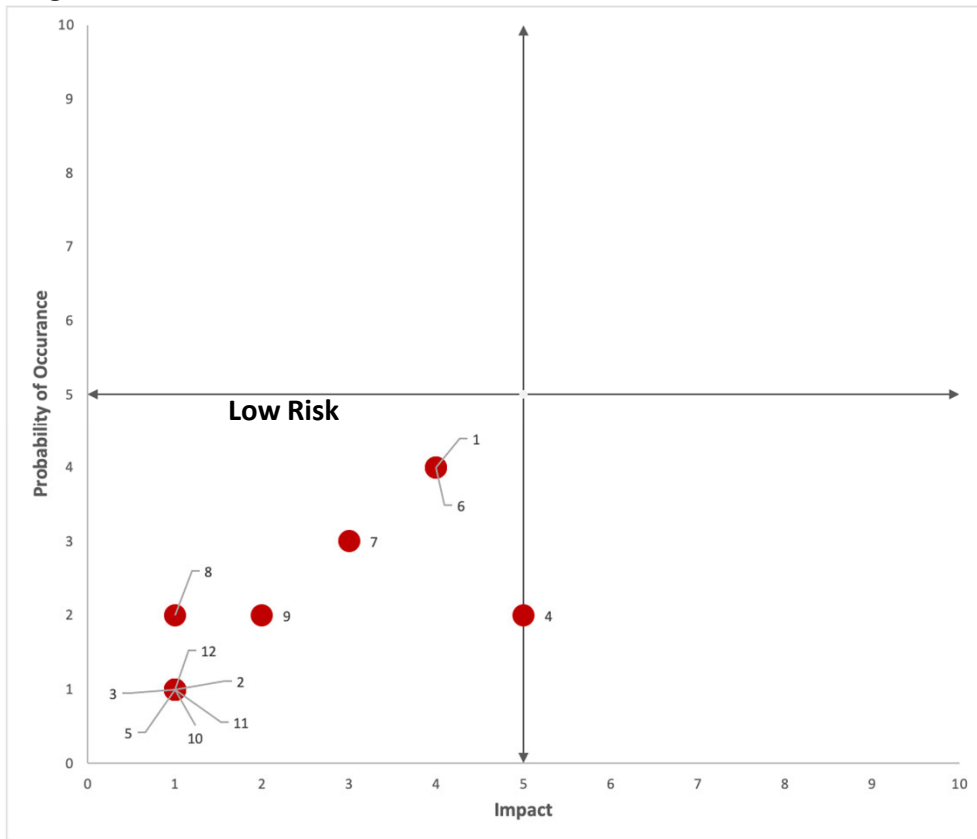
- 1. Expand Zoning Path Options to allow a PD Concept Plan Option?** *(DS Committee recommends “Yes”.)*
- 2. Remove Detail Plan requirement through public hearing process for uses that are already allowed, and no GDC or PD deviations are requested?** *(DS Committee recommends “Yes”.)*
- 3. Remove certain requirements for Detail Plan submittals?** *(DS Committee defers to the full Council for further discussion regarding Path #4.)*



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Questions, Discussion

High



Low

High

Impact of not having the details required at Zoning and Impact of not having reviewed it.

- 1 ▶ Utility Plans (w/s/d) I4P4
- 2 ▶ Landscape plan I1P1
- 3 ▶ Photometric plan I1P1
- 4 ▶ Water and waste water capacity analysis I5P2
- 5 ▶ FDC (fire department connection) location I1P1
- 6 ▶ Easement (interior) I4P4
- 7 ▶ Meter locations I1P2
- 8 ▶ Transformers I1P1
- 9 ▶ Power poles I2P2
- 10 ▶ Vicinity map I1P1
- 11 ▶ Signage location I1P1
- 12 ▶ Light Poles I1P1

Note: Consider Level of Detail of Building Elevation Documents

The front-loaded process is a detailed feasibility study to ensure that the developer understands the risks associated with a specific development project.

01 Historical Context

- The Initiative was provided as a solution from the city to support developers ensure development was feasible
- Prior to the front-loaded process, developers were getting too many surprises on the back end, where land purchases were already made, and projects costs increased beyond initial expectations.
- The expectation is that what Council “sees” is what gets built – and the council only sees the plans during the formal approval

Front Loading Requirements

02

- Driving greater upfront time & money for the developer before entitlement (zoning) without knowing if the project is viable does not offset the reduction in overall risk
- The focus is more about the final project design versus assessing the concept
- Requires preliminary design (calculations)
- Higher investments of time, energy and money by the City and the Developer on projects that are not entitled
- City perspective -> risk mitigation
- Developer perspective -> higher upfront costs