



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

COMMUNITY SERVICES COMMITTEE

City Council Chambers of City Hall
200 N. Fifth Street
Garland, Texas
December 5, 2024 at 10:00 a.m.

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

NOTICE: The committee may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns attorney/client communication, including pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

AGENDA:

1. **APPROVAL OF MINUTES**
Consider Approval of Minutes from the October 24, 2024 Meeting
 - a. Consider Approval of Minutes from the October 24, 2024 Meeting
2. **PUBLIC COMMENTS**
Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak. Testimony may be held until the item is considered or given at the beginning of any committee meeting. Invited testimony may also occur at any time, subject to a request of the Member of the Committee and with the approval of the Committee Chairperson.
3. **ITEMS FOR INDIVIDUAL CONSIDERATION**
 - a. Discuss Civil Penalties for Code Compliance Issues
Discuss the possibility of civil enforcement for certain code compliance violations. Discuss technical capacity and limitations pertaining to these types of violations.
4. **ADJOURN**

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



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Community Services Committee

1. a.

Meeting Date: 12/05/2024

Item Title: Consider Approval of Minutes from the October 24, 2024 Meeting

Summary:

Consider Approval of Minutes from the October 24, 2024 Meeting

Attachments

October 24 Draft Minutes



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MINUTES

The Community Services Committee of the City of Garland convened in regular session at 10:00 a.m. on Thursday, October 24, 2024, in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** Jeff Bass, Chair
Carissa Dutton, Council Member
Kris Beard, Council Member
- Staff Present:** Nelda Murphy, Management Services Coordinator
Kevin Slay, Managing Director
Becky King, Managing Director
Mitch Bates, Deputy City Manager
Andy Hesser, Assistant City Manager
Phillip Urrutia, Assistant City Manager
Scott Bollinger, Neighborhood Resource Administrator
Laura De La Vega, Senior Planner
Jeff Bryan, Chief of Police
Brian England, City Attorney
Mistie Bardner, Managing Director
Amber Thompson, Director of Environmental Health

1. **Chairman Bass moved that item 1, Consider approval of minutes from September 9, 2024, be moved to the end of the committee agenda.**
2. **PUBLIC COMMENTS**
There being no public comments Bass moved to the next agenda item.
3. **ITEMS FOR INDIVIDUAL CONSIDERATION**
 - a. **Discuss Homeless Camp/Remediation on Private Property Items for Individual Consideration**
Discuss Homeless Camp/Remediation on Private Property
Bates provided an overview concerning homeless camps on private property. Bates stated the camps are addressed much differently than those that exist on public property. Property owners are responsible for the cleanup of the camps and sometimes the camps get so large they become overwhelming. Occasionally, it will turn into a code related problem and the property owner may be cited. We have recently reworked the homeless task force and revamped our process. We are now taking more proactive steps and getting involved much sooner before things get out of hand. We are communicating, educating, and partnering with property owners to address all issues especially health and safety. Dutton asked Bates what steps were being taken to discourage camps from returning. Bates stated we really can't force a property owner into action unless it becomes an enforcement or legal issue. England stated we cannot force them to do anything that's not required by the law for example trimming trees or removing brush. Dutton asked if the city could charge a property owner for the city cleaning up their property. England stated it's a policy issue, we must follow the code and first give notice which includes 30 days to take action. During that time the camp typically grows much larger and gets out of hand. Beard stated that repeat offenders that refuse to act should be sent a bill. England stated that staff was bound by the city's current enforcement policy. Bryan stated that 80% of the camps were set up at repeat

locations within the city. Bryan stated we have gone through the abatement process before, and it just takes too long. It's best to clean up the camp before it grows too large and becomes overwhelming. Bates stated we are now having more meaningful conversations with property owners and sharing our expertise related to prevention. Bass stated it sounds like staff has changed the way it approaches the property owners. I'd recommend continuing down a more proactive path sharing best practices and educate the property owners. We need to be a resource for them. If they continue to contribute to the problem, we need to let them know what that might look like. I'd like to see the approach we are taking and changes we are making. Please prepare something and let's present this to the full council. All committee members agreed.

b. Discuss Home Improvement Incentive Programs Policy and Funding

Bollinger provided an overview of the current process and protocols of the Home Improvement Incentive Program. Bollinger stated that per policy guidelines one application per property was allowed each year. Beard stated he believes the concern is that some property owners know the system better than others and were receiving funds each year leaving less for one-time applicants. Bollinger stated there were very few repeat applicants year after year, maybe one or two. Bass stated it all boils down to a matter of fairness. It sounds like it's not a real problem due to the small number. Can you think of a way someone could game the application process? Bollinger stated I can't think of any unfair advantage someone might have. Everything is clearly outlined on our web site, it's available for everyone to read and contact us if they have questions. Dutton asked if other avenues or funds were available outside of this program for emergencies. Bollinger stated yes there were. Bass stated it sounds like things are in order. Bass asked staff to put together a few slides summarizing the discussion to be presented to the full council. The committee agreed unanimously.

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

After a motion by Dutton and a second from Beard the minutes of the September 9, 2024 meeting were approved unanimously.

4. ADJOURN

After a motion by Dutton and a second from Beard the minutes of the September 9, 2024 meeting were approved unanimously.

Submitted By:

/s/ Jeff Bass, Chair

/s/ Kevin Slay, Staff Liaison



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Community Services Committee

3. a.

Meeting Date: 12/05/2024

Item Title: Discuss Civil Penalties for Code Compliance Issues

Summary:

Discuss Civil Penalties for Code Compliance Issues

Discuss the possibility of civil enforcement for certain code compliance violations. Discuss technical capacity and limitations pertaining to these types of violations.
