



AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
February 2, 2016
5:30 p.m.**

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

**[Public comment will not be accepted during Work Session
unless Council determines otherwise.]**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, TEX. GOV'T CODE.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, TEX. GOV'T CODE.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, TEX. GOV'T CODE.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, TEX. GOV'T CODE.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, TEX. GOV'T CODE.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, TEX. GOV'T CODE.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; TEX. GOV'T CODE; Sec. 552.133, TEX. GOV'T CODE]

1. Written Briefings:

a. Kimley-Horn Contract Amount Approval for Eastern Hills Country Club Redevelopment Study

Council is requested to consider an amendment to the Eastern Hills Redevelopment study consulting contract which requires that the agreement be approved by Council. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 16, 2016 Regular Meeting.

b. BioTel Interlocal Agreement

Council is requested to enter into a two year interlocal agreement in the amount of \$186,703.00 with the City of Dallas for BioTel System services for medical control for emergency medical services. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 2, 2016 Regular Meeting.

Item	Key Person
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2. Verbal Briefings:

a. Presentation Regarding Housing Tax Credit Application Woodard

Council is requested to consider the application to the Texas Department of Housing and Community Affairs (TDHCA) for nine percent (9%) housing tax credit (HTC) financing to facilitate affordable residential development project. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 16, 2016 Regular Meeting.

b. Update on Activities Regarding Historic Preservation Ordinance King

Staff will present an update on activities to date and on future planned activities in regard to a possible Historic Preservation Ordinance.

3. Regular Item:

Review and Deliberation of 2016 Capital Improvement Program **Young**

Council will review and discuss the 2016 Capital Improvement Program.

4. Consider the Consent Agenda **Council**

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

5. Announce Future Agenda Items **Council**

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

6. Council will move into Executive Session **Council**

**EXECUTIVE SESSION
AGENDA**

- 1. 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.**
 - a) Consider the purchase of a parcel of real property located in central Garland, near the general vicinity of State Highway 66 and Centerville Road.**
 - b) Consider the sale of surplus and extraneous property located at 1220 Cuero Dr., Garland, Texas.**
- 2. 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.

a) Consider an economic development project proposed to be located in north Garland, near the general vicinity of West Campbell Road and State Highway 190.

3. 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.

a) Consider the annual review of the City Manager, the City Attorney, the Internal Auditor, and the Chief Judge and Associate Judge of the Municipal Court.

7. Adjourn

Council



Policy Report

Agenda Item:

Meeting: Work Session

Date: February 2, 2016

KIMLEY-HORN CONTRACT AMOUNT APPROVAL FOR EASTERN HILLS COUNTRY CLUB REDEVELOPMENT STUDY

ISSUE

Consideration of an amendment to the Eastern Hills Redevelopment study consulting contract which requires that the agreement be approved by the City Council

OPTIONS AND RECOMMENDATION

1. Approve the amended contract
2. Do not approve the amended contract

Staff recommends approval. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 16, 2016 Regular Meeting.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

In 2015 the City engaged Kimley-Horn as a consultant team to evaluate potential uses for the vacant Eastern Hills Country Club property and to facilitate discussions between the property owner, potential developer and the neighboring property owners. This contract was approved with a total cost of \$98,395. An Advisory Committee comprised of representatives of each of the stakeholders was formed to work with the consultant team and City staff. After several meetings of the Advisory group and a report to the City Council, at the August 17, 2015 Work Session the Council directed staff and the consultant team to undertake an additional attempt towards a compromise between the representatives of the neighborhood and the representatives of the owner and potential developer. The consultant team was also asked to provide additional research regarding other properties across the nation on which abandoned golf courses had been redeveloped. Consequently, the scope of services was modified and exceeded the previously agreed-upon scope which resulted in an additional invoice of \$4,750, bringing the total contract to \$103,145.

CONSIDERATIONS

1. The revised scope of services included additional meetings with the Advisory Committee members, both individually and as a group, as well as research into other golf course redevelopment scenarios across the U.S. The consultant team then reported back to the City Council during the November 2, 2015 work session.
2. Because the contract amount exceeds \$100,000 City Council approval is required.

Submitted By:

Will Guerin, AICP
Director of Planning

Date: January 21, 2016

Approved By:

Bryan L. Bradford
City Manager

Date: January 27, 2016



Policy Report

BIOTEL INTERLOCAL AGREEMENT

ISSUE:

Consider entering into a two year interlocal agreement in the amount of \$186,703.00 with the City of Dallas for BioTel System services for medical control for emergency medical services.

OPTIONS:

1. Authorize the City Manager to execute an interlocal agreement with the City of Dallas for BioTel System services for medical control.
2. Do not authorize the City Manager to execute an interlocal agreement with the City of Dallas for BioTel System services for medical control.

RECOMMENDATION:

Staff recommends Option 1: Authorize the City Manager to execute an interlocal agreement with the City of Dallas for BioTel System services for medical control. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 2, 2016 Regular Meeting.

COUNCIL GOAL:

Consistent Delivery of Reliable City Services

BACKGROUND:

The 2015-2017 BioTel Interlocal Agreement was received in the middle of December 2015. The City of Garland's total portion of the fee for the performance of the services provided by the BioTel system for the years 2015 - 2017. This fee will be paid in two payments, \$ 92,486.00 for year 2015–2016 and \$ 94,217.00 for year 2016-2017.

Costs are shared among twelve agencies in the BioTel system. The cost allocated to the BioTel System members are on a per capita basis. The cost per capita used in this

contract is \$ 0.4055353 for year 2015-2016 and \$ 0.4131217 for year 2016-2017. The City of Garland's population estimate is 228,060. The population estimates used in this contract are from the North Texas Council of Government's Annual Census Estimates from March 2012.

CONSIDERATION:

The City of Garland uses BioTel services to provide medical control for emergency medical services. The current core functions of BioTel are:

1. 24/7/365 availability of "one stop shopping" for EMS problem resolution for EMS agency personnel by highly trained and experienced BioTel RN's and paramedics.
2. 24/7/365 availability of on-line clinical consultation for paramedics and EMS supervisors by highly trained and experienced BioTel RN's, paramedics, emergency physicians and EMS faculty.
3. Assistance with specialty hospital destination decision-making.
4. Hospital notification of routine and critical patient transports.
5. Assistance with determining the appropriate destination when area hospitals report high volume and clinical advisories related to overcrowding and/or resource availability.
6. MCI transport coordination including patient distribution, hospital polling for resources, hospital notification and communication with critical EMS system elements.
7. Assistance with research projects.
8. Critical Incident Stress Management ("CISM") activation.
9. Emergency Legal Assistance Program ("ELAP").
10. Member Injury Advocacy Program ("MIAP").

Submitted By:

Approved By:

Raymond Knight
Garland Fire Department

Bryan L. Bradford
City Manager

Date: January 5, 2016

Date: January 5, 2016



Policy Report

Meeting: Work Session

Date: February 2, 2016

PRESENTATION REGARDING HOUSING TAX CREDIT APPLICATION

ISSUE

Consideration of an application to the Texas Department of Housing and Community Affairs (TDHCA) for nine percent (9%) housing tax credit (HTC) financing to facilitate affordable residential development project.

OPTIONS

- 1) Approve a Resolution of Support for the application
- 2) Approve a Resolution of No Objection
- 3) Take no action

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 16, 2016 Regular Meeting.

BACKGROUND

Housing Tax Credits (HTC), through the Texas Department of Housing and Community Affairs (TDHCA), promote the development of affordable rental housing for low income households. Texas Government Code 2306.6710 and Texas Administrative Code 11.09(d)(1) requires TDHCA applicants to submit a resolution of support or no objection that has been voted on and adopted by the governing body of the municipality in which the proposed project site is located, in order to satisfy threshold criteria.

The City has received a request asking for Council support for a proposed Tax Credit development project in Garland:

The Palladium USA is considering submitting an application for 9% housing tax credits to TDHCA. Approval would permit an affordable multi-family housing development on a 9 acre site located on the south side of I-30 in close proximity to Northwest Drive. Approximately 160 apartment units are being proposed to be developed on the site.

The applicant will be present at the Work Session to provide a presentation to City Council on their project.

CONSIDERATIONS

1. There are three alternatives that Council can consider: a) approve a resolution of support; b) approve a resolution of no objection; and c) take no action
2. Because this application is in a competitive situation, support from the City gains points for the applicant in the scoring review from TDHCA. A resolution of no objection gains fewer points for the applicant.

Submitted By:

Mona L. Woodard
Manager
Housing and Community Services

Date:

Approved By:

Bryan L. Bradford
City Manager

Date: January 28, 2016



City Council Item Summary Sheet

Work Session

Date: February 2, 2016

Agenda Item

Update on Activities Regarding Historic Preservation Ordinance

Summary of Request/Problem

Staff will present an update on activities to date and on future planned activities in regard to a possible Historic Preservation Ordinance.

Recommendation/Action Requested and Justification

Information only.

Submitted By:

**Becky King
Managing Director**

Approved By:

**Bryan L. Bradford
City Manager**



City Council Item Summary Sheet

Work Session

Date: February 2, 2016

Agenda Item

Review and Deliberation of 2016 Capital Improvement Program

Summary of Request/Problem

The City Council will review and discuss the 2016 Capital Improvement Program.

Recommendation/Action Requested and Justification

Information only.

Submitted By:

Ron Young
Director of Budget and Research

Approved By:

Bryan L. Bradford
City Manager