

AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street, Garland, Texas
March 22, 2010**

5:00 p.m.

Executive Session

- 1. Consult with Attorney: A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. Section 551.071, Texas Government Code.**
 - a. CREZ**

- 2. Consider Competitive Matters in the Electric Utility; The Texas Open Meetings Act does not require a public power utility governing body to conduct an open meeting to deliberate, vote or take final action on any competitive matter, as that term is defined in Subsection 551.086. "Competitive matter" means a utility-related matter that the public power utility governing body in good faith determines by a vote under this section is related to the public power utility's competitive activity, including commercial information, and would, if disclosed, give advantage to competitors or prospective competitors. Section 551.086(b)(3), Texas Government Code.**
 - a. Spencer Reliability Must Run/ERCOT**

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.

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 or deliberations regarding a utility-related matter that the City Council in good faith determines by a vote is related to the City's public power utility's competitive activity, including commercial information, that would, if disclosed, give advantage to competitors or prospective competitors. Sec. 551.806, TEX. GOV'T CODE.

(6:00) 1. Written Briefings:

a. Easement Abandonment

Council is requested to consider authorizing the abandonment of a 15-foot utility easement. Due to the planned expansion and development of Mayberry Gardens Phase 5, the easement will be relocated. If Council concurs, this item will be scheduled for formal consideration at the April 6, 2010 Regular Meeting.

b. School Related Traffic Control and Parking Revisions

The Transportation Department periodically reviews school related traffic control and parking regulations. A recent review reveals that changes are needed on Fifth Street, Beverly Drive, Sussex Drive, Parkcrest, and Walnut Parkway. If Council concurs, this item will be scheduled for formal consideration at the April 6, 2010 Regular Meeting.

c. Proposed Debt Sale

On February 2, 2010, Council approved the 2010 Capital Improvement Program (CIP) which contemplated the sale of Certificates of Obligation in the amount of \$3.2 million and Water & Sewer Revenue Bonds in the amount of \$22.1 million, excluding debt issuance costs. Council is requested to consider authorizing staff to proceed with the sale of this debt to fund the approved CIP. If Council concurs, this item will be scheduled for formal consideration at the April 6, 2010 Regular Meeting.

Item	Key Person
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(6:10) 2. Verbal Briefings:

a. Utility Advisory Board Candidate Interviews

Council

Effective February 12, 2010, Mr. Chris Luna resigned as the Position 4 member on the Utility Advisory Board. Council is requested to interview candidates to serve the remainder of

Mr. Luna's term which will expire on August 31, 2010. Information was posted on the City's website regarding the qualifications of the Position 4 member. Qualified applicants were requested to submit an application to the City Secretary's Office by Friday, February 19, 2010. Three applications were received.

b. Request from QuikTrip **Williams/Mayor**

At the request of Council Member Rick Williams and Mayor Ronald Jones, Council considered a request from QuikTrip Corporation at the March 1, 2010 Work Session seeking assistance with the site preparation and development of a proposed QuikTrip facility to be located at the northeast quadrant of Jupiter Road and Arapaho Road. Council is requested to continue discussion of this request.

c. Chamber of Commerce Economic Development Partnership Work Program **Mayer**

Paul Mayer, Chief Executive Officer of the Garland Chamber of Commerce, will present the Garland Economic Development Program Plan for the upcoming year.

d. Single-Family Rental and Inspection Program **Briley**

Ordinance No. 6127 was approved by Council on May 1, 2007 which revised Section 32.09 of the Code of Ordinances based on the recommendation of a Council-appointed Blue Ribbon Panel and citizen input. Section 2 of Ordinance No. 6127 provides a "sunset clause:" "That unless reauthorized by an affirmative vote of the majority of the City Council, Section 32.09 is repealed effective on the third anniversary of the adoption of this Ordinance." The proposed ordinance has been reviewed by the Administrative Services Committee on February 16, 2010. If Council concurs, this item will be scheduled for formal consideration at the April 6, 2010 Regular Meeting.

**e. Proposed Changes to Chapter 22
(Child Care Centers)**

Briley

Currently the Health Department inspects commercial child care centers with food preparation as part of the routine food service inspection cycle. The Health Specialist inspects the care-giving areas of the center in addition to the kitchen; however, the City of Garland has no regulatory authority over the child care operations outside the food preparation facility. By adopting child care center standards, the Health Department would be able to quickly respond with enforcement when the rules were not being met instead of relaying the conditions to the Texas Department of Family and Protective Services for their eventual follow-up. The proposed ordinance has been reviewed by the Administrative Services Committee on February 16, 2010. If Council concurs, this item will be scheduled for formal consideration at the April 6, 2010 Regular Meeting.

f. Audit Committee Report

Williams

Council Member Rick Williams, Chair of the Audit Committee, will provide a Committee report on the following items:

- *Engagement Letters*
- *Sarbanes-Oxley Review*
- *Municipal Court Follow-up Audit*
- *Wire Transfer Audit*
- *Verizon and Time Warner Franchise Fee Audit*

g. Community Services Committee Report

Cox

Council Member Laura Perkins Cox, Chair of the Community Services Committee, will provide a Committee report on the following item:

- *Junked Vehicles*

(8:20) 4. Discuss Appointments to Boards and Commissions Council

*Carl R. Nall, III – Civil Service Commission
Pamela Johnson – Civil Service Commission*

5. Consider the Consent Agenda Council

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

6. Announce Future Agenda Items Council

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

(8:30) 7. Adjourn Council

(Estimated time to consider)