

AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street, Garland, Texas
September 15, 2008**

Council will meet beginning at 5:30 p.m.

Executive Session

- 1. Deliberate Regarding Real Property: A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Section 551.072, Texas Government Code.**
 - a. Consider purchase of land at 1929 E. Miller Road for the purpose of upgrading the Miller Newman Substation.**
 - b. Hollabaugh Park Expansion**

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 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. Consider Assistance Request for Nonprofit Special Event

The Families of Vietnamese Political Prisoner's Association has requested donation of in-kind city services (including police security, traffic control, crowd control and paramedics) required for their "Reunion" event on Saturday, October 4, 2008, at the GISD Special Event Center (SEC). With GISD contracting for services at the SEC, the City is limited to donating in-kind services – the City Council Policy on Assistance to Nonprofit Organizations (OPNS-29) does not provide for direct money subsidies. The only eligible donated City service would be the police color guard with an estimated cost of \$435.

b. Atmos Rate Review Mechanism ("RRM") Settlement

Council is requested to consider approving gas rate tariffs with ATMOS Mid-Tex Division ("ATMOS") to change gas rates pursuant to the RRM process. This item is scheduled for formal consideration at the September 16, 2008 Regular Meeting.

c. Power Purchase for Duck Creek Wastewater Plant

Duck Creek Wastewater Treatment Plant is located outside the city limits of Garland and outside the service area of GP&L. Since deregulation, the plant has contracted with either TXU Energy or Reliant Energy to supply power. The plant is currently in a four-year fixed price contract with TXU Energy that will end in July 2010. Due to the fluctuating commodity market that deregulated power operates within, staff proposes that we select a consultant to secure competitive pricing from at least four major retail electric providers and make a recommendation to the City Manager. With the changing commodity prices, this recommendation and contract signing must take place within a 24-hour period. Council is requested to authorize the City Manager to review the recommendation and enter into a contract for retail electric power to the Duck Creek Wastewater Treatment Plant beyond 2010.

d. Support of Texas Recreation and Park Account Local Grant Program

Council is requested to consider a resolution encouraging the 81st Legislature of Texas to support legislation that increases funding to the Texas Recreation and Parks Account local grant fund program and the State park system. If Council concurs, this item will be scheduled for formal consideration at the October 7, 2008 Regular Meeting.

e. Texas Department of Transportation's Selective Traffic Enforcement Program Comprehensive Grant

Council is requested to consider accepting a Texas Department of Transportation (TxDOT) – Selective Traffic Enforcement Program (STEP) Comprehensive Grant for FY 2008 – 2009 consisting of four enforcement modules: Speed Enforcement, Occupant Protection Enforcement (Safety Restraint), DWI Enforcement and Intersection Traffic Control Enforcement (Red Light). This item is scheduled for formal consideration at the September 16, 2008 Regular Meeting.

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

a. Economic Development Incentive – IDQ Holding, Inc.

Mayer

IDQ Holding, Inc. has plans to move and consolidate three of its operations into their Garland facility. The move will bring \$3 million in Business Personal Property value and \$18.5 million taxable inventory value to Garland. This will bring in a total of over \$148,000 to the City and \$269,460 to the Garland Independent School District. The project will also add up to 200 new employees. The Garland Economic Development Partnership Steering Committee recommends that Council provide 1.) general support for the project and 2.) support of a 50% City Tax Abatement on Business Personal Property Value for 5 years. If Council concurs, a public hearing will be held at the October 7, 2008 Regular Meeting.

b. COLA Options

Kauffman

As previously requested by Council, staff will report on options for providing a current and future retiree COLA.

c. TxDOT Maintenance Agreement and Amendment for Red Light Cameras **Neighbor/Wunderlich**

Council will be briefed on a new TxDOT Municipal Maintenance Agreement and an amendment necessary for furnishing, installing, operating, and maintaining cameras on state highway right-of-way for red light running.

(7:45) 3. Regular Items:

a. Amendment of Downtown Development Standards **Development Services Committee**

The Downtown Development Standards prohibit the use of cement fiber board (commonly referred to as Hardi Board) as an exterior wall material. The Development Services Committee considered this item and is recommending that the Standards be amended to include cement fiber board in the definition of masonry, thus allowing its use as an exterior wall material in Downtown Garland.

b. Amendment to the Comprehensive Zoning Ordinance No. 4647 **Development Services Committee**

Council is requested to consider a recommendation by the Development Services Committee that the Comprehensive Zoning Ordinance No. 4647 be amended to define and limit the location of alternative financial establishments.

(8:30) 4. Discuss Committee Reports/Assignments **Council**

5. Discuss Appointments to Boards and Commissions **Council**

6. Discuss Consent Agenda **Council**

7. Discuss Future Agenda Items **Council**

(8:45) 8. Adjourn

Council

(Estimated time to consider)