

AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street, Garland, Texas
December 5, 2011**

Council will meet beginning at 5:45 p.m.

Executive Session

- 1. Discuss the deployment, or specific occasions for implementation of security personnel or devices or a security audit. [Sec. 551.076, Tex. Gov't Code]**
 - a. Security improvements to the Rowlett Creek and Duck Creek Wastewater Treatment Facilities**

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]

(6:00) 1. Written Briefings:

a. McIntire Operations Center Remodel Change Order

Council is requested to reduce the contract with Harrison, Walker & Harper LP for the McIntire Operations Center located at 525 E. Avenue B by the amount of \$37,669.83 following a reconciliation of the project costs to the guaranteed maximum price awarded originally. If Council concurs, this item will be scheduled for formal consideration at the December 13, 2011 Regular Meeting.

b. Analysis of Impediments to Fair Housing Choice Plan

Council is requested to consider authorizing the approval of the Analysis of Impediments to the Fair Housing Choice Plan submitted by the Fair Housing Department and the Housing and Community Services Department. If Council concurs, this item will be scheduled for formal consideration at the December 13, 2011 Regular Meeting.

c. Rate Mitigation Quarterly Portfolio Report

The Rate Mitigation Portfolio Report is provided to Council each quarter. The report presents investment information regarding the balances held in the Rate Mitigation Fund.

d. Portfolio Summary

The Portfolio Summary report is provided to Council each quarter. The report is in compliance with the requirements of the Public Funds Investment Act. Management of the City's portfolios is conducted in accordance with City Council Policy Finance-06, Statement of Investment Policy, and City Council Policy Finance-05, Statement of Investment Strategy.

e. Annual Review of Investment Policy and Investment Strategy

The Public Funds Investment Act, Council Policy FIN-05 and Council Policy FIN-06, requires an annual review of the City's written Investment Policy, Investment Strategy, and approved broker list. No changes are recommended for Council Policy FIN-05. One addition is recommended to Council Policy FIN-06 under

Paragraph E. If Council concurs, this item will be scheduled for formal consideration at the December 13, 2011 Regular Meeting.

f. General Obligation Commercial Paper Program

The General Obligation Tax-Exempt Commercial Paper Program that was initially approved in 2002 has been a low-cost financing tool for the 1991, 1997, and 2004 bond programs. The contractual agreement with the commercial paper dealer reaches the end of its three-year term in December 2011. Council is requested to consider authorizing the termination of existing agreements and authorize new agreements for commercial paper dealer services and liquidity facility provider. If Council concurs, this item will be scheduled for formal consideration at the December 13, 2011 Regular Meeting.

g. City Website Project Change Order No. 2

Council is requested to consider authorizing an increase to the contract with Civica Software for the City Website Project by the amount of \$59,683 following identification of the total number of web pages and sub-sites required, as well as additional staff training and professional services. This item is scheduled for formal consideration at the December 6, 2011 Regular Meeting.

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

a. GGI Waste to Energy Facilities Project Update

Glenn

Council will be updated on a proposal by GGI Energy and Automatic Products Corp. to partner with the City of Garland to develop waste to energy facilities.

b. Permitting Requirements for Carnivals

Montgomery

At the November 14, 2011 Work Session, the Community Services Committee presented a proposal to change the current ordinance which regulates carnivals. The modification would set a distance requirement between the property on which a carnival would be

located and any residential district. Council is requested to consider a proposed ordinance that has been drafted by the City Attorney.

c. Audit Committee Report

Williams

Council Member Rick Williams, Chair of the Audit Committee, will provide a report on the following items that have been considered by the committee:

- *Deloitte & Touche Presentation*
- *Kraft Retention Agreement Audit*
- *Wire Transfer Follow-up Audit*
- *Cash Count Audit*

3. 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.

4. 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.

(7:30) 5. Adjourn

Council

(Estimated time to consider)