



AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
November 17, 2014**

6:00 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. Change Order – Fire Station No. 5

Council is requested to consider authorizing a change order with Wiginton Hooker Jeffry Architects in the amount of \$97,750 for additional architectural design services associated with Fire Station No. 5. This item is scheduled for formal consideration at the November 18, 2014 Regular Meeting.

b. Sale of City Property – 2918 O’Henry Drive

Council is requested to consider authorizing the sale of vacant residential property at 2918 O’Henry Drive to David Lam for \$23,000. On May 1, 2012, the property was struck off for a total judgment of \$82,325.84 to the City of Garland pursuant to a delinquent tax suit. The appraisal district’s fair market value for the property is \$23,000. If Council concurs, this item will be scheduled for formal consideration at the December 2, 2014 Regular Meeting.

c. Post Disaster Debris Removal and Monitoring Services

In order to eliminate immediate threats to public health and safety as a result of a large manmade or natural disaster debris generating event, the City needs to establish contracts with a primary and a secondary post disaster debris removal services firm. Additionally, there is a need to retain a post disaster debris monitoring services firm to provide personnel for monitoring/documenting the work of debris removal services to ensure it complies with all applicable regulations in order for the City to obtain allowable reimbursements of disaster event costs from FEMA. Council is requested to authorize staff to initiate 1.) post debris removal services contracts with Tag Grinding Services, Inc. and DRC Emergency Services, LLC. and 2) a post debris monitoring services contract with True North Emergency Management.

d. Abandonment of Variable Width Slope Easement

Council is requested to consider the abandonment of a variable width slope easement from Rowlett Road north along the east side of Roan Road.

Item	Key Person
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2. Verbal Briefings:

- a. Economic Development Incentive - Carroll Company** **Mayer**

The Carroll Company consolidated 185,000 sq. ft. of manufacturing and distribution from Maryland to Garland this year and is evaluating another consolidation of 75,000 sq. ft. from their California facility. As part of the Garland Economic Development Partnership's (GEDP) attraction program of encouraging quality development in the City of Garland, the GEDP Steering Committee recommends that Council provide: 1) general support for the project and 2) Chapter 380 Finance Grant – total of \$100,000.

- b. Briefing by Dallas Regional Mobility Coalition** **Campbell/Athas**

At the request of Deputy Mayor Pro Tem Tim Campbell and Mayor Douglas Athas, Council will be updated on the Dallas Regional Mobility Coalition's activities, programs, and projects.

- c. Garland Square Fountain Pool Renovation** **Goebel/Athas**

At the request of Council Member Anita Goebel and Mayor Douglas Athas, staff will update Council on the Garland Square fountain pool renovation.

- d. Event at 507 State Street** **Goebel/Athas**

At the request of Council Member Anita Goebel and Mayor Douglas Athas, Robert Smith will brief Council on the event at 507 State Street that was held on Saturday, November 8, 2014.

- e. 2015 Legislative Agenda** **Neighbor**

The City Attorney will brief Council on legislative programs that the City may pursue in the upcoming session of the Texas Legislature that will begin in January 2015.

f. Status of Budget Committee **Stanley/Athas**

At the request of Council Member Stephen Stanley and Mayor Douglas Athas, Council is requested to discuss the status of the formation of a Budget Committee.

g. Request for Reimbursement **Stanley/B. J. Williams**

At the request of Council Members Stephen Stanley and B. J. Williams, Council is requested to consider a request from Council Member Stanley for reimbursement of \$60 for his attendance at the AIA Dallas/Greater Dallas Planning Council Transportation Summit on September 5, 2014.

3. Regular Item:

a. Reductions in FY 2014-15 Adopted Budget **Cahill/Dodson**

At the request of Mayor Pro Tem Jim Cahill and Council Member Lori Barnett Dodson, Council is requested to discuss reductions in the FY 2014-15 Adopted Budget in order to divert funds to street improvements.

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. Adjourn **Council**



Meeting: Work Session

Date: November 17, 2014

Policy Report

CHANGE ORDER - FIRE STATION NO. 5

ISSUE

Staff seeks to increase the design contract with Wiginton Hooker Jeffry Architects, for additional architectural design services associated with Fire Station No. 5 in the amount of \$97,750.

OPTIONS

- A) Proceed with the approval, authorizing the City Manager to execute additional services change with Wiginton Hooker Jeffry Architects.
- B) Take no action.

RECOMMENDATION

Staff recommends Option A: City Council approve and authorize the City Manager to execute additional services change with Wiginton Hooker Jeffry Architects in the amount of \$97,750. This item is scheduled for formal consideration at the November 18, 2014 City Council Meeting.

COUNCIL GOAL

Consistent and safe delivery of reliable City services.

BACKGROUND

Wiginton Hooker Jeffry Architects was selected out of fifteen architectural firms that responded to the request for qualifications for design of the replacement of existing Fire Station #5 in August 2012. Their design scope included a new fire station and site improvements adjacent to the existing fire station. This scope of work was based upon a Construction Budget of \$2.1 million and an area of 7,500 to 8,000 square feet.

The additional services change increases Wiginton Hooker Jeffry Architects' fees in accordance with the terms of their contract when the scope of the project, in size or budget, increases by more than 15%. The Construction Budget has increased to \$3.8

million due to the findings of the geotechnical survey and an increase in size to 10,200 square feet necessitated by functional needs of the new station.

CONSIDERATION

Additional Services –This will increase the design contract with Wiginton Hooker Jeffry Architects by the amount of \$97,750 to a total of \$391,275.00. This is not a request for additional appropriation of funds to the CIP account.

This item is scheduled for formal consideration at the November 18, 2014 City Council Meeting.

ATTACHMENT

- Change Order with Wiginton Hooker Jeffry Architects

Submitted By:

Martin E. Glenn
Deputy City Manager

Date: November 4, 2014

Approved By:

William E. Dollar
City Manager

Date: November 4, 2014

AMENDMENT ONE

August 19, 2014

B101-2004 Owner / Architect Agreement

This is Amendment One to the Owner / Architect Agreement dated January 29, 2013 (AIA Document B104-2007) for the City of Garland Fire Station No. 5. The City of Garland (the "Owner") and Wiginton Hooker Jeffry, P.C. (the "Architect") agree to revise agreement as follows:

Article 1.1, - replace the last two sentences with the following:

The exact size of the new facility shall be approximately 10,200 square feet. The construction budget (Cost of the Work) shall be \$3,850,000.

Article 11.1 – replace the basis for compensation of Basic Services with the following:

A stipulated sum of three hundred seventeen thousand seven hundred fifty dollars (\$317,750.00). Should the scope of the project, in size or budget, increase by more than 15% from the information in Section 1.1, the Architect shall be entitled to an adjustment in compensation. Such adjustment shall to be a mutually agreeable stipulated sum.

Article 11.8.2 – replace the last sentence of the paragraph to read:

Reimbursable Expenses shall not exceed five thousand dollars (\$5,000.00) without prior approval from the Owner.

Article 11.8.3 – replace the item with the following:

The total fee for Basic Services, Additional Services listed in Section 11.2 and Reimbursable Expenses listed in Section 11.8 shall be three hundred ninety one thousand two hundred seventy five dollars (\$391,275.00).

This Amendment entered into as of the day and year first written above.

OWNER

ARCHITECT

City of Garland

Anthony M. Jeffry, AIA, Sr. Vice President
Wiginton Hooker Jeffry P.C. Architects



Meeting: Work Session

Date: November 17, 2014

Policy Report

SALE OF CITY PROPERTY – 2918 O’HENRY DRIVE TO DAVID LAM

ISSUE

Consider the sale of vacant residential property at 2918 O’Henry Drive, in the City of Garland to David Lam for \$23,000.

OPTIONS

1. Approve the sale.
2. Do not approve sale.

RECOMMENDATION

Sell the subject property to David Lam. If Council concurs with this recommendation, staff will prepare a resolution for consideration at the December 2, 2014 Regular Meeting.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs
Safe, Family-Friendly Neighborhoods

BACKGROUND

On May 1, 2012, the vacant residential property located at 2918 O’Henry Drive, was struck off to the City of Garland pursuant to delinquent tax suit No. TX07-70963, Garland ISD vs. The Anthony Company, Inc. The property was struck for a total Judgment of \$82,325.84. The appraisal district’s fair market value for the property is \$23,000. David Lam has offered to purchase this property for \$23,000.

CONSIDERATION

Since the purchase offer is the same as the market value specified in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of other taxing

SALE OF CITY PROPERTY – 118 W. MARGUERITA DRIVE

Page 2

units. Net court costs and costs of sale amount to \$9,032.97. In addition, the City is entitled to reimbursement for its costs in the amount of \$1,500.00, leaving \$7,671.57 to be distributed to the City of Garland, Garland ISD, and Dallas County based on the pro rata percentages of the total judgment for taxes. Garland will receive \$2,285.65, with \$5,060.02 distributed to GISD and \$325.90 distributed to Dallas County.

Total Distribution:

Court Costs	\$ 9,032.97
City of Garland	\$ 3,785.65
GISD	\$ 5,060.02
Dallas County	\$ 325.90
City of Garland Post-Judgment Taxes	\$ 1,342.79
GISD Post-Judgment Taxes	\$ 2,293.15
<u>Dallas County Post-Judgment Taxes</u>	<u>\$ 1,159.52</u>
	\$ 23,000.00

The residential property has been vacant for several years. Selling the vacant lot will allow the buyer to build a new home, creating a positive impact on the neighborhood. In addition, the City will no longer incur expenses associated with maintenance of the property.

This property has been routed through the internal real estate management organization process. All departments have declined their interest in retaining the property for City use.

The City Attorney's Office has reviewed this information.

ATTACHMENTS

1. Letter offering to purchase the property.
2. Court Order from Dallas County.
3. Sheriff's Deed
4. Location Map

Submitted By:

Michael C. Polocek, P.E.
Director of Engineering

Date: November 17, 2014

Approved By:

William E. Dollar
City Manager

Date: November 17, 2014

LAW OFFICES
GAY, MCCALL, ISAACKS, GORDON & ROBERTS, P.C.

A PROFESSIONAL CORPORATION
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♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
+ATTORNEY - MEDIATOR

July 24, 2014

Ms. Carol Clark
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer by David Lam to purchase 2918 O Henry Drive, Garland, Texas

Dear Ms. Clark:

The above referenced property was struck off to the City of Garland on May 1, 2012 at a Sheriff's Sale pursuant to delinquent tax suit No. TX07-70963, Garland ISD vs. The Anthony Company, Inc. The property was struck off for the assessed value in the Judgment, \$23,000. The total Judgment amount at the sale was \$82,325.84. David Lam has offered to purchase this property for \$23,000. The property is currently assessed by the Dallas Central Appraisal District at \$23,000.

The costs and distribution of net proceeds are:

Court Costs		\$6,850.66
Sheriff's Costs of Sale		\$1,872.93
Publication Fees		\$309.38
Net Court Costs and Costs of Sale		<u>\$9,032.97</u>
Personnel and Overhead		<u>\$1,500.00</u>
Total City Reimbursement		<u>\$1,500.00</u>
City of Garland	29.8%	\$2,285.65
Garland ISD	66.0%	\$5,060.02
Dallas County	4.2%	\$325.90
City of Garland Post-Judgment Taxes		\$1,342.79
Garland ISD Post-Judgment Taxes		\$2,293.15
Dallas County Post-Judgment Taxes		<u>\$1,159.52</u>
Total Tax Distribution		\$12,467.03
Net Court Costs and Costs of Sale		\$9,032.97
Total City Reimbursement		<u>\$1,500.00</u>
Total Distribution		<u>\$23,000.00</u>

Because the sale price is the market value specified in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City Council approves this transaction, please forward to me the executed Deed. I will contact David Lam to complete the transaction.

If you have any questions or need additional information, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Douglas Burnside", with a long, sweeping flourish extending to the right.

J. Douglas Burnside
Attorney at Law

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26060500060410000
Property address:	2918 O Henry
Prior Owner:	The Anthony Company, Inc.
Cause No.:	TX07-40963
Judgment Date:	April 23, 2008
Sheriff's Sale Date:	May 1, 2012
Judgment amount:	GISD \$22,326.95
	City \$10,085.27
	County \$1,438.00
Total Judgment for Taxes:	\$33,850.22
City of Garland Liens:	\$15,573.18
Court costs:	\$6,850.66
Constable's fees for sale:	\$1,872.93
Publication fees for sheriff's sale, paid by Gay & McCall:	\$309.38
Post-Judgment Taxes	GISD \$2,293.15
	City \$1,342.79
	County \$1,159.52

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$6,850.66
2.	Dallas County Sheriff	\$1,872.93
3.	Gay, McCall, Isaacks, Gordon & Roberts	\$309.38
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$2,285.65
6.	City of Garland (Post Judgment taxes)	\$1,342.79
7.	Garland ISD (Pro-rata Judgment tax year distribution)	\$5,060.02
8.	Garland ISD (Post Judgment taxes)	\$2,293.15
9.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$325.90
10.	John Ames, Dallas County Tax Assessor (Post Judgment taxes)	\$1,159.52
	TOTAL	\$23,000.00

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

No. TX07-40963

GARLAND INDEPENDENT
SCHOOL DISTRICT

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IN THE DISTRICT COURT

v.

DALLAS COUNTY, TEXAS

THE ANTHONY CO., INC.

14TH JUDICIAL DISTRICT

JUDGMENT

The above cause coming on before the Court without the intervention of a jury, the Court finds that the following proceedings were held and evidence introduced:

1. That the date and time for the appearance of the Defendant(s) THE ANTHONY COMPANY, INC. have passed and that the return of service has been on file, in the manner and for the length of time provided by law.

2. Plaintiff GARLAND INDEPENDENT SCHOOL DISTRICT herein announced ready for trial.

3. First Intervenor Dallas County announced ready for trial.

4. Second Intervenor City of Garland announced ready for trial.

5. Defendant THE ANTHONY COMPANY, INC.
- did not appear but made default.
 - appeared through an attorney.
 - appeared through an attorney ad litem.
 - appeared in person.
 - filed an Answer, was duly notified, but did not appear.

6. Plaintiff GARLAND INDEPENDENT SCHOOL DISTRICT presented pleadings and evidence showing delinquent taxes, penalties, interest, and attorney fees for collection costs due as follows:

DCAD Account No.: 26-06050-006-041-0000

for the year(s) 1989-2007 in the total amount of \$22,326.95, which includes \$48.00 for attorney's fees for the 2007 tax year, plus penalties and interest as provided by law until paid, and foreclosure of the constitutional and statutory liens upon the real property described herein as to all named Defendants.

7. First Intervenor Dallas County presented pleadings and evidence showing delinquent taxes, penalties, interest, and attorney fees for collection costs due as follows:

DCAD Account No.: 26-06050-006-041-0000

for the year(s) 2001-2007 in the total amount of \$1,438.00, plus penalties and interest as provided by law until paid, and foreclosure of the constitutional and statutory liens upon the real property described herein as to all named Defendants. In addition to the foregoing amount, First Intervenor Dallas County is entitled to attorney's fees for the 2007 tax year in the amount of \$21.72.

8. Second Intervenor City of Garland presented pleadings and evidence showing delinquent taxes, penalties, interest, and attorney fees for collection costs due as follows:

DCAD Account No.: 26-06050-006-041-0000

for the year(s) 1989-2007 in the total amount of \$10,085.27, plus penalties and interest as provided by law until paid, and foreclosure of the constitutional and statutory liens upon the real property described herein as to all named Defendants. In addition to the foregoing amount, Second Intervenor City of Garland is entitled to attorney's fees for the 2007 tax year in the amount of \$26.37.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that Plaintiff GARLAND INDEPENDENT SCHOOL DISTRICT shall recover of and from Defendant(s) THE ANTHONY COMPANY, INC., its taxes, penalties, interest, and attorney fees for collection costs to date, due and owing, and unpaid against the property herein involved, as follows:

DCAD Account No.: 26-06050-006-041-0000

for the year(s) 1989-2007 in the total amount of \$22,326.95, which includes \$48.00 for attorney's fees for the 2007 tax year, plus penalties and interest as provided by law until paid, and foreclosure of the constitutional and statutory liens upon the real property described herein as to all named Defendants.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that First Intervenor Dallas County shall recover of and from Defendant(s) THE ANTHONY COMPANY, INC., its taxes, penalties, interest, and attorney fees for collection costs to date, due and owing, and unpaid against the property herein involved, as follows:

DCAD Account No.: 26-06050-006-041-0000

for the year(s) 2001-2007 in the total amount of \$1,438.00, plus penalties and interest as provided by law until paid, and foreclosure of the constitutional and statutory liens upon the real property described herein as to all named Defendants. In addition to the foregoing amount, First Intervenor Dallas County is entitled to attorney's fees for the 2007 tax year in the amount of \$21.72.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Second Intervenor City of Garland shall recover of and from Defendant(s) THE ANTHONY COMPANY, INC., its taxes, penalties, interest, and attorney fees for collection costs to date, due and owing, and unpaid against the property herein involved, as follows:

DCAD Account No.: 26-06050-006-041-0000

for the year(s) 1989-2007 in the total amount of \$10,085.27, plus penalties and interest as provided by law until paid, and foreclosure of the constitutional and statutory liens upon the real property described herein as to all named Defendants. In addition to the foregoing amount, Second Intervenor City of Garland is entitled to attorney's fees for the 2007 tax year in the amount of \$26.37.

That the tax lien upon the hereinafter described tracts securing the payment of said respective amounts be and the same lien is not subject to any known interest of persons or parties who are not impleaded herein. That an Order of Sale and all other processes that are necessary to place the purchaser in possession of the property described in the petition of Plaintiff(s) shall be issued by the court to satisfy and pay such amounts, together with all court costs accruing herein. Said property being described as follows:

DCAD Account No. 26-06050-006-041-0000

Buckingham South 2, Block 6, Lot 41, commonly known as 2918 O Henry Dr., City of Garland, Dallas County, Texas, and being more particularly described in that certain deed of record at Volume 88102, Page 0413, of the Deed Records of Dallas County, Texas.

9. The land above described is located within the boundaries of such political subdivision in whose behalf this suit was brought.

10. The sale of said tract(s) of land shall be made and subject to the right of redemption as provided by law.

11. A writ of possession shall be issued by the Clerk of the Court to the purchaser at the sale or to the purchaser's assigns no sooner than twenty (20) days following the date on which the purchaser's deed from the sheriff or constable is filed of record.

12. The adjudged value or reasonable fair market value of said above described tract(s) is hereby established by this Court to be \$23,000.00.

13. Further, Plaintiff GARLAND INDEPENDENT SCHOOL DISTRICT shall recover as a part of the costs the sum of \$86.00 for reasonable expenses incurred in determining the name, identity and location of necessary parties and in procuring necessary legal descriptions of the property as prescribed by statutes.

14. Further, Intervenor City of Garland shall recover as a part of the costs the sum of \$250.00 for reasonable expenses incurred in determining the name, identity and location of necessary parties and in procuring necessary legal descriptions of the property as prescribed by statutes.

15. The Court further finds that the assessments by the City of Garland for mowing/demolition and/or street improvements with regard to the property described herein are hereby adjudged to be due, owing, and unpaid to the City of Garland, and the City of Garland shall have and recover of and from Defendant(s) such assessments in the amount of \$15,573.18 plus interest as provided by law until paid, and foreclosure of the statutory lien upon the land described herein. Further, the City of Garland shall recover \$3,893.30 as attorneys fees for collection of said mowing/demolition and/or street assessments. Said attorney's fees are reasonable and are approved and allowed by the Court.

16. The Defendant(s) shall pay all costs of this suit, and all the aforesaid foreclosure proceedings shall extend to and include the recovery of said costs.

17. The Court further finds that this suit is for the collection of delinquent taxes and all conditions precedent have been performed or have occurred.

18. The suit is hereby dismissed as to any Defendant(s) named or property listed in any petition filed herein and not named and designated in this judgment.

19. Any and all relief herein sought by any party which is not expressly granted and provided for in this Judgment is hereby expressly denied.

SIGNED this 23 day of April, 2008.

M. Kent Sims
JUDGE PRESIDING

Retired Judge 31 Judicial District
Court Sitting for Judge H.H. Judicial
District Court Sitting for Judge H.H.
Judicial District Court Dallas County, Texas

Sheriff's Deed

050112-32

The State of Texas, } **KNOW ALL MEN BY THESE PRESENTS:**
County of Dallas.

NOTICE OF CONFIDENTIALITY RIGHTS: "IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

THAT, WHEREAS, By virtue of a certain Order of Sale, issued out of the Honorable 14th Judicial District Court, Dallas County, State of Texas, on 16th day of December, A. D. 2011 in and for Dallas County, Styled GARLAND ISD, Plaintiff, -versus-THE ANTHONY CO.,INC., Case #TX-07-40963. On a certain judgment and Decree of Foreclosure rendered on the 23rd day of April, A.D. 2008, by said Court and directed and delivered to me as Sheriff of Dallas County, Texas, commanding me to seize and sell the real property described in said Order of Sale, I, **Lupe Valdez, Sheriff**, aforesaid, did upon the 26th day of March, A.D.,2012, execute said property described in said Order of Sale, by having notice of the time and place of such sale published in the English language, once a week for three consecutive weeks, preceding such sale, in the **DAILY COMMERCIAL RECORD** a newspaper published in said County, the first of said publications appearing not less than twenty days immediately preceding the day of said sale, and by **MAILING** a written notice of such sale to The Anthony Co.,Inc., Defendant(s) and on the 1st Tuesday in May, A.D. 2012 it being the 1st day of the month, within the hours prescribed by law,(10:00 A.M.) sold said real property at public auction in the County of Dallas at the Courthouse door thereof, at which sale the real property herein after described was struck off to City of Garland on it's behalf and Trustee for Garland ISD, Dallas County, for the sum of \$23,000.00 Dollars as there were no bids taken on that property therefore.

NOW, THEREFORE, in consideration of the premises aforesaid and of the payment to me of the said sum of \$23,000.00 Dollars, the receipt of which is hereby acknowledged, I, **Lupe Valdez, Sheriff** as aforesaid, have SOLD and CONVEYED, and by these presents do SELL and CONVEY unto the said City of Garland on it's behalf and Trustee for , Garland ISD,Dallas County, all of the estate, right, title and interest which the said **Defendant** had on the 23rd day of April,A.D.2008 or at any time afterwards, in and to the following described real property, same being also described in the said **Order of Sale**, all that certain lot, tract or parcel of land, lying in being situated in Dallas County, TX and being more particularly described as follows:

PROPERTY ADDRESS: 2918 O HENRY DR., CITY OF GARLAND, DALLAS COUNTY, TEXAS. DCAD ACCOUNT NO. 26-06050-006-041-0000; BUCKINGHAM SOUTH 2, BLOCK 6, LOT 41, COMMONLY KNOWN AS 2918 O HENRY DR., CITY OF GARLAND, DALLAS COUNTY,TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD AT VOLUME 88102, PAGE 0413, OF THE DEED RECORDS OF DALLAS COUNTY,TEXAS.

TO HAVE AND TO HOLD The above described premises, together with all and singular, the rights and Appurtenances thereto in anywise belonging, unto the said City of Garland heirs and assigns, forever as fully and as absolutely as I, a Sheriff aforesaid, can convey by virtue of said Order of Sale.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 22nd day of May, A.D. 2012.

LUPE VALDEZ, SHERIFF,
DALLAS, COUNTY, TEXAS

by *[Signature]*

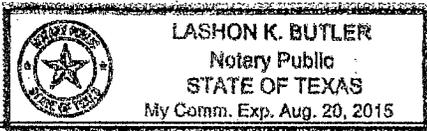
Deputy Tim Davis #276, Deputy J.T. Wilson #329

The State of Texas }
County of Dallas

BEFORE ME, Lashon K. Butler, A Notary Public on this day personally appeared Deputy Tim Davis, #276, Deputy J.T. Wilson #329 Deputy Sheriff of Dallas County, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein expressed, and in his capacity as Deputy Sheriff therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 22nd day of May, A.D. 2012.

Lashon K. Butler



Notary Public, State of Texas
Commission Expires 08-20-2015

The State of Texas, }
County of Dallas

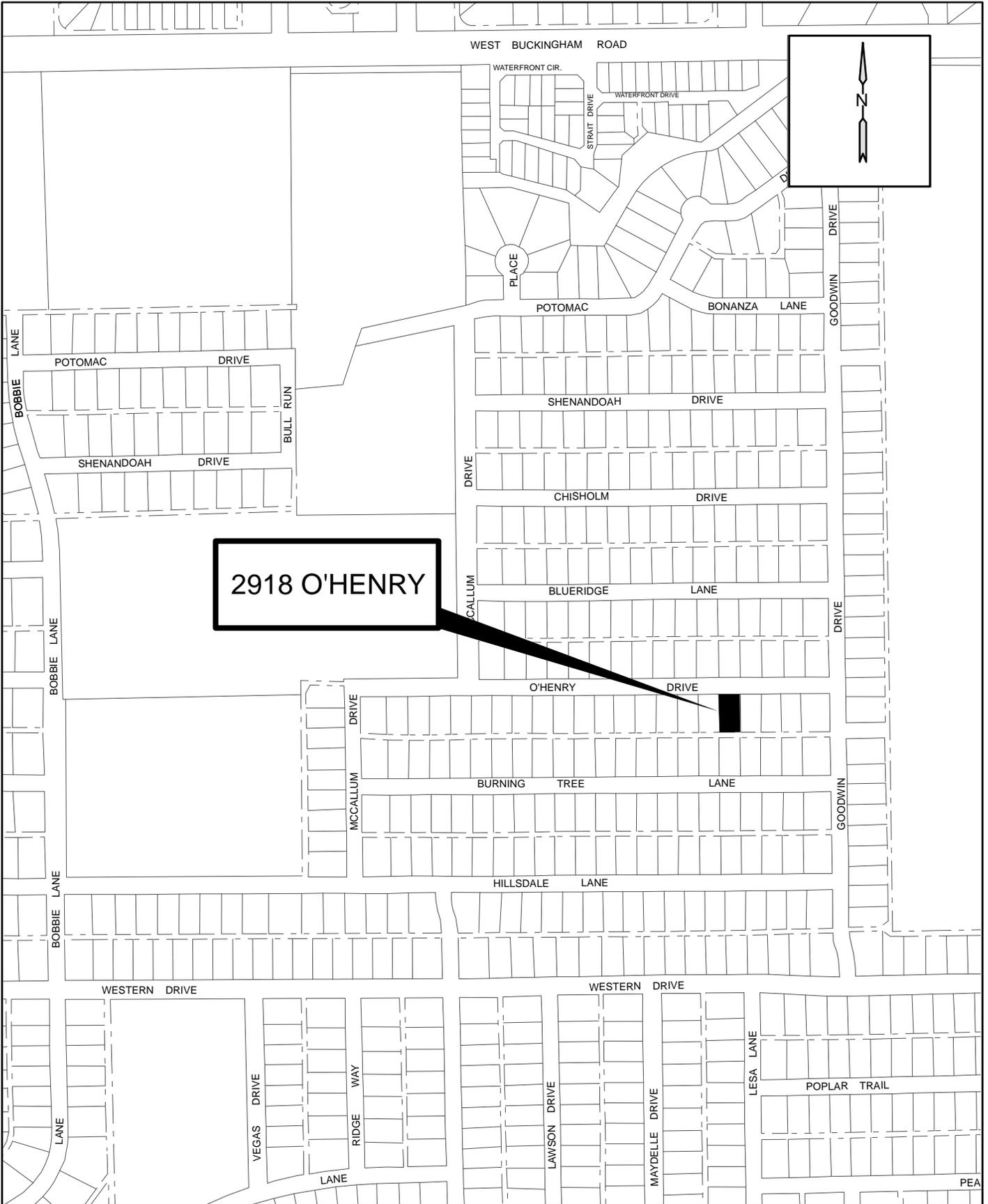
I _____ County Clerk of said County, do hereby certify that the above instrument of writing, together with its Certificate of Authentication was filed for record in my office on the _____ day of _____ A.D. 2012, at _____ o'clock _____ M, and duly recorded the _____ day of _____ A.D., 2012, in Volume _____, Page _____ of the Records of Deeds, etc., of said County.

WITNESS MY HAND AND OFFICIAL SEAL This _____ of _____ A.D.2012.

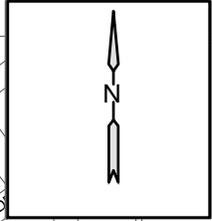
County Clerk Dallas County, Texas.

By _____
Deputy

Send This Deed To: City of Garland, Attn: J. Douglas Burnside, Gay McCall Isaacks
Gordon May & Roberts, P.C. 1919 S. Shiloh rd. Ste 310, LB 40 Garland, Tx 75042



2918 O'HENRY



CITY PROPERTY
2918 O'HENRY

Scale: 1"=400'
File:2918 o'henry
Date: 11/03/2014
Drawn: jmk

SHEET
1
OF
1



Policy Report

POST DISASTER DEBRIS REMOVAL AND MONITORING SERVICES

ISSUE

To eliminate immediate threats to public health and safety as a result of a large manmade or natural disaster debris generating event, the City of Garland needs to establish contracts with a primary and a secondary Post Disaster Debris Removal Services firm. Additionally, there is a need to retain a Post Disaster Debris Monitoring Services firm to provide personnel for monitoring/documenting the work of Debris Removal Services firm to ensure it complies with all applicable regulations in order for the City to obtain allowable reimbursements of disaster event costs from Federal Emergency Management Agency (FEMA). The contracts will be activated and City funds will only be incurred when the Mayor has determined that extraordinary measures must be taken to alleviate the suffering of people and to protect or rehabilitate property and therefore declares a formal state of disaster.

OPTIONS

1. Authorize Staff to initiate Post Debris Removal Services contracts with Tag Grinding Services, Inc. and DRC Emergency Services, LLC. Additionally, authorize Staff to initiate a Post Debris Monitoring Services contract with True North Emergency Management.
2. Take no action.

RECOMMENDATION

Staff recommends Option 1

COUNCIL GOAL

Financially Stable Government with Tax Base that Supports Community Needs

BACKGROUND

Post Disaster Debris Removal Services

If the City of Garland experiences a large scale manmade or natural disaster debris generating event, Environmental Waste Services (EWS) and other City forces would

POST DISASTER DEBRIS REMOVAL AND MONITORING SERVICES

Page 2

not have the manpower or equipment to remove and process massive volumes of debris in a timely manner. The City has been under contract with Post Disaster Debris Removal firms since 2007 and has extended the contracts to 2014. The current contracts are with Bamaco, Inc. as the primary firm for \$8,752,900 and DRC Emergency Services, LLC for \$8,996,375 as the secondary firm.

Recently, EWS solicited Request for Proposals (RFP) from qualified respondents with specialized experience in Post Disaster Debris Removal Services. As a basis for the proposer's scope of services, Staff selected an F-2 tornado event that impacts a residential area containing approximately 20,000 homes. The worst case debris volume anticipated from such a tornado is approximately 500,000 cubic yards. The estimated debris volume that is used is a planning figure and it is not a fixed quantity for the purpose of contractual obligations. The actual volume of debris may be greater or less than 500,000 cubic yards.

Six (6) firms responded to the RFP: Tag Grinding Services, Inc., DRC Emergency Services, LLC, TFR Enterprises, Inc., Bergeron Emergency Services, Ceres Environmental Services, Inc. and Arbor Masters Tree Service. The firms are required to have the capacity to rapidly mobilize and respond to large scale debris generating events typical of tornados, high wind storms, and ice storms. The Post Disaster Debris Removal Services firm must begin their work within 24 hours after receiving a notice to proceed by an authorized City representative regarding the activation of the contract and fully functional at 100% of capacity within five (5) days.

Services shall include, but are not limited to:

- Emergency Road Clearance
- Right of Way (ROW) / Public Property Debris Removal
- Hazardous Stump, Tree, and Hanging Limb Removal
- Right of Entry (ROE) Debris Removal
- Temporary Debris Staging and Reduction (TDSR) Site Operations
- Debris Reduction / Grinding / Processing
- Debris Disposal / Recycling
- Household or Hazardous Waste Removal and Disposal

Staff recommends Tag Grinding Services, Inc. as the primary Debris Removal Services firm for \$8,100,001 and DRC Emergency Services, LLC as the secondary Debris Removal Services firm for \$8,342,500 based on an evaluation criteria and overall responses to the requirements of the RFP.

Post Disaster Debris Monitoring Services

The City currently does not have a contract in place for Post Disaster Debris Monitoring Services. EWS solicited Request for Proposals (RFP) from qualified respondents with specialized experience in Post Disaster Debris Monitoring Services. Two (2) firms

POST DISASTER DEBRIS REMOVAL AND MONITORING SERVICES

Page 3

responded to the RFP: Thompson Consulting Services and True North Emergency Management. A Post Disaster Debris Monitoring Services firm is responsible for accurately capturing the City's disaster event costs in order to obtain allowable reimbursements from the Federal Emergency Management Agency (FEMA). Failure to properly monitor and document the Post Disaster Debris Removal Services firm's work in accordance with FEMA guidelines would result in non-reimbursement of disaster event related costs.

Post Debris Disaster Monitoring Services firm's proposal pricing is based on cost per hour for each technical position needed to perform necessary work. The number of positions will vary based on the number of crews used by the Debris Removal Services firm. The Debris Monitoring Services firm's total costs are approximately 10-20% of the Debris Removal Services firm's cost and are also eligible for allowable reimbursement from FEMA.

Services shall include, but are not limited to:

- Field monitoring of debris collection work
- Monitoring of Temporary Debris Staging and Reduction (TDSR) Site Operations
- Data gathering and reporting for the City of Garland and FEMA
- Monitoring the Post Debris Removal firm's progress and assist with implementing recommendations to improve efficiency
- Preparing proper documentation related to disaster event costs and other services in order for the City of Garland to request and obtain allowable reimbursement from FEMA

Staff recommends True North Emergency Management based on evaluation criteria and their overall responses to the requirement of the RFP.

CONSIDERATION

Post Disaster Debris Removal and Post Disaster Monitoring Services contracts are necessary in order for the City of Garland to be prepared for any large scale manmade or natural disaster debris generating event and obtain allowable FEMA reimbursement funds. No City funds will be expended until the contracts are activated by an authorized City Representative based on the magnitude of a disaster debris generating event.

Submitted By:

Lonnie R. Banks
Managing Director
Environmental Waste Services

Date: November 11, 2014

Approved By:

William E. Dollar
City Manager

Date: November 11, 2014



Meeting: Work Session

Date: November 17, 2014

Policy Report

ABANDONMENT OF VARIABLE WIDTH SLOPE EASEMENT ALONG ROAN ROAD TO M/I HOMES OF DFW, LLC

ISSUE

Consider the abandonment of a variable width Slope Easement from Rowlett Road north along the east side of Roan Road.

OPTIONS

1. Abandon the easement.
2. Take no action.

RECOMMENDATION

Approve Option 1. If Council concurs with this recommendation, staff will prepare a resolution authorizing the Mayor to sign a Deed Without Warranty abandoning the easement for the December 2, 2014 Regular Session.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs
Safe, Family-Friendly Neighborhoods

BACKGROUND

1. On March 28, 1995, the City acquired a slope easement for the improvement of Roan Road north of Rowlett Road.
2. The Hillside On The Lake residential subdivision is currently being developed along this area and the rear of the proposed lots are encumbered by the Slope Easement.
3. Council action is required to abandon the easement.

CONSIDERATION

1. The Slope Easement is no longer needed due to improvements being made by the developer as a part of the subdivision. The abandonment would allow for future residents to better utilize their backyards.
2. The City Attorney's Office has reviewed this information.

ATTACHMENTS

1. Copy of original easement instrument and exhibit.
2. Location Map

Submitted By:

Michael C. Polocek, P.E.
Director of Engineering

Date: November 7, 2014

Approved By:

William E. Dollar
City Manager

Date: November 7, 2014

SLOPE EASEMENT

COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

DEED
TOTL 11.00
11.00
3/28/95

ADD1 2036 0000000 7183 10:04AM

THE STATE OF TEXAS

COUNTY OF DALLAS

That Barbara Maureen Tucker of Dallas County, Texas for and in consideration of the sum of \$10.00 cash paid in hand by the City of Garland, Texas, receipt of which is hereby acknowledged, and other good and valuable consideration, do hereby give and grant to the City of Garland, a municipal corporation of Dallas County, Texas, the right to construct and reconstruct slopes to street right-of-way upon and across the property described in Exhibit "A".

TO HAVE AND TO HOLD unto the said City of Garland, a municipal corporation, its successors and assigns such right-of-way together with all rights, title and interest to the City of Garland, and I hereby grant the City of Garland, its agents, servants, and employees full right-of-entry, ingress to and upon said property, for the purposes herein stated.

WITNESS my signature hereunto signed at Garland, Dallas County, Texas, on this 2ND day of MARCH, 1995.

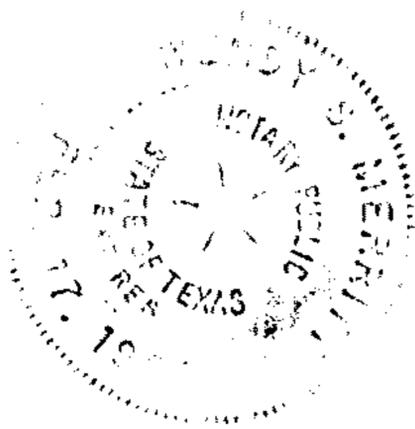
Barbara Maureen Tucker

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared BARBARA M Tucker known to me to be the person whose name subscribed to the foregoing instruments, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2ND day of MARCH, 1995.



Wendy Merritt
Notary Public in and for
Dallas County, Texas

462720 09056

SLOPE EASEMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS; Barbara Maureen Tucker is the owner of an 0.489 acre tract of land located in the John Little Survey, Abstract No. 761, in the City of Garland, Dallas County, Texas, and being part of a tract conveyed to Alfred Otis Tucker and Barbara Maureen Tucker per deed recorded in Volume 4170, Page 79, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows;

BEGINNING, at a 1/2 inch iron rod found for corner, said point being the intersection of the northwest right-of-way line of Rowlett Road (variable width R.O.W.), and the northeast right-of-way line of Roan Road (92 foot R.O.W. dedicated per deed recorded in Volume 95015, Page 4114, D.R.D.C.T.);

THENCE; N 45° 27' 03" W, with the said northeast line of Roan Road and the southwest line of the remainder of the Tucker tract, a distance of 500.05 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a non-tangent curve to the left;

THENCE; with said curve having a central angle of 18° 11' 47", a radius of 896.00 feet, a tangent length of 143.49 feet, a chord that bears N 54° 32' 56" W, a distance of 283.37 feet, and an arc distance of 284.56 feet to the end of said curve, a 1/2 inch iron rod found for corner;

THENCE; N 43° 56' 04" W, leaving the northeast line of Roan Road, and with the northeast line of a tract conveyed to the Hella Temple Reserve Fund per deed recorded in Volume 82199, Page 584, D.R.D.C.T., a distance of 79.55 feet to a point for corner;

THENCE; S 67° 39' 06" E, leaving the northeast line of the Hella Temple Reserve Fund Tract, and the said southwest line of the Tucker Tract, a distance of 105.42 feet to a point for corner;

THENCE; S 53° 21' 24" E, a distance of 214.74 feet to a point for corner;

THENCE; S 44° 58' 02" E, a distance of 547.63 feet to a point for corner, said point being located on the aforementioned northwest line of Rowlett Road, and being the beginning of a non-tangent curve to the right;

THENCE; with said curve having a central angle of 00° 13' 24", a radius of 5700.00 feet, a tangent length of 11.11 feet, a chord that bears S 40° 47' 28" W, a distance of 22.23 feet, and an arc distance of 22.23 feet to the POINT OF BEGINNING, containing 0.489 acres of land, more or less.

95060 02295



D=1811'47"
R=898.00
T=143.49
L=284.58
CB=N 54°32'56" W
283.37

N 43°58'04" W
79.55

S 67°30'06" E
105.45

S 57°21'24" E
214.74

HELLA TEMPLE RESERVE FUND
VOL. 82199, PAGE 584

EXIST. 20' SLUDGE TRANSFER ESMT

ROAD

EXIST. BARN

ABST. NO. 761

ALFRED O. TUCKER
VOL. 4170, PAGE 79

EXIST. TR&L CO. ESMT (NO WIDTH)
VOL. 79081, PG. 1887

JOHN LITTLE SURVEY

(92' R.O.W.)
VOL. 98015, PAGE 4114

N 45°27'03" W
500.05

S 44°36'02" E
547.83

SLOPE EASEMENT
0.489 ACRES

HELLA TEMPLE RESERVE FUND
VOL. 88069, PAGE 1801

ROAD

P.O.B.
FND. W.

D=00°13'24"
R=5700.00
T=11.11
L=22.23
CB=S 40°47'28" W
22.23

ROAD

ROWLETT

(VARIABLE R.O.W.)

ROAD

95060 02296

**SLOPE EASEMENT
ROAN ROAD EXTENSION**
JOHN LITTLE SURVEY, ABSTRACT NO. 761
GARLAND, DALLAS COUNTY, TEXAS

NDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
Three Northpark / 8800 N. Central Expwy. / Suite 300
Dallas, Texas 75231 / Ph. (214) 739-4741

FILED

95 MAR 28 AM 10:03

EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
STATE OF TEXAS
I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

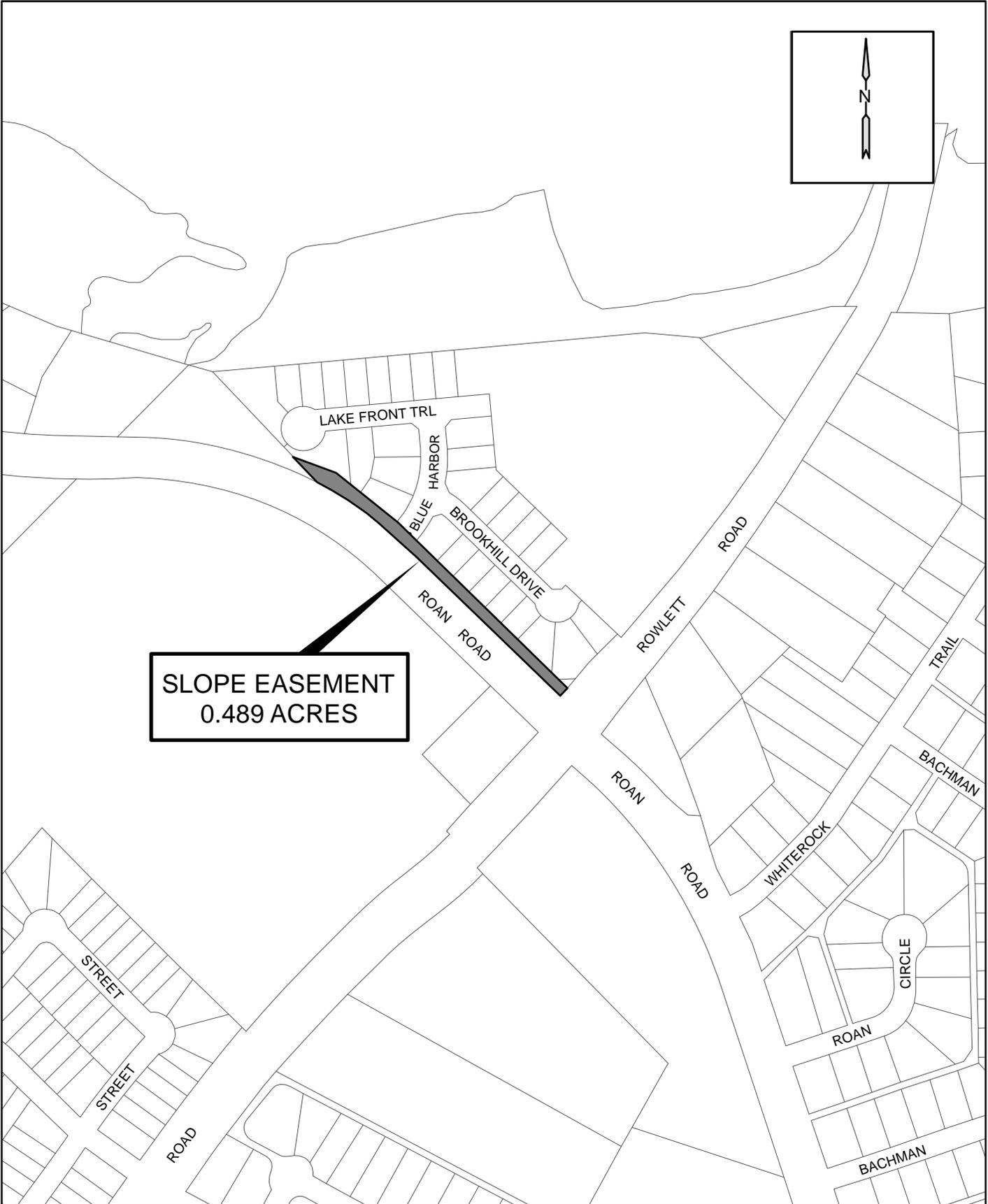
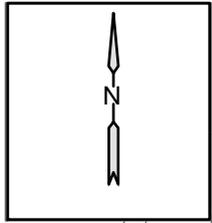
MAR 28 1995



Earl Bullock
COUNTY CLERK, Dallas County, Texas

Please return recorded documents to:

Mr. Frank Murphy
Wynne/Jackson, Inc.
600 N. Pearl, Suite 650, LB 149
Dallas, Texas 75201



SLOPE EASEMENT
0.489 ACRES



SLOPE EASEMENT ROAN ROAD EXTENSION

Scale: 1"=300'
File: RoanRd
Date: 11/06/2014
Drawn: jmk

SHEET
1
OF
1



City Council Item Summary Sheet

Work Session

Date: November 17, 2014

Agenda Item

Economic Development Incentive – Carroll Company

Summary of Request/Problem

Carroll Company was founded in 1921 in Garland and is recognized as the nation's leading manufacturer of branded institutional cleaning and maintenance chemicals. Their Garland plant is situated on 18 acres with approximately 300,000 sq. ft. of manufacturing and warehouse space. Carroll Company consolidated 185,000 sq. ft. of manufacturing/distribution in Maryland to Garland this year and is evaluating another consolidation of 75,000 sq. ft. from their California facility. With this consolidation, Carroll Company operations based in Garland will move from a two-million gallon per year facility to a five-million gallon per year facility in a little less than 18 months.

In the last three years, Carroll Company has invested nearly \$2.5 million in equipment and capital improvements that enabled Garland operations to take over the Maryland production. The company is anticipating an additional \$2 million investment over the next three to five years to further strengthen the company's position in Texas.

As part of the Garland Economic Development Partnership's (GEDP) attraction program of encouraging quality development in the City of Garland, the GEDP Steering Committee recommends that Council provide:

- General support for the project
- Chapter 380 Finance Grant – total of \$100,000

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Martin E. Glenn
Deputy City Manager

Approved By:

William E. Dollar
City Manager



GARLAND ECONOMIC DEVELOPMENT STEERING COMMITTEE

Project Recommendation to the Garland City Council

October 31, 2014

Carroll Company Expansion Project

Carroll Company was founded in 1921 in Garland and is recognized as the nation's leading manufacturer of branded institutional cleaning and maintenance chemicals. The company is structured to produce both Nationally-Recognized / Brand-Name Products as well as, Distribution or Customer-Specific Private Brands.

The Garland plant location, the primary base of operations, is situated on 18 acres with approximately 300,000 sf of manufacturing and warehouse space. The Carroll Company consolidated 185,000 sf of manufacturing / distribution in Maryland to Garland this year and evaluating another consolidation of 75,000 sf from their California facility.

With this final consolidation, Carroll Company Operations based in Garland will move from a two (2) million gallon per year facility to a five (5) million gallon per year facility in a little less than eighteen months.

In the last three years, Carroll Company invested nearly \$2.5 million in equipment and capital improvements that enabled Garland to take over the Maryland production. The Carroll Company is anticipating an additional \$2 million investment over the next three to five years to further strengthen the company's position in Texas.

As part of GEDP's Business Expansion program of encouraging quality development in the City of Garland, the GEDP's EDSC recommends to the Garland City Council the following:

- General Support for the Project
- Chapter 380 Finance Grant – Total of \$100,000

Committee Member Attendees: Mayor Douglas Athas, City Council Anita Goebel, City Manager Bill Dollar, GISD President Rick Lambert, GISD Superintendent Dr. Bob Morrison, Chamber Chair Phil Elmore and Chamber CEO Paul Mayer

* Approved unanimously

ECONOMIC IMPACT ANALYSIS

Carroll Co. Expansion - consolidation of MD and CA plants to Garland

							Points										
ECONOMIC IMPACTS:	Full-time jobs	Annual Payroll	RE Value	BPP Value	Sales Tax	GP&L (KWH/yr)											
Phase I (from MD)	15	\$ 613,000	\$ -	\$ 2,500,000	\$ -	252,600											
Phase II (from CA)	15	\$ 1,063,000	\$ -	\$ 500,000	\$ -	252,600											
TOTAL	30	\$ 1,676,000	\$ -	\$ 3,000,000	\$ -	505,200											
Total Points:	3	17	0	20	0	10	50										
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%; border: 1px solid black; padding: 5px; background-color: #e0f0ff;"> <p>elevating the wage of their current staff to as much as 10-15% over current rate</p> </div> <div style="width: 30%; border: 1px solid black; padding: 5px; background-color: yellow;"> <p>anticipate to lay in over an average \$1 million investment/year next 5 years</p> </div> <div style="width: 30%; border: 1px solid black; padding: 5px; background-color: #e0f0e0;"> <p>25-30% increase on the utility usage; electricity, water, waste water</p> </div> </div>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">City Property Tax Revenue</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Property Tax Revenue</td> <td style="text-align: right; padding: 2px;">\$ -</td> </tr> <tr> <td style="padding: 2px;">BPP Tax Revenue</td> <td style="text-align: right; padding: 2px;">\$ 21,138</td> </tr> <tr> <td style="padding: 2px;">City Sales Tax</td> <td style="text-align: right; padding: 2px;">\$ -</td> </tr> <tr> <td style="padding: 2px;">Total City Tax Revenues</td> <td style="text-align: right; padding: 2px;">\$ 21,138</td> </tr> </tbody> </table>								City Property Tax Revenue		Property Tax Revenue	\$ -	BPP Tax Revenue	\$ 21,138	City Sales Tax	\$ -	Total City Tax Revenues	\$ 21,138
City Property Tax Revenue																	
Property Tax Revenue	\$ -																
BPP Tax Revenue	\$ 21,138																
City Sales Tax	\$ -																
Total City Tax Revenues	\$ 21,138																

*Minimum of 100 points generally required for tax abatement consideration

ECONOMIC IMPACT ANALYSIS

Carroll Co. existing																																																							
							Points																																																
ECONOMIC IMPACTS:	Full-time jobs	Annual Payroll	RE Value	BPP Value	Sales Tax	GP&L (KWH/yr)																																																	
2900 Kingsley	110	\$ 4,500,000	\$ 2,485,750	\$ 7,200,000	\$ -	842,000																																																	
Total Points:	11	45	15	62	0	17	150																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 15%;"></th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>City Property Tax Revenue</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Property Tax Revenue</td> <td style="text-align: right;">\$ 17,515</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BPP Tax Revenue</td> <td style="text-align: right;">\$ 50,731</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>City Sales Tax</td> <td style="text-align: right;">\$ -</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total City Tax Revenues</td> <td style="text-align: right;">\$ 68,246</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>																City Property Tax Revenue								Property Tax Revenue	\$ 17,515							BPP Tax Revenue	\$ 50,731							City Sales Tax	\$ -							Total City Tax Revenues	\$ 68,246						
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City Sales Tax	\$ -																																																						
Total City Tax Revenues	\$ 68,246																																																						

over 30% of employees are Garland residents



City Council Item Summary Sheet

Work Session

Date: November 17, 2014

Agenda Item

Dallas Regional Mobility Coalition Update

Summary of Request/Problem

At the request of Deputy Mayor Pro Tem Tim Campbell and Mayor Douglas Athas, Council will be updated on the Dallas Regional Mobility Coalition's activities, programs, and projects.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

Work Session

Date: November 17, 2014

Agenda Item

Garland Square Fountain Pool Renovation

Summary of Request/Problem

At the request of Council Member Anita Goebel and Mayor Douglas Athas, staff will update Council on the Garland Square fountain pool renovation.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

Work Session

Date: November 17, 2014

Agenda Item

Event at 507 State Street

Summary of Request/Problem

At the request of Council Member Anita Goebel and Mayor Douglas Athas, Robert Smith will brief Council on the event at 507 State Street that was held on Saturday, November 8, 2014.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

**William E. Dollar
City Manager**



City Council Item Summary Sheet

Work Session

Date: November 17, 2014

Agenda Item

2015 Legislative Agenda

Summary of Request/Problem

The City Attorney will brief the City Council on legislative programs that the City may pursue in the upcoming session of the Texas Legislature that will begin in January 2015.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

**Brad Neighbor
City Attorney**



City Council Item Summary Sheet

Work Session

Date: November 17, 2014

Agenda Item

Status of Budget Committee

Summary of Request/Problem

At the request of Council Member Stephen Stanley and Mayor Douglas Athas, Council is requested to discuss the status of the formation of a Budget Committee.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

Work Session

Date: November 17, 2014

Agenda Item

Request for Reimbursement

Summary of Request/Problem

At the request of Council Members Stephen Stanley and B. J. Williams, Council is requested to consider a request from Council Member Stanley for reimbursement of \$60 for his attendance at the AIA Dallas/Greater Dallas Planning Council Transportation Summit on September 5, 2014.

Recommendation/Action Requested and Justification

Council discussion and direction.

Submitted By:

Approved By:

William E. Dollar
City Manager

**City of Garland
Employee Expense Report**

Employee Name Stephen W. Stanley Acct. # 100-1001-7611 Dept #
 Petty cash advance \$0.00
 Destination Latino Cultural Center, 2600 Live Oak Street, Dallas, Texas 75204
 Purpose of trip AIA Dallas / Greater Dallas Planning Council Transportation Summit

Expense Item	Day -> Date ->		Fri 09/05/14						TOTAL
Expenses paid by P-Card									
Transportation (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lodging (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Meals purchased (1)									
Breakfast (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lunch (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dinner (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Exceed GSA		-	-	-	-	-	-	-	0.00
Registration (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total P-Card Expenses		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expenses paid by and reimbursed to employee									
Transportation (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mileage (2)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lodging (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Registration (1)		0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Meals purchased (1)									
Breakfast (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lunch (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dinner (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Exceed GSA		-	-	-	-	-	-	-	0.00
Other (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reimbursed Expenses		0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Prepaid Expenses									
Transportation (3)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lodging (3)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Registration (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other (1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Prepaid Expenses		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Per Diem Allowance		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travel Costs Incurred		0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Less: personal expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Exceed GSA		-	-	-	-	-	-	-	0.00
Net City Travel Costs		-	-	-	-	-	-	-	60.00

Travel Cost Summary

P-Card meals over GSA Allowance	0.00
Per diem for meals not purchased nor provided	0.00
Non P-Card meals purchased (up to GSA Allowance)	0.00
Non P-Card Expenses, excludes meals	60.00
Less: Petty cash advance	0.00
Less: Personal Expenses	0.00
Amount Due Employee	60.00
Amount Due City (4)	0.00
P-Card meals that exceed GSA allowance (6)	0.00
Unreimbursed non P-Card meals that exceed GSA allowance (7)	0.00

Comments:

Employee Signature:  Supervisor Signature (5)
 Date 10-31-14 Date

- (1) Original receipt required
- (2) Personal Mileage Trip Sheet required. The current per mile rate is . cents.
- (3) Copy of original receipt or supporting document required
- (4) Copy of City receipt required
- (5) Supervisor must have budgetary oversight for these expenses.
- (6) Amount due employee is reduced by meals that exceed GSA Allowance.
- (7) Employee pays for meals that exceed GSA Allowance.

AIA Dallas Chapter

1909 Woodall Rodgers Fwy, Suite 100
 Dallas TX 75201

Sales Receipt

PAID IN FULL.
 THIS COPY IS FOR YOUR
 RECORDS.

Date	Receipt Number
9/11/14	39676

Sold To
Stanley, Stephen

Ship To

Item	Description	Qty	Price	Total
Mobility Summ...	Thursday Keynote & Reception \$25 Friday Summit - \$60 Thursday Keynote & Friday Summit \$75	1	60.00	60.00T

Payment Method	Check No.	Ship Date	None	Member #
Check	205	9/11/14	Ship Via	

Subtotal	\$60.00
Sales Tax (0.0%)	\$0.00
Total	\$60.00

Phone #	Web Site
214-742-3242	www.aiadallas.org

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- [Transportation Summit](#)

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Transportation Summit

Date: September 5, 2014 - September 5, 2014

Time: 7:30 AM - 6:45 PM

Latino Cultural Center

Location: 2600 Live Oak Street
Dallas, TX 75204

Details:

Join us at the AIA Dallas/ Greater Dallas Planning Council Transportation Summit to explore mobility, livability and choice across our communities. The Summit will kick off the evening of Thursday, September 4th with a reception and keynote address by Jeffrey Tumlin, Principal & Director of Strategy at Nelson Nygaard, and will continue Friday, September 5th with a full day of presentations.

Schedule of Events:

Registration & Coffee: 7:30-8:00 a.m.

Welcome & Agenda: 8:00-8:15 a.m.

Historical Context of Mobility and Decision Impact:
8:15-9:00 a.m.

Brent A. Brown, AIA, LEED-AP, Director, CityDesign Studio

Regional Mobility: Strategies, Plans & Issues: 9:00-9:45 a.m.

Introduction of Speaker: Terry Watson, P.E., AICP, Kimley-Horn

Bill Hale, P.E., Metropolitan Districts Engineering Director, TxDOT

The Challenge of Choice: Economic, Social & Environmental Balance: 10:00-11:00 a.m.

Introduction of Speaker: Kevin Sloan, ASLA
Alex Krieger, FAIA, Principal, NBBJ

Perspectives Panel: Equitable Mobility & Opportunities:
11:00 a.m.-12:15 p.m.
Lee Kleinman, Dallas City Council

Lunch & Exhibition: 12:15-1:00 p.m.

Connecting the Dots Between the City Center & the
Region: 1:00-2:00 p.m.
Introduction of Speaker: Clifton Miller, President, Greater
Dallas Planning Council
Michael Morris, P.E., Director of Transportation, North
Central Texas Council of Governments (NCTCOG)
Tom Shelton, Senior Project Manager, North Central Texas
Council of Governments (NCTCOG)
Karla Weaver, AICP, Program Manager, North Central
Texas Council of Governments (NCTCOG)

Balancing Transportation & Development Opportunities:
2:00-3:15 p.m.
Moderator: Frank Bliss, President, Cooper + Stebbins
Monte Anderson, President, Options Real Estate
Brent Jackson, President, Oaxaca Interests, LLC
Scott Rohrman, 42 Real Estate, LLC
Maria Loveland Schneider, President, Sustainable
Development Resources

Livability & "New" Neighborhoods: 3:15-4:15 p.m.
Introduction of Speaker: Wick Allison, Editor, *D Magazine*
Patrick Kennedy, FAICP, Partner, Space Between Design
Studio; Founder and Creator of ANewDallas

Perspectives Panel: Mobility Planning for Next Gen ROI:
4:15-5:30 p.m.
Moderator: Scott Griggs, Dallas City Council
Keith Manoy, Assistant Director of Public Works/
Transportation, City of Dallas
Christian Yazdanpanah, Director, The Commit!
Partnership
David Marquis, Texas Conservation Alliance
Roddick West, HKS

Next Steps: 5:30-5:45 p.m.
Introduction of Speaker: Lisa Lamkin, AIA, President, AIA
Dallas
Gail Thomas, PhD, Hon AIA, President & Executive
Officer, The Trinity Trust Foundation

Reception & Exhibition: 5:45-6:45 p.m.

Cost: Friday Summit Only: \$60
Thursday Keynote and Reception & Friday Summit: \$75
[Registration Link](#)

For More Information

Contact Name: AIA Dallas
Email Address: info@aiadallas.org
Phone Number: 214.742.3242

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Policy Report

REDUCTIONS IN FY 2014-15 ADOPTED BUDGET

ISSUE

At the November 3, 2014, Work Session, an item was placed on the agenda to discuss reductions in the FY 2014-15 Adopted Budget in order to divert funds to street improvements.

OPTIONS

- (1) Provide staff with direction on the parameters it wishes to consider regarding cuts to staffing, programs, and expenditures.
- (2) Do not pursue reductions in FY 2014-15 Adopted Budget.

RECOMMENDATION

None.

COUNCIL GOAL

Financially Stable Government with Tax Base that Supports Community Needs

BACKGROUND

A total of \$12.6 million in street funding was included in the City Manager's Proposed Budget for FY 2014-15. To reach this funding level would have required a 1.92-cent tax rate increase which was not approved. The final Adopted FY 2014-15 Budget provided \$12.0 million for street funding. This represented an increase of \$2.2 million (22%) from the prior year through an increase of \$900,000 in ongoing transfers and \$1.3 million of one-time funds.

The ultimate funding goal established by the Citizen's Ad Hoc Streets Improvement Committee was \$14.6 million a year based on the enactment of a 2-cent tax rate increase, a \$4.00 a month Transportation User Fee (TUF), and increases in ongoing transfers.

The Adopted FY 2014-15 funding level for streets compares as follows:

(1) Proposed Budget	12,634,229
Adopted Budget	<u>11,997,835</u>
Short-fall	<u>636,394</u>
(2) Future Funding Target	14,653,649
Adopted Budget	<u>11,997,835</u>
Short-fall	<u>2,655,814</u>
(3) Future Funding Target	14,653,649
Adopted Budget	11,997,835
Less One-Time Funds	<u>1,329,250</u>
L-T Short-fall	<u>3,985,064</u>

CONSIDERATION

Because the public presentation of budget cuts will likely include employee lay-offs and program cuts, staff is requesting direction. The following questions are designed to assist staff in channeling the analysis and discussion:

- (1) What amount of budget reductions should staff prepare for Council's review?
- (2) Is Council wishing to consider cuts solely for the 2014-15 fiscal year or should reductions be viewed as permanent?
- (3) Are cuts to be considered solely from the \$148 million General Fund – or is Council willing to consider cuts in the utility funds (Electric, Water and Wastewater) with those dollars being used to subsidize the transfers to streets?
- (4) Are there programs or services that Council considers "untouchable" with respect to cuts?
- (5) Are there programs or services the Council believes would be good candidates for reduction?
- (6) Is Council willing to consider options that would involve the issuance of long-term or short-term debt if no tax rate increase is required.

ATTACHMENT(S)

Submitted By:

Approved By:

Bryan L. Bradford
Assistant City Manager

William E. Dollar
City Manager

Date:

Date: