AGENDA

CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street
Garland, Texas
December 3, 2013

5:30 p.m.

EXECUTIVE SESSION
AGENDA

1. **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.**

    - **Consider the appointment of an associate municipal judge.**

2. **Discussions, deliberations, voting on, and taking final action with regard to any competitive matter, that being a utility-related matter that is related to the City's competitive activity, including commercial information, and would, if disclosed, give advantage to competitors or prospective competitors including any matter that is reasonably related to the following categories of information:**

    (A) 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;

    (B) bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;

    (C) effective fuel and purchased power agreements and fuel transportation arrangements and contracts;

(D) risk management information, contracts, and strategies, including fuel hedging and storage;

(E) 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

(F) customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies;

Sec. 551.806; Sec. 552.133, Tex. Gov't Code.

- **Consider the approval of a renewable energy power purchase agreement.**

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, 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 Briefing:

a. Neighborhood Vitality Matching Grant **Montgomery**

The Community Services Committee (CSC) met on November 19, 2013 to review two Neighborhood Vitality applications. The CSC is recommending that Council approve the applications. If Council concurs, this item will be scheduled for formal consideration at the December 17, 2013 Regular Meeting.

Item	Key Person

2. Verbal Briefing:

a. Lakewood Brewing Company Incentive Agreement **Mayer**

Paul Mayer, Garland Chamber of Commerce Chief Executive Officer, will brief Council on the Lakewood Brewing Company Expansion project. As part of the Garland Economic Development Partnership's (GEDP) retention and expansion program of encouraging quality development in the City of Garland, the GEDP's Steering Committee is recommending that the City Council provide:

- *General support for the project*
- *Support of variance and expedite development process*
- *Support of a 50% City tax abatement on new Business Personal Property Value for five years – maximum of $137,397*
- *$20,000 water utility rebate*

b. Reports on NLC – Congress of Cities and Exposition **Council**

The Mayor and several Council members recently attended the National League of Cities – Congress of Cities and Exposition 2013. Those that attended will provide a brief report on information they learned.

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.

(6:45) 5. Adjourn **Council**

(Estimated time to consider)

Meeting: Work Session

Date: December 3, 2013

Policy Report

NEIGHBORHOOD VITALITY MATCHING GRANT

ISSUE

Review Neighborhood Vitality applications

ALTERNATIVES

1. Approve applications as submitted.
2. Approve applications with modifications
3. Deny approval of applications

RECOMMENDATIONS

The Community Services Committee recommends approval of the two applications submitted for consideration. Unless Council directs otherwise, staff will place an item on the December 17, 2013 agenda for formal approval of these applications.

COUNCIL GOALS

Neighborhood Vitality

BACKGROUND

Proposition 6 was approved by Garland voters in May 2004 and included $5,000,000 for the Neighborhood Vitality Matching Grant Program. Council has previously indicated that funds would be made available annually for neighborhood improvement projects. Four applications were submitted. The Community Services Committee reviewed two applications on November 19, 2013. The remaining applications will be presented to Council after further review. Preliminary bids obtained by the applicants total $18,050. Of this amount, funding requests total $16,245 with the difference of $1,805 coming from matching funds provided by the applicants. Costs may vary after awards are made and final bids are received.

CONSIDERATIONS

1. According to the program guidelines, approximately $500,000 will be available annually for the grant program. These funds will be appropriated as part of the annual Capital Improvement Program for approved Neighborhood Vitality projects.

2. Staff has reviewed the applications to ensure compliance with the program guidelines. Issues identified during the review process are indicated on the project summary sheets.

3. The Community Services Committee met on November 19, 2013 to review the applications. After discussion, members recommended funding approval of all projects. Applicants will be responsible for submitting documentation for final approval.

ATTACHMENT (S)

Project Summaries

Submitted By:

Felisa Conner
Manager, Neighborhood Vitality

Date: November 21, 2013

Approved By:

Anita Russelmann
Director,
Planning & Community
Development

Date: November 22, 2013

William E. Dollar
City Manager

Date: November 26, 2013

Neighborhood Vitality Matching Grant Project Summary

Association/Group: New World Crime Watch
Project Name: Sign Toppers & Speed Humps
Council District: 5

Project Cost: $9,550
Fund Request: $8,595
Match: $955

Project Description

The applicant would like to install sign toppers at various intersections in the neighborhood and speed humps.

Comments

Transportation will provide final approval of sign topper locations & speed humps.

Staff Recommendation

The project is eligible for funding.

Neighborhood Vitality Matching Grant Project Summary

Association/Group: Wellington Run HOA
Project Name: Speed Humps
Council District: 3

Project Cost: $8,500
Fund Request: $7,650
Match: $850

Project Description

The applicant would like to install five speed humps.

Comments

Transportation will provide final approval of speed humps.

Staff Recommendation

The project is eligible for funding.

City Council Item Summary Sheet

☒ **Work Session**

☐ **Agenda Item**

Date: **December 3, 2013**

Lakewood Brewing Company Incentive Agreement

Summary of Request/Problem

Lakewood Brewing Company is a family-owned mico-brewery that was started in early 2011 by owner/brewer Wim Bens. The Company's mission is to develop high quality, locally crafted beers.

Since Lakewood Brewing Company began operating 14 months ago in Garland, their business has grown dramatically. The brewery is open to the public on Saturdays, averaging 200 visitors each week and over 10,000 visitors annually. They exceeded their five-year business plan goals (employment numbers and production volume) within 12 months.

The Company needs to expand operations and plans to build a new 12,000 sq. ft. facility and add $7.8 million in new equipment for the next 5 to 10 years, which will also potentially increase visitation by 10,000 annually.

As part of the Garland Economic Development Partnership's (GEDP) retention and expansion program of encouraging quality development in the City of Garland, the GEDP's Steering Committee is recommending that the City Council provide:

- General support for the project
- Support of variance and expedite development process
- Support of a 50% City tax abatement on new Business Personal Property Value for five years – maximum of $137,397
- $20,000 water utility rebate

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:	**Approved By:**
	William E. Dollar **City Manager**

GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

CITY OF GARLAND • GARLAND CHAMBER OF COMMERCE • G.I.S.D.

GARLAND ECONOMIC DEVELOPMENT STEERING COMMITTEE

Project Recommendation to the Garland City Council

October 31, 2013

Lakewood Brewing Company Expansion Project

Lakewood Brewing Company is a family owned micro-brewery started in early 2011 by owner/brewer Wim Bens, who was born in Belgium and graduated from SMU. Lakewood Brewing Company's mission is to develop high quality, locally crafted beers. Craft beer in the US is booming and Texas is just starting to catch up. While Texans consume more beer than all but one other state, it is ranked 48th in breweries per capita and there is a lot of room for growth in the emerging Texas craft beer market.

Since it started operating 14 months ago in Garland, Lakewood Brewing Company's business has grown dramatically. The brewery is open to the public on Saturdays, averaging 200 visitors each week and over 10,000 visitors annually. They exceeded their 5 year business plan's goals (employment numbers and production volume) within 12 months; it needs to expand operations and plans to build a new 12,000 sf facility and add $7.8 million in new equipment for the next 5 to 10 years, which will also potentially increase visitation by 10,000 annually.

As part of GEDP's retention and 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
- Support of variance and expedite development process
- Support of a 50% City Tax Abatement on new Business Personal Property Value for 5 years - Maximum of $137,397
- $20,000 Water utility rebate

***Committee Member Attendees**: Mayor Douglas Athas, City Council Anita Goebel, City Council Scott LeMay, City Manager Bill Dollar, GISD President Larry Glick, GISD Trustee Rick Lambert, GISD Trustee Linda Griffin, GISD Superintendent Dr. Bob Morrison, Chamber Chair Elect Phil Elmore, Chamber CEO Paul Mayer*

**** Approved unanimously***

ECONOMIC IMPACT ANALYSIS

Project Lakewood Brewing Co. Expansion

ECONOMIC IMPACTS:	Full-time jobs	Annual Payroll	RE Value	BPP Value	Sales Tax	GP&L (KWH/yr)	Points
2306 Executive Dr.	15	$ 600,000	$ 1,200,000	$ 7,800,000	$ 1,200	0	
Total Points:	2	6	2	68	1	-	**79**

City Property Tax Revenue		
Property Tax Revenue	$	8,455
BPP Tax Revenue	$	54,959
Sales Tax Revenue	$	1,200
TOTAL	$	64,614

*Minimum of 100 points generally required for tax abatement consideration

Staff Recommendation:		
50% tax abatement on the BPP		
Value for 5 years	$	137,397
Water rebate program	$	20,000
TOTAL	$	157,397

ECONOMIC IMPACT ANALYSIS

Project Lakewood Brewing Co. Current							
							Points
ECONOMIC IMPACTS:	**Full-time jobs**	**Annual Payroll**	**RE Value**	**BPP Value**	**Sales Tax**	**GP&L (KWH/yr)**	
2302 Executive Dr.	15	$ 600,000	$ 456,000	$ 578,130	$ 1,200	0	
Total Points:	2	6	0	0	1	-	**9**

City Property Tax Revenue	
Property Tax Revenue	$ 3,213
BPP Tax Revenue	$ 4,074
City Sales Tax Revenue	$ 1,200
TOTAL	**$ 8,486**

City Council Item Summary Sheet

☒ **Work Session**

☐ **Agenda Item**

Date: **December 3, 2013**

Reports on the NLC – Congress of Cities and Exposition 2013

Summary of Request/Problem

The Mayor and several Council members recently attended the National League of Cities – Congress of Cities and Exposition 2013. Those that attended will provide a brief report on information they learned.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:	**Approved By:**
	William E. Dollar **City Manager**