

State of the City



HARRY A. GARRETT, MAYOR

SEPTEMBER 28, 2019

State of the City



- ☐ Growing
- ☐ Safe and Secure
- ☐ Financially Stable
- ☐ Energized and Engaged

Glenn Heights City Council



- ❑ Council Place 1 Sonja A. Brown
- ❑ Council Place 2 Tony Bradley
- ❑ Council Place 3 Jeremy Woods Sr.
- ❑ Council Place 4 Ron Adams, Mayor Pro-Tem
- ❑ Council Place 5 Shaunte Allen
- ❑ Council Place 6 Machanta Newson



Economic Development



Economic Growth



- ❑ Road Infrastructure projects to support commercial development are underway
- ❑ City Council has adopted economic development incentive policies to compete for private investment
- ❑ Strong market demand for residential development has continued in 2019



- As one of the fastest growing small cities in the metroplex, Glenn Heights is poised for continued economic growth
- 2019 was another strong year for residential development.
- The recent adoption of economic development incentives policy will allow us to incubate small businesses while also targeting scaled commercial development.

Economic Development Toolkit



- ☐ Small business **grants** for tenant finish and capital equipment purchases
- ☐ Small business **lending assistance** for interest rate buydown
- ☐ **Tax rebate** incentives for targeted commercial and retail development
- ☐ Permit fee **waivers** for targeted commercial and retail development
- ☐ Hotel occupancy **sales tax rebate** to attract development along I-35 frontage



Project Smile

- First small business grant recipient
- New pediatric dental practice to Glenn Heights
- \$5,000 grant for construction and equipment
- Will occupy vacant dental office on Ovilla Rd.

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- For the first time in its history, the City of Glenn Heights now has an economic development toolkit to attract commercial development and business investment.
- The first success story of our incentives toolkit is Project Smile.
- The city awarded a small business grant to this dental practice to relocate from Dallas into a vacant storefront in Glenn Heights. The company is targeted for opening in December 2019.

Residential Development Underway



- ❑ Total of **(5)** **active** single-family development communities under construction
- ❑ **Luxury** townhome and apartment builders have expressed interest in **mixed-use** sites

Villages At Charleston

- From \$224,990 - \$389,950



Maplewood Estates

- From \$251,990-\$400,000



Meadow Springs

- From \$256,900 - \$291,900



Stone Creek

- From \$208,490 -\$255,990



Magnolia Meadows

- From \$227,990



- The diversity of our housing stock and price points will allow for families to purchase their first and last home without ever having to leave the city of Glenn Heights!

Multi-Family Development



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- Palladium Glenn Heights - completed in 2019 is a 270-unit Class A apartment community.
- It is the first ever multi-family development in Glenn Heights and features resort style amenities and high quality interior finishes and design.
- The project is 100% leased

Commercial Development Underway



First commercial development project in
Glenn Heights since **2012!**

❑ Commercial site submissions
made to targeted industries:

- Retail grocery
- Quick-serve and full-service restaurants
- Hotel and event space operators



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- Site work has begun on the first new commercial development project in Glenn Heights in 7 years.
- Staff has continued to market and solicit development proposals for this strategic site with commercial brokers.
- Coupled with our residential growth and infrastructure investments, we anticipate more development announcements in the future.



Potential Development

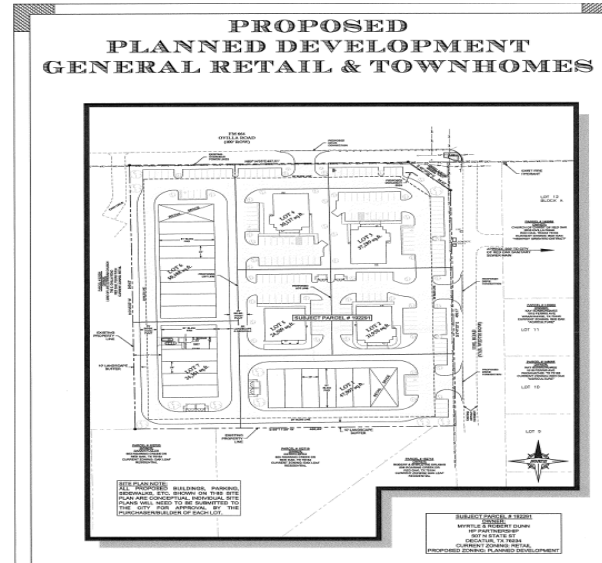


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- The illustration shown represents the active conversations and site submissions our planning and economic development staff are having with various industries.
- The proposed TXDOT construction of **Loop 9** will create additional commercial development potential not currently possible in Glenn Heights based on our lack of highway frontage.

Active Economic Development Solicitations



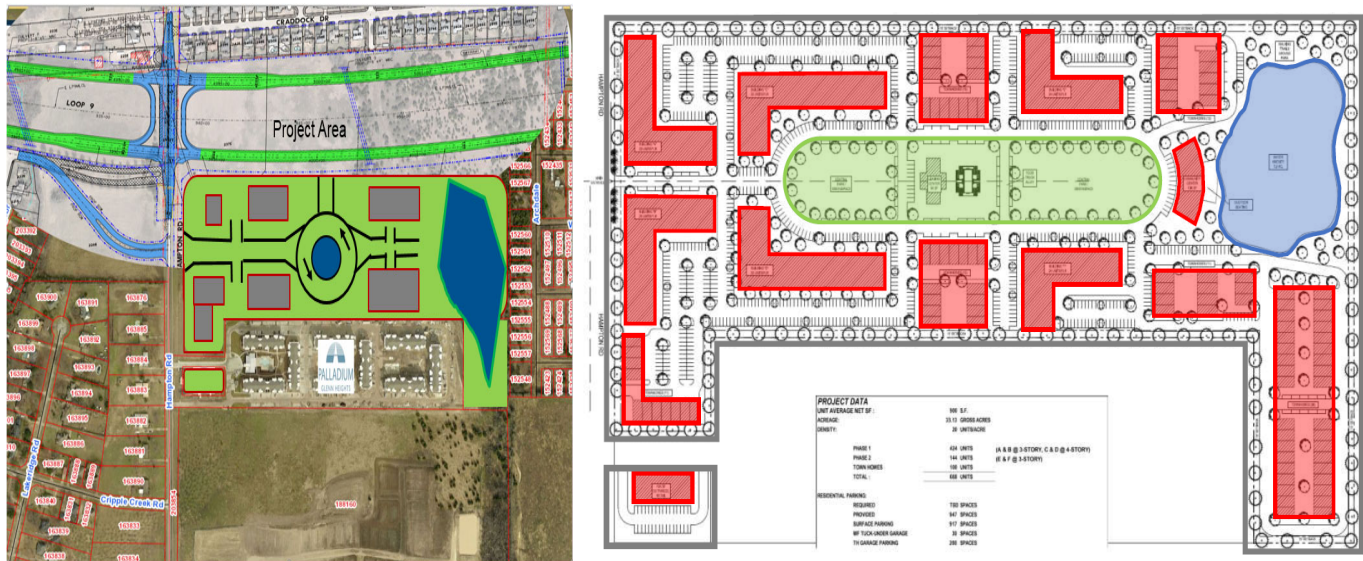
City initiated marketing of commercial sites as the widening of FM 664 nears completion

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- The widening of FM 664 has increased the commercial real estate activity and development interest along this corridor.
- The site plan image shown in this slide is an example of a mixed-use project that staff is currently evaluating with a development team.
- The developer has stated their intention to start working on the plans within next 30-60 so project can be completed when the road is done – will be first mixed-use development in the city's history.

Active Economic Development Solicitations



Staff initiated Request for Expressions of Interest

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- City staff recently published a Request for Expressions of Interest in developing a 50+ acre tract of land owned by the City of Glenn Heights.
- The solicitation is still active, however staff has already started to engage a development firm on a conceptual mixed-use site plan – this is a real site plan they have developed already

Financial Conditions



Financial Condition

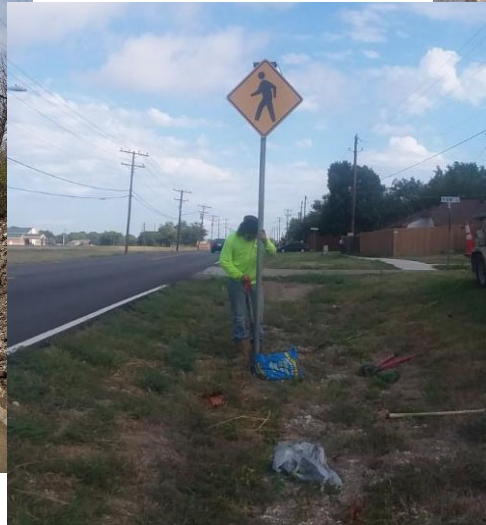


- ❑ **Record** savings in General Fund Account
- ❑ 1st time employees ever given market-relevant **living wages** –
 - Helps with attraction and retention of quality employees
- ❑ Significant Funding for **Infrastructure Projects** across the City
- ❑ **Reduced reliance** on Utility Funds to supplement General Fund
 - FY20 is **86% reduction** since peak in FY17
- ❑ Wastewater (Water/Sewer Utility Fund) – Fund balance has **decreased**
 - Significant, **historic infiltration** to system **increased** required **contributions** from City to TRA
 - Staff is working with contractors to begin **system-wide leak detection**
 - Operational costs are down for City, but **TRA Capital Costs** have increased **\$1.1 million** this year (city contribution)

Capital Projects



Capital Maintenance



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- Here are a few examples of the City's ongoing commitment to maintain our infrastructure – workers working on our water and sewer lines.
- We've also recently installed new pedestrian crossing signs along Hampton Rd and Bear Creek Rd. All of the signs will be up early next week.

Road Projects



Reconstruction of Hampton, Westmoreland, Uhl, & Bear Creek Roads

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- The reconstruction of Hampton and Westmoreland roads were completed earlier this year. Uhl Rd is currently under construction and Bear Creek is scheduled to follow.
- These projects are the first road reconstruction in the city since 2014.

New Senior Center



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- Grading and foundation work on the new Senior Center is currently underway. Construction is targeted for completion in early 2020.
- A short survey is available on the city's website to provide important feedback on the programing and service you would like to see at this facility.
- First newly constructed city facility in more than 20 years!

New City Center Project



9/28/2019

[Video](#)

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- The new City Center municipal complex will include new facilities for Police, Fire, City Hall/Municipal Court and a community/ recreation center.

FY19-20 Capital Projects



Project	Anticipated FY 2018-2019 Expenditure	Anticipated FY 2019-2020 Expenditure	Funding Source
Construction of City Facilities	\$0	\$2,852,636	Capital Projects Fund
Gateway Improvements	\$0	\$35,000	
Animal Shelter	\$0	\$500,000	
Total	\$0	\$3,387,636	
Construction of City Facilities	\$0	\$1,750,000	Capital Projects Fund - Loan
Total	\$0	\$1,750,000	
Intersection Improvement at Heritage Park and Bear Creek Rd.	\$26,000	\$0	Street Impact Fund
Pedestrian Signage	\$16,000	\$0	
Patch and overlay Uhl Road from Greenmound Road to Bear Creek	\$247,237	\$0	
Drainage Systems Improvements	\$0	\$12,000	
Total	\$289,237	\$12,000	

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- Over the next couple of slides we'll show our capital projects list for this fiscal year.
- Instead of going through each line, I will call out a few noteworthy projects highlighted in the table.
- Work will begin on the intersection on Tuesday with the installation of the accessible path and flashing lights will be installed within the next 3- weeks – they have already been ordered.

FY19-20 Capital Projects



Project	Anticipated FY 2018-2019 Expenditure	Anticipated FY 2019-2020 Expenditure	Funding Source
LED Street Lights	\$0	\$10,000	General Fund Streets
Gateway Improvements	\$0	\$35,000	
Total	\$0	\$45,000	
Median Irrigation	\$0	\$25,000	Water/Sewer Impact Fund
Pump Station Improvements	\$0	\$200,000	
Impact Fee Update	\$0	\$25,000	
Mesa Area Water Line Improvements	\$0	\$1,400,000	
Total	\$0	\$1,650,000	
Kingston Meadows Lift Station Pump	\$4,400	\$0	Water/Sewer Impact Fund
Kingston Meadows Lift Station Improvement	\$16,000	\$0	
Total	\$20,400	\$0	

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- The replacement and improvement of water lines in one of our city's oldest neighborhoods is an investment in the future and one we are excited about.
- This amount will most likely increase as staff continues into the project as there will probably be the need to increase funding for sewer lines.

FY19-20 Capital Projects



Project	Anticipated FY 2018-2019 Expenditure	Anticipated FY 2019-2020 Expenditure	Funding Source
Heritage Park Irrigation	\$0	\$16,000	Park Fee Fund
Parking Lot at Heritage Park	\$0	\$445,000	
Park Gazebos	\$0	\$50,000	
Heritage Park Concession Stand	\$0	\$25,000	
Heritage Park Restrooms	\$0	\$25,000	
Parks Master Plan	\$5,000	\$10,000	
Heritage Park Baseball Rehabilitation	\$0	\$15,000	
Total	\$5,000	\$586,000	
City-Wide Road Improvements	\$0	\$900,000	2016 Bond Street
Total	\$0	\$900,000	

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- Earlier we highlighted the reconstruction of our major thoroughfares - Hampton, Westmoreland, Uhl and Bear Creek.
-
- The highlighted line item is targeted for interior streets in some of our older neighborhoods to improve existing conditions.

FY19-20 Capital Projects



Project	Anticipated FY 2018-2019 Expenditure	Anticipated FY 2019-2020 Expenditure	Funding Source
Construction of City Facilities	\$0	\$1,444,511	2015 CO Bond Fund
Total	\$0	\$1,444,511	
Construction of City Facilities	\$0	\$3,500,000	2016 GO Bond Fund - Public Safety
Total	\$0	\$3,500,000	
Patch, overlay, and stripe Bear Creek Rd from I35 to Cockrell Hill Rd	\$231,245	0	2016 GO Bond - Road
Total	\$231,245	\$0	
Construction of City Facilities	\$0	\$3,422,339	2016 GO Bond Fund - Comm/Rec Center
Total	\$0	\$3,422,339	
Total All	\$541,482	\$16,697,486	Only \$45,000 is Discretionary Funding

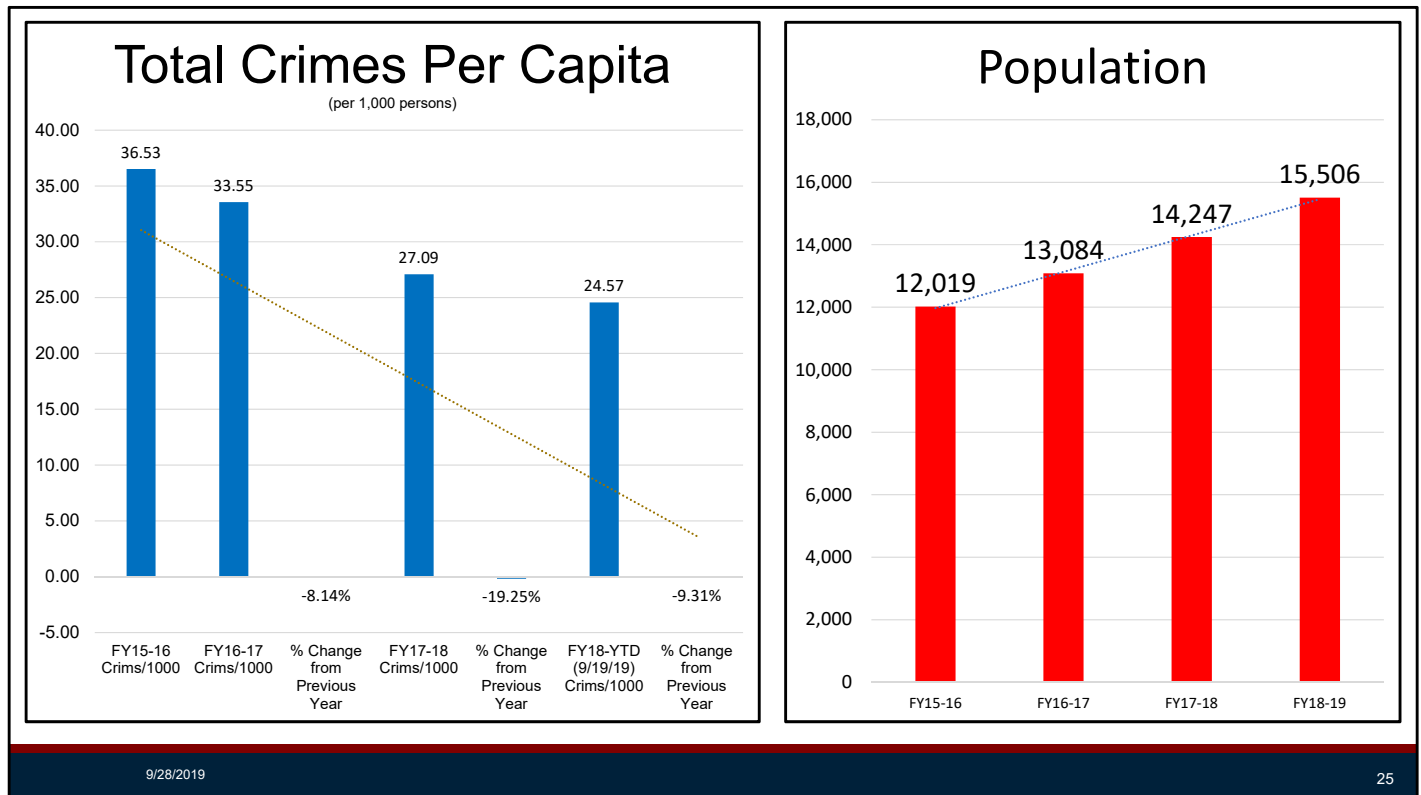
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- The City Council has approved a capital projects budget of \$16.6 million for this fiscal year.
- There was only a small amount of this money that could have been used for anything other than these types of projects – some of the funds had set unused for some time.

Public Safety





- The overall rate of crime has continued to decline while our population has increased
- This can be attributed to the continued investment in new personnel, equipment, training and leadership

Capital Equipment

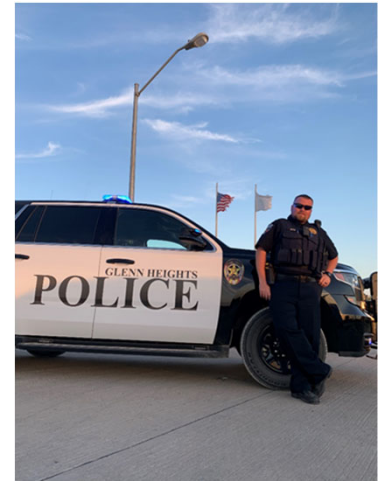


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- New capital equipment purchases include police body cameras and vehicle fleet to replace older patrol units., amongst many other improvements made in last year.

Energized with New Officers



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The recruitment and hiring of new officers has helped to re-brand and energize our police department.

Engaged with the Community



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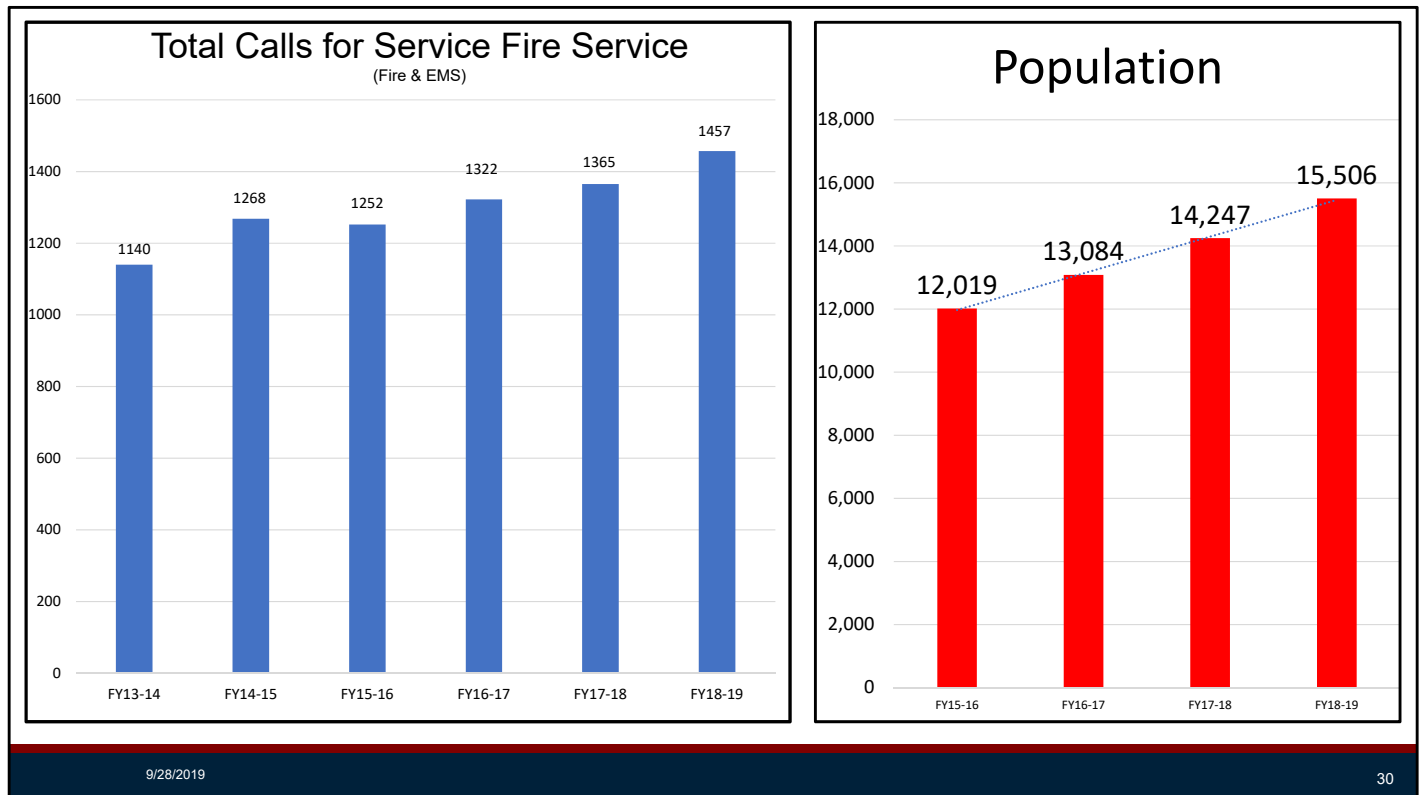
A new 'Community Policing' model has allowed our officers to directly engage residents and business owners as ambassadors of public safety, crime prevention and awareness.

Citizen Focused Enforcement



Effective 9/25/19 Glenn Heights Police Department changed enforcement practices related to possible minor possession of marijuana offenses for suspected offenders found with less than 4 oz.

- ☐ Prior to this change
 - Possible offenders were charged with 'Possession of Marijuana'
 - Case processed through County System
 - Higher penalty and lasting consequences
- ☐ After this change
 - Possible offenders will be charged with 'Attempt to Possess Marijuana'
 - Case processed through Municipal System
 - Penalty commensurate to offense and no life-long consequences
- ☐ Change made for several reasons
 - To be in concert with Dallas County DA's Office
 - Alignment with other local agency practices
 - Reduce disproportionate impacts relative to the crime



- Fire & EMS Operations - This graph shows the correlation between our steady increase in population with calls for service.

CERT & CPR Training Classes



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- In 2019, the Glenn Heights Fire Department completed its first ever CERT Class with local residents. We had been trying to hold this class for years and this year we did it.
- The Fire Department also conducted a CPR training course for local residents.

Youth Fire Academy



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- The Glenn Heights Fire Department has continued it's partnership with DeSoto ISD in sponsoring the Youth Fire Academy

Community Engagement



Public Engagement – Opportunities



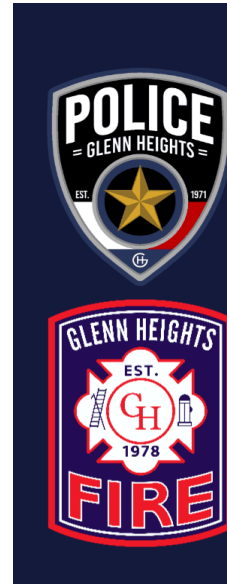

**CHAT
WITH THE
CITY MANAGER
DAVID HALL**

MONDAY, AUGUST 12, 2019
12NOON - 12:30 P.M.

**FACEBOOK
CHAT**

TOPIC: ANNUAL BUDGET

Questions? GHCE@GlennHeightsTX.gov



THE CITY OF GLENN HEIGHTS
HOSTS

**CHAT
WITH THE
CHIEFS**

JULY 23, 2019
6:30 PM

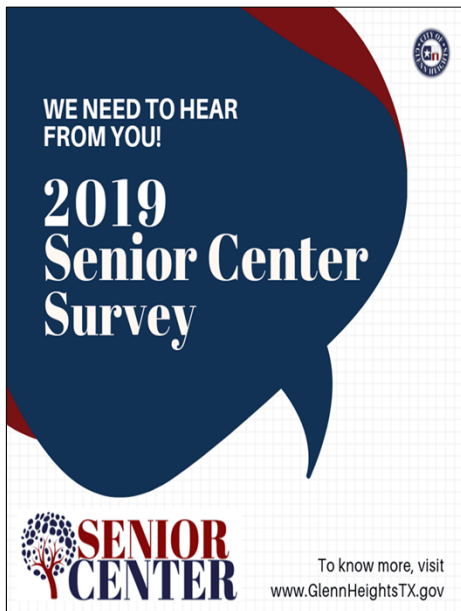
CITY HALL COUNCIL
CHAMBERS
1938 S. HAMPTON RD.
GLENN HEIGHTS, TX

9/28/2019

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- We plan to continue providing opportunities for dialog between our residents, public safety leadership and City Manager.

Strategic Planning Initiatives



Comprehensive Land Use Plan Update

Glenn Heights
2040 Plan

Parks Programing & Design



9/28/2019

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- Other citizen focused engagement efforts already underway include the Senior Center Survey – it's online – take it now
- The Parks Programming and Design project is getting underway with community outreach beginning the week of October 7th
- And a long-over due comprehensive plan update is about to start – as staff is finalizing negotiations with the contractor.

Neighborhood/Citizen Initiatives



**Glenn Heights
CONNECT**

Connects are a way for residents, City Council, and City staff to interact in a relaxed setting and discuss city-related issues.



FY20 Funded Social Services Coordinator Position



**LOVE
YOUR
BLOCK**

Reimbursable mini-grant of \$500 that encourages neighborhoods to organize neighborhood events and complete small projects that build stronger relationships and improve neighborhoods.

- This programming meets people where they are, by taking the party to various neighborhoods, making it easy for residents to come out and engage.
- The City Council has also approved funding for a social services coordinator position.
 - believed to be one of the first if not in the area- certainly for a city of our size...

Annual Events



9/28/2019

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- In an effort to increase engagement, we have relaunched several programs such as our Black History Month recognition program and Community Clean Up.
- In 2019, we launched our first ever Cinco De Mayo program to recognize and celebrate our Latin community.

Annual Events



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- The Veterans Day 5K was relaunched last year and will take place this November 9th. Please register to walk or run and support local Veterans.

The bottom picture was taken at the Back To School Bash in August 2019. This year, we doubled the number of backpacks given to support students going back to school.

Annual Events



- ❑ **Black History Month Program** - February
- ❑ **Easter Egg Scramble** - April
- ❑ **Community Clean-Up** – April
- ❑ **Cinco de Mayo** – May
- ❑ **Family Festival** – 1st Saturday in June
- ❑ **Movie Nights in the Park** – Summer
- ❑ **Back To School Bash** – August
- ❑ **50th Anniversary Celebration and Groundbreaking** – September
- ❑ **National Night Out** - October
- ❑ **Veterans Day 5K and Memorial Program**- November
- ❑ **Season of Service** - November & December
- ❑ **Annual Christmas Tree Lighting** - December

Community Engagement: Family Festival 2019 Recap



9/28/2019

Video

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All of these events lead up to our PREMIERE event, Family Festival, which occurs the first Saturday in June. Family Festival is a time for residents, neighbors and friends to come and see the best of Glenn Heights, celebrate our heritage, and enjoy local and national musical entertainment.

This year, we had over 10,000 people take the time to register their attendance

There were 3,000 in attendance before Mother Nature affected this year's event, but next year we will be back and better than ever.

Question and Answer Session

