



State of the City

“Building a City”

February 12, 2015

Mayor Tom Reid



pearlandtx.gov

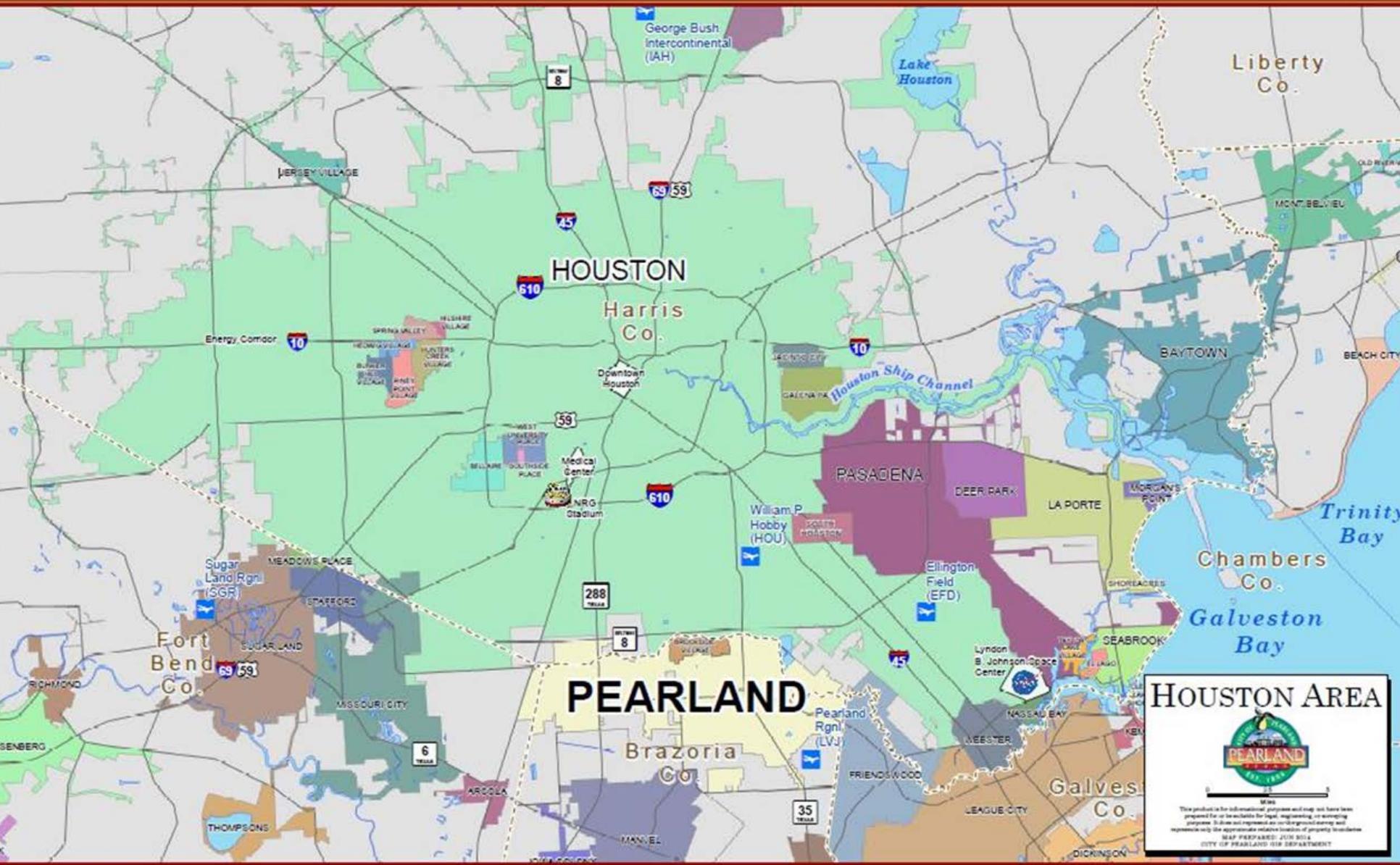
Pearland – 2014 Update

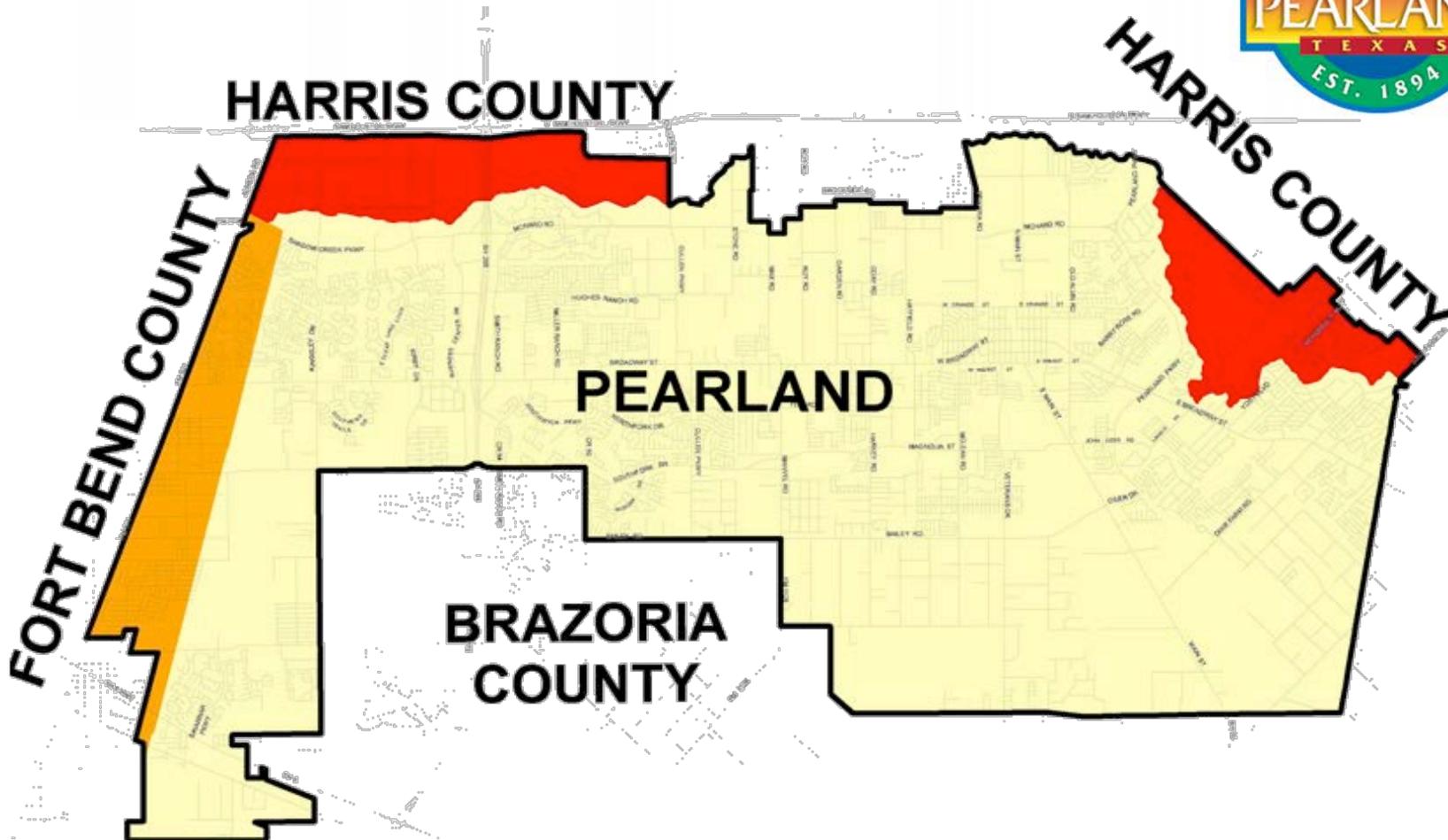




A quick look at our city's size and location, our population growth, and the elected officials and staff who manage our City.

Pearland is a developing “cosmopolitan suburb,” well positioned in Houston metro

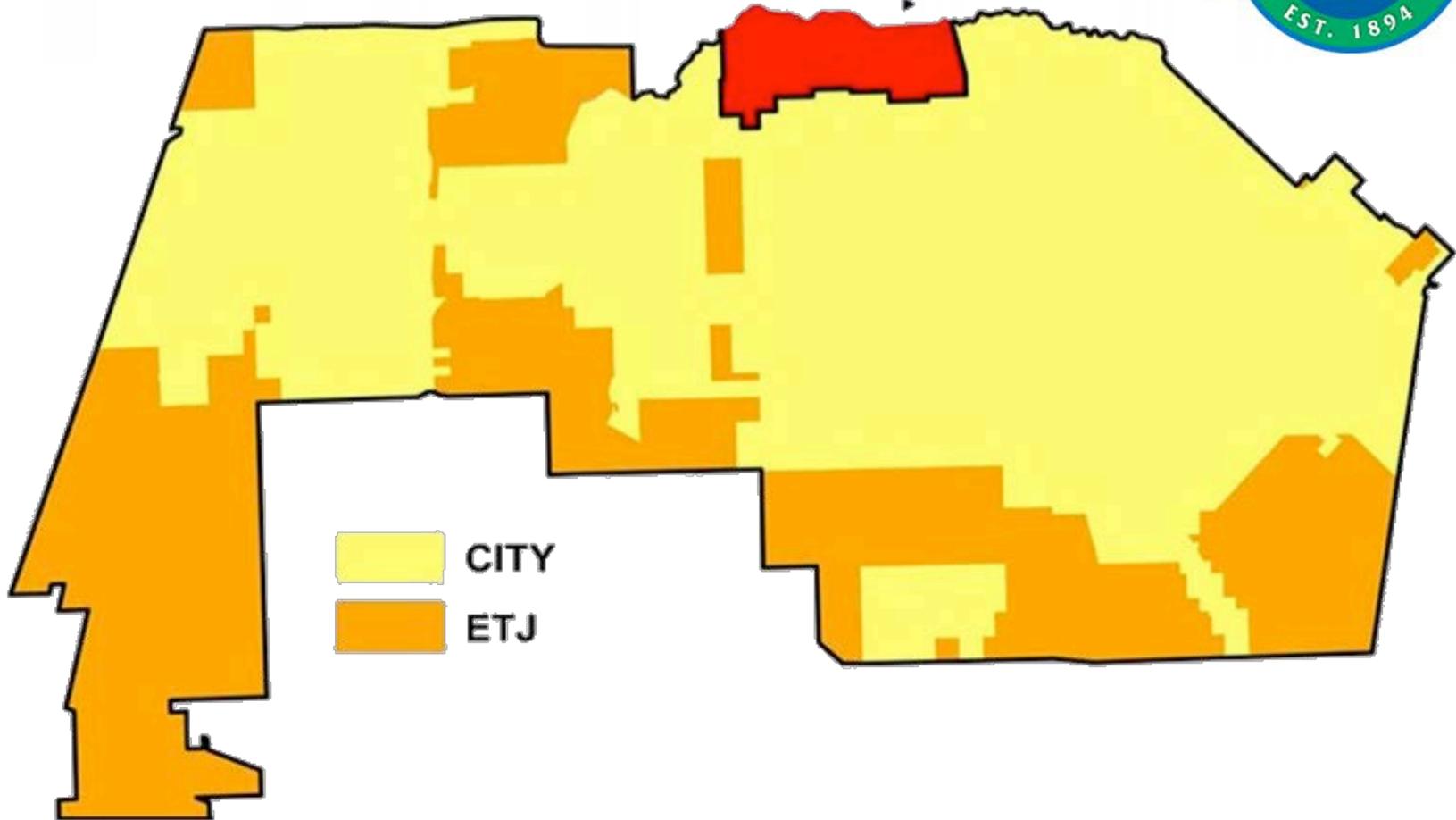




Pearland is located in 3 counties



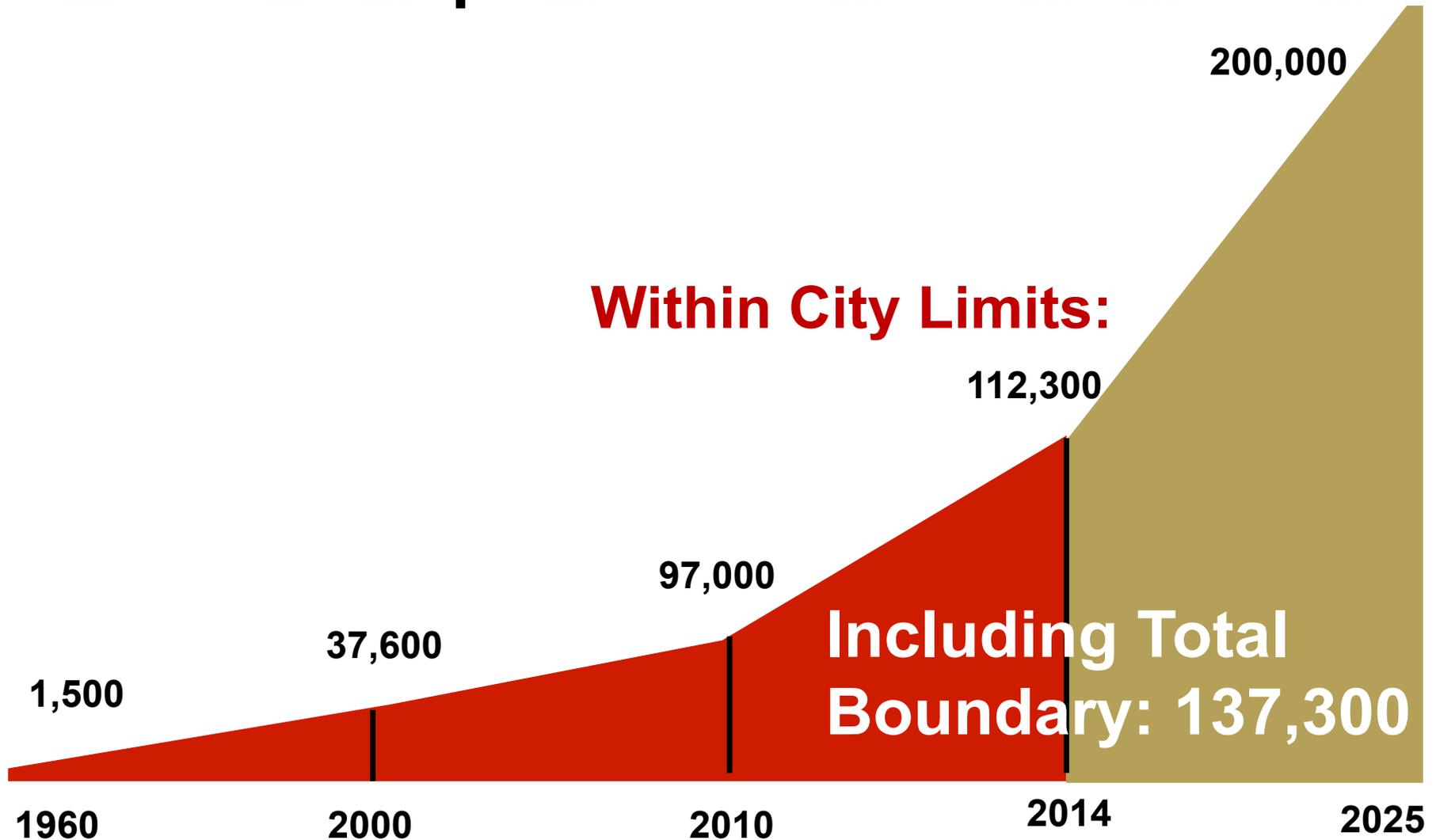
BROOKSIDE
VILLAGE



Pearland has annexed into the city 48 of the 69 square-mile footprint.



Historical Population Growth





Our City Council



Tony Carbone, Scott Sherman, Gary Moore,
Mayor Tom Reid, Keith Ordeneaux, Greg Hill



City Council Employees



Clay Pearson
City Manager



Darrin Coker
City Attorney



Letitia Farnie
Municipal Court Judge



Our City Manager



Clay is completing an impressive first year as City Manager of Pearland after moving from the State of Michigan. If you take a “PEAR” from Pearland and add a new “SON” of Pearland, you have a “PEARSON” which makes him a “Pearfect” fit as our City Manager.

Clay Pearson

He is now a Texan.



Key Staff Changes



Jon Branson

**Deputy City
Manager**



Trent Epperson

**Assistant City
Manager**



Matt Buchanan

**Executive Manager
Development Services &
PEDC President**

Did you Know?





Pearland in Brazoria County

- **Pearland's 69 sq. mi. footprint occupies 4.3% of the County's 1,597 sq. mile area**
- **Pearland's population of 112,300 is 35% of the County's population of 324,769 residents**
- **Pearland's \$6.8 billion tax base provides 31% of the County certified tax base value of \$22.1 billion**



The Pearland Mayor Pro Tems who moved on to State & National Leadership



Ed Thompson

Mayor Pro-Tem 2011

State Representative – District 29



Randy Weber

Mayor Pro-Tem 1992

U.S. Congressman – District 14



Allison Cook's 2014 100 Best Houston Restaurants

No. 3 – Killen's Barbeque

“One of the premier
barbeque spots not just in
Texas but in the Nation”



No. 22 – Killen's Steakhouse

“The beef is the stuff of a
steak lover's dream”





2014 Adidas Texas Volleyball Invitational



Coach John Turner hosted the nation's largest girl's high school volleyball tournament with 86 teams from across the state including many returning state championship teams.



Pearland Little League All Stars



- In 2014 Pearland Little League All Stars made their 2nd trip to the Little League World Series.
- The All Stars lost to Chicago's Jackie Robinson West but walked away as the 4th best of the nearly 7,000 U.S. Little League teams and as the 7th best Little League team in the world.



Pearland Trivia – How many?

- Pearland fire stations serving our city? **6**
- State Historical Markers in Pearland? **4**
- Pearland Teams in the Little League World Series? **2**
- Brazoria County Commissioners serve in Pearland? **3**
- Citizens serve on the Pearland City Council? **6**
- Pearland citizens elected to the Texas House? **3**
- Pearland citizens elected to the U.S. Congress? **1**

Pearland's Financial Status





Our Fiscal Health

General Obligation Bonds:

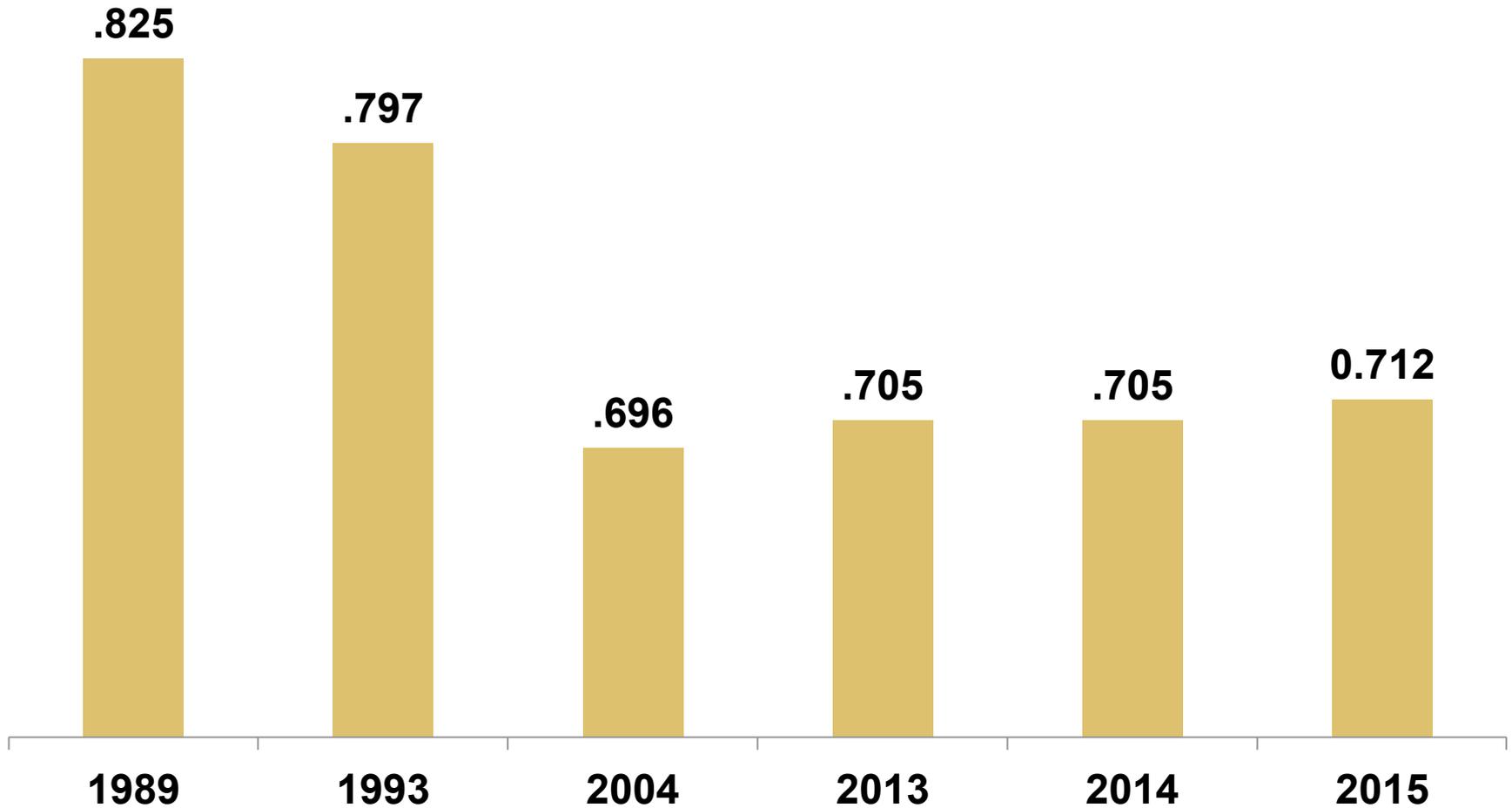
Moody's:	Aa2
Standard & Poor's:	AA
Fitch:	AA

Water/Sewer Revenue Bonds:

Moody's:	Aa3
Standard & Poor's:	AA-
Fitch:	AA-



Property Tax Rate History





Major Tax Sources

Sales and Property Taxes are the largest source of revenue to fund city services.

About 79% of Pearland's property taxable value is from residential uses.



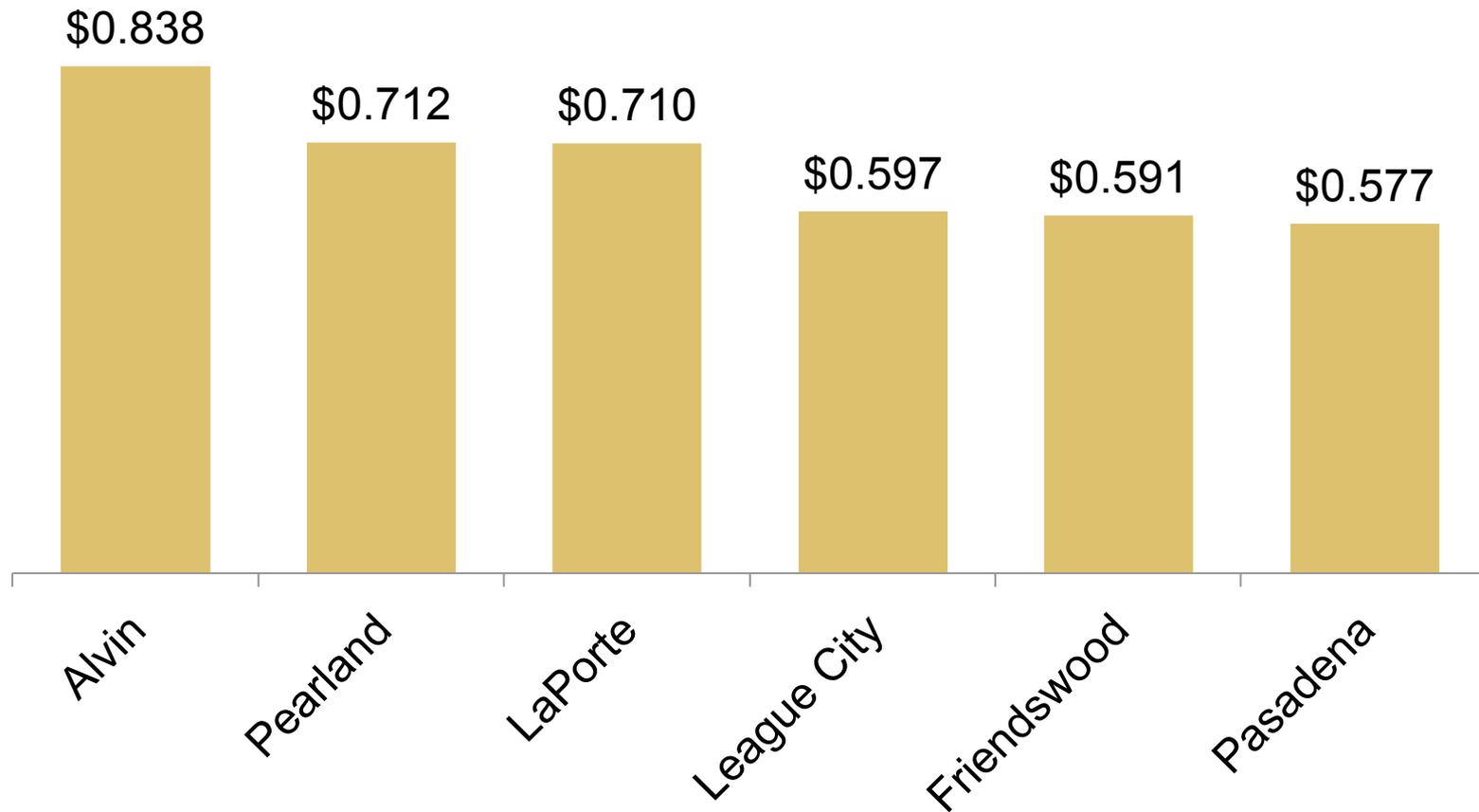
Largest Property Taxpayers

Pearland's ten largest property taxpayer entities comprise about 5.6% of the total City Assessed Valuation.

Rank	Property Taxpayer
1	Weatherford US
2	Pearland Town Center
3	Global Pipe Supply
4	Amreit SPF Shadow Creek
5	CenterPoint Energy, Inc.
6	Shadow Creek Parkway Partnership
7	Discovery Shadow Creek
8	Shadow Kirby LTD Partnership
9	Walmart Real Estate
10	HCA Healthcare Corp

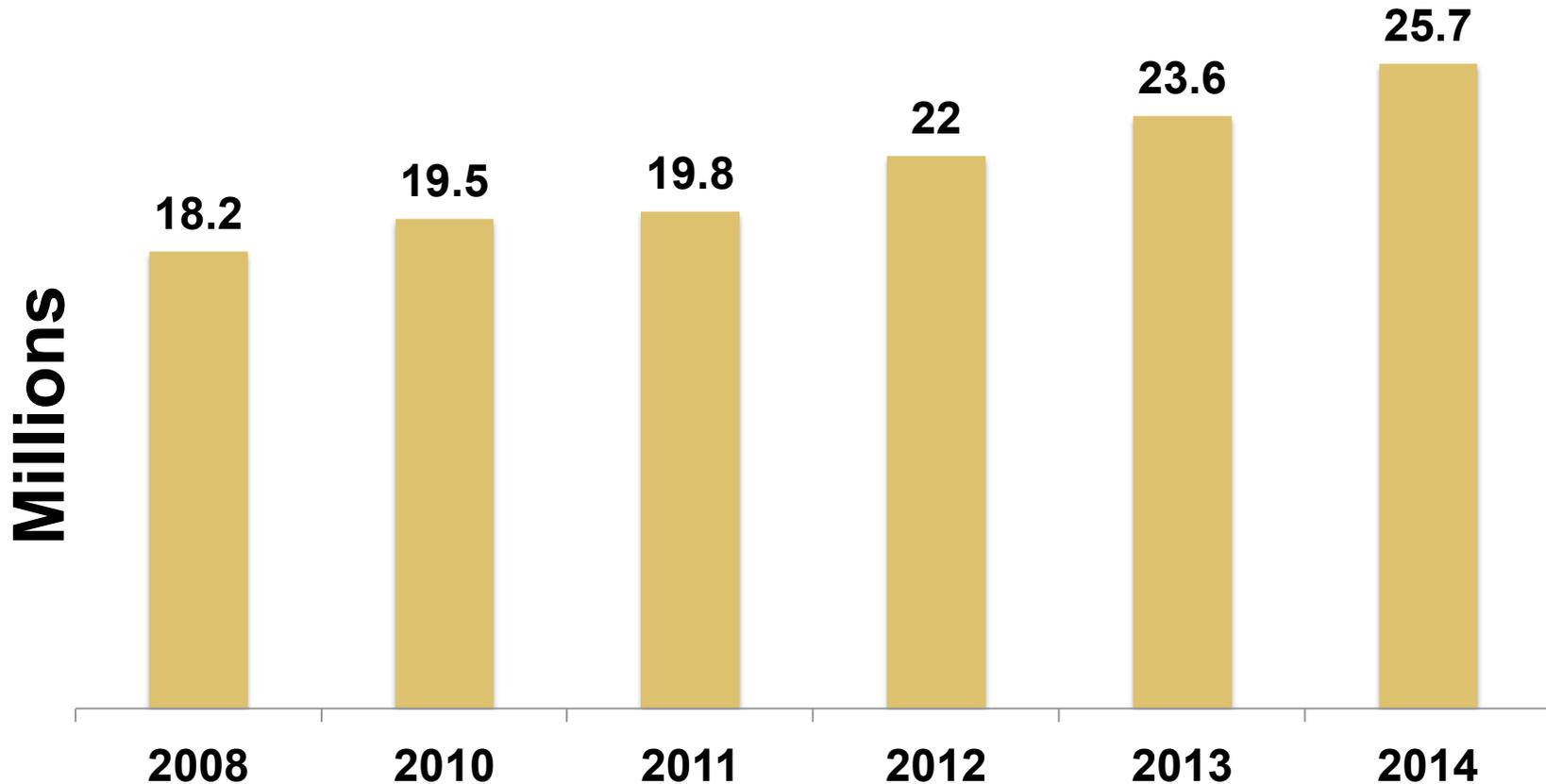


Area Cities Tax Rate Comparison





2014 Total Sales Tax Revenue



***1/3 of Sales Tax goes to Pearland Economic Development Corporation**



Managing Our Finances

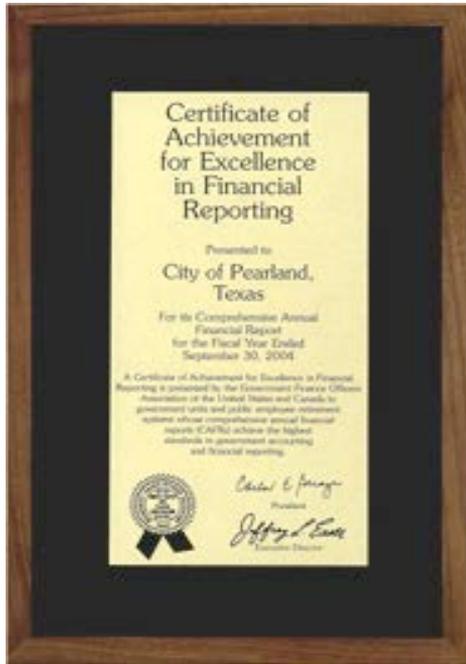
- Strong fiscal policies and controls are in place to provide quality and transparent financial management
- Goals are established that provide guidance in the preparation of the annual budget
- The Mayor, two Councilmembers, City Manager and Director of Finance serve on the Audit Committee to assure a quality and transparent budget.



Claire Bogard
Director of
Finance



Quality Fiscal Management Earned Government Finance Officer Awards



Finance Department Staff



**Distinguished
Budget
Presentation
28 consecutive
years**

**Excellence in
Financial Reporting
38 consecutive years**

Texas Comptroller Leadership Award



The award recognizes cities for high standards of financial transparency. Pearland has been promoted from Silver to Platinum, “For entities that go above and beyond.”



Texas Comptroller
Leadership Circle

Pearland Economic Update



Development Services & PEDC



- The Development Services Department and Pearland Economic Development Corporation (PEDC) focus on community-wide economic development.
- The Development Services Department includes three divisions – Administration, Planning and Permits.
- The PEDC’s “Pearland 20/20,” a community strategic plan is a blueprint addressing specific Pearland challenges and opportunities for economic growth.
- PEDC works to bring in quality businesses and development that add to the tax base.



Matt Buchanan

Executive
Manager
Development
Services & PEDC
President

Planning Division Award



Division received their 8th Certificate of Achievement Award for Planning Excellence from the American Planning Association, Texas Chapter.



H-E-B's 2nd Pearland Store



- H-E-B celebrated the completion of an 80,000 sq. ft. grocery store on a 40-acre development site on Pearland Parkway as their 2nd grocery store in Pearland.
- The \$7 million development includes a Bank of America and other retail sites for future development.

The Center at Pearland Parkway



- Stream Realty Partners has completed a 165,000 sq. ft. single-story retail center on 27 acres next to the H-E-B grocery at Pearland Parkway and FM 518.
- The Houston Chronicle Top “100” listed the Center as the biggest retail project to break ground in the Houston Area in 2014 according to realtors Wolfe & Company.

Merit Medical Systems, Inc.



- The \$14 million, 92,000 sq. ft. manufacturing and R&D facility opened on a 12-acre site on Kirby Dr. in October 2014 and has received International Certification for device production.
- Merit Medical Systems employs more than 200 employees to manufacture and distribute a variety of disposable internal and diagnostic medical devices worldwide.

Houston Methodist Emergency Care Center



- Dr. Marc Boom, CEO, Houston Methodist Hospital System, opened their first major medical venture in Pearland on Broadway in March 2014.
- The Hospital System is ranked by U.S. News and World Report as one of “America’s Best Hospitals” and has been named to Fortune Magazine’s list of “100 Best Companies to Work for.”

MHI Compressor International



The Japan-based company is constructing a \$150 million, office and manufacturing campus on a 26-acre Kirby Drive site as their first American venture for the Compressor Division.



Modern Green – Ivy District



- Modern Green Development, a Chinese-based developer, publicly traded on the Hong Kong Market, will build a \$300 million Ivy District on 48-acres on SH 288 as their first U. S. project in North America.
- Ivy District will be an upscale, mixed-use pedestrian-oriented project with a hotel and conference center and will offer office and retail, restaurants and residential components.

Hospital Corporation of America Pearland Medical Center



- The Pearland Medical Center is a \$71 million, 144,000 sq. ft. development on 48-acres as an acute-care hospital joining the existing Pearland Medical Plaza.
- The hospital opened January 2015 at the intersection of Shadow Creek Blvd. and SH-288 and the Center will join 9 other HCA Medical Centers in the Houston area.

Memorial Hermann Convenient Care Center



The Convenient Care Center opened in March 2014 as Memorial Hermann's second convenient care facility in the Houston region to offer adult and pediatric primary care, specialty physicians, sports medicine including rehabilitation and 24-hour emergency room service.

Memorial Hermann Medical Complex



- The Medical Complex is an \$80 million development on 40-acres at SH-288 & Memorial Hermann Drive with a professional building and a Convenient Care Center that opened in 2014.
- A \$48 million, Acute Care Hospital and a \$7 million, 101,000 sq. ft. office buildings are under construction and scheduled to open in 2015 to complete the Medical Complex.

Dover Energy, Inc.



- Dover Energy has completed their \$24 million, 150,000 sq. ft. complex on 14 acres next to Merit Medical on Spectrum Blvd., consolidating manufacturing and operations of four major regional Dover companies.
- Dover Energy is ranked #307 on the list of Fortune 500 Companies and provides engineering solutions for extracting and handling critical fluids for markets worldwide.

National Small Business Awards



Addi Printing and Killum Pest Control received prestigious U.S. Chamber of Commerce 2014 Blue Ribbon Small Business Award at a recognition ceremony in Washington, D.C.

Quality of Life





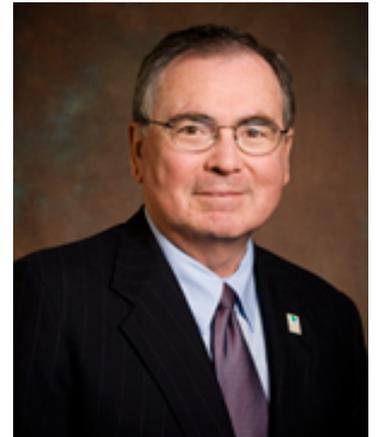
Best Place in Texas for Young Families

- NerdWallet reviewed all cities in Texas with a population of more than 25,000 to determine which city was the best one for young families to live.
- The selection process considered school ratings, home values, household income and income growth in 111 Texas cities.
- Pearland was ranked #9 in Texas.

UHCL – Pearland Campus



- The Campus provides higher educational opportunities for over 800 students
- The Campus offers 13 degrees including classes for 8 Bachelor's Degrees and 5 Master Degrees
- The newest degree is a Bachelor of Science in Nursing in cooperation with Alvin Community and San Jacinto Junior Colleges and is available to any Registered Nurse.
- UHCL will request funds in the 2015 legislative session for a Health Sciences building for the Pearland Campus.



**Dr. Bill Staples
President
University of
Houston - Clear
Lake**



Alvin Community College (ACC)

- A big welcome to Dr. Christal Albrecht, President of ACC, who brings a vision of making the college a premier educational campus.
- ACC is partnering with Pearland's Turner College and Career High School to provide students with Associate degrees and workforce training.



**Dr. Christal M.
Albrecht
President**



Pearland ISD

- Niche, a School Education Ranking Service, ranked PISD as the 2nd best school district in the Houston area and the 17th best in Texas out of over 1,000 state school districts.
- All campuses easily achieved the Texas Education Agency's top rating of "Met Standards" in every test, every grade and every subject.
- The District received the "Avaya Technology Innovation Best Practice Award" for connecting computers.



Dr. John Kelly
Superintendent





Turner College & Career High School

- The campus opened with the goal to increase the number of Pearland High School students earning college credits and workforce certifications.
- College credits earned increased by 33%.
- Over 200 students passed professional certification exams and earned professional certification allowing them to work full-time in the local workforce.
- The College worked with local businesses to provide internships, field trips and guest speakers who can make the curriculum relevant to the students.



**Dr. Jennifer
Morrow
Principal**

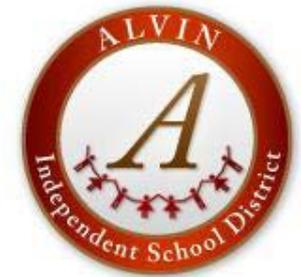


Alvin ISD

- A Big Welcome to Dr. James “Buck” Gilcrease, AISD Superintendent.
- AISD covers 251 sq. miles with 15 elementary, 5 junior high and 2 high schools currently.
- Alvin ISD has 3 elementary and one junior high school in Pearland and 1 elementary school in Pearland’s ETJ.



**Dr. James
“Buck” Gilcrease
Superintendent**





AISSD's Shadow Creek High School



- The new School is under construction in Pearland on 79-acres just west of the Pearland Town Center with access to the campus from Kirby Dr. and Broadway.
- AISSD's 3rd High School will open in 2016 for Pearland students who are now attending classes at Manvel High School.



Pearland Municipal Court

- Pearland is one of only 224 municipal courts in Texas to have one or more court clerks certified by the Texas Municipal Court Educational Center.
- Jennifer Huhn, Court Administrator, encourages court employees to obtain certification.



Jennifer Huhn
Court
Administrator

John Bernal, Level I

Shamika Sprauve, Level II

Kathy Paddock, Level II

Megan Balko, Level II

Karen Smith, Level II

Jennifer Huhn, Level II



Public Safety

- The Department has 222 employees, 155 sworn Police Officers with 94 on street patrol and 67 civilian employees. A recruiting campaign was deployed last year to attract experienced officers to fill future positions.
- The bicycle patrol has been expanded to a more effective crime-fighting tool due to the ability to maneuver quickly and quietly in crowded areas.
- The FBI's 2014 National Crime Statistical Report of U.S. cities over 100,000 population have listed Pearland as one of the Nation's 50 safest cities.



J. C. Doyle
Police Chief



Johnny Spires
Asst. Police Chief



Pearland Fire Department

- Twenty-five former EMS employees have been certified as firefighters and 7 new volunteers completed training to provide a workforce of 36 volunteer, 36 part-time, and 75 full-time firefighters.
- Medical response now has 5 ambulances staffed 24/7 to meet citizen needs.
- The Fire Marshal's Office is responsible for Code Enforcement, Fire, Health, Nuisance and safety code and ordinances.
- The Fire Marshal is the Emergency Management Coordinator.



Vance Riley
Fire Chief



Daniel Baum
Deputy Fire Chief



Fire Marshal's Office Awards



Roland Garcia, Fire Marshal, received the Roscoe Gibson Award for his dedication to fire prevention and the Association's first Fire Sprinkler Outstanding Media Award for fire safety communication and education.



Received the 2014 Gold Level Award for Achievement of Excellence recognizing outstanding work in fire prevention for the 3rd time at the Texas Fire Marshal's Association.

Fire Station 2



- Fire Station #2 is moving from its long-time location on McLean Rd. to Fite Rd. at Harkey Rd. to serve the current population and future growth. Old Station #2 will be removed.
- Station #2, an 11,000 sq. ft. facility, will provide living quarters, with a kitchen and dining room, a day room and office areas for Fire and EMS personnel and is scheduled for operation in the Fall 2015.

Fire Station 3



- Fire Station #3 is moving from its long-time location on East Broadway to Yost Rd. and Broadway to serve the current population and growth. Old Station #3 will be removed.
- The Station is an 11,000 sq. ft. facility with living quarters, kitchen & dining room, day room and office areas for Fire and EMS personnel and is scheduled to open in late 2015.



Major Transportation Projects

SH -288 Toll Road

- The design work from CR 58 north to Clear Creek is nearing completion with construction projected to start in late 2015 to early 2016.
- The section from Clear Creek to SH 59 in Harris County is projected to start in early 2016.

Major Road Approvals

- McHard Rd. – Mykawa to Cullen Pkwy. – Bid date 2017
- Bailey Rd. – Veterans Dr. to Manvel Hwy. – Bid date 2015
- Fite Rd. – McLean Rd. to Veterans Dr. – Bid date 2015
- Max Rd. – FM 518 to Hughes Ranch Rd. – Bid date 2016



Skipper Jones
*Assistant Director
of Capital Projects*



Richard Mancilla
Interim City Engineer



Convention & Visitors Bureau

- The CVB has grown in visibility this past year with distribution of 25,000 city maps and an increase in page views on the Web site and Facebook “likes.”
- The CVB has established several partnerships to host local events including Arts & Crafts in the Pavilion, the Crawfish Festival, Wine Festival and softball, basketball and volleyball tournaments.
- The CVB efforts and activities made a significant contribution to the increase of the Hotel Occupancy Tax revenue by \$245,723 for the 2014 fiscal period.



Kim Sinistore
Executive Director



Parks & Recreation

- Over 60,000 participants attended Community events coordinated by the Department such as Winterfest, Concerts in the Park, and the Celebration of Freedom.
- More than 700 people participated in SeaPerch, an innovative underwater robotics program that equips teachers and students with the resources they need to build an underwater Remotely Operated Vehicle.
- Improvements to event recycling programs resulted in the collection of an additional 286 pounds of recyclable products including plastic bottles and aluminum cans.
- Parks & Recreation volunteers served a combined total of 2,223 hours.



Michelle Graham
Parks & Recreation
Director

Keep Pearland Beautiful

- KPB has received numerous awards for their recognized educational, beautification and youth programs from Keep Texas Beautiful and Keep America Beautiful.
- KPB expanded their educational curriculum and environmental programs to 24 new Pearland area teachers and to Alvin ISD schools.
- KPB has received the “Governor’s Community Achievement Award” 6 times.



Keep Texas Beautiful



A “Green” Community

Pearland has received recognition as a “Green City:”

- One of 28 Texas cities to earn the coveted “Scenic City” certification
- One of 72 Texas cities to receive the “Tree City USA” certification
- Pearland is designated as a bird sanctuary.
- City Council has adopted a “Green Building Policy” for city facilities.
- Pearland has a strong recycling program.



Westside Library



- City Council authorized the opening of the Westside Library which quickly became the second most used library in the Brazoria County Library System.
- The grand reopening of the expanded Westside Library was held Feb. 3 and welcomed with enthusiasm by the citizens and library staff. The expanded facility adds 4,000 sq. ft. for book shelving, expanded area for seating and a small group meeting area.



Communications Department



- Redesigned City Web site – pearlandtx.gov and Pearnert – a citywide intranet for City of Pearland employees!
- Awarded 10 local, state and national awards in 2014 for Communications Excellence and garnered more than 6,400 Facebook fans, and more than 35,600 YouTube video views.
- Began live streaming Planning & Zoning Meetings and started new “Workout Pearland” segment on Pearland TV (Comcast Ch. 16 and U-verse Ch. 99)

Wrap Up





The Challenge of Growth

Pearland's rapid growth to the 35th largest city in Texas and the 3rd largest city by population in the Houston area has created challenges experienced by other large cities.

Our response to these challenges will determine the type of city Pearland will be in the coming years.



Partnerships

We value and appreciate the partnerships that help make Pearland a special City:

- Pearland Chamber of Commerce
- Pearland and Alvin School Districts
- University of Houston Clear Lake
- Brazoria Drainage District #4
- Local, state and national elected officials
- Civic and community organizations
- And many others



2014 Progress

- Pearland's quality development and growth has earned recognition as a "cosmopolitan suburb."
- Pearland's fiscal status is strong with fiscal policies and controls in place to provide quality financial management.
- Pearland is working to attract quality businesses and development that will add to the tax base.
- Pearland is recognized as a city that provides quality of life, first class education, recreation and leisure opportunities and a small town atmosphere.



To-Do List

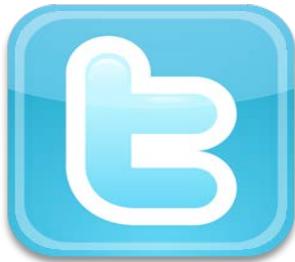
- Manage our growth, quality of life and small town atmosphere as we continue as one of the fastest-growing cities in the state and nation.
- Diversify our tax base by adding high value residential, office, retail and industrial development to support future growth requirements.
- Plan for museums, art, entertainment and night-life facilities expected of a destination city.
- Continue working on street and traffic needs and multiple transportation solutions for Pearland.



My job as Mayor

“To make sure at the end of the day, that you are proud to say, “I’m glad I live in Pearland.””

Get Connected



Presentation available at
pearlandtx.gov/stateofthecity



Thank you for your attendance today!

