

STATE OF THE CITY

“AN EMERGING
COSMOPOLITAN CITY”

Mayor Tom Reid

February 9, 2017





**Growth &
Leadership**

An Emerging Cosmopolitan City



Pearland is recognized as an upscale contemporary suburban city offering an attractive lifestyle with young affluent families, a diverse community, quality schools, and extensive public services.

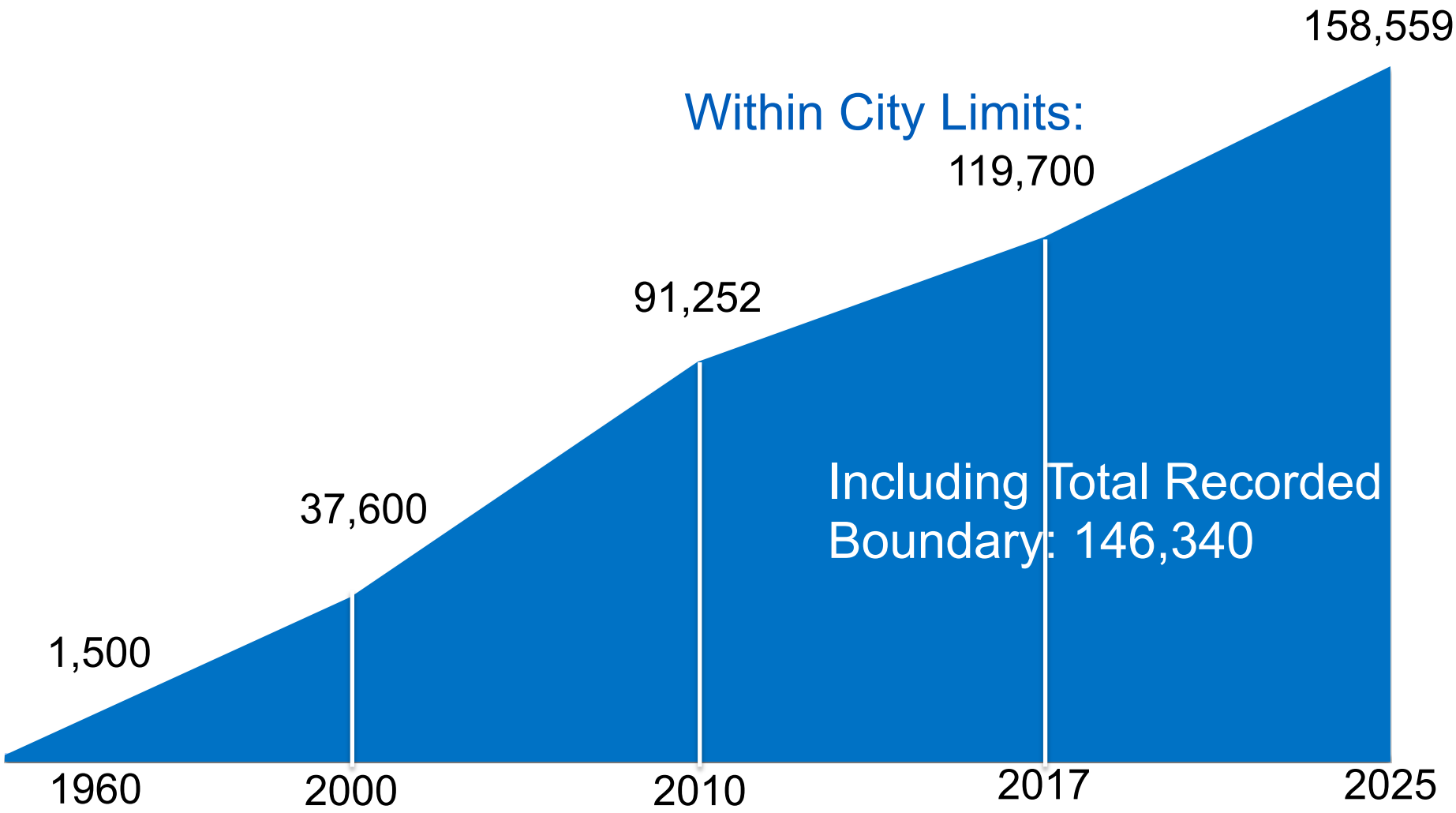
Let's look at Pearland's size and population growth, and the elected officials and staff that have managed our rapid growth.

Pearland is in 3 counties



WE HAVE:
48 SQUARE MILES – IN OUR CITY LIMITS
70 SQUARE MILES – INSIDE OUR 3-COUNTY
RECORDED BOUNDARIES

Historical Population Growth



Our City Council



Tony Carbone, Derrick Reed, Gary Moore, Mayor Tom Reid, Keith Ordeneaux, Greg Hill, Trent Perez

City Council Employees



Clay Pearson
City Manager



Darrin Coker
City Attorney



Letitia Farnie
Municipal Court Judge

The City Manager



- The City Charter states that the “City Manager, as the Chief Executive Officer, is responsible for all of the affairs of the city.”
- Clay is providing the administrative and financial skills and the vision to make Pearland a cosmopolitan city of the future.
- Clay and his staff are working with the Council and citizens to continue the quality progress Pearland has experienced over the past several years.



Clay Pearson
City Manager

Senior Staff



Jon Branson
Deputy City
Manager



Trent Epperson
Assistant City
Manager



Matt Buchanan
Executive Manager
Development Services
& PEDC President

New Key Staff Additions



Cynthia Pearson
Finance Director



Robert Upton
City Engineer

Did you know?





Things you probably did not know about Pearland...

Nation's 8th Fastest Growing City



- The U.S. Census Bureau has ranked Pearland as the 8th fastest growing city in the nation with populations of over 50,000.
- Five of the nation's 11 fastest growing cities are in Texas.

Safest Texas Cities 2016



- The website backgroundchecks.com ranked the safest cities in Texas based on FBI violent crime statistics and proprietary research data.
- Pearland has been ranked the 42nd safest city in Texas just above Georgetown, Sugarland, Bellaire and Round Rock.

9th Best City for families



Pearland was selected by **Wallethub**, the financial advice website, as the “9th best city for families of the 112 largest cities in Texas” based on social and economic conditions that make it attractive, including family life and fun, education, health and safety, and an affordability and socioeconomic environment.

Pearland's First Jailhouse



- The City's first jail was located on S. Park Avenue just off of FM 518 and was in use until the early 1970's.
- The building, currently occupied by The Reporter News, is built with thick brick walls and with iron bars still visible on the windows.

Best Houston Suburb to retire



Pearland was ranked as the “20th best Houston area city to retire” based on the amenities for seniors, cost of living, crime rate, number of doctors, retirement homes, and recreation opportunities by **Movato**, a real estate firm.



School Districts located in Pearland



Pearland's 70 square mile recorded boundary overlays portions of several Independent School Districts:

- Alvin Independent School District
- Clear Creek Independent School District
- Fort Bend Independent School District
- Houston Independent School District
- Pasadena Independent School District
- Pearland Independent School District



American Force Boys of Summer



- The Pearland American Force Team won the coveted 2016 USSSA Baseball World Series title by defeating the Cleburne, Texas Spitfires 7-6 in the championship game.
- The 11 member Pearland team also won the Skills Competition, took first place in the Home Run Derby, and first place in the Team Base Running Contest.



Financial Update



Let's visit with our
Finance Director -



Cynthia Pearson

Taxes fund City services



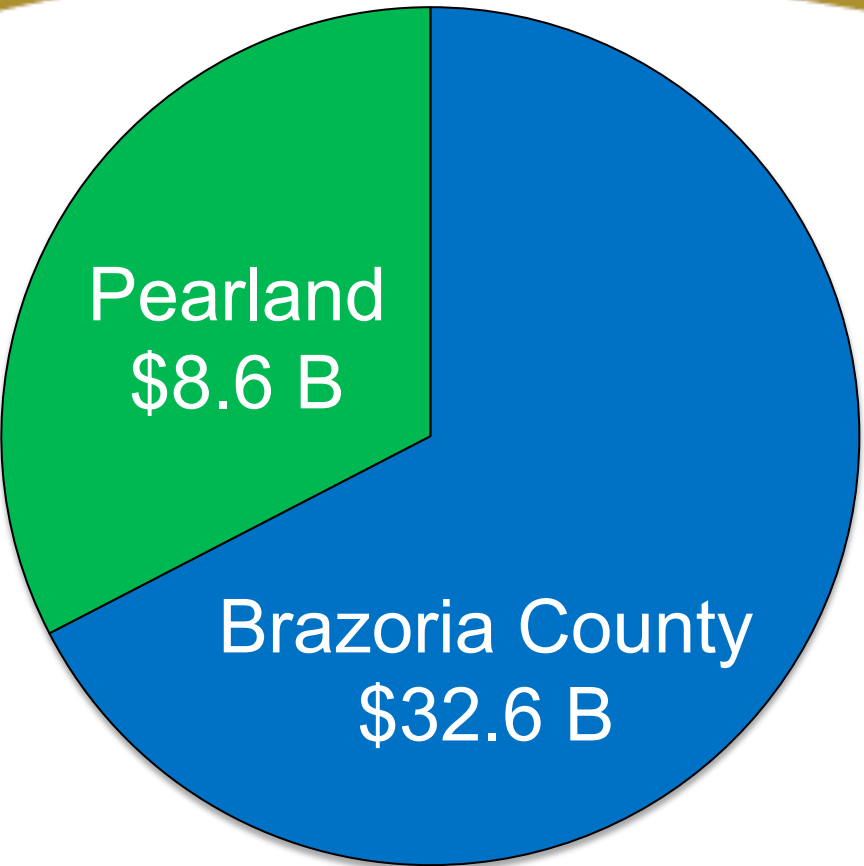
- The Property Tax funds our police, fire, traffic, parks and general government functions and the annual debt service payments for bonds approved by citizens.
- The Sales Tax is also used to fund City services but 1/3 of the tax is designated for the Pearland Economic Development Corp. for specific economic development purposes.

City Property Tax Rate



- Council levied a City Property Tax Rate of 0.6812 per \$100 Valuation for the 2016 - 2017 tax year which will provide the funding to continue the services expected by citizens.
- The City Property Tax Rate is 2.4 cents lower than the previous year.

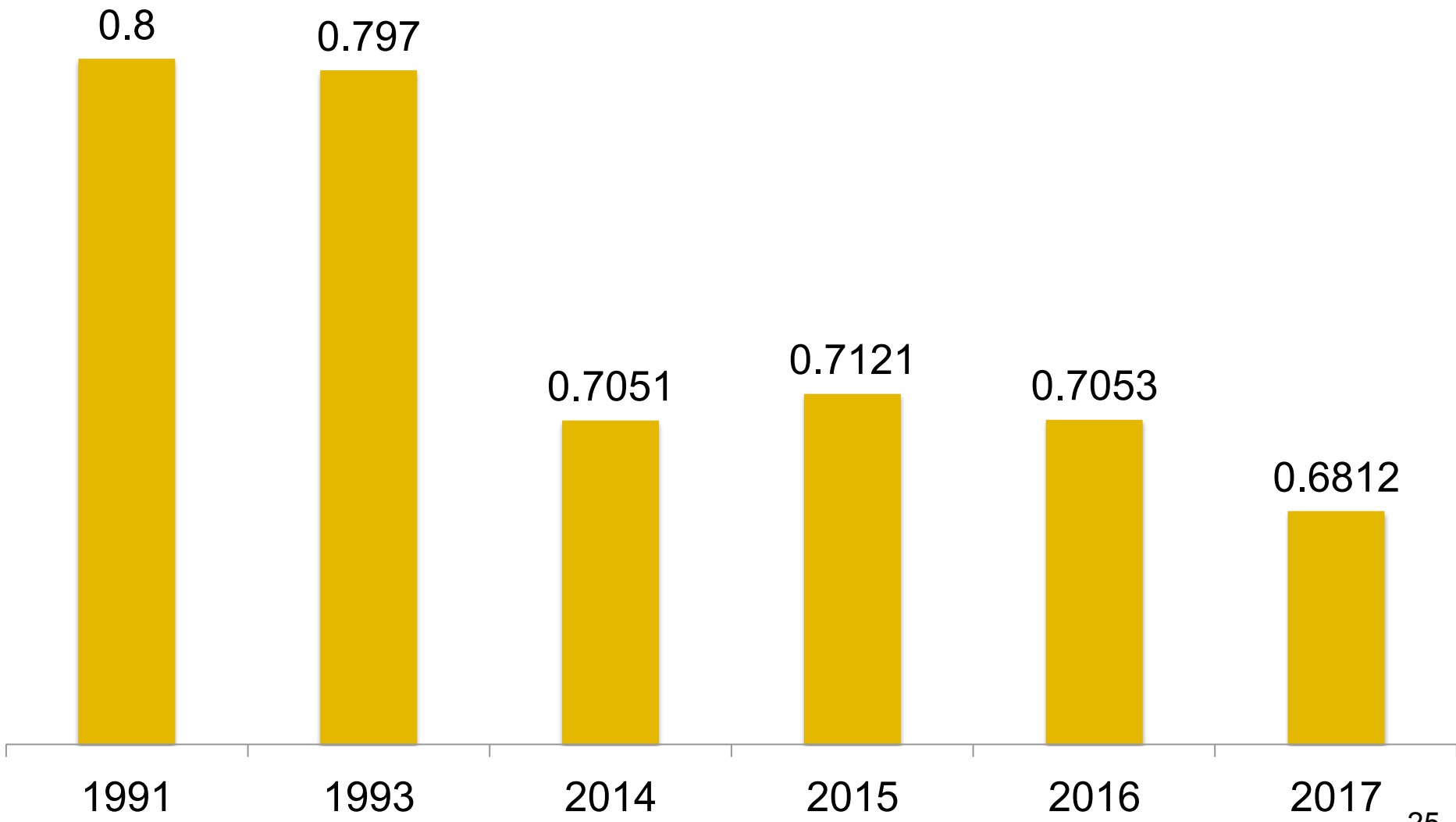
Matching up with Brazoria County



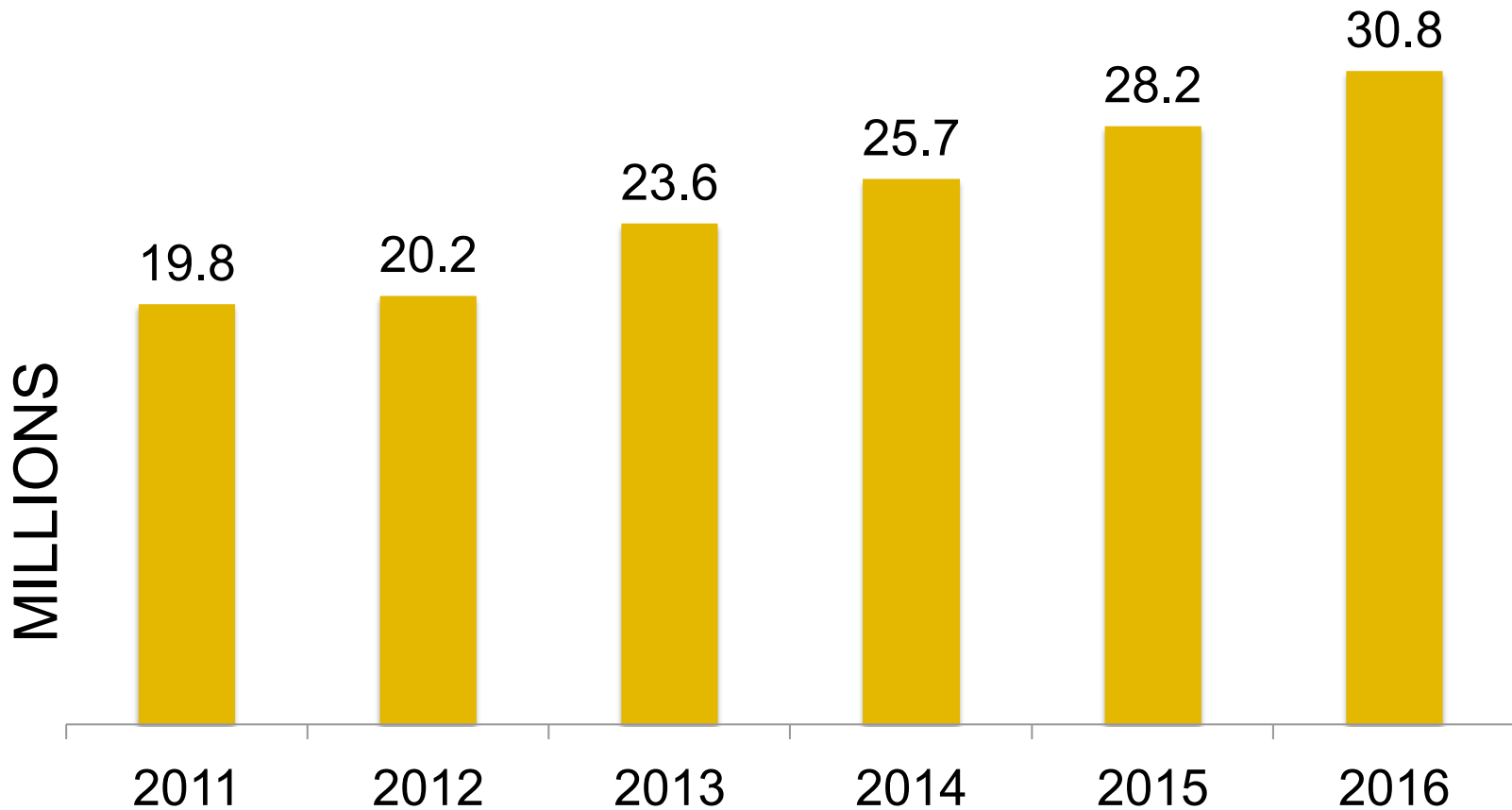
Pearland is 3.7% of the county's total land area
&
32.6% of the county's net taxable value

(Does not include Harris or Ft. Bend counties)

Property Tax Rate History



Total Sales Tax Revenue



1/3 of the Sales Tax revenue goes to the Pearland Economic Development Corporation for specific economic development purposes.

Our Fiscal Health



Reflecting sound financial management practices and decisions

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-



Economic Development



Let's visit with our
Economic Development
President -



Matt Buchanan

Lonza Houston, Inc.



- Lonza's, a Switzerland-based company, is building a 250,000 sq. ft., life science concrete office and manufacturing facility on Kirby Drive for cutting edge biotech therapies.
- Lonza will open in 2017 with more than 100 employees and is expected to employ more scientists, engineers and biotech professionals over the next 10 years.

Pearland Medical Commons



- The Pearland Medical Commons is a \$16 million medical center development of the Methodist Hospital System on 25 acres at FM 518 at Cullen Blvd.
- The Houston Methodist Comprehensive Care Center, a 46,000 sq. ft. office building, opened in early 2016 as the first building of the Pearland Medical Commons development.
- The new facility is dedicated to high quality patient care and will be home to the Primary Care Group, the DeBakey Cardiology Associates, the Orthopedic & Sports Medicine and the Imaging Center.

Memorial Hermann Pearland Hospital



- The Hospital celebrated the Grand Opening and Ribbon Cutting of the 4-story facility on March 22, 2016.
- The Hospital was awarded Business of the Year by the Pearland Chamber of Commerce “for quality and safe care.”
- The Pearland Medical Complex includes the Acute Care Hospital, Convenient Care Center, Medical Plaza professional and medical office buildings, and a Life Flight Helipad.



Pearland Medical Center



- The Pearland Medical Center is Pearland's first full-service hospital with a professional medical staff of more than 200 physicians in a variety of specialties.
- The Women's Hospital of Texas formed an affiliation with the Pearland Medical Center in 2016 to provide Maternal-Fetal Care for patients in the Pearland area.
- David Wagner who was introduced as the new CEO of the Pearland Medical Center at a reception in August 2016. Welcome to Pearland.



David Wagner
CEO



- The Academy Sports + Outdoors opened a 62,000 sq. ft. anchor tenant sporting goods store in Phase 2 of the Center at Pearland Parkway in October 2016.
- This is the second Academy Store located in Pearland for the Katy based company with an Academy store count that has grown to more than 210 locations in 15 states.

Zapp Precision Wire



- Zapp Precision Wire moved their operations from Houston and in early 2016 occupied their 22,000 sq. ft. building on South SH 35 at Industrial Street and employs 17 skilled employees.



- The parent company is a 300-year-old firm with 14 locations in Germany, the U.S., and China manufacturing shaped stainless steel and nickel alloy wire for oil & gas, petro chemical, and heat exchanger industries.

FloWorks – Pearland Facility



- FloWorks is scheduled to occupy the 225,000 sq. ft. office, distribution/warehouse space, and pipe yard facility on a 40 acre site on South Main Street in early 2017.
- FloWorks is headquartered in Houston and operates 42 facilities worldwide as a leading supplier of specialty pipe, valves, and fittings.
- The \$55 million Pearland facility will be home to over 80 employees and will consolidate the operations and management of several local Houston operations.

Capital Improvements



Capital Improvements



- The City Charter “requires the Planning and Zoning Commission to submit for approval a continuing 5 year Capital Improvements Plan for drainage, streets, water, wastewater, and city facilities.”
- Let’s look at some ongoing Capital Improvement Projects for the nation’s 8th fastest growing city.

Fire Station #3



- The grand opening of Fire Station #3 was held on January 9, 2016 with a Fire Hose Uncoupling, Station Wet Down ceremony and Station tour.
- Station #3 was moved to the center of the new Fire Service Area to serve the increased population base and has living quarters, kitchen, dining and day room areas.



Fire Station #2



- The grand opening of Fire Station #2 was held on October 8, 2016 with a Fire Hose Uncoupling, Station Wet Down ceremony and Station tour.
- Fire Station #2 was relocated from FM 518 and McLean Road to the center of the new Fire Service Area as the second replacement for two old stations.



Fire Station #1



- A new Fire Station will replace the original Station 1 located on Old Alvin Road and at 48 years of age has reached its useful life.
- The new Station 1 will be located at the northeast corner of Old Alvin Road and McHard Road central to the Station's fire service area and improve health and safety.
- Construction will be completed in early 2018 with lessons learned on Stations 2 and 3 and with an emphasis on firefighter health.

Tom Reid Library Expansion



- The Library was designed for 21,000 sq. ft. in 1998 to serve Pearland, Manvel and Brookside for the Brazoria County Library System, but population growth requires an expansion of the facility.

- The expansion will create additional space for activities, books and study rooms and include larger spaces for the children's story time room, teen zone and computer labs. The expansion is scheduled for completion in late 2017.

City Hall Complex Renovation



- The City Hall and Annex, built over 30 years ago, were the first major new community facilities built for our city and are showing their age.
- The Annex will be remodeled for additional space for the Community Development and Finance Departments and for better public access.
- The City Hall will have improved security and public access with renovated offices, Council Chambers, upgraded elevators and HVAC and utilities.



Corridor and Gateway Enhancement



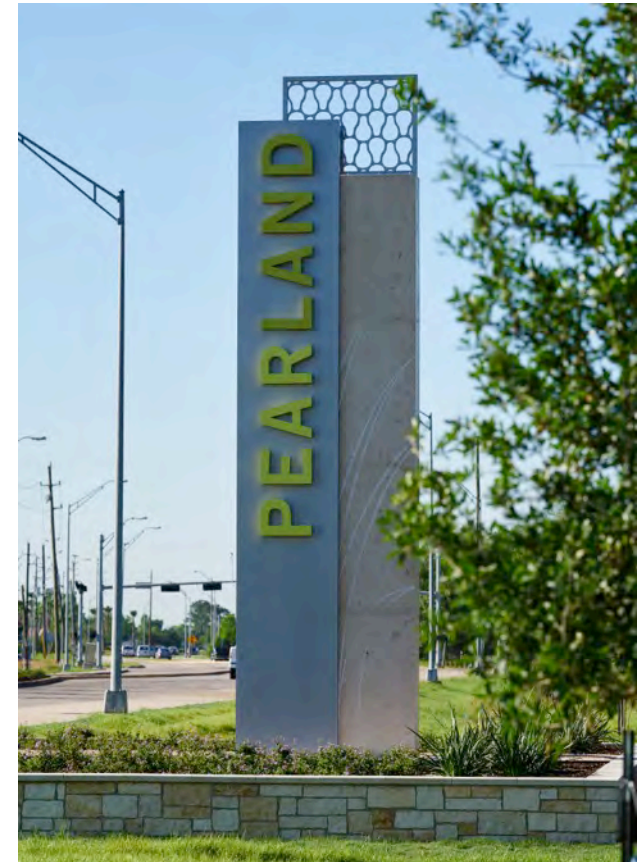
Creating a first impression of Pearland

GATEWAYS & CORRIDORS

- SH 288 – Waiting on completion of toll roads
- SH 35 – Enhancement design work beginning

GATEWAY ENHANCEMENT

- Cullen Blvd. – monument complete, landscaping in progress
- Pearland Pkwy. – monument and fountains complete tree planting in progress
- Dixie Farm Road – monument complete, landscaping in progress
- Kirby Drive – bidding complete



Funded by PEDC sales tax funds

City Transportation Projects



Major transportation improvement projects are in work or in planning:

IN PROGRESS

Bailey Road – Veterans to Manvel Highway

IN PLANNING

McHard Road – Mykawa Road to Cullen
Max Road – FM 518 to Hughes Ranch Road
Smith Ranch Road to Hughes Ranch Road
Old Alvin Road – Plum St. to McHard Road

Water for the future



- Pearland has acquired more than 54 MGD (million gallons per day) of both ground and surface water rights from diverse water sources projected to serve Pearland through the year 2065.

Water Sources

- 18 MGD City of Pearland ground water wells
 - 6 MGD City of Houston water
 - 10 MGD treated surface water from the City of Houston Southeast Water Plant
 - 20 MGD Brazos River surface water
- Pearland has discontinued drilling city water wells and future water supplies will be obtained from surface water sources.

Surface Water Treatment Plant



- Pearland has acquired 20 MGD of Brazos River water from the Gulf Coast Water Authority for our future long range surface water needs.
- A 10 MGD Surface Water Treatment Plant is in the planning stage to be completed over a 5 - year period scheduled to meet our projected water requirements.
- The Plant will be built on city property at CR 48 just south of West Broadway St. using Brazos River water from the American Canal that runs through Pearland adjacent to the Plant.

Quality of Life





- Pearland is recognized for our quality of life and as one of the best cities for families in Texas.
- Let's look at our progress that has earned this recognition.



Let's visit with our
Parks & Recreation
Director -



Chris Orlea

UHCL – Pearland Campus



- The Pearland Campus has expanded the Graduate degrees to include bachelor degrees for Nursing and Medical Information Technology and Hospital Management.
- The Campus is planned as a 4 year University in 2018 with freshman through graduate degrees to serve the growing industrial, educational and medical demand in the area.
- The groundbreaking of the \$25 million, 70,000 sq. ft., 3 story Health Sciences and Classroom Building in early 2017 is scheduled for occupancy in the fall of 2018.



Dr. Bill Staples
President, University of
Houston Clear Lake

UHCL – Pearland Campus



Health Sciences and Classroom Building



Alvin Community College



- ACC was designated as a Hispanic Serving Institution by the U.S. Dept. of Education and awarded \$3.8 million to increase Hispanic student participation in STEM programs.
- ACC is a partner with the Pearland Turner College and Career High School for students earning Associate Degrees and Workforce Training leading to certification.
- Approximately one quarter of the ACC enrollment earned dual credit, Associate Degrees or certificates. In 2016, more than 30 Pearland students received their Associate Degrees before graduating from PISD high schools.



Dr. Christal M. Albrecht
President, Alvin
Community College

Pearland ISD



- The citizens strongly endorsed the \$220 million 2016 bond election for the renovation and expansion of school facilities to support the growing student enrollment.
- The District graduation rate is 99% with SAT scores 60% above the national average. Over 83% of the graduating students were college/ career ready by state standards.
- Pearland ISD is rated the 4th best of the 1,000+ school districts in Texas on achievement, health/safety, teacher quality, extra-curricular activities, and parent/student surveys.



Dr. John Kelly
Superintendent, PISD





Pam Boegler and student in Rise Mentoring Program



Cheering for the 4th best Texas School District Award

Tuner College & Career High School



- Over 30% of graduating classes finish with full Associate Degrees and 99% of students meet TEA career Pathway Completion Standards.
- Turner has a great partnership with the Alvin Community College for students earning Associate Degrees and Workforce Training leading to professional certification.
- Turner College offers an environment that has provided learning opportunities for students such as the nationally recognized student Robotic Team projects.



Dr. Jennifer Morrow
Principal

Alvin ISD



**Dr. James "Buck"
Gilcrease**
Superintendent,
Alvin ISD

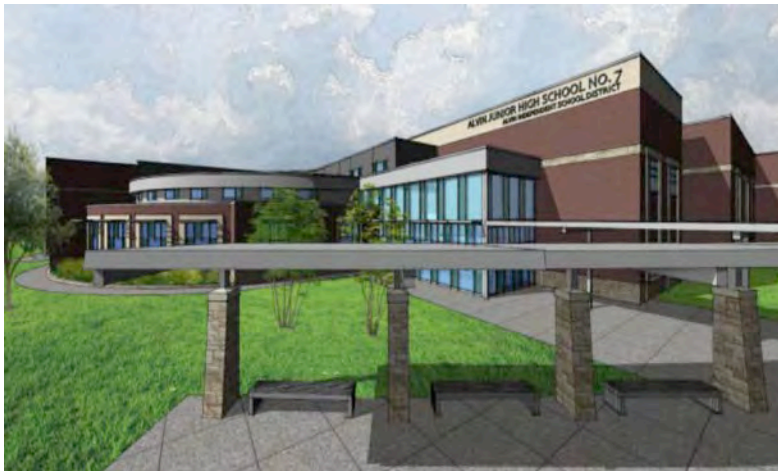
- Dr. Gilcrease is providing quality educational leadership for Pearland and the AISD's 252 sq. mi. district.
- Shadow Creek High School held a grand opening in August 2016 for the 1,458 students.
- Shirley Brothers Elementary #17 is scheduled to open in the fall of 2017 and Junior High School #7 is scheduled to open in fall 2018 to meet the growing west side enrollment.
- Alvin ISD is opening the J.B. Hensler Career and Technical Education Center this summer in Manvel but is available for all ISD students.



Shadow Creek High School



Shirley Brothers Elementary #17



AISD Junior High School #7



J.B. Hensler Career
and Technical Education Center

Pearland Police Department



- Chief Doyle and Command Staff are working to make the Department a model for law enforcement, community relations, and policing and operational effectiveness to serve Pearland's rapidly growing city.
- The Community Outreach Division has initiated youth programs to foster positive police/citizen interactions, including the Teen Citizens Police Academy, Youth Leadership Program and Law Enforcement Explorers.
- All patrol officers are certified Mental Health Peace Officers to ensure that persons in crisis receive the appropriate intervention and referral to mental health service providers.
- A department-wide utilization and staffing study has been completed, including an analysis of practices, personnel and policing objectives and recommendations on how to best serve the community.



J.C. Doyle
Police Chief



Johnny Spires
Asst. Police Chief

Pearland Fire Department



- Dr. Richard Bradley, Medical Director, has implemented new medical treatment protocols and has received the 2016 Silver Level Mission Lifeline Award from the American Heart Association.
- The Department has reorganized into the Administration, Operations, Community Risk Reduction, and Training Divisions to improve efficiency and effectiveness.
- The Fire Department has taken over from citizen volunteers, who are commended for providing the Fire and EMS services to Pearland's residents for over 70 years.



Vance Riley
Fire Chief

Pearland Convention and Visitors Bureau



Major Projects Conducted in 2016

- Shake, Rattle and Roll – Promoted hotel packages for Memorial through Labor Day created a 21% increase in hotel stays.
- Travel Rally Picnic – Held during National Travel & Tourism week in Pearland helped generate tax revenue.
- Pear-scape – Artistically painted fiberglass pears to be placed throughout Pearland for a public art trail.



Kim Sinistore
Executive Director



Keep Pearland Beautiful



- The City transferred management of the Recycling Center to KPB who utilized over 2,000 volunteers contributing 9,074 hours creating a community impact valued at \$634,196.
- KPB kept Pearland CLEAN by removing 22,380 pounds of litter, GREEN by educating over 108,000 citizens on recycling and BEAUTIFUL by planting 1,874 trees and shrubs.
- KPB formed in 1982 and has received many state and national awards, including the Governor's Community Award 6 times. The metal plaques can be viewed at the entrances to City Hall.



Andrew Miller
Executive Director



Keep Pearland Beautiful



Scouts Pack 446 tour the Recycle Center



AECOM sponsored Community Cleanup



Girl scouts volunteer at the Community Gardens

San Jacinto Texas Historical District



- As a member of the Economic Alliance of the Houston Port Region, Pearland assisted in forming the San Jacinto Texas Historical District as the newest and 5th largest historical district in Texas.
- Pearland will partner with UH-Clear Lake and the UHCL Pearland Campus to preserve and enhance the heritage of our unique area to bring in history-related tourism.



San Jacinto Texas Historical District



- Pearland is 1 of 16 cities in the Historical District to build a replica of the San Jacinto Monument and has placed a monument on the Pearland Parkway medium near Beltway 8.
- The star on the Pearland monument is a replica of the star on the San Jacinto Monument and will be lighted for night viewing as part of the Economic Development Corporation's corridor enhancement project.



Closing Comments



2016 – A Very Good Year



- Pearland completed 2016 with good progress and we all share a strong sense of pride as we continue to build Pearland as an upscale suburban city.
- How Pearland develops over the next several years will determine whether we will become an emerging cosmopolitan city of the future or just another Houston area suburb.



Growth brings challenges



- Pearland's rapid growth has made us the 3rd largest city by population in the Houston Gulf Coast area (behind Houston and Pasadena) and as the **36th largest of the 1,208 cities** in Texas.
- We are fortunate to be a rapidly-growing city. Growth does bring challenges, but growth will also provide opportunities for Pearland to develop as a recognized and special Houston Gulf Coast community.

Meeting the challenges of growth



We will continue:

- Good stewardship of our tax dollars, continue upgrading our city services and infrastructure, maintain our quality of life for our safe and livable city and keep our small town atmosphere
- Building an environment that will attract corporate headquarters, high value retail, industrial, medical and quality residential development to support our tax base.
- Providing educational, recreational, cultural and leisure opportunities to include museums, performing arts facilities and people places with upscale dining and shopping opportunities expected of a destination city.

Citizens are choosing Pearland



- More than 146,000 citizens have chosen Pearland as the place to live and raise their families. More than 120,000 live inside the city limits with the remainder living in MUD Districts that will be annexed in future years.
- They have chosen Pearland because we are rapidly becoming the quality, upscale and attractive contemporary suburban city that people are looking for to live, work and play.

Building our future



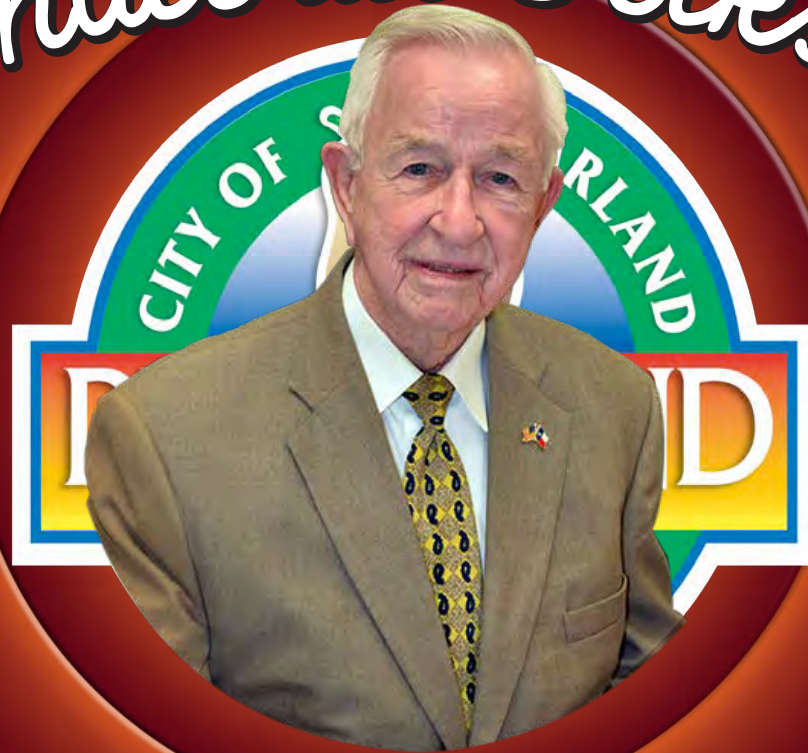
Thank you for your attendance today and for your contributions to Pearland.

The future belongs to those who prepare for it and we are making good progress in building our attractive and contemporary suburban city.

My job as Mayor is to make sure that at the end of the day that you will always be proud to say –

“I’m glad I live in Pearland.”

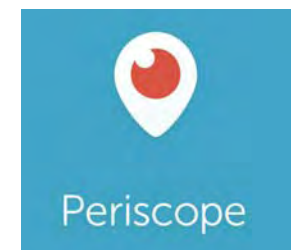
“That’s all Folks!”



Thank you for your attendance today!



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