



# Preparing for the Future

Tom Reid  
Mayor

February 7<sup>th</sup>, 2019



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# Growth and Leadership



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**Celebrating Pearland's Growth and Leadership from our founding in 1894 to 2019, our 125<sup>th</sup> Anniversary**



# How Did We Start



The Santa Fe Railroad built a depot in the farming and ranching area of north Brazoria County and in 1894 a Polish “Count” Zychlinski filed a plat for the area’s first Development and called it “PEAR-LAND.”

The area citizens lived through the 1900 Galveston storm, celebrated the end of WWI, and in 1959 incorporated as a Texas General Law City of about 1200 citizens called “PEARLAND”.



“Count”  
Zychlinski

# Taking Advantage of Growth



By 1990, FM-518 had been extended to the new SH-288 Freeway providing growth opportunities to support our ranching, oil and rice growing activities.

SH-288 Freeway provided new access to Houston, the Texas Medical Center, and opened up west Pearland for economic development – (Think Shadow Creek Ranch).





# Growth Requires Leadership



Cities located in areas of minimum growth opportunities require quality leadership to achieve local and national recognition.

City Councils and City Managers have provided the leadership over the years that has made Pearland both a local and nationally recognized city.

**Let's meet the leadership of Pearland today.**

# City Council Leadership



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**The City Council is the “Legislative and governing body of the City.”**



**Carbone, Reed, Perez  
Tom Reid**

**Hernandez, Little, Moore, Owens**

# City Manager Leadership



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The City Manager, as Pearland's Chief Executive Officer, is "responsible for the affairs of the city."



***Clay Pearson***  
City Manager

# Pearland's Growth Today



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Pearland started with a Railroad Depot and a development called Pear-Land. Today we are recognized as one of the Houston area's three most sophisticated cities – Pearland, Sugar Land, and the Woodlands.

We have grown from 38,000 to about 130,000 citizens in just the past 18 years. Let's look at our progress today and see if we are continuing our positive growth.





# Did You Know this about Pearland?



# Pearland's Rice Silos



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Picture from Matt Dulin, Community Impact Paper

The Rice Silos were built in the 1940's when the Texas rice growers rivaled Indo-China as a rice growing region.

The Silos were a Pearland landmark for years and is now being demolished to make way for a commercial park.

# There's Only One



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There are many cities around the world that have the same name, such as –

Paris, France or Paris, Texas.

A world-wide survey conducted several years ago found that there was only one city in the world

named Pearland.

# Where are they now?



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Randy Weber – Former Pearland City Councilmember and Mayor Pro-Tem – Now US Congressman District 14



Ed Thompson – Former Pearland City Councilmember and Mayor Pro-Tem – Now State Representative District 29



Greg Hill - Former Pearland City Councilmember and Mayor Pro-Tem – Now Judge, Brazoria County Court of Law #1

# School Districts 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



# Wildlife in Pearland



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Pearland is home to a wide variety of wild life but the two that surprise out new citizens the most are the Bald Eagles and the Alligators.



Mother Eagle feeding young eaglets.



Friendly Alligator posed for a photo but moved on looking for lunch.



# Financial Update



# Financial Policies and Controls



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City Council and Staff have established strong fiscal policies and controls with quality and transparent financial management that provides the stability for our city's Fiscal Health.

Our Healthy Economy has allowed us to continue building a sustainable city with the quality of life and development that is expected of our rapidly growing community.



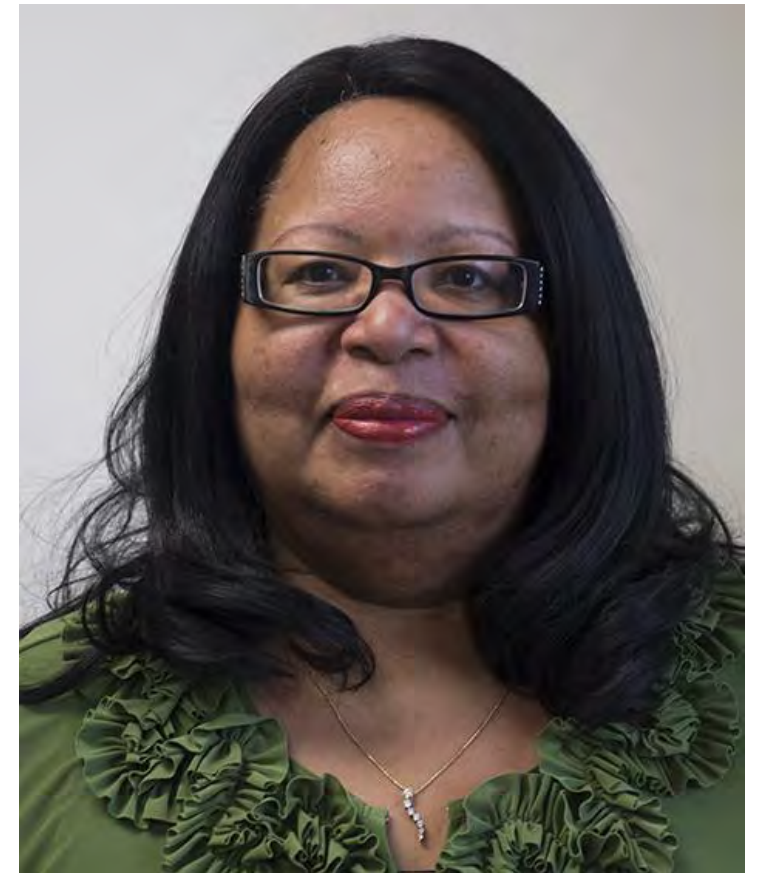
# Pearland Finance Department



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The Finance Director provides quality management for our city's financial documentation, purchasing and the preparing of the annual city budget.

**The department is recognized for:**  
Excellence in Financial Reporting,  
Distinguished Budget Preparation and the  
Texas Comptroller's Four Stars Award for  
Online Fiscal Transparency.



***Cynthia Pearson***  
Finance Director

# City Property and Sales Tax



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Your property taxes fund city Police, Fire, and EMS service, Public Works and Traffic Division, Parks, other city services and the annual debt service payments for bonds approved by the voters.

The Sales Tax is also used to fund City Services but 1/3 of the sales tax is designated for the Pearland Economic Development Corporation for specific economic development purposes.

# The Property Tax Rate



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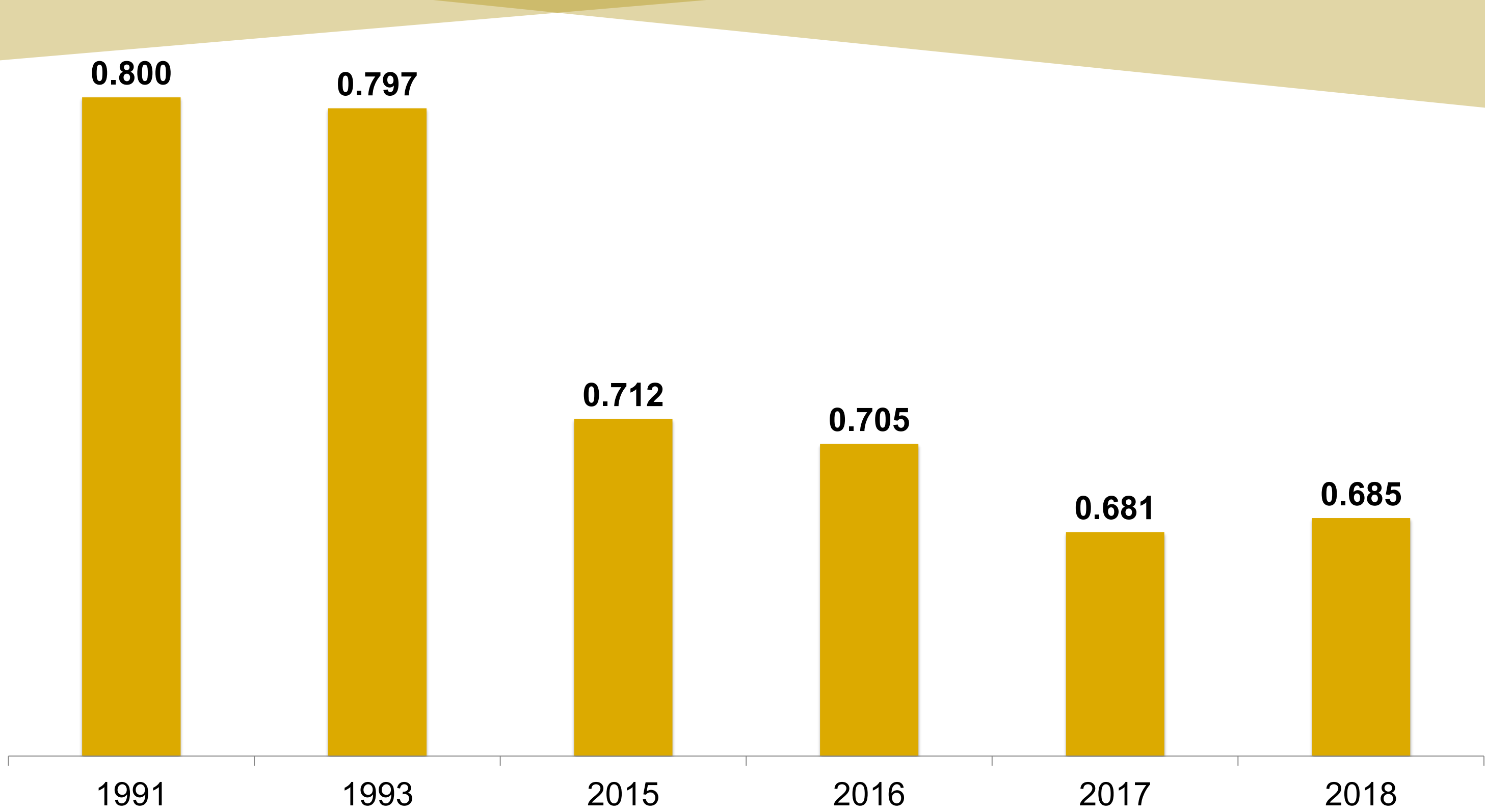
The City Council levies a Property Tax Rate per each \$100 dollars of the Certified Appraised Property Value determined by the County Appraisal District to provide the city services expected by our citizens.

As one of the nation's fastest growing cities our population growth will continue but we are working to keep the tax rate as low as possible for our high growth city in the Houston Gulf Coast area.

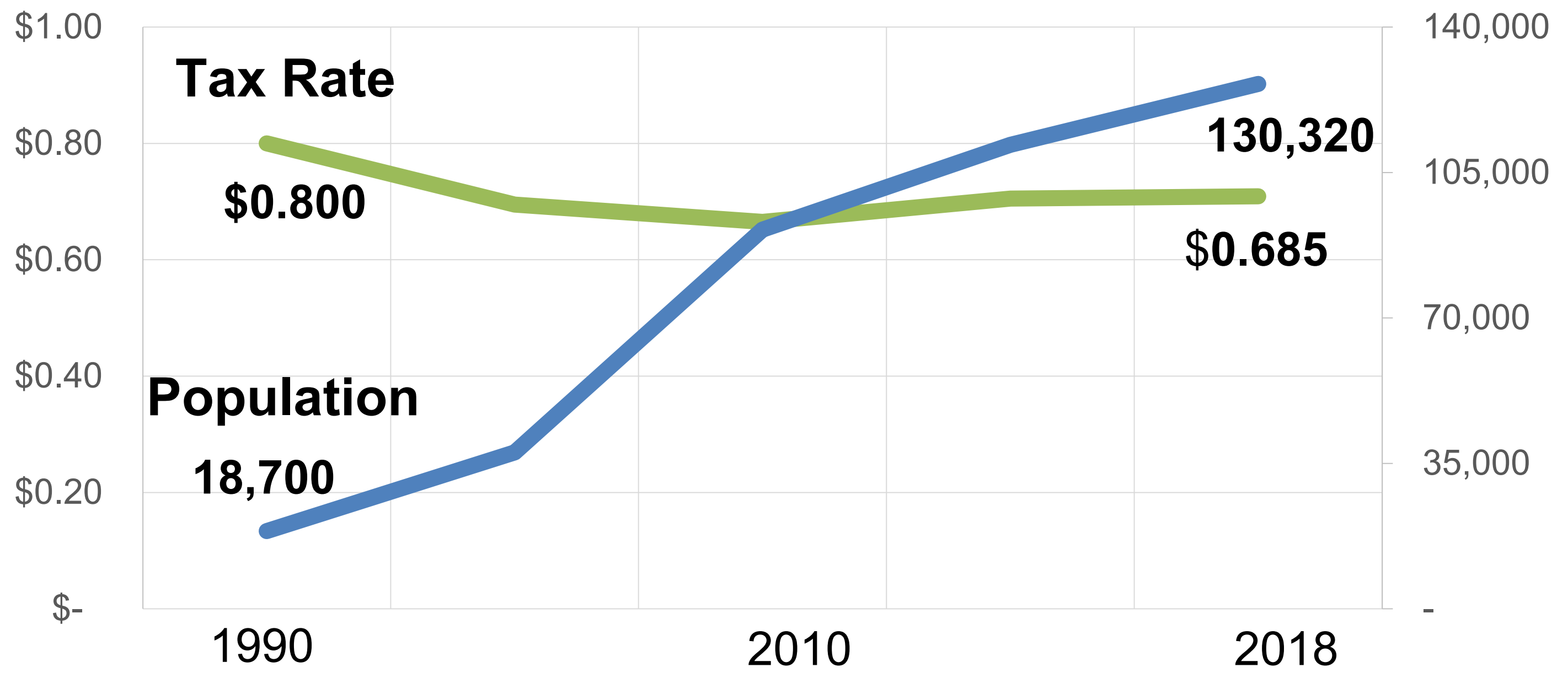
# Property Tax Rate History



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# Population Growth & Tax Rate History



# Our Fiscal Health



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Our Bond Credit Ratings from nationally recognized rating agencies reflects our sound financial management practices and controls, our capacity to repay, and our prior performance history.

## 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



# Start of Economic Development



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A city election was held in 1995 to establish an economic development organization with a sales tax to provide positive city growth and development to support our city's tax base.

The citizens approved the establishment of the Pearland Economic Development Corporation which has focused on quality and sustainable economic growth that showcases Pearland today as "The Place" to build a company or business.



# Economic Development Corporation



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The PEDC's recruitment of medical, health care, and manufacturing organizations has made the Lower Kirby District a special regional economic development location.

PEDC has used the Pearland 20/20 Strategic Plan to guide economic growth and the enhancement of the city's appearance. The plan will be updated in 2019.

The enhancement of our entrances and corridors has created a good first impression of Pearland as a great place for a home or business.



***Matt Buchanan***  
PEDC President

# Lonza Houston, Inc.



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A Grand opening was held on April 10, 2018 for the 300,000 sq. ft. manufacturing facility, the first of its kind and the world's largest facility dedicated to Cell and Gene Therapy.

**Marc Funk, CEO, said:**

“Lonza is committed to the evolution and cultivation of a diverse medical and life science community in Pearland and the Greater Houston area for many years to come”.

# Adient Medical Company



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Class ISO 7 (US 10,000) Clean Room



Adient has opened its new research space in the Reflection Bay Complex and is developing absorbable, implantable medical devices.

**Mitch Eggers, CEO, stated:**

“We are thrilled to have transitioned from a garage start-up to our new headquarters in Pearland.”

# Tool-Flo Manufacturing



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Tool-Flo has completed their 80,000 sq. ft. headquarters, training and manufacturing facility for tools and products for the oil, automotive, gas, aerospace and medical industries.

**Dennis Flolo, President, said:**

“We spent a lot of time searching for property and we’ll be happy, here in Pearland.”

# REX SUPPLY



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REX SUPPLY, a division of Production Tool Supply, has constructed a 46,000 sq. ft. headquarters in Lower Kirby District to supply industrial tools throughout the United States. REX SUPPLY will be a new distribution center for Production Tool Supply Co., LLC and is home to 43 employees.

# Energy Rental Solutions



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Energy Rental Solutions, a Caterpillar dealership, has announced that it will be relocating to a new facility on ten acres in the Rice Drier Commerce Park.

Energy Retail Solutions will construct a 30,000 sq. ft. facility and employ a staff of 30 employees.

# Endress+Hauser



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Endress+Hauser is planning a 100,000 sq. ft. facility in Lower Kirby District with room to consolidate several Houston operations.

The facility will have 110 employees including management, engineering, sales, operation and administrative staff.

**Greg Miscik, Vice President of Operations stated:**

“With the facility in Pearland... we can show our strong commitment to our customers.”

# Corridor and Gateway Enhancement



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**Completed:** Kirby Drive  
Cullen Blvd.  
Pearland Pkwy.  
Dixie Farm Road

**In Work:** FM 518/Friendswood entrance



# Enhancements In Work and On Hold

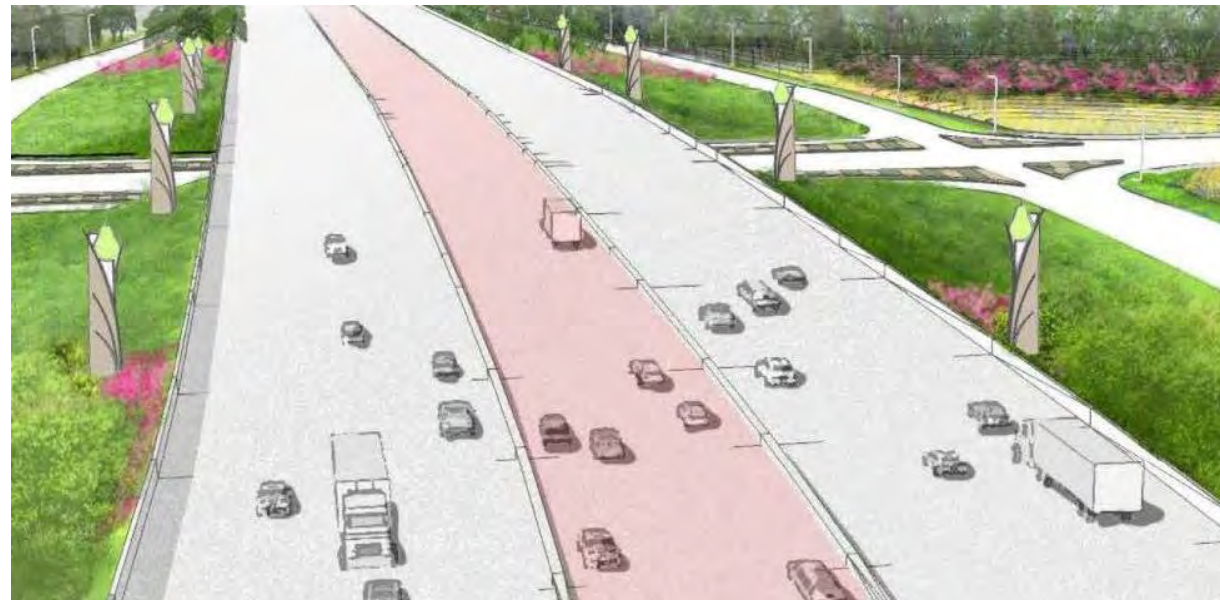


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SH-35  
in work



SH-288  
holding on  
Toll Road



SH-288  
Pear Sculpture



# Capital Improvements



# Capital Improvement Program



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Pearland citizens formed a Home Rule City in 1971 and approved a City Charter which included a requirement for a Capital Improvement Program.

Our City Charter requires “a continuing 5-year Capital Improvement Program to provide for the drainage, streets, water, wastewater and city-wide facilities”.

# Tom Reid Library Re-opening



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A Grand Re-opening was held on May 12, 2018 for the upgrade and expansion of the most used library in Brazoria County which included a new circulation desk, book shelves, larger children's area and many other much needed upgrades.

# Delores Fenwick Nature Center



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The Nature Center located next to the Stella Roberts Recycling Center will provide environmental displays, demonstration gardens, interpretive exhibits, offices and classroom space and is scheduled for completion in early 2019.

Location of the Center as part of the John Hargrove Environmental Complex will provide an ideal nature setting with a major detention pond, recycling facility, recreation, park and nature trails.

# Fire Station 1



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The Groundbreaking for the new Station 1 held on June 14, 2018 at Old Alvin and McHard Roads will replace the original Station 1 that has outlived its useful life.

The new Station 1 is a \$4.4 million, 1½ story, 11,155 sq.ft. facility with living quarters, storage and work areas for 8 full-time staff members and is scheduled for completion in early 2019.

# Municipal Water Supply



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Potable water sources for today and the future are a growing concern for countries around the world and for many cities across Texas and our nation.

The Public Works Department manages the city water system and the 54 MGD of ground and surface water rights acquired from diverse sources to serve the city's water needs.



***Clarence Wittwer***

Director of  
Public Works

# Surface Water Treatment Plant



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A 10 MGD Surface Water Treatment Plant (to be expanded as needed) is in the planning stage to treat surface water acquired from the Gulf Coast Water Authority for our Municipal Water System.

The Plant will be built on city property using Brazos River water from the American Canal that runs through Pearland adjacent to the proposed plant location.



# City Mobility Projects



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## IN CONSTRUCTION

**Max Road – FM 518 to Hughes Ranch Road**

**Old Alvin Road – Plum St. to McHard Road**

**SH-288 Toll Road – County Road 58 to near BW-8**

**Hughes Ranch Road – Cullen to Smith Ranch Road**

## IN PLANNING

**McHard Road – Mykawa Road to Cullen**

**Mykawa Road – FM 518 to BW-8**

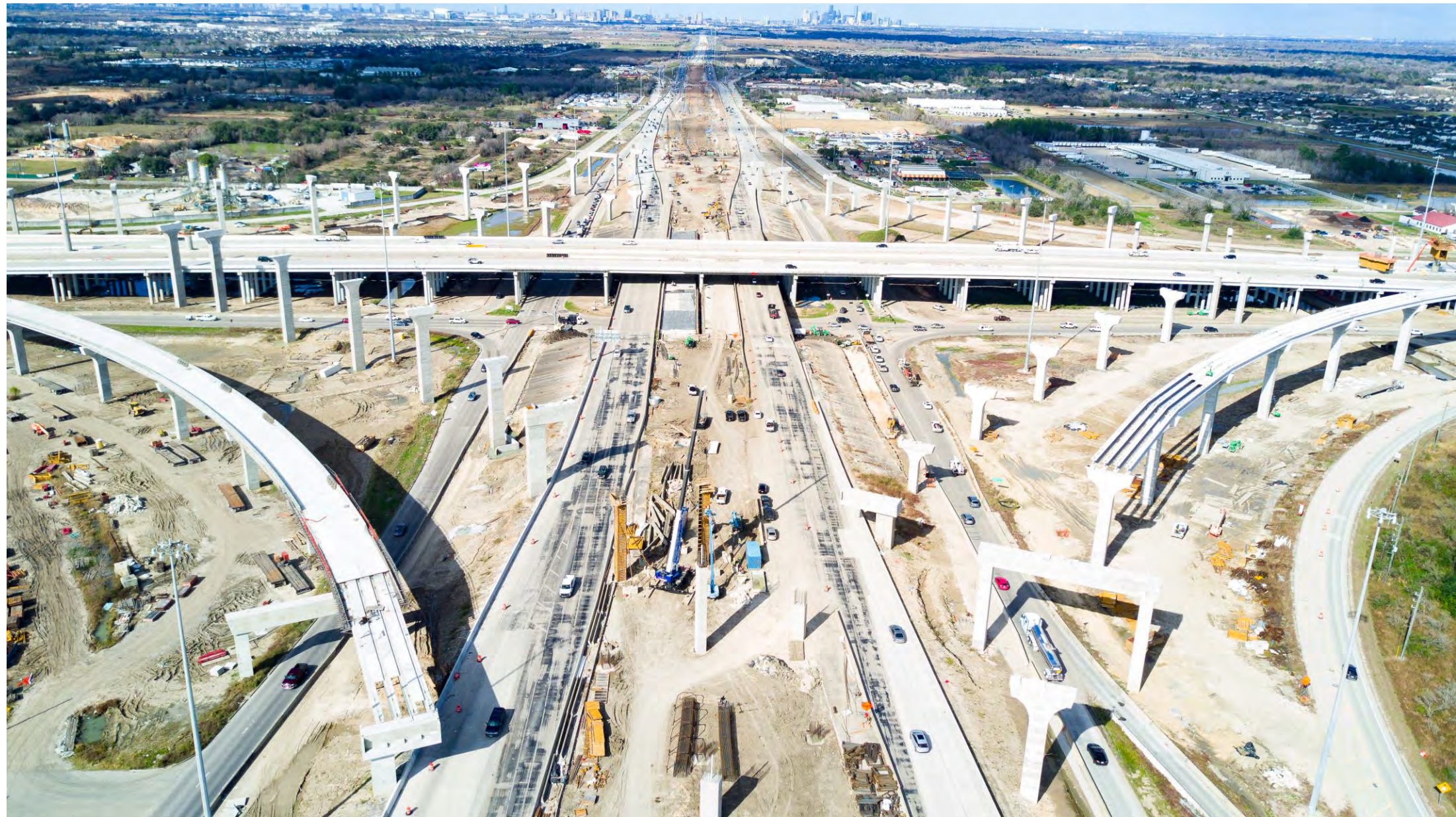
**FM 518 – SH 35 to SH 288 (TxDOT)**

**Smith Ranch Road – FM 518 to Hughes Ranch Road**

# SH-288 & BW-8 Toll Roads



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Scheduled completion September 2019



# Quality of Life



# Quality of Life



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If we don't build a city where people will want to live, work, and play they will go somewhere else to find one.

People move to Pearland for a good reason - we have good schools, a safe and growing community, local healthcare facilities, a quality of life environment, a sustainable city infrastructure, and much more.

Maybe that is why we are now the 3<sup>rd</sup> largest city by population in the Gulf Coast area after Houston and Pasadena.

# Dr. Ira Blake - President - UHCL



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Dr. Blake receives the Presidential Medallion from Chancellor Renu Khator to formalize her appointment as the 5<sup>th</sup> President of the University of Houston Clear Lake and the Pearland Campus.

## Highlights and Accomplishments:

- Offering a Master of Science in Engineering Management for working professionals in science and engineering
- Up-grading the Pearland Campus to a four-year Bachelor through Graduate Degree program in 2019
- Signed an agreement to allow Alvin Community College to transfer an Associate Degree program to a UHCL Bachelors program
- Formal opening of the Health Sciences Building in early 2019 providing laboratories and classrooms for science and nursing programs



***Dr. Ira Blake***

President,  
UHCL and  
Pearland  
Campus

# UHCL – Pearland Campus



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Student open area



The Health Sciences building will provide laboratories, graduate nursing programs and classrooms

## Highlights and Accomplishments:

- Offers career and technically-oriented academic programs for students transferring to a 4 year university
- Partners with Pearland Turner High School to provide ACC freshman and sophomore general education classes
- 152 students received their Associates Degree two weeks before graduating High School – a majority were from Pearland Turner High School
- Signed an agreement with UHCL to allow ACC students to transfer an Associate Degree program to a UHCL Bachelors program



***Dr. Christal M.  
Albrecht***  
President, ACC



# Alvin Community College



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Dr. Blake and Dr. Albrecht signing an agreement for transferring an ACC Associate Degree Program to a UHCL Bachelor's Program.

## Highlights and Accomplishments:

- 641 students designation as national AP scholars placed the district on the College Board's National Honor Roll
- SAT and ACT scores were at unprecedented highs resulting in a record number of students designated as National Merit semi-finalists
- The Texas Commissioner of Education pronounced PISD as the 3<sup>rd</sup> highest scoring of the 116 large school districts in Texas
- The Pearland High School Marching Band has been chosen as one of only 20 marching bands worldwide to march in the 2020 New Year's Tournament of Roses Parade.



***Dr. John Kelly***  
Superintendent,  
PISD



Dr. Kelly with Texas Commissioners of Education and House and Senate Education Committee members

# PISD Campus Safety and Security



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PISD has placed security Vestibules and safety /security improvements on all campuses ahead of most school districts.



Silvercrest Elementary School Vestibule

## Highlights and Accomplishments:

- A highly diverse enrollment of 1200 students
- 15 Career and Technical Education Pathways and a strong dual credit program.
- 263 students graduated with 1/3 earning an Associate's Degree from ACC
- The 263 graduates earned over 700 industry credentials in 40 different certification areas



**Kai Bouchard**  
Principal

*In School Dental Lab*

## Highlights and Accomplishments:

- Celebrated the first graduating class of the Shadow Creek High School
- Passed the 2018 Bond issue which will fund additional campuses to the 9 campuses currently serving Pearland Shadow Creek students
- Honored Dr. Buck Gilcrease retirement after 4 years of outstanding leadership of the 252 sq. mile district
- Honored the Shadow Creek Sharks who in their first year of varsity high school football played for the State Championship



***Dr. Buck  
Gilcrease***  
Superintendent  
Alvin ISD

## Dr. Ronald E. McNair Junior High



Alvin ISD dedicated their 7<sup>th</sup> junior high school to Dr. McNair who was noted for his work in laser physics and was an Astronaut on the Space Shuttle Challenger.

# Police Department



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## Highlights and Accomplishments:

- The Department has a staff of 241 employees – 170 sworn police officers and 71 civilian positions
- Over 1,300 citizens have completed the Citizen Police Academy (CPA) with a waiting list for the next class
- All Police Officers have been certified as Mental Health Peace Officers and all department personnel have or are attending the De-Escalation classes
- Community Outreach programs include Teen CPA classes, Police Explorers Post #237, Youth Leadership, Rape Aggression Defense (RAD), and others



***Johnny Spires***  
Police Chief



# Pearland Fire Department



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## Highlights and Accomplishments:

- Operated out of 6 fire stations and responded to over 10,000 service calls serving over 130,000 citizens
- Expanding emergency response capabilities at an unprecedented rate with the addition of fire staff, new stations and replacement of two old stations
- Added six new fire staff positions in 2019 to bring the current staff to just over 100 firefighters
- Began construction on Fire Station 8 based on the “Pietsch Report” Fire Station Location Plan to serve the Shadow Creek Pkwy area population growth



***Vance Riley***  
Fire Chief

# Fire Station 8



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Station 8 is under construction on west Shadow Creek Pkwy as an 18,000 sq. ft. facility for 24/7 operations and designed to meet 140 mph wind load standards.

The station will include dorm rooms, kitchen and dining area, EMS Decontamination area, storage room for bunker gear and medical supplies and is scheduled for completion in early 2020.

# Parks & Recreation Department



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## Highlights and Accomplishments:

- Hosted the Texas Amateur Athletics Federation Winter Games for the second year with the Pearland School District, and Convention & Visitors Bureau
- Will provide staffing and program management for the Delores Fenwick Nature Center and the John Hargrove Environmental Complex
- Was one of only 11 Texas cities to be Recertified with a Gold Level Scenic Certification for 2018
- Was Recertified by the Commission on Accreditation of Parks & Recreation (CAPRA) and placed Pearland in a premiere group comprising 1% of all park and recreation facilities in the nation



***Dr. Chris Orlea***  
Parks &  
Recreation  
Director

# Director of Communications



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## Highlights and Accomplishments:

- Maintains various channels of communication between the City and residents to optimize information flow
- Stays up-to-date on emerging technology to look for new ways to connect with residents
- Designed and established the city's first Media Studio to enhance video content capabilities
- Plans and implements public relation strategies and policies to promote awareness of the city, its services and achievements
- Updating branding guidelines to evolve the elements while maintaining the trust that has already been established



***Joshua Lee***  
Director of  
Communications

## Highlights and Accomplishments:

- Hosted the Texas Amateur Athletics Federation Winter Games for the second year with the Pearland School District, and Convention & Visitors Bureau
- Working in partnership with the Pearland Historical Society to upgrade the old Railroad Depot as the future Pearland Historical Museum
- Promoted and coordinated tourist related activities for an economic impact of \$142 million in visitor spending in 2017
- Developed new brochures – Birding and the Sri Meenakshi Temple – a Self-guided Tour which was highlighted in the AAA Travel Magazine



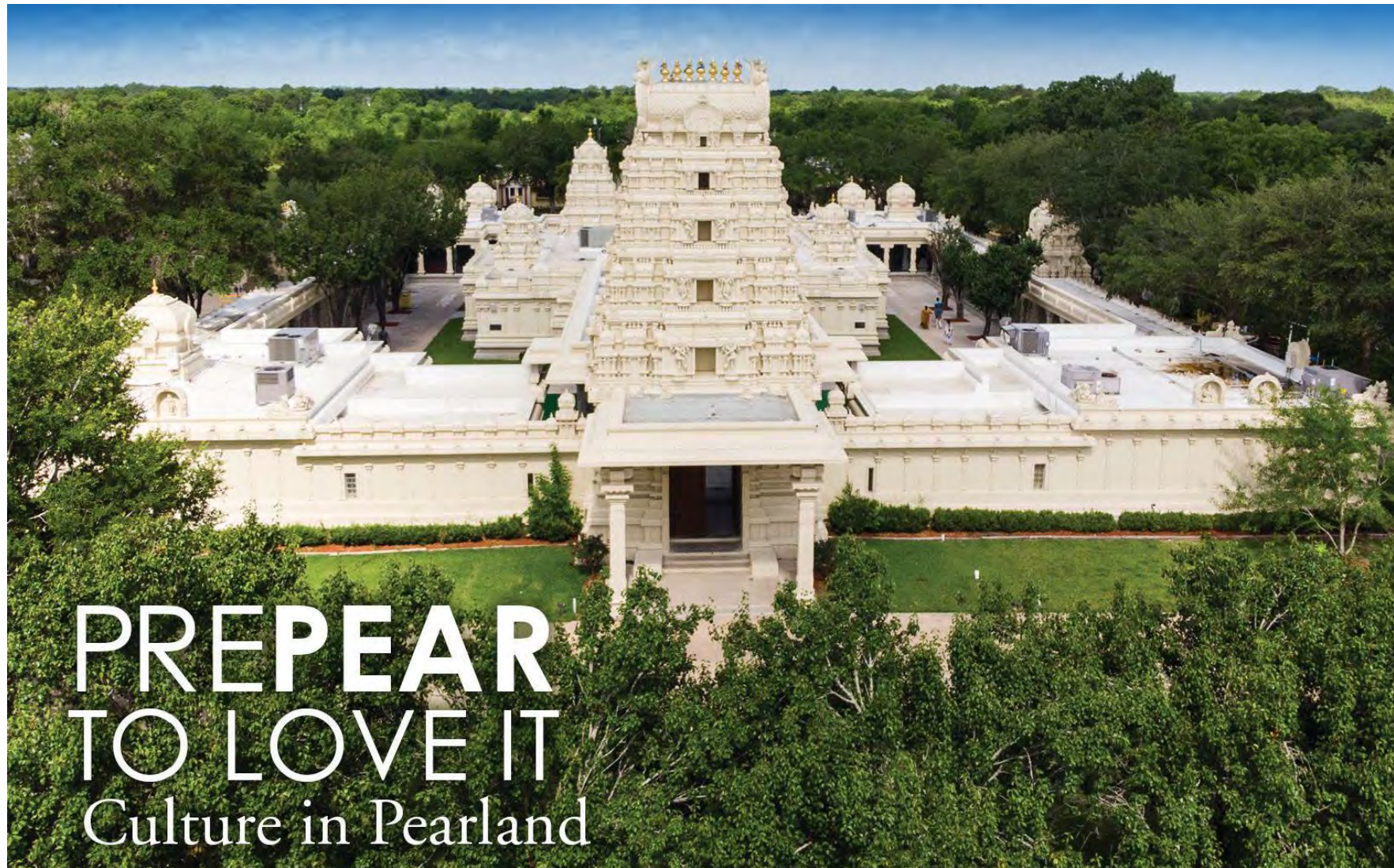
***Kim Sinistore***  
Executive  
Director

# Convention & Visitors Bureau

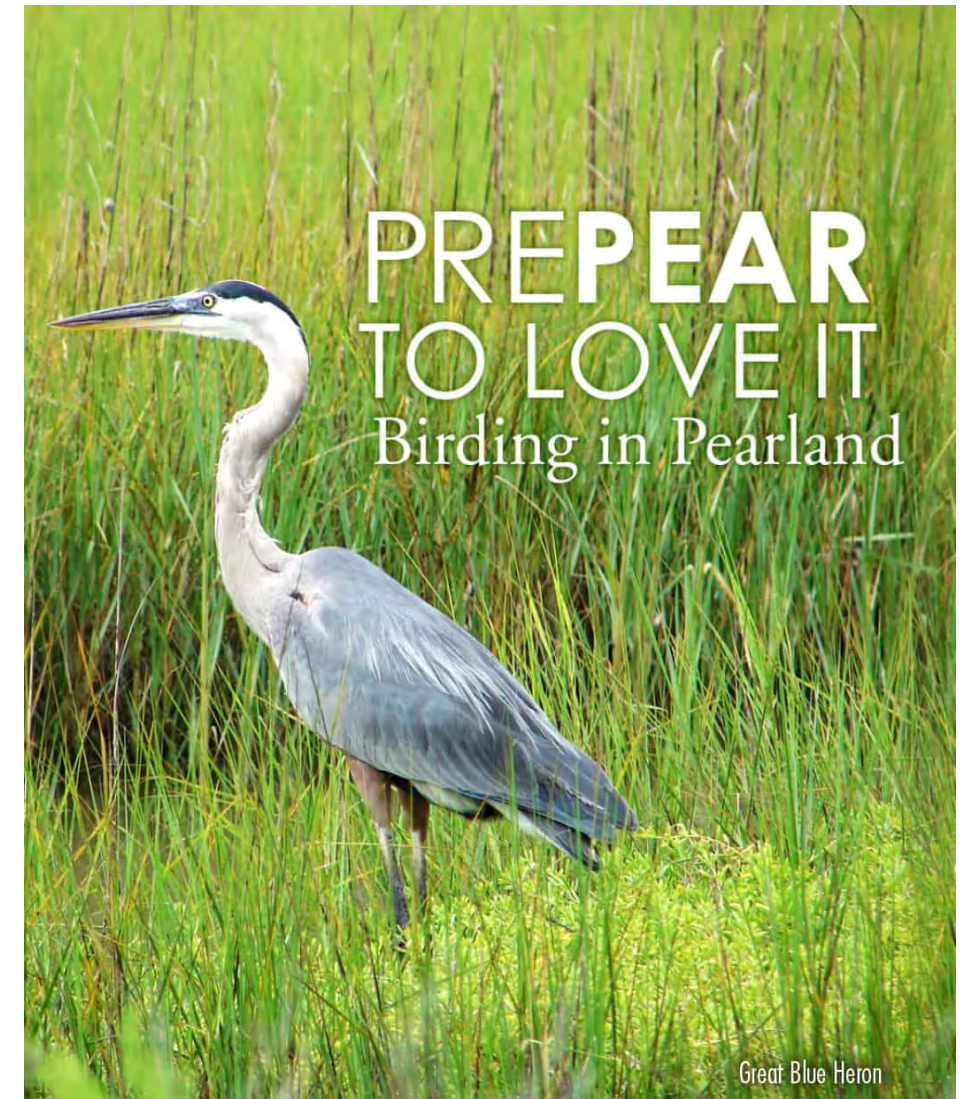


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## Brochures Promoting Pearland as a Destination



Sri Meenakshi Temple



Birding

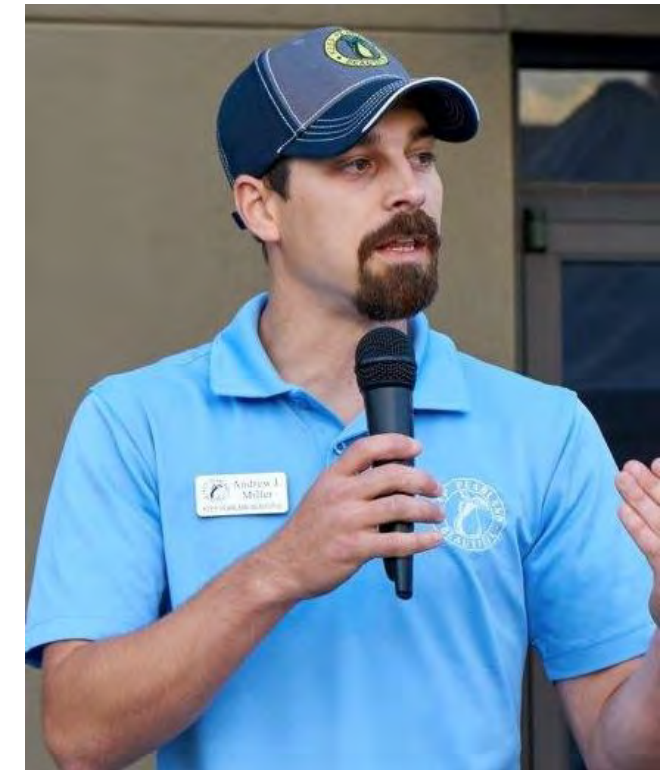
# Keep Pearland Beautiful



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## Highlights and Accomplishments:

- The City transferred operation of the Recycle Center in 2015 to KPB based on their recycling, educational, and professional performance
- KPB is working with the city to help select native plants for landscaping projects, help to enforce the sign ordinance, recycling projects, and much more
- KPB has provided 4,411 volunteer hours to clean 192 miles of over 22,020 pounds of litter from 63 “Adopt-a-Spot” locations during 2018
- The Recycling Center served 38,507 customers who have recycled 829 tons of material that was diverted from land-fills



***Andrew Miller***  
Exec. Director

# Keep Pearland Beautiful



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Keep Pearland Beautiful volunteers at work during the 2018 Annual Keep America Beautiful Spring Cleanup



## Highlights and Accomplishments:

- Contributing in so many ways to the quality of life we enjoy in Pearland
- Working with area elected officials, cities and organizations for regional cooperation
- Building our economic base as a partner with the Pearland Economic Development Corporation, and our community retail and business organizations
- Providing guidance and support for the increasing number of professional and retail businesses that has enhanced Pearland's strong business environment



***Carol Artz-Bucek***  
President / CEO



# Closing Comments



# Building a City



Pearland has changed a lot since 1894 when Count Zychlinski filed a Plat in the Brazoria County Court House for a development called “Pear-Land.”

Our citizens have continued building the city over the years and 125 years later we are still building our city that is now known as “Pearland.”

# Growth and Progress



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Pearland completed 2018 with good progress in all areas of our city as we continued to work on city services, infrastructure and projects in areas of high population growth.

We continued planning and working on our mobility, financial, economic development, community improvements and quality of life projects that are essential to quality growth.

# The Challenges of Growth



Pearland has faced challenges in our growth from 38,000 to 130,000 population in just the past 18 years to the 3<sup>rd</sup> largest city in the Gulf Coast area next to the nation's 4<sup>th</sup> largest city.

Houston is at the center of an 8 Mega-County Region that is projected to grow by more than 4 million citizens over the next 20 plus years. Pearland will get our fair share and how we prepare for the challenges of that future growth will determine how we will develop in future years.

# Plan for Future Growth



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Pearland will continue the progress we have made with good stewardship of our tax dollars, upgrading city services, and infrastructure and maintaining our quality of life for our increasing population growth.

We will continue building an environment that will attract high value retail, industrial, medical and residential development to support our tax base.

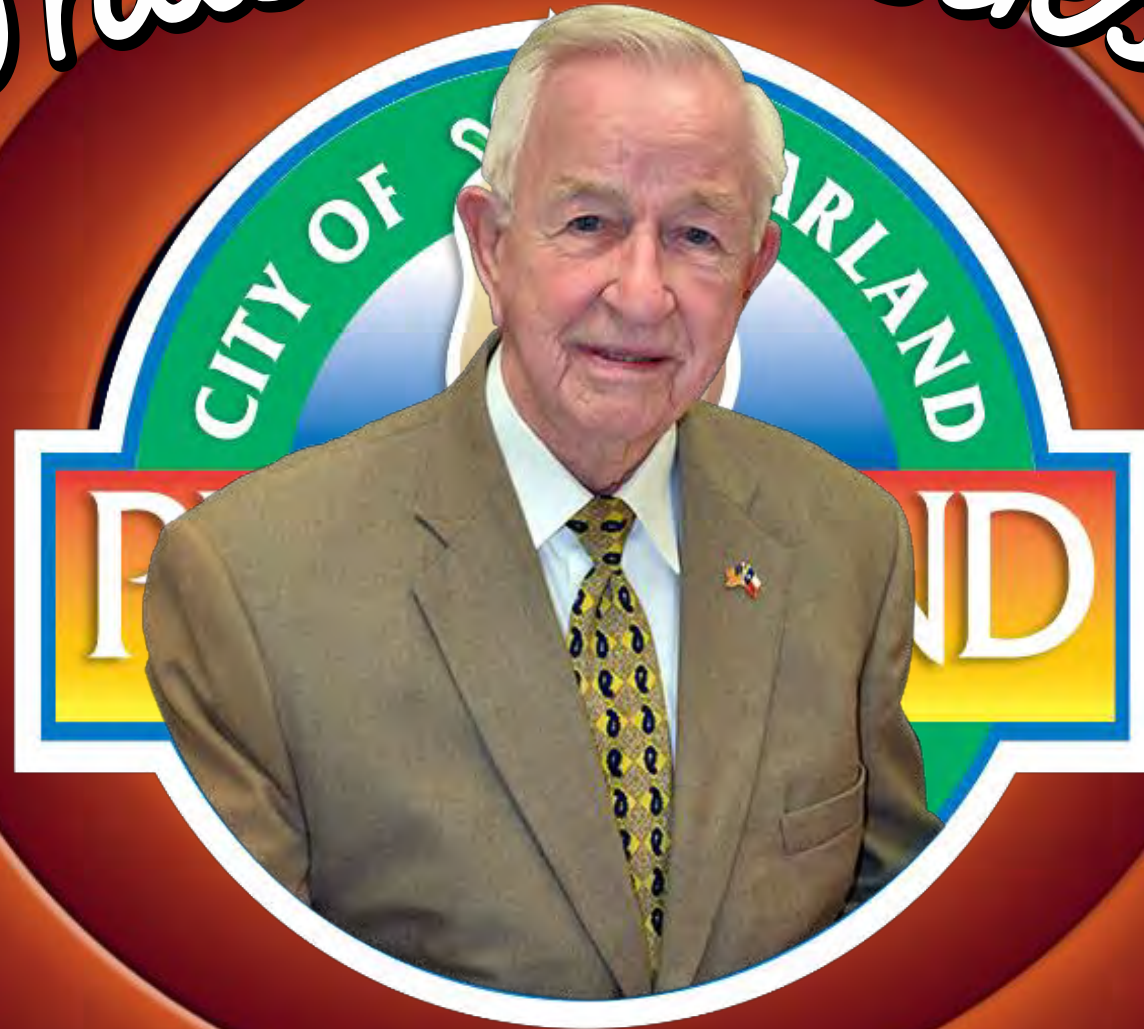
We will continue to provide high quality educational, recreational, cultural and leisure opportunities and people places with upscale dining and shopping expected of the areas 3<sup>rd</sup> largest city.

Thank you for your attendance today as we remembered how Pearland started in 1894 and reviewed our progress over the past year.

We have a lot to be proud of and my job is to make sure that you will always say

“I’m glad I live in Pearland”

*“That’s all Folks!”*



**Thank you for your attendance today!**





# Get Connected



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Presentation available at:  
**[pearlandtx.gov/stateofthecity](http://pearlandtx.gov/stateofthecity)**