



Building the Future
Celebrating our Past

Tom Reid Mayor
February 20, 2020

ALFARO



We Are Building the Future, Celebrating the Past



We Celebrated Pearland's 125th Anniversary in 2019



How Did We Start?



The Santa Fe Railroad constructed a rail line through the farming and ranching area of North Brazoria County and build a Depot to provide a shipping point for the area produce.



In 1894, Polish Count Zychlinski filed a plat for the first development in the area and called it...

PEAR-LAND



Growth and Development

By the end of the first 100 year anniversary, Pearland became a Home Rule Charter City with a Mayor and City Council and FM 518 was extended to the SH-288 Freeway providing access to the Texas Medical Center, City of Houston, and the development of west Pearland.

The City reached an agreement with the Collins Brothers Company to build a master-planned development in west Pearland and by the year 2000, they had assembled 3,300 acres of ranch land and began the development of what we now know as

Shadow Creek Ranch

2000

Fire Station #3
Under Construction
(Open Fall 2020)



Westside
Event
Center

Westside
Library



Fire
Station 5



Pearland
Convention &
Visitors Bureau



In the year 2000 we had 38,000 citizens and in just the past 19 years we have grown to 143,000 to become the area's 3rd largest City by population in the Gulf coast area.



Our City Leaders



Cities with a rapid growth rate and a highly diverse population will require quality leadership to become a special regional community.

We are fortunate to have the leadership that has guided the growth and development of Pearland to become a developing cosmopolitan city in the Houston Gulf Coast Area.

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



Leadership - City Council



Orlando Carbone Little Reid Moore Hernandez Perez Owens
Pos. 1 Pos. 2 Pro Tem Mayor Pos. 3 Pos. 4 Pos. 6 Pos. 7

The Pearland City Charter states that the City Council is the “Legislative and Governing Body of the City.” The City Council hires a City Manager, a City Attorney and a Municipal Court Judge as their employees to conduct the business of the City.



Leadership - City Manager

*The City Charter states that the City Council shall hire and designate an individual to serve as the City Manager and “The City Manager shall serve as Pearland’s **Chief Executive Officer** and is responsible for the affairs of the city.”*

Clay has provided the leadership, administrative skill and vision to work with the Council and our residents, to continue the progress Pearland has made.



Clay Pearson
City Manager



Leadership - City Manager's Senior Staff



Jon Branson
Deputy City Manager



Trent Epperson
Assistant City Manager

The City Manager may select individuals to serve as his assistants to manage the affairs of the city.



Leadership - Directors of City Operations



Clarence Wittwer
Director of Public Works



Robert Upton
Director of Engineering



Crystal Roan
City Secretary



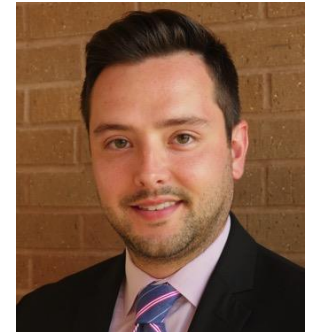
Joshua Lee
Director of Communications



Michelle Graham
Director of Human Resources and Safety



John McDonald
Director of Community Development



Dr. Chris Orlea
Director of Parks & Recreation



Leadership - City Council Employees



Darrin Coker
City Attorney

Darrin is recognized for providing legal advice for our City Council and Staff, and has successfully represented the City in all litigation.



Letitia Farnie
Municipal Court Judge

Letitia has served our City well and is recognized as a fair and capable Judge of our Pearland Municipal Court for misdemeanor offenses.



A Safe City



A Safe Community

One of the first questions asked by home owners who are concerned about the safety of their family, home, and possessions - “Is Pearland a Safe City?”

Let’s review the departments making Pearland a Safe City.



Safe Community - Police

- *A mobile command vehicle was acquired to utilize during City emergencies and Special Events, SWAT situations, and as a mobile command post.*
- *The website 247/WALLST has selected Pearland as the 7th safest city in America.*
- *A Special Investigations Unit formed this past year, recovered over a quarter million dollars of stolen items.*
- *Pearland is the preferred training location for northern Brazoria County and Southeast Texas with over 18,000 hours of training and used personnel from over 90 different agencies.*



Johnny Spires
Chief



Police Department Command Staff



Ron Frasier
Assistant Chief



Johnny Spires
Chief



Chad Randall
Assistant Chief

Representing 77 Years of Pearland Service



Annual Crime Victim Tree Lighting

The annual crime victim's tree lighting ceremony supports and remembers those that have been affected by crime.





Safe Community - Fire

- *The department operates out of 5 fire stations and responded to over 10,700 service calls serving over 140,000 citizens*
- *Emergency response capabilities were expanded at an unprecedented rate with the addition of fire staff, opening of Station No. 1 and construction of Station No. 8.*
- *Fire Station No. 8 is under construction to serve the Shadow Creek Pkwy. area population growth*
- *12 new fire staff positions were added in 2019 to bring the current staff to 105 firefighters*



Vance Riley
Fire Chief

Fire Station No. 1



The Ribbon Cutting for Fire Station No. 1 was held on September 7th, 2019 to replace the original Station No. 1 that had outlived its useful life.

The new Station No. 1 is built on property at the intersection of Old Alvin and McHard Road at the center of its Operating Service Area.

Fire Station No. 8



Fire Station No. 8 is under construction on West Shadow Creek Pkwy. at the center of the station's Operating Service Area and will serve the west side of the Shadow Creek Ranch area.



Emergency Management Division

The Emergency Management Coordinator is responsible for the planning and direction of the City employees and resources in the event of a City emergency.

During an emergency he is responsible for opening the Emergency Operations Center and directing the City's employees and resources during the emergency and recovery.

We are fortunate to have a former Senior Officer of the United States Coast Guard with Sea Coast environment emergency operation experience to managing our Emergency Management Division.



Emergency Management Division

- *A flood response team has been established with members of the Police, Fire and Public Works Departments to operate high-profile rescue vehicles in high water situations.*
- *An incident management team has been organized to staff the Emergency Operations Center during a crisis or disaster and recovery operations.*
- *The Emergency Management Staff will reach out and work with the Pearland community to develop a disaster recovery plan to help restore the City.*



Peter Martin
*Emergency Management
Coordinator*



Fiscally Responsible



Financial Policies and Controls

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.

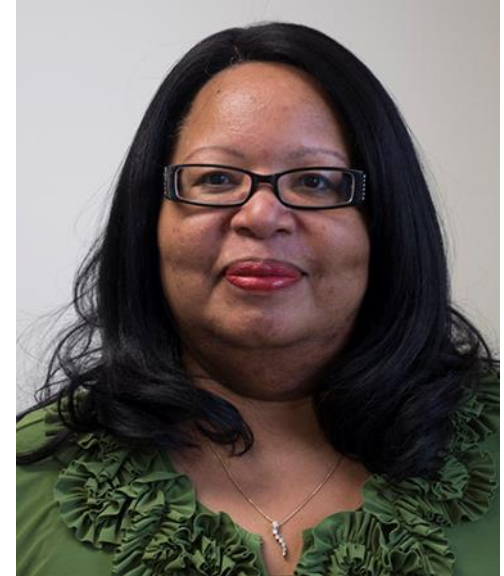


Pearland Finance Department

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

The Director works to establish strong fiscal policies and controls to provide fiscal stability.

The Finance Director co-chairs the Audit Committee with the Mayor, two Councilmembers and City Manager.



Cynthia Pearson
Finance Director



City Property and Sales Tax

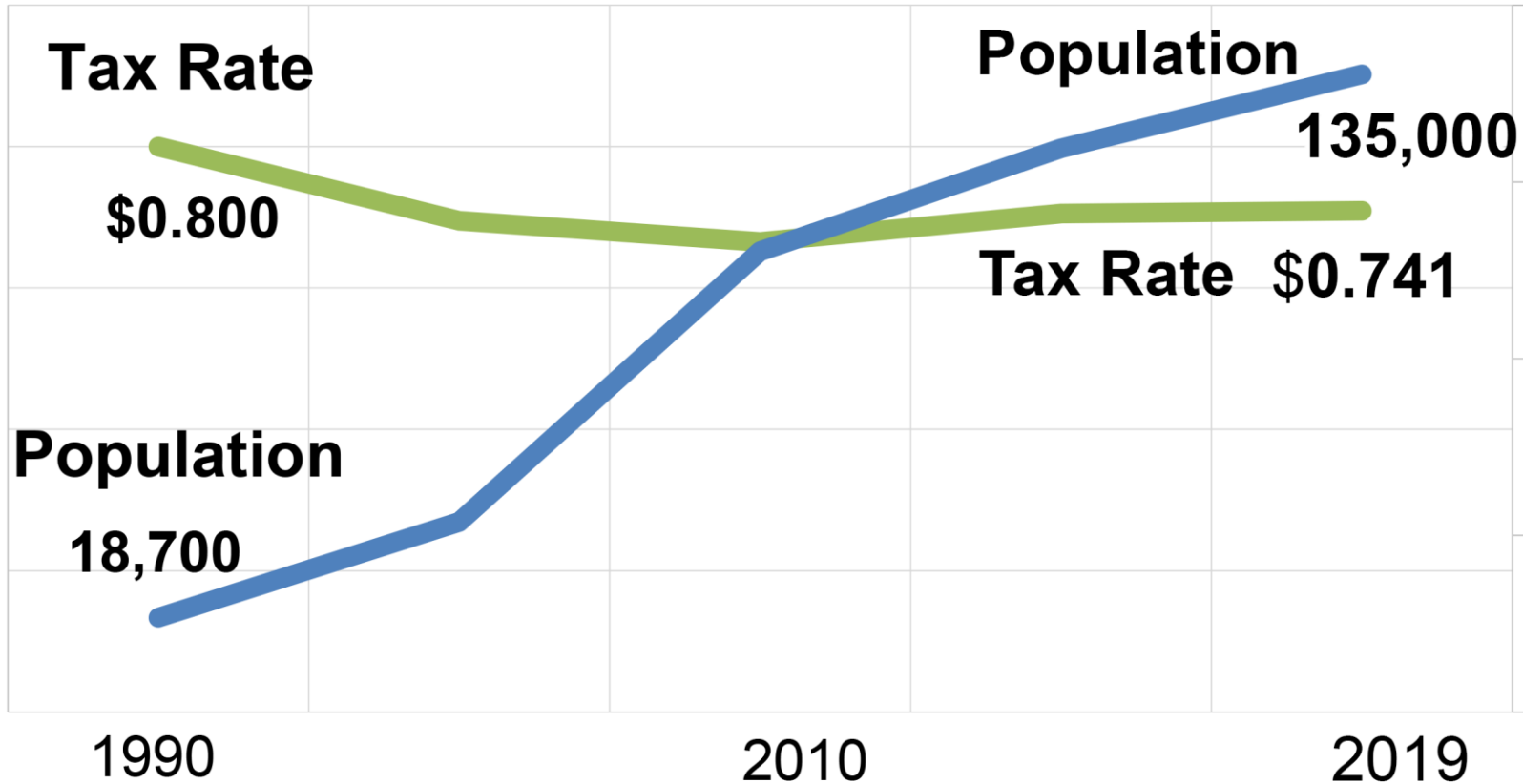
The City Council sets the Property Tax Rate required to fund the operation of the city for each new budget year.

Your property taxes funds city Police, Fire and EMS service, Drainage, Public Works, 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, however 1/3 of the sales tax is designated for specific economic development purposes.



Population Growth & Tax Rate History





State and National Recognition for quality financial performance.



*Excellence in Financial Reporting
(43 consecutive years)*



Texas Comptroller's Office Award for Online Financial Transparency



Investment Policy Certification



*Distinguished Budget Presentation
(32 consecutive years)*



Our Fiscal Health

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 and City Enhancement



Pearland Economic Development Corporation (PEDC) has experienced rapid population growth and development over a relatively short period of time compared with the City of Houston and other area cities.

PEDC has made good progress in attracting quality and diverse development in the medical, health care and manufacturing sectors that has contributed to our community sustainability.

The progress made by the Pearland 20/20 Strategic Plan's community enhancement program is contributing to a welcoming appearance of Pearland.



Economic Development Corporation

We are proud that our PEDC President Matt Buchanan was recognized by Consultant Connect as one of the Top 50 Economic Developers in North America for 2019.

As the Pearland 20/20 plan entered its final year, PEDC championed a new strategic plan to guide the community's economic growth, development, and the enhancement of the city's appearance.

PEDC will continue the enhancement of our city's corridors and entrances which is creating a good first impression of Pearland as a great place for a home or business.



Matt Buchanan
PEDC President



Lonza Houston, Inc.



Lonza opened its 300,000 square-foot facility in 2018 – the largest dedicated cell-and-gene-therapy manufacturing facility in the world – and now has over 350 employees.

Lonza has continued to grow in 2019 with additional laboratory space of 10,000 sq. ft. for construction of additional clean rooms with plans for another six clean rooms scheduled for 2020.

The Pearland Economic Development Corporation continues to work with Lonza to expand their facility to accommodate future manufacturing needs.

Endress+Hauser



Endress+Hauser is constructing a \$38.5 million, 112,000 sq. ft. Gulf Coast Regional Center Campus in the Lower Kirby District on Kirby Blvd. at BW-8 with completion scheduled by the end of 2020.

Endress+Hauser, founded in Germany, is one of a growing number of International companies that have chosen the Lower Kirby District for its quality of place and easy BW-8 access to local, Gulf Coast and International Markets.

Dover Energy



Dover Energy, a Division of Dover Corporation, a Fortune 500 company, has constructed a 150,000 sq. ft. facility in Lower Kirby District staffed by approximately 200 employees.

The Company has broken ground on a 12,000 sq. ft. Innovation Lab directly north of the Pearland facility for their growing service requirements.



HCA Healthcare Center for Clinical Advancement



- *HCA Houston Healthcare has announced that it will be building its HCA Healthcare Center for Clinical Advancement in Pearland Town Center.*
- *The 48,400 square-foot, state-of-the-art training center will house high-fidelity hospital simulation labs, connected classrooms and de-briefing rooms, where the health system's nearly 7,000 nurses will receive ongoing clinical education and training. The center will also serve as a hub for all HCA Houston Healthcare new hire orientations and the division's Leadership and Organizational Development training.*
- *HCA will break ground on the training center on February 26th and it is scheduled to open in early 2021.*



Pearland Chamber of Commerce

The Chamber of Commerce contributes in so many ways to the economic development of Pearland as the Voice of Business by providing support to new businesses.

The Chamber partners with PEDC on its BizConnect program to provide professional visits of support and inquiry for local employers in the community.

Carol is an Ex-Officio Member of the PEDC Board of Directors and is recognized for her contributions to Pearland's economic development.



Carol Artz-Bucek
President / CEO



Entryways and Corridors

The community Entryways and Corridors are a visitor's first impression of Pearland and PEDC is working to make sure our community Entryways provide an inviting welcome to Pearland.

The following Entryways have been completed with monuments, lighting and landscaping:

- *Cullen Boulevard*
- *Dixie Farm Road*
- *Pearland Parkway*
- *Kirby Drive*
- *SH-35*
- *Broadway at Friendswood city limits*





The redevelopment of SH-35 is included in the 20/20 Strategic Plan and is a model for other corridors.





The SH-288 Pear Sculpture will be used to enhance the SH-288 Toll Road



The Enhancement of the SH-288 Toll Road

SH-288 Pear Sculpture



Education - a Community Partnership



Pearland's 70 square mile recorded boundary overlays portions of Harris and Fort Bend counties, six Independent School Districts and a Junior College District.

- *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* 
- *Alvin Community College District* 



UHCL - Pearland Campus

The Pearland Campus has added a new course for Registered Nurses to earn a Bachelor of Science in Nursing Degree (RN-BSN) and a Master of Science Degree in Engineering Management for professionals working in the Science or Engineering field.

The Health Science and Classroom Building provides laboratories and classroom space for the new and future campus degree plan activities.

Dr. Blake signed an agreement with Dr. Albrecht to allow an Alvin Community College student to transfer an Associate Degree to a UHCL Bachelors program.



Dr. Ira Blake
*President, UHCL and
Pearland Campus*



Alvin Community College

Alvin Community College has completed 70 years of education for students of North Brazoria County and is celebrating its highest student enrollment.

Received the Texas Workforce Commission Partnership Award for their work with local employers in aligning student education and skills with workforce needs.

ACC is working with Turner High School to provide freshman and sophomore classes for students earning Associate Degrees and Workforce Training leading to Certification.

ACC has signed an agreement with the UHCL-Pearland Campus to allow ACC students to transfer an Associate Degree to a UHCL Bachelors program.



**Dr. Christal M.
Albrecht**
President, Alvin
Community
College



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



Pearland ISD

- *Pearland ISD is ranked as number 4 of the Top Houston Area School Districts for 2019 with an overall performance ranking of “A”.*
- *The Texas Commissioner of Education announced that PISD has been selected as the 3rd highest performing large District of the 150 Districts in Texas for academic performance.*
- *Pearland ISD is working to continue a high graduation rate and SAT scores to produce a student graduation class that is ready for college or career.*
- *As the year 2019 was ending we are Pearland Proud that a former student and Pearland band students were receiving state and national recognition.*



Dr. John Kelly
Superintendent,
PISD



Making Pearland Proud



Miss Chandler Foreman, a former Pearland student, was crowned Miss Texas for the year 2020 and also represented Texas in the 2020 Miss America Pageant and was ranked in the top candidates.



The 350-member Pearland High School Band was selected as one of 88 bands chosen from around the country and the only band selected from Texas to participate in the annual New Year Rose Bowl parade. The Band was recognized for their outstanding performance.



Pearland Turner High School

- *Turner High School has over 15 Career and Technical Educational Pathways and the partnership with ACC for workforce training allows graduating students to earn professional certification*
- *Turner High School partners with local businesses and industries to determine the workforce skills they need has helped Turner students in Technical pathways earn over 1000 industry related credentials or certifications.*
- *The partnership between Turner High School and Alvin Community College allows Turner students to earn ACC Associate Degrees while still enrolled in high school.*



Kai Bouchard
Principal



Alvin Independent School District

Alvin ISD serves over 27,000 students from the many communities that are in the 252 square mile District which also includes the Shadow Creek Ranch part of Pearland.

Alvin ISD has built 5 Elementary Schools, 2 Junior High Schools, and a High School in the Shadow Creek Ranch part of their District.

The District partnered with Pearland ISD to host the Nanjing China Educator's Delegation as they visited the two districts to learn how we provide a positive education for our students in America.



Carol Nelson
*Superintendent
Alvin ISD*



We are Shadow Creek Sharks Proud



The Shadow Creek Sharks were the surprise of Texas Football when they won the 2019 Class 5A Division 1 State Championship after only 2 years of High School varsity football and with a total school record of 31-1.



Libraries Support Education

Libraries are recognized as part of our public educational system and have provided our citizens, our Public Schools and students a convenient source of information and research.

Pearland is fortunate to have the most used Library in Brazoria County, the Tom Reid Library, located on the east side of the city and a new library, the Shadow Creek Library, is in the planning stage for the west side of our city.



Brazoria County Library System



Tom Reid Library

*Proposed
Shadow Creek
Library*





A Sustainable Future



Sustainable Infrastructure

As Pearland grows it is important that we build and maintain sustainable projects for our infrastructure, mobility and quality of life projects.

Building and maintaining sustainable infrastructure is cost effective as it extends the useful life of our many community projects.



Municipal Water Supply

Access to potable water sources will become more difficult to obtain in the future and will determine how cities develop. Pearland has acquired more than 54 Million Gallons Per Day (MGD) of diverse water sources for the future:

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.

Recognizing the current and projected population growth of Pearland, a 10 MGD surface water treatment plant is being developed to ensure adequate water for the future.

The surface water treatment plant is being built on CR 48 South of West Broadway using our Brazos River surface water from the American Canal that runs adjacent to the plant.



City Mobility Projects

The city is making good progress and has completed several mobility projects with others in work or in planning and design, including:

Completed

Old Alvin Road - Plum St. to McHard Road

Reid Blvd. - FM 518 to Hughes Ranch Road

In Construction

McHard Road extension - Mykawa Road to Cullen Blvd.

Planning/Design

Smith Ranch Road - SH 518 to Hughes Ranch Road

Mykawa Road - FM 518 to Beltway 8



Regional Mobility Access

The completion of the SH-288 Toll Road and BW-8 will provide Pearland with local and regional transportation mobility access that will benefit our City and our Economic Development activities.

The BW-8 Toll Road will add two East and West lanes from Pearland to I-45 in Harris County.

The Brazoria County SH-288 Expressway will connect with the TxDOT Harris County section of SH-288 at BW-8 and continue into Houston and Harris County.

Excessive rain has impacted construction but projected completion is scheduled for the summer of 2020.



SH-288 & BW-8 Toll Roads





Quality of Life

Over 140,000 great citizens have chosen to live and work in the city of Pearland and our Extra Territorial Jurisdiction. Pearland citizens have a lot in common - they like the leisure opportunities, shopping, good schools and a safe and stable community.

Our citizens have enjoyed Pearland's "Small town atmosphere with big city opportunities" and appreciate Pearland's quality of life and environment.

The City Council and Staff are working with the Chamber, community and business organizations and citizens to make Pearland a quality, sustainable city for the future.



Cultural Events

Many City events and projects contributed to our city's culture, environment and Quality of Life, including:

The re-opening of Independence Park for the Celebration of Freedom, the annual July 4th Independence Day celebration.

Community organizations held "Pearland period events" and the City held a formal Celebration to recognize Pearland's 125th Anniversary on September 26, 2019.

The Parks Department received Certification Awards for Scenic City, Tree City USA and the Tree Campus USA Awards (for the Pearland Campus).

The Convention & Visitors Bureau and the Historical Society made progress on the preservation of the Pearland Depot as part of the Visitors Historical Park.



Closing Comments



Regional Recognition

Several years ago we were wondering how Pearland ranked with other Houston area cities when the Houston Chronicle ran the following assessment of the quality of life of Houston suburbs:

The Houston Chronicle Reported

“Some Houston suburbs are not what they used to be - they have become sophisticated cities with amenities associated with urban lifestyles.”

“Three of the larger communities surrounding Houston have a new regional distinction and are called The Lands -

Pearland, Sugar Land and the Woodlands.”



Our 2019 Progress

Pearland completed 2019 with good progress in all areas of the city that are essential for our quality of growth and development. We started with a vision that we could be a special city and our progress has been impressive.

We have continued building an environment that has attracted high value retail, industrial, medical and residential development that will support our tax base and our quality of life and place.

We continued developing and improving the quality of service we have provided for our Fiscally Sound and Safe City, and have shown how Economic Development, City Appearance and Sustainable Infrastructure has helped make Pearland a special community.



A Population Challenge

Pearland has faced challenges in our growth to the 3rd largest city by population in the Gulf Coast area located next to the City of Houston, the nation's 4th largest city.

Houston is at the center of one of the nation's 4 major national growth areas that is ranked as one of the fastest growing metropolitan areas in the United States.

The Houston Galveston Area Council has projected that the metropolitan area growth trend will continue and by 2045 the region will be home to 10.7 million citizens.

WHEN HOUSTON GROWS PEARLAND GROWS



Meeting the Challenge of Growth

As the population in the Houston Metropolitan Area increases, Pearland will get our fair share. Providing service for the increasing population will be challenging and will require the city to be creative in planning for the future.

We must continue being good stewards of our tax dollars, continue upgrading our city services and infrastructure to meet the growth, maintain our quality of life as a safe and livable city and keep our small-town atmosphere.

We must continue building an environment that will attract corporate headquarters, high value retail, and quality industrial development to support our growth.

We provide many quality of life opportunities for our citizens that do not attract visitors to Pearland, and we need more cultural and leisure opportunities that would include museums, performing arts facilities and people places that will attract visitors to support our tax base.



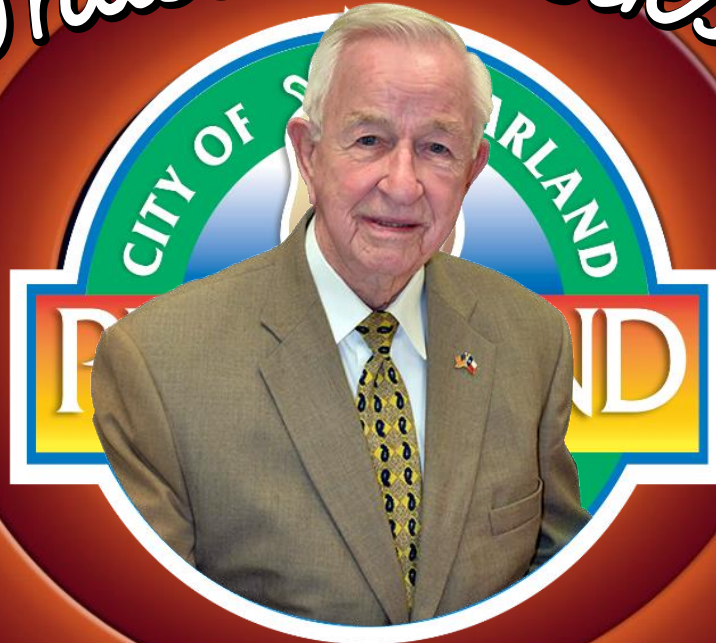
Thank you for joining me today and sharing the story of Pearland's progress in 2019 and some thoughts on building our future city.

The future belongs to those who prepare for it and we will continue to build a city for the future that will make us all Pearland Proud.

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

“I'm glad I live in Pearland.”

“That’s all Folks!”



Thank you for your attendance today!





Get Connected



*Presentation available at:
pearlandtx.gov/stateofthecity*