



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
May 2, 2017
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- Sustainable quality development and redevelopment
- Financially stable government with tax base that supports community needs
- Defends rightful powers of municipalities
- Fully informed and engaged citizenry
- Consistent delivery of reliable City services
- Safe, family-friendly neighborhoods
- Embrace diversity

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the

audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the April 18, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. **TMPA Steep Hollow to Keith Switch Fiber Installation** **Bid No. 0627-17**

Black & Veatch **\$109,120.00**

This request is to provide professional engineering design services in support of the TMPA Steep Hollow to Keith Switch Fiber Installation project.

b. Forest Lane Substation Civil Site Improvements**Bid No. 0535-17**

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| Tri-Con Services, Inc. | \$243,500.00 |
| Optional Contingency | <u>24,350.00</u> |
| TOTAL | \$267,850.00 |

This request is to provide civil site improvements necessary for the Forest Lane Substation CIP project. This project will include labor, equipment, and tools necessary to complete the Forest Lane Substation pad site, driveways, earthwork, grading, and flex base. This project will increase transmission system reliability by eliminating a radial tap and three-ended transmission line. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

c. GP&L Substation Emergency Backup Generator Maintenance**Bid No. 5115-15**

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| Diversified Power Systems, Inc. | \$36,506.00 |
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The purpose of this Change Order is to add additional substations to the current Emergency Backup Generator Maintenance Agreement BL 06422. This Change Order will account for the remaining backup generators at the substations that were not included under the original agreement.

3. Consider the approval of an economic development agreement, pursuant to Chapter 380 of the Texas Local Government Code, between the City of Garland and WPC Acquisitions, Inc., and authorize the Mayor to execute the same.

On January 5, 2016, the City Council approved Ordinance No. 6815 amending the zoning laws of the City of Garland, and approving a Planned Development District and a concept plan for Single-Family (detached) Uses, Single-Family (attached) uses and retail, generally located on 101.121 acres southwest of the intersection of Shiloh Road and Buckingham Road. Subsequent to the zoning change, the City Council authorized the City Manager to negotiate terms and conditions of an economic development agreement with the Wilbow Corporation to ensure a development of the quality proposed by the Wilbow Corporation, which is unlikely to occur without a grant of economic development incentives. This agreement authorizes a grant of economic development incentives valued at approximately \$4.6 million for the proposed development of 582 residential lots, as well as retail uses, that will have a direct and positive economic benefit to the City.

ITEMS FOR INDIVIDUAL CONSIDERATION**Speaker Regulations:**

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

4. Hold public hearings on:**a. Public Hearing - 2017/2018 CDBG, HOME and ESG Funding**

At the May 1, 2017 Work Session, Council was provided information regarding anticipated available funding and applications received for Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) 2017-2018 budget year. As part of the review process, a public hearing is needed to obtain comments from any interested parties.

b. Consider the application of Skorburg Company, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. This property is located to the east of Lavon Drive, between Foster Road and Crist Road. (File No. Z 17-04, District 1)

BEING a 12.777-acre tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528, in the City of Garland, Dallas County, Texas, being part of a 15.501-acre tract, as described in Vol. 2001229 Pg. 10037 in the Deed Records of the Official Public Records, Dallas County, Texas. The property is located to the east of Lavon Drive, between Foster Road and Crist Road. The applicant seeks approval of a zoning change to allow the construction of a townhouse development

5. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

6. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.

