



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 16, 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 May 2, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. Term Agreement for Liquefied Suspended Cement Slurry Bid No. 0389-17

Martin Marietta Materials, Inc.

\$277,500.00

This request is to purchase bulk cement that is pneumatically mixed to produce cement slurry. Street Department employees use the cement slurry to stabilize base material used on construction projects. This is a term agreement with two optional renewals.

b. Professional Services for Carver Complex Renovation **Bid No. 5758-15**

GSR Andrade Architects **\$104,900.00**

The purpose of this Change Order is to incorporate additional architectural and engineering services for the Carver Complex renovation as discussed during the 2017 CIP process.

c. GP&L Electromechanical Relay Replacement Phase I **Bid No. 0694-17**

Burns & McDonnell **\$448,350.00**

This request is to provide professional engineering and design services for Phase I of GP&L's electromechanical transmission relay replacement program.

d. GP&L Wylie to Firewheel 138kV Reconstruction Phase I and III Material **Bid No. 0592-17**

Techline, Inc.	\$912,651.88
Optional Contingency	<u>91,250.00</u>
TOTAL	\$1,003,901.88

This request is to purchase optical ground wire material, insulators, conductor, terminal jumpers, and all associated hardware for Phases I and III of the Wylie Switchyard to Firewheel 138kV Transmission Line. The reconstruction of this line will not only increase transfer capacity for the transmission network but also improve reliability to the North Garland load growth corridor. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be needed.

e. 2017 Garland Alley Improvements - Phase 1A **Bid No. 0617-17**

Tri-Con Services, Inc. **\$614,000.00**

This request is to reconstruct four alleys, including drive approaches.

3. **A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

- a. **Zoning File No. Z 17-10, Rick Kelly (District 5)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on a 9.472-acre tract of land zoned Community Retail (CR) District and located east of the northeast corner of South First Street and East Kingsley Road; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **Consider a resolution adopting and approving the Garland Housing Agency's Second Year Update on the 2015-2019 Five Year Plan; and providing an effective date.**

Council is requested to approve a resolution approving the Garland Housing Agency second year on the five-year plan for submission to HUD.

5. **Consider a resolution approving the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program and providing an effective date.**

Council is requested to approve a resolution adopting the Garland Housing Agency's Administrative Plan for the Housing Choice Voucher Program.

6. **Consider a resolution adopting and approving the One Year Plan of Action for the 2017/2018 Community Development Block Grant, Home Investment Partnership and, Emergency Solutions Grant Programs; and approving an effective date.**

Council is requested to adopt the resolution approving the One Year Plan of Action for 2017-2018 Community Development Block Grant, HOME Infill Partnership Grant and Emergency Solutions Grant program funding.

7. **Consider a resolution approving the sale of approximately 9.213 acres of real estate property, generally located at 1851 State Highway 66; authorizing the Mayor of the City of Garland to execute a Deed conveying the property to Micropac Industries, Inc.; and providing an effective date.**

Council is requested to accept the offer and adopt the resolution which authorizes the Mayor to execute a Deed to convey the property.

8. **Consider an ordinance amending Chapter 52, "Sanitation" of the Code of Ordinances of the City of Garland, Texas by repealing Sections 52.01 through Section 52.34 thereof; adding a new Section 52.01 through 52.62, providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, providing a Savings Clause and a Severability Clause; and providing an effective date.**

Council is requested to consider approval of the attached ordinance, amending Chapter 52 of the Code of Ordinances in its entirety.

- 9. Consider an ordinance amending Ordinance No. 6858 by amending the number of positions in certain classifications of service within the Police Department; ratifying Ordinance No. 6858 as amended; and providing an effective date.**

Council is requested to approve the revised Civil Service Ordinance to comply with Chief Bates' request for increasing the number of authorized Police Captain positions by one while decreasing the number of sworn Police Officer positions by one. The total number of sworn authorized positions will remain unchanged at 337 positions. This mid-year change can be accomplished without a financial impact to the current 2016-2017 Budget due to salary savings from 10 current sworn Police Officer vacancies (with 2 to 3 more retirements anticipated by the end of the budget year).

- 10. Consider an ordinance approving a First Amendment to Loan Agreement between the City of Garland, Texas and Wells Fargo Bank, National Association; and resolving other matters incident and related thereto.**

Council is requested to consider approval of the ordinance for the First Amendment to the Electric Utility System Notes, Series 2016 Loan Agreement.

- 11. Consider a resolution rescheduling the June, 2017 and July, 2017 Meetings of the City Council; and providing an effective date.**

At the May 15, 2017 Work Session, Council considered rescheduling the June 5 Work session to June 12, June 6 Regular Meeting to June 13, June 19 Work Session to June 26, June 20 Regular Meeting to June 27, July 3, Work session and Regular Meeting to July 10 and July 11, July 17 Work session to July 24 and July 18 Regular Meeting to July 25.

- 12. Consider an ordinance authorizing the issuance of "City of Garland, Texas, General Obligation Refunding Bonds, Series 2017"**

At the April 17, 2017 Work Session, Council considered authorizing a refunding of \$30,005,000 of General Obligation Refunding Bonds (GO), Series 2008A, \$5,420,000 of Certificates of Obligation (CO), Series 2008, and \$10,000,000 General Obligation Commercial Paper Notes, Series 2015. The purpose of the refunding transaction is to generate savings in debt service.

- 13. Consider an ordinance authorizing the issuance of "City of Garland, Texas, Water and Sewer Utility System Revenue Refunding Bonds, Series 2017"**

At the April 17, 2017 Work Session, Council considered authorizing a refunding of \$24,010,000 of Water & Sewer Utility System Revenue Bonds, Series 2008. The purpose of this refunding is to generate savings in debt service cost.

- 14. Consider an ordinance approving the sale of Certificates of Obligation, Series 2017 to fund a portion of the approved 2017 CIP**

At the March 20, 2017 Work Session, Council considered authorizing a Certificates of Obligation (CO) bond sale in the approximate amount of \$20 million to fund a portion of the approved 2017 CIP.

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.

15. Consider a resolution of the City Council of the City of Garland, Texas appointing a member to serve on the North Texas Municipal Water District's Board of Directors; and setting an effective date.

Council is requested to approve a resolution appointing a member to the Board of Directors of the North Texas Municipal Water District.

16. Hold public hearings on:

- a. 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) (This item was postponed from the May 2, 2017 Regular City Council meeting).

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.

17. Consider an ordinance canvassing the results of the General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland, Texas for an election having been held on May 6, 2017; declaring the results of that election; and providing an effective date.

Formal canvassing of the returns and declaring results of the May 6, 2017 General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland for Mayor and Council Member Districts 3, 6, 7, and 8.

Conduct the swearing in of Mayor and Council Members for Districts 6, 7, and 8.

18. Hold public hearings on:

- a. **Consider the application of Taco Bodega, requesting approval of a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public school from an establishment that sells or serves alcoholic beverages. This property is located at 2334 West Buckingham Road, Suite 370. (File No. BW 17-02, District 8)**

BEING a part of Lot 2, a 9.890-acre tract, in Block 1 of the Winn Dixie Center Final Plat, according to the map thereof, recorded in Volume 97109, Page 2903 Deed Records of Dallas County, Texas. This property is located at 2334 West Buckingham Road, Suite 370. The applicant requests a variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a school. This proposal would allow for the addition of beer and wine to the restaurant's menu beverage selection.

- b. **Consider the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses, 2) a Concept Plan, and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. (File No. Z 17-05, District 7)**

BEING a 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. Approval of the request will allow for a multi-family development consisting of approximately 114 units.

19. 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.

20. 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.