



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
July 5, 2016
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.

The Duckworth Building is wheelchair accessible. Special parking is available on the north side of the building on Austin Street and may be accessed by a sloped ramp from the street to the door facing Fifth Street. 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**

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 been briefed on 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 June 21, 2016 Regular Meeting.
2. Consider approval of the following bids:
 - a. **GP&L Wylie Switchyard CIP Project Change Order** **Bid No. 5792-16**

Engineered Endeavors	\$120,792.00
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The purpose of this Change Order is to add fifty-seven (57) additional steel structures required for the GP&L Wylie Switchyard CIP Project. These structures were not included in the original order.
 - b. **Professional Engineering Services for Swindell Switching Station** **Bid No.6701-16**

Power Engineers	\$814,044.00
Optional Contingency	\$ <u>81,404.40</u>
Total	\$895,448.40

The purpose of this contract is to provide Professional Engineering Services related to the design upgrade of the Swindell Switching Station. Services will include the substation design, temporary shoofly design, bid package development and evaluation, assistance in material contracts, and equipment design. Due to the complex nature of the project, an Optional Contingency is included for any additional unforeseen work that may be required.

c. Ambulance Chassis and Body Remount **Bid No. 6707-16**

Mac Haik Dodge **\$142,450.00**

The purpose of this contract is to refurbish one (1) existing ambulance body and remount it onto one (1) new cab and chassis for the Fire Department's use in their daily operations.

d. Station 5 Materials Testing Change Order **Bid No. 5466-15**

Alliance Geotechnical Group **\$7,847.25**

The purpose of this Change Order is to incorporate additional Materials Testing not reflected in the original proposal. This change order represents a 41.9% increase to the original PO 23105 amount of \$18,747.00

e. Roof Assessment Program for Various City Facilities **Bid No. 6666-16**

Conley Group **\$212,740.00**

The purpose of this contract is to conduct roof condition assessment on 155 City buildings. The City's portfolio of buildings is quite large and diverse, both geographically and structurally. It is important to complete a roof assessment on 155 of our buildings in light of the recent weather events, as well as to assist in future capital planning. The results of these assessments will be input into an Access database that will belong to the City and be housed on a City server versus a proprietary software system requiring annual licensing and maintenance agreements. Funding for the roof assessments is proposed to be split between unencumbered cash available in the Facilities CIP and the Self Insurance Fund while the Access database will be funded from the Facilities Management operating budget.

3. Joint Operating Agreement Between the City of Garland and the Texas Municipal Power Agency ("TMPA")

Council is requested to approve an ordinance authorizing the City Manager to execute a joint operating agreement between and among the City of Garland and the Texas Municipal Power Agency ("TMPA"), the City of Bryan, the City of Denton, and the City of Greenville. The joint operating agreement will provide for the future of TMPA beyond the expiration of the existing agreement that has governed the relationship between TMPA and the member cities since TMPA's inception in the 1970s. All of the member cities and TMPA have agreed to the terms of the proposed joint operating agreement.

4. Consider an ordinance amending Ordinance No. 6806, as amended, establishing Civil Service classifications within the Police and Fire Departments and prescribing the number of positions in each classification; providing a savings

clause and a severability clause; and providing an effective date.

Council is requested to adopt an ordinance amending the schedule of approved fire department positions to provide for an additional Fire Lieutenant position.

5. Development Agreement with Garland Partners, Ltd., Western Rim Investors 2015-2, L.P. and Western Rim Investors 2015-3, L.P.

Council is requested to consider authorizing the City Manager to execute a development agreement, between the City of Garland, Garland Partners Ltd., Western Rim Investors 2015-2, L.P., and Western Rim Investors 2015-3, L.P. for the development of a certain 89.27-acre tract of land located south of President George Bush Turnpike, northwest of Holford Road, north of the Spring Creek Greenbelt, and east of Naaman Forest Blvd, pursuant to Planned Development Ordinance No. 6581.

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.

6. Consider a resolution confirming Mark E. Lee as Fire Chief and head of the Garland Fire Department; and providing an effective date.

7. Appointment to the Dallas Area Rapid Transit Board

Consider by minute action the appointment of a City of Garland representative to the Dallas Area Rapid Transit Board of Directors.

8. OM Housing, LLC consideration of a previously denied amended Concept Plan and Planned Development (PD), and Detail Plan.

OM Housing, LLC, previously submitted an application for an amended Concept Plan and Planned Development (PD), and a Detail Plan for Multi-Family on property zoned Planned Development (PD) 11-32 for Multi-Family and Community Retail Uses. This property is located north of Marketplace Drive and west of Saturn Road (File No. Z 16-01, District 5). The Council previously considered and denied this application in a public hearing on June 21, 2016. The applicant requests that the Council reconsider the application.

9. Hold public hearing(s) on:

- a. **Consider the application of Tailim Song, requesting approval of 1) a Detail Plan for Fuel Pumps, Retail; Convenience Store; Restaurant; and Retail Store on a property zoned Planned Development (PD) District 03-40/41 for Heavy Commercial Uses and 2) an amendment to Planned Development (PD) District 03-40/41. This property is located at 1012-1020 South First Street. (District 2) (File Z 16-11)**

The applicant requests to redevelop the property with a gas station and a two-tenant building with a convenience store and a restaurant or retail.

- b. **Consider the application of The Dimension Group, requesting approval of a Specific Use Provision for Retail Sales with Gas Pumps and Restaurant with Drive-Through on property zoned Community Retail (CR) District. This property is located at 3036 Broadway Boulevard. (District 5) (File Z 16-18)**

The applicant requests to redevelop the subject property with a gas station, a convenience store and a restaurant with a drive-through.

10. 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.

11. Council will move into Executive Session.

12. Discussions, deliberations, voting on, and taking final action with regard to any competitive matter, that being a utility-related matter that is related to the City's competitive activity, including commercial information, and would, if disclosed, give advantage to competitors or prospective competitors including any matter that is reasonably related to the following categories of information:

(A) generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;

(B) bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;

(C) effective fuel and purchased power agreements and fuel transportation arrangements and contracts;

(D) risk management information, contracts, and strategies, including fuel hedging and storage;

(E) plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service

area for which the public power utility is the sole certificated retail provider; and

(F) customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies;

Sec. 551.806; Sec. 552.133, TEX. GOV'T CODE.

Discuss legal and financial issues related to potential request of Texas Municipal Power Agency for approval of the sale of certain assets of Texas Municipal Power Agency

13. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Verizon 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.