



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
200 North Fifth Street
Garland, Texas
February 21, 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. **BRILLE 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 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 February 7, 2017 Regular Meeting.**
2. **Consider approval of the following bids:**
 - a. **Gas Analyzers for Continuous Emission Monitoring Systems** **Bid No. 0171-17**

Thermo Environmental Instruments **\$158,539.40**

This request is to purchase gas analyzers for Continuous Emission Monitoring Systems (CEMS) at GP&L's Ray Olinger and Spencer Plants.
 - b. **TMPA Dansby Substation Control Cable Installation** **Bid No. 6403-16**

Irby Construction Company **\$22,655.35**

This request is to provide control cable installation for the TMPA Dansby Substation breaker replacement project.

c. GP&L Olinger Units #2 & #3 Turbine System Upgrade **Bid No. 0245-17**

Emerson Process Management	\$1,772,194.00
Optional Contingency	<u>173,220.00</u>
TOTAL	\$1,945,414.00

This request is to replace the 43-year-old steam turbine control system for GP&L's Ray Olinger Power Station Units #2 and #3.

d. Heavy Fleet Equipment **Bid No. 0379-17**

RDO Equipment	\$93,500.00
Holt Caterpillar	96,424.00
Associated Supply Company	<u>132,371.00</u>
TOTAL	\$322,295.00

This request is to purchase one Backhoe/Loader Tractor, one Mid-Sized Excavator, and one Rubber Tire Front-End Loader to be used by the Water and Wastewater Departments in their daily operations.

e. Towing Service and Impound Storage Facility Management **Bid No. 0012-17**

McIntyre Truck and Trailer Repair, LLC DBA McIntyre/Casa View Wrecker Service	\$1,600.00
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This request is to provide Towing Service and Impound Storage Facility Management for the City of Garland. The agreement will be for a two year term with two optional two year renewals, for a potential six year term.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File No. Z 17-01, Haitham Alatoon (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, by approving a Change in Zoning from Community Retail (CR) District to Single-Family-10 (SF-10) District on a 1.9486-acre tract of land located at 3750 Zion 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.

b. Zoning File No. Z 16-46, HealthCap Partners (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, by approving 1) an amendment to Planned Development (PD) District 84-73, 2) an amendment to a Concept Plan, and 3) a Detail Plan for Elder Care -

Nursing/Convalescent Care facility with a Medical and Dental Office/Clinic Use on property zoned Planned Development (PD) District 84-73 for Office Uses on a 5.4048-acre tract of land located at the northwest corner of Shiloh Road and Campbell 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.

c. Zoning File No. Z 16-43, Kimley-Horn (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, by approving 1) an amendment to Planned Development (PD) District 00-45, 2) a Detail Plan for a Restaurant, Drive-Through, and 3) a Specific Use Provision for a Restaurant, Drive-Through on property zoned Planned Development (PD) 00-45 for Community Retail (CR) District Uses, on a 2.48-acre tract of land located at 1102 Northwest Highway; 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. Joint Election Contract

Council is requested to approve by minute action authorizing the Mayor, City Manager, and City Secretary to enter into a Joint Election Contract and Election Services Agreement with Dallas County Elections and other participating Dallas County Entities.

5. Public Health Agreements with Garland Independent School District

Council is requested to approve by minute action authorizing the City Manager to renew the agreements between GISD and the City of Garland.

6. Consider a resolution abandoning the Seventh Street right-of-way between Avenue A and Avenue B; authorizing the Mayor to execute a Deed without Warranty for the abandonment of the public right-of-way; and providing an effective date.

Council is requested to approve a resolution authorizing the Mayor to abandon the Seventh Street from Avenue A to Avenue B and the portion of alley crossing the property at 616 W. Ave. A and execute a Deed Without Warranty conveying the 22,219 square feet of land to TX Garland Apartments, LP.

7. Consider an ordinance establishing civil service classifications within the Police and Fire Departments; prescribing the number of positions in each classification; prescribing the base salary and types of pay for those classifications; and providing an effective date.

Council is requested to consider approving an ordinance increasing the number of authorized Police Supervisor (Lieutenant) positions by one while decreasing the number of sworn Police Officer positions by one by approving the revised Civil Service Ordinance.

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.

8. Hold a public hearing to receive comment on the 2017 Proposed Capital Improvement Program (CIP)

A public hearing will be held on the 2017 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the proposed program. The 2017 Proposed CIP is available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 18, 2017.

9. Consider an ordinance approving the 2017 Capital Improvement Program

On January 17, 2017, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2017. The 2017 Proposed CIP is available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 18, 2017. The City Council held a Special Budget Work Session on January 28, 2017, to review the proposed program. In addition, a Public Hearing on the Proposed CIP was held on February 7, 2017.

10. Adoption of Amendments to the Garland Code of Ordinances

The City Council previously considered at work session various amendments to the Code of Ordinances as submitted by the City Attorney. A description of the proposed amendments is contained in the attached synopsis. At the work session, a debate took place regarding a proposed amendment that would allow dogs on restaurant patios. The City Council determined by consensus that that matter should be separated out from the main ordinance to which it had been appended (regarding food service establishment rules) for individual consideration and disposition. Thus, the attachments include a draft ordinance that addresses the issue of dogs on patios that, as a stand-alone item, may be approved, disapproved, referred to committee for further study or set on a future work session for additional debate by the Council as a whole. The other food service establishment rules are contained in an ordinance that may be approved without addressing the issue of dogs on patios.

11. Adoption of CDBG Community Service Application and Grant Scoring Process

Council is requested to consider a Community Development Block Grant (CDBG) Public Services Activity grant application and grant application scoring methodology.

12. Hold a public hearing on:

- a. Consider the application of Craig Turner, requesting approval of 1) a Change in Zoning from Agricultural (AG) District and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only) and 2) a Detail Plan for Recreational Vehicle Park. This property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30. (File No. Z 15-47, District 3)**

Being approximately a 12.8151-acre tract of land situated in the Rebecca Bateman

Survey, Abstract No. 89 and in the James Loving Survey, Abstract No. 791, in the City of Garland, Dallas County, Texas, and being that same tract of land conveyed to W. R. Evans, Jr. and wife, Evelyn E. Evans by deed recorded in Volume 164, Page 886, of the Deed Records of Dallas County, Texas, SAVE & EXCEPT those tracts of land conveyed for right-of-way by virtue of Warranty Deed filed 04/03/1947, recorded in Volume 2805, Page 580, Real Property Records, Dallas County, Texas and by virtue of Special Warranty Deed filed 10/28/2008, recorded in cc# 20080344086, Real Property Records, Dallas County, Texas. This property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30 in Garland, Texas.

13. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Mayor Douglas Athas

- Elizabeth Berry - Parks and Recreation Board

14. 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.

15. 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.