

The City Council of the City of Garland, Texas convened in regular session at 7:00 p.m. on Tuesday, December 17, 2013, in the Council Chambers at City Hall with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Lori Barnett Dodson
Councilmember	Marvin 'Tim' Campbell
Councilmember	Anita Goebel
Councilmember	Stephen W. Stanley
Councilmember	B.J. Williams
Councilmember	John Willis
Councilmember	Scott LeMay

MEMBERS ABSENT Councilmember Jim Cahill

STAFF PRESENT:

City Manager	William E. Dollar
City Attorney	Brad Neighbor
City Secretary	Lisa Palomba

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas. District 1 Councilwoman Anita Goebel led the Invocation and Pledge of Allegiance.

CEREMONIALS: Mayor Athas recognized the Garland Public Library System celebrating 80 years of service. Also, Mayor Athas, on behalf of the Greater Dallas Planning Council, awarded the 2013 Urban Design Award to Garland Planning and Development Services staff for production of the Garland Residential Idea Book.

ANNOUNCEMENTS: Mayor Athas commented on the following: 1) Environmental Waste Services continues to pick up large amounts of brush and debris following the ice storm that hit our area a little more than a week ago. Because of the large volume of this debris, regular brush and bulky pickup in your neighborhood may not occur at the regularly scheduled time. Monitor the City's website, Facebook page and Twitter page for updates. Trash and recycling pickup is back on the regular schedule; 2) A special note of gratitude for all the City crews that worked around the clock and in sub-freezing temperatures to respond to icy streets, power outages, downed tree branches and much more during that storm. A recap of efforts is included in the January edition of the Garland City Press; and 3) The City of Garland is updating its development regulations and invites the public to provide input into that process. Community meetings

have been scheduled for January to allow you to learn more about our development codes and the proposed updates. Visit www.GarlandDevCode.org to find out more.

CONSENT AGENDA:

Mayor Athas noted that Item 1f is removed from the Consent Agenda for separate consideration. All items marked with asterisks (**) on the Consent Agenda were voted on in a single motion at the beginning of the meeting. A motion was made by Councilwoman Goebel, seconded by Councilman Campbell, to approve Items: 1; 2a; 2b; 2c; 2d; 2e; 2g; 2h; 3; 4; 5; 6; 7; and 8; . A vote was cast and the motion carried with 8 Ayes; 0 Nays (Cahill, absent).

1. APPROVED**

City Council minutes of the December 3, 2013 Regular Meeting.

2a. APPROVED**

Award of Bid No. 3852-13 in the amount of \$4,880,000 to Tri-Con Services, Inc. to provide West Pressure Plane Improvements - Section One from Ridgedale Drive to Dairy Road. Construction includes approximately 400 linear feet of 6” water line, 8,500 linear feet of 8” water line, 7,100 linear feet of 24” water line, 1,400 linear feet of 8” sanitary sewer line and 20,000 square yards of paving.

2b. APPROVED**

Award of Bid No. 3853-13 in the amount of \$3,271,411.96 to McMahon Contracting, LP to provide West Pressure Plan Improvements – Section 2 from Old Orchard Drive to S. Fifth Street. Construction includes 7,330 linear feet of water line, 3,775 linear feet of sewer line, 1,415 linear feet of sewer pipe and all paving.

2c. APPROVED**

Award of Bid No. 3854-13 in the amount of \$4,057,000 to Tri-Con Services, Inc. to provide West Pressure Plane Improvements – Section three from Leon Drive to Old Orchard Drive. Construction includes approximately 13,410 linear feet of water line, 1,340 linear feet of sanitary sewer line and all paving.

2d. APPROVED**

Award of Bid No. 4006-14 in the amount of \$127,150.10 to Airgas Central to provide compressed gases on an as-needed basis to various City departments. The term contracts are for a period of one (1) year or expenditure of funds, whichever comes first, with four (4) optional renewals.

- 2e. APPROVED** Award of Bid No. 4054-14 in the amount of \$101,570 to Holt Cat to purchase a new Caterpillar Backhoe to be utilized by the Water Department in their daily operations.
- 2g. APPROVED** Award of Bid No. 4066-14 in the amount of \$760,000 (D8T Bulldozer) and \$188,000 (Maintenance Agreement) to Holt Cat for a total award of \$948,000 to purchase a Caterpillar D8T Bulldozer and coinciding maintenance agreement for use at the Hinton Landfill.
- 2h. APPROVED** Award of Bid No. 4067-14 in the amount of \$158,668 to Smith Pump Company to provide for the emergency repair of the Apollo Water Pump Station's Pump #3.
3. APPROVED** Resolution No. 10126 approving and funding the 2013 Neighborhood Vitality Matching Grant Applications for the second application cycle (New World Crime Watch Group and Wellington Run HOA)
4. APPROVED** Resolution No. 10127 accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant in the amount of \$37,998.11 for Fiscal Year 2013-2014.
5. APPROVED** Ordinance No. 6663 amending Chapter 33 “Transportation”, of the Code of Ordinances related to school traffic control on Firewheel Parkway for Harmony Science Academy.
6. APPROVED** Ordinance No. 6664 amending Chapter 33 “Transportation”, of the Code of Ordinances related to parking restrictions on Wood Drive.
7. APPROVED** Minute action authorizing the City Manager to execute a Professional Services Retainer Agreement related to the Biosolids Rehabilitation and Odor Abatement Project at the Rowlett Creek Wastewater Treatment Plant. A contract has been negotiated with Carollo Engineers, Inc. for an estimated amount of \$2,558,300.
8. APPROVED** Minute action authorizing the City Manager to execute a Professional Services Retainer Agreement related to the 2.5 million Gallon Composite Elevated Storage Tank to be located on the southwest corner of McCree and Leon Road. A contract with Neel-Schaffer, Inc. has been negotiated for an estimated amount of \$402,500.

2f. APPROVED

Assistant Chief of Police Charles Rene provided background information regarding the bid. Councilman Stanley made a motion, seconded by Councilwoman Goebel to approved award of Bid No. 4057-14 in the amount of \$425,292.78 to provide 911 dispatch consoles for the Police Communications Center. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

9a. and 9b.

PUBLIC HEARING

Mayor Athas opened the public hearing to consider the following regarding an economic incentive agreement with Lakewood Brewing Company, L.L.C. for items 9a) an ordinance designating an area as a reinvestment zone for commercial/industrial tax abatement; making certain findings thereon; authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone; and 9b.) a resolution authorizing the City Manager to execute a Tax Abatement Agreement. Garland Chamber of Commerce Chief Executive Officer Paul Mayer spoke in favor of both requests. No one else spoke during the public hearing.

Mayor Athas announced that Items 9a and 9b will be voted on in a single motion. Councilman Willis made a motion, seconded by Councilman Stanley, to approve items 9a and 9b. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

9a. APPROVED

Ordinance No. 6665 designating an area as a reinvestment zone for commercial/industrial tax abatement; making certain finding thereon; authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone

9b. APPROVED

Resolution No. 10128 authoring the City Manager to execute a Tax Abatement Agreement.

10. HELD & APPROVED

Mayor Athas opened the public hearing to invite input regarding authorizing the City Manager to execute an Economic Development Agreement with Lakewood Brewing Company, LLC. Garland Chamber of Commerce Chief Executive Officer Paul Mayer spoke in favor of the item. Councilman Willis made a motion, seconded by Councilman Williams to close the public hearing and to approve Resolution No. 10129 authorizing the City Manager to execute an Economic Development Agreement with Lakewood Brewing Company, LLC. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

11a. TABLED

Director of Planning and Development Services Anita Russelmann provided background information regarding the application of Apartment Development Services, requesting approval of 1) a change in zoning from Agriculture (AG) District to Planned Development (PD) District for Multi-Family Uses; 2) a Concept Plan; and 3) a variance to Section 34.19(D) of the IH 30 Development Standards regarding building placement. The property is located at the northwest intersection of Bobtown Road and Waterhouse Boulevard. (District 3)(File No. 13-35)

Mayor Athas opened the public hearing to allow public input regarding the request. The following persons spoke in favor of the request: Applicant Mike Anderson; Jarrett Woods also representing the applicant; and Stella Hattox. The following persons registered a position in favor of the application: John Franklin; Ronald Phillips; Sandy Phillips; Tim Hattox; Robert Murray; Jeremy Benton; and B.E. Stanley. The following persons spoke in opposition to the request: James Robert Dupay; Sue Jones; Richard Roberts; Jeffrey Kennard; Kristin Gaffney; Gary Pittman; Cathy Holley; Kurt Green; and Hassan Grari. The following persons registered a position in opposition of the request: Cathy Holley; Tuan Luong; Nina Luong; Ramiro Martinez; Teresa Martinez; Thomas George; Annie George; and Hue Tran.

Councilman Stanley made a motion, seconded by Mayor Pro Tem Dodson, to close the public hearing and to table this item until the January 14, 2014 regular City Council Meeting. A vote was cast and the motion to table carried with 8 ayes, 0 nays. (Cahill, absent)

RECESS

Council recessed the meeting at 8:44 p.m.

RECONVENE

Council reconvened the meeting at 8:54 p.m.

11b. HELD & APPROVED

Director of Planning and Development Services Anita Russelmann provided a staff report the application of Tony Callaway, requesting approval of 1) an amendment to Planned Development District (68-40) for General Business (GB) Uses; 2) a Concept Plan; and 3) a Detail Plan for a Grocery Store. The property is located at 1122 West Centerville Road. (District 5)(File 13-40)

Mayor Athas opened the public hearing to allow public input regarding the request. The following persons spoke in favor of

the request: Applicant Tony Callaway and Frances Hiner. No one spoke in opposition to the request.

Councilman Willis moved to close the public hearing and to approve the request, seconded by Councilman Williams. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

11c. HELD & APPROVED Director of Planning and Development Services Anita Russelmann provided the staff report related to the application of Max Alley Investments, requesting approval of 1) a Detail Plan and 2) a Specific Use Permit for Retail Sales/Personal Service on property zoned Planned Development (PD) District 13-32 for Greenway Uses and within the IH 30 Overlay. The property is located on the west side of Broadway Boulevard, approximately 385 linear feet south of the intersection of Broadway Boulevard and Guthrie Road. (District 4)(File 13-44)

Mayor Athas open the public hearing to accept public comment. The following persons spoke in favor of the request: Karen Mitchell of Mitchell Planning Group represented the applicant. No other persons spoke during the hearing.

Councilman Williams, seconded by Councilman Stanley, moved to approve the request as presented. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

12. CITIZEN COMMENTS: No one spoke.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 9:36 p.m.

CITY OF GARLAND

Signed:

Douglas Athas, Mayor

Attest:

Lisa Palomba, City Secretary