

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, August 5, 2014, in the Goldie Locke Room, 217 North Fifth Street, Garland, Texas, with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Jim Cahill
Deputy Mayor Pro Tem	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	B. J. Williams
Council Member	Billy Mack Williams
Council Member	Lori Barnett Dodson
Council Member	Scott LeMay

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

CALL TO ORDER: Mayor Athas called the meeting to order. Mayor Pro Tem Cahill led the Invocation and the Pledge of Allegiance.

ANNOUNCEMENTS: 1) The Garland Animal Shelter will participate in the Empty the Shelter Adoption Event on August 16, 2014 from 10 a.m. to 5 p.m. All pet adoptions will be free during this time; 2) The 9th Annual Dog-a-poolooza pool party for dogs will be held at Holford pool from 8 a.m. to 1 p.m. Details are available at GarlandAnimalServices.org; and 3) Register for Garland E-news at GarlandTx.gov and click on the E-News link at the top of the page.

CONSENT AGENDA: All items marked with asterisks (**) on the consent agenda were voted on at the beginning of the meeting. Mayor Athas noted that Item 6 is pulled from the Consent Agenda for individual consideration at the request of Council Member Stanley. A motion was made by Mayor Pro Tem Cahill, seconded by Council Member LeMay, to approve items: 1; 2a; 2b; 2c; 2d; 2e; 2f; 2g; 2h; 2i; 2j; 3a; 3b; 3c; 4; and 5. A vote was cast and the motion carried with 9 ayes, 0 nays.

1. APPROVED** Minutes of the July 15, 2014 Regular Meeting.

2a. APPROVED** Bid No. 4467-14 to Polydyne, Inc. in the amount of \$291,312.56 for bulk polymer for the conditioning treatment of wastewater sludge.

- 2b. APPROVED** Bid No. 4488-14 to Mel's Electric, L.P. in the amount of \$662,861.25 to provide signal installation and modernization services on an as-needed basis. Services will include new signal construction, retrofitting existing signals, underground installations, and other related items as required.
- 2c. APPROVED** Bid No. 4608-14 to Convergent Technologies, LLC. in the amount of \$261,772.02 for the replacement of the outdated video surveillance management system and camera equipment in the Police Department, Jail, Municipal Court, and Police Property Room.
- 2d. APPROVED** Bid No. 4446-14 to Alfa Laval, Inc. in the amount of \$2,057,364.00 for the replacement of existing belt filter presses that have been in operation at the Rowlett Creek Wastewater Treatment Plant for more than 25 years with centrifuge for greater capacity and improved odor abatement.
- 2e. APPROVED** Bid No. 4475-14 to Electrical Power Products in the amount of \$119,950.00 for the purchase of replacement breaker relay panels for the GP&L Olinger to Ben Davis Breaker 8130, the Olinger to Wylie Switchyard Breaker 8170, and the Apollo-East Richardson Breaker 8160.
- 2f. APPROVED** Bid No. 4518-14 to DynaGrid Foundation Group, LLC in the amount of \$1,369,000.00 with an optional contingency of \$137,000.00 for a total award of \$1,506,000.00 to provide construction labor and equipment for the Wynn Joyce Substation rebuild. A contingency is included for any unforeseen additional work that may be required.
- 2g. APPROVED** Bid No. 4532-14 to Mitsubishi Electric in the amount of \$174,870.00 for the purchase of two 145kV 3000A 50kA gas circuit breakers as part of the Kraft Substation Loop Capital Improvement Project.
- 2h. APPROVED** Bid No. 4556-14 to Schweitzer Engineering Laboratories, Inc. in the amount of \$133,177.00 for the purchase of a factory-fabricated communications building with landing to be installed at the Wylie Substation.
- 2i. APPROVED** Bid No. 4585-14 to Brodart Co. in the amount of \$670,000.00 for a contract that allows the library to select and purchase print library books to meet the needs of

patrons. The contract includes the cataloging, inventorying, and physical processing of a majority of the books.

- 2j. APPROVED** Bid No. 4600-14 to Caldwell Country Ford in the amount of \$343,097.45 for the purchase of 10 utility and pickup trucks to be utilized by the Water Department and GP&L in their daily operations.
- 3a. APPROVED** Ordinance No. 6714 amending the zoning laws of the City of Garland by approving a Specific Use Permit for an Antenna, Commercial Type 2 on a 0.0826-acre tract of land located at 1880 Holford Road. (Zoning File No. 14-24, Vincent Gerard & Associates)
- 3b. APPROVED** Ordinance No. 6715 amending the zoning laws of the City of Garland by approving an amendment of Planned Development District 10-06 for Freeway Uses, an amendment of a Concept Plan, and a Detail Plan for a Restaurant with Drive-through on a 0.93-acre tract of land located east of 150 Town Center Boulevard. (Zoning File No. 14-25, CEI Engineering Associates, Inc.)
- 3c. APPROVED** Ordinance No. 6716 amending the zoning laws of the City of Garland by approving an amendment to Planned Development District 09-28 for Single Family Uses on a 14.01-acre tract of land located south of Campbell Road and west of Brand Road. (Zoning File No. 14-26, Oaks at Firewheel, LP)
4. APPROVED** Resolution No. 10155 authorizing a Texas Department of Transportation Selective Traffic Enforcement Program (STEP) – Single Year – 2015 Comprehensive Grant in the amount of \$393,719.
5. APPROVED** Minute action authorizing the City Manager to execute Change Order No. 1 with Tri-Con Services, Inc., in the amount of \$363,811.62.
6. PULLED Consider minute action authorizing the City Manager to execute a change order in the amount of \$49,905 with Gateway Planning. This item was pulled for individual consideration.

ITEMS FOR INDIVIDUAL CONSIDERATION

6. APPROVED Managing Director of Development Services Neil Montgomery provided background information related to the proposed change order in the amount of \$49,905 with Gateway Planning for the land use and entitlement study for the property located around the intersection of Campbell Road and President George Bush Turnpike. This change order is required to complete the first phase of this project. Discussion was held among council members. Deputy Mayor Pro Tem Campbell made a motion, seconded by Council Member Goebel, to approve by minute action authorizing the City Manager to execute a change order in the amount of \$49,905 with Gateway Planning. A vote was cast and the motion carried with 7 ayes, 2 nays (Stanley, Dodson).
7. PUBLIC HEARING Items 7a and 7b were considered together and voted upon in one motion. Paul Mayer, representing the Garland Economic Development Partnership, presented to answer questions regarding the request by La Fabrica, LLC for the following: a) 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 b) approve a resolution authorizing the City Manager to execute a tax abatement agreement.
- Mayor Athas opened the public hearing for comment regarding items 7a and 7b. No one spoke. Mayor Athas closed the public hearing.
- Council Member Stanley moved to approve, seconded by Council Member Billy Mack Williams, Items 7a and 7 b. A vote was cast and the motion carried with 9 ayes, 0 nays.
- 7a. APPROVED Ordinance No. 6717 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.

7b. APPROVED Resolution No. 10156 approving the City Manager to execute a tax abatement agreement.

8. PRESENTED City Manager William E. Dollar formally presented the Proposed Budget for the 2014-2015 Fiscal Year.

9. APPROVED Mayor Pro Tem Cahill moved, seconded by Council Member Stanley, that an item be placed on the Council Agenda for September 2, 2014, calling for the adoption of a tax rate equaling 72.38 cents per \$100 of valuation for the fiscal year beginning October 1, 2014. A vote was cast and the motion carried with 7 ayes, 2 nays (Athas, Goebel).

PH SCHEDULED Mayor Athas then called for two Public Hearings to be held on the proposed ad valorem tax rate of 72.38 cents per \$100 valuation – which is scheduled for adoption on September 2, 2014 at 7:00 p.m. in the Duckworth Building, Goldie Locke Room, 217 N. Fifth Street, Garland, Texas. The Public Hearings will be scheduled on:

(1) Tuesday, August 19, 2014 at 7:00 p.m. at Duckworth Building, Goldie Locke Room, 217 North Fifth Street, Garland, Texas.

(2) Thursday, August 28, 2014, also at 7:00 p.m. at Duckworth Building, Goldie Locke Room, 217 North Fifth Street, Garland, Texas.

10a. APPROVED Director of Planning Anita Russelmann provided the staff report regarding the application of Primax Properties, LLC requesting approval of 1) an amendment of Planned Development (PD) District 86-1 for Retail Uses and 2) a Detail Plan for Retail Sales/Personal Service. The property is located at the east side of Plano Road, approximately 200 feet south of the intersection of Plano Road and Walnut Street. (File No. 14-27) (District 6)

Mayor Athas opened the public hearing for comment. Bob Pruett spoke in favor of the request. No one else spoke during the public hearing. Mayor Athas closed the public hearing.

Council Member Dodson made a motion, seconded by Council Member Billy Mack Williams, to approve the application and directed staff to prepare a formal ordinance

for approval. A vote was cast and the motion carried with 9 ayes, 0 nays.

10b. APPROVED

Director of Planning Anita Russelmann provided the staff report regarding the application of Linear Architecture requesting approval of 1) a Specific Use Permit for Restaurant with Drive-through and 2) a variance to Section 10-311 of the Comprehensive Zoning Ordinance No. 4647 regarding the use of metal as a façade material. The property is located at 5235 North Garland Avenue. (Zoning File No. 14-29) (District 7)

Mayor Athas opened the public hearing for comment. Irma Reiner spoke in favor of the request on behalf of the applicant. No one else spoke during the public hearing.

Council Member LeMay made a motion, seconded by Council Member Dodson, to approve the request and directed staff to prepare a formal ordinance for approval. A vote was cast and the motion carried with 9 ayes, 0 nays.

11. APPOINTMENTS: A vote was cast and the motion carried with 9 ayes, 0 nays as the following names were place in nomination:

Garland Youth Council

- *Araseli Lara – (District 1)*
- *Zaria Dickson – (District 2)*
- *Britney Fernandez – (District 2)*
- *Devin Brown – (District 3)*
- *Kylie Beene – (District 3)*
- *Summer Davis – (District 4)*
- *Kelsy Kenison – (District 7)*
- *Leah Gattus – (District 7)*
- *Diane Ly – (District 8)*
- *Elizabeth Sinclair – (District 8)*

Board of Adjustment

- *Arlene Beasley – (District 2)*
- *Jim Bookout – (District 4)*

Citizens Environmental and Neighborhood Advisory Committee

- *Frances Smith – (District 4)*

Community Multicultural Commission

- *Dr. Shibu Samuel – (District 4)*

Garland Cultural Arts Commission

- *Claudia Porras – (District 2)*
- *Blanca Sanchez – (District 4)*

Housing Standards Board

- *Rodney Blount – (District 2)*
- *David Perry – (District 4)*

Library Board

- *Lynnell Patricia Boone – (District 2)*
- *CorSharra Jackson – (District 4)*

Parks and Recreation Board

- *Sharon Carstens – (District 2)*
- *Davis Cecil Williams II – (District 4)*

Plumbing and Mechanical Codes Board

- *Dwight Dee Nichols – (District 2)*

Senior Citizens Advisory Committee

- *Gwendolyn Daniels – (District 4)*
- *Wayne Wilmany – (District 2)*

TIF – I-30 South

- *Jonathan Kelly – (District 4)*

12. COMMENTS: Mary Ann Wickersham spoke regarding the Empty the Shelter Event and other Garland Animal Shelter concerns; Michelle Ferrer spoke regarding animal rescue groups; Steve Miller discussed his recent code violation.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:16 p.m.

CITY OF GARLAND

Signed:

Douglas Athas, Mayor

ATTEST:

Lisa Palomba, City Secretary