

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 19, 2016, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

**COUNCIL PRESENT:**

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

**STAFF PRESENT:**

City Manager	Bryan L. Bradford
City Attorney	Brad Neighbor
City Secretary	Eloyce René Dowl

**CALL TO ORDER:**

The meeting was called to order by Mayor Douglas Athas. Council Member LeMay led the pledge and invocation.

**CEREMONIALS:**

Mayor Athas, along with former Council Member Barbara Chick, presented a Special Recognition to Davis and Sons (one of the oldest businesses in Garland, established May 28, 1949), a Proclamation was presented naming May as Motorcycle Safety Awareness Month, and David Riggs received the Proclamation naming April 22, April 29 and May 6 as MDA Fill the Boot Days.

Blue Cross Blue Shield of Texas presented a \$20,000.00 donation to the City of Garland. The Council accepted the donation on behalf of the #GarlandStrong Campaign.

**CONSENT AGENDA:**

All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member LeMay to approve the Consent Agenda as presented, seconded by Deputy Mayor Pro Tem Dodson, to approve items 1, 2a, 2b, 2c, 2d, 2e, 3a, 3b, 4, 5, 6, 7, and 8. Motion carried, 9 ayes, 0 nays.

**1. APPROVED\*\***

Approval of the Minutes of the April 5, 2016 Regular Meeting.

2a. APPROVED\*\* Bid No. 5763-15 to AssetWorks in the amount of \$8,560.00 for FASuite Software Upgrade.

This request is to provide additional services, support, and training required to successfully complete the AssetWorks FASuite upgrade.

2b. APPROVED\*\* Bid No. 6313-16 to Tiseo Paving Company, Inc. in the amount of \$3,347,525.65 for Water and Sewer Improvements.

This request is to provide Water and Sewer Improvements at South Country Club Road and Wendell Way.

2c. APPROVED\*\* Bid No. 6354-16 to Asplundh Tree Expert Co. in the amount of \$1,000,000.00 for GP&L Vegetation Management.

This request is to provide Vegetation Management for Garland Power & Light's Transmission & Distribution systems. This will be a Term Contract with four optional renewals.

2d. APPROVED\*\* Bid No. 6456-16 to Rush Truck Center in the amount of \$396,212.50 for a Hydro Excavation Truck.

This request is to purchase one Hydro Excavation Truck to be used by the Water Department in their daily operations.

2e. APPROVED\*\* Bid No. 6460-16 to Caldwell Country Ford in the amount of \$117,876.56 for Fleet Replacement Vehicles.

This request is to purchase five SUVs and Pickup Trucks to be used by various City departments in their daily operations.

3a. APPROVED\*\* Ordinance No. 6828 amending the zoning laws of the City of Garland, by approving a Specific Use Provision for Personal Services on a 0.3454-acre tract of land zoned Planned Development (PD) District 14-36 for Neighborhood Office Uses with Retail Store/Personal Services allowed by Specific Use Provision only and located at 1234 Thomasville Court; providing for conditions, restrictions, and regulations; 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. (Charlie Shearer File No. 16-04, District 1)

3b. APPROVED\*\*

Ordinance 6829 amending the zoning laws of the City of Garland, by approving 1) an amendment to Planned Development (PD) District 92-21 for Industrial Uses and 2) a Concept Plan for the development of a Warehouse, Office/Showroom (indoor) building on property zoned PD 92-21 for Industrial Uses on a 25.41-acre tract of land located at the northeast intersection of Leon Road and Towngate Drive; providing conditions, restrictions, and regulations; and providing for a penalty and an effective date. (IDI Gazeley File No. 16-07, District 5)

4. APPROVED\*\*

Resolution No. 10240 authorizing the City Manager to enter into a Real Property Transaction with the State of Texas (TxDOT) for the purchase of a 10.00 acre tract of land located in and around State Highway 66, east of N. Country Club Road; and providing an effective date.

Approval of a resolution authorizing the City Manager to purchase a ten acre tract of land located on State Highway 66 from the Texas Department of Transportation (TxDOT) for future development.

5. APPROVED\*\*

Resolution No. 10241 approving the abandonment, release, and conveyance of a portion of a utility easement in the Highcrest addition; authorizing the Mayor of the City of Garland to execute a deed conveying the property to David and Kayla Scott; and providing an effective date.

At the April 4, 2016 Work Session, Council was requested to consider the abandonment of 5' wide by 70' long Utility Easement on Lot 23, Block 4 of the Highcrest Addition.

6. APPROVED\*\*

Resolution No. 10242 authorizing the City Manager to execute a Project Specific Agreement with Dallas County for the repair of bridges over Type B Thoroughfares within the City of Garland, Dallas County District 1; and providing an effective date.

At the April 4, 2016 Work Session, Council was requested to consider entering into a Project Specific Agreement (PSA) with Dallas County for participation in remediation repairs of bridges over Type B thoroughfares within Dallas County District 1.

7. APPROVED\*\*

Minute action authorizing the City Manager to proceed with the sale of an electric utility and access easement located in the City of Denton, Texas in the 1700 block of Spencer Road at the City of Garland Spencer Electric Generation Facility.

Consider the sale of an electric utility and access easement located in the City of Denton, Texas in the 1700 block of Spencer Road at the City of Garland Spencer Electric Generation Facility. The City was approached by the City of Denton for the purchase of an electric utility and access easement across the City's Spencer Generation Facility located in Denton, Texas. The City of Denton is requesting the easement for the purpose of constructing electric transmission and distribution lines across the City's property. City staff has held multiple meeting with the City of Denton staff and representatives to discuss issues with construction activities and access to the Spencer Electric Generation Facility property. City staff worked with the City of Denton staff and representatives to satisfactorily address City staff's concerns regarding access and construction activities, which are reflected in the easement documents requested for Council approval.

8. APPROVED\*\*

Minute action appointing a member to the Animal Services Advisory Committee.

The Animal Services Advisory Committee (ASAC) is a six-person committee authorized by Section 22.23 of the Code of Ordinances to provide advice to the City Council and Managing Director of Health on the operation of the Animal Shelter. The Animal Services Advisory Committee meets at a minimum of three times per year. Staff recommends Chuck Dumas, Rowlett's Environmental Services Manager, to fill the vacant position of "public health official" on the ASAC.

9. APPROVED

Roadway Impact Fee Waiver for Steve and Gina Runnels

Steve and Gina Runnels are requesting a waiver of the roadway impact fee for development of a property located at 1234 Thomasville Court.

Mayor Athas opened the discussion at 7:28 p.m. Speakers on this item were Will Guerin, Director of Planning and Steve Runnels, Applicant. Motion was made by Mayor Pro Tem B. J. Williams to approve 80 percent of the impact fee. Motion failed due to lack of a second. Motion was made by Council Member Campbell to waive all impact fees, seconded by Council Member Stanley to close the discussion at 7:42 p.m. Motion carried 9 ayes, 0 nays.

10a. APPROVED

Consider the application of Dayne Ram requesting approval of 1) an amendment to Planned Development (PD) District 06-79 for Community Retail Uses and Concept Plan, 2) a Detail Plan for Hotel/Motel, Limited Service and Office, General, 3) a Specific Use Provision for Hotel/Motel, Limited Service 4) variances to Section 2.41 of the Garland Development Code regarding maximum lot coverage and maximum building height. This property is located on the north corner of Naaman Forest Boulevard and Elliott Avenue. (File No. Z-16-05, District 1)

Mayor Athas opened the hearing at 7:43 p.m. Speakers on this item were Will Guerin, Director of Planning, Dayne Ram, Applicant, Ted Pittman, and Ryan Patterson. Motion was made by Council Member Campbell to approve the request as presented and approved by the Plan Commission recommendation, seconded by Council Member Goebel to close the hearing at 7:51 p.m. Motion carried 9 ayes, 0 nays.

10b. APPROVED

Consider the application of Kimley-Horn and Associates requesting approval of 1) an amendment to Planned Development (PD) 15-40 and 2) a Detail Plan for Multi-Family on property zoned Planned Development (PD) 15-40 for Multi-Family Uses. This property is located south and west of Bunker Hill Road and north and west of Miles Road. (File No. Z-16-06, District 1)

The request is to amend Planned Development (PD) District 15-40 and approve a Detail Plan for Phase 1 of a multi-family development.

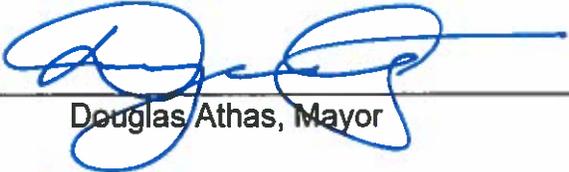
Mayor Athas opened the hearing at 7:52 p.m. Speakers on this item were Will Guerin, Director of Planning, Mark Denyer, Archo Residential, and Donna Chalker. Motion was made by Council Member Campbell to approve the request as per Plan Commission and staff recommendation, seconded by Council Member Goebel to close the hearing at 8:06 p.m. Motion carried 9 ayes, 0 nays.

11. CITIZEN COMMENTS: None

12: ADJOURN:

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:07 p.m.

CITY OF GARLAND, TEXAS

APPROVED:   
Douglas Athas, Mayor

ATTEST:   
Eloyce, René Dowl, City Secretary