

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 5, 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	David Gibbons
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	Rich Aubin
Council Member	Scott LeMay
Council Member	James Cahill

STAFF PRESENT:

City Manager	Bryan L. Bradford
Deputy City Attorney	Mike Betz
City Secretary	Eloyce René Dowl

CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Mayor Pro Tem B. J. Williams led the pledge and invocation.

CEREMONIALS:

The Mayor presented a proclamation to the Parks and Recreation Department, proclaiming July 2016 as Parks and Recreation month.

A Scout from Troop 1978 was recognized during the meeting.

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 Mayor Pro Tem B. J. Williams, to approve items 1, 2a, 2b, 2c, 2e, 3, 4, and 5, seconded by Council Member Stanley. Item 2d was pulled for discussion by Council Member Goebel. Motion carried, 9 ayes, 0 nays.

1. APPROVED**

Approval of the Minutes of the June 21, 2016 Regular Meeting.

2a. APPROVED**

Bid No. 5792-16 to Engineered Endeavors in the amount of \$120,792.00 for the GP&L Wylie Switchyard CIP Project Change Order.

The purpose of this Change Order is to add fifty-seven (57) additional steel structures for the GP&L Wylie Switchyard CIP Project. These structures were not included in the original order.

2b. APPROVED**

Bid No. 6701-16 to Power Engineers in the amount of \$814,044.00 which includes an optional contingency of \$81,404.40 for a total bid of \$895,448.40 for Professional Engineering Services for the Swindell Switching Station.

The purpose of this contract is to provide Professional Engineering Services related to the design upgrade of the Swindell Switching Station. Service will include the substation design, temporary shoofly design, bid package development and evaluation, assistance in materials 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.

2c. APPROVED**

Bid No. 6707-16 to Mac Haik Dodge in the amount of \$142,450.00 for Ambulance Chassis and Body Remount.

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

2d. APPROVED

Bid No. 5466-15 to Alliance Geotechnical Group in the amount of \$7,847.25 for Station 5 Materials Testing Change Order.

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

Mayor Athas opened the discussion at 7:12 p.m. Speakers on this item were Chief Raymond Knight and Captain Kelly Miller. Motion was made by Council Member Goebel to approve the item, seconded by Council Member Cahill to close the discussion at 7:15 p.m. Motion carried 9 ayes, 0 nays.

2e. APPROVED**

Bid No. 6666-16 to Conley Group in the amount of \$212,740.00 for Roof Assessment Program for Various City Facilities.

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. APPROVED**

Ordinance No. 6842 approving a Joint Operating Agreement between the City of Garland and the Texas Municipal Power Agency ("TMPA").

The City Manager is authorized 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. APPROVED**

Ordinance No. 6843 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. APPROVED**

The City Manager is authorized 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.

6. APPROVED

Resolution No. 10252 confirming Mark E. Lee as Fire Chief and head of the Garland Fire Department; and providing an effective date.

A vote was cast and the Council confirmed the City Manager's recommendation with a vote of 9 ayes, 0 nays.

City Manager Bryan L. Bradford spoke explaining the steps in the selection process and describing the numerous interviews that were held in order to narrow the field of candidates who applied. Mr. Bradford presented information from Mr. Lee's biography and professional career.

7. APPOINTMENTS

Mayor Athas called for nominations to the DART Board.

Council Member Goebel placed Jonathan R. Kelly's name in nomination and Council Member Cahill placed Michael T. Cheney's name in nomination.

A vote was cast on the nominees. The nomination of Mr. Kelly carried with 6 votes: (Mayor Pro Tem B. J. Williams, Deputy Mayor Pro Tem Dodson, Council Members Gibbons, Goebel, Stanley, and Aubin,) and 3 votes for Mr. Cheney: (Mayor Athas, Council Member LeMay and Cahill).

Mayor Athas called for nominations for the shared DART position. Council Member Stanley nominated Mr. Mark C. Enoch. There were no other nominations and Mr. Enoch was appointed by acclamation 9 ayes, 0 nays.

8. DENIED

OM Housing, LLC consideration of 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 Market place 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.

Mayor Athas opened the discussion at 7:28 p.m. Speakers on this item were Will Guerin, Director of Planning and Kim Wise, the applicant. Council Member Aubin stated he does not support reconsideration.

No motion was made to reconsider.

9a. POSTPONED

Consider the application of Tailim Song, requesting approval of 1) a Detail Plan for Fuel Pumps, Retail; Convenience Store; Restaurant; and Retail Store on 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. (File Z 16-11, District 2).

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.

Mayor Athas opened the hearing at 7:29 p.m. Speakers on this item were Will Guerin, Director of Planning, Amy Hsu, Tailim Song Law Firm, and Rogelio Cabello. Motion was made by Council Member Goebel to approve the application, without approval of the sign amendment, which would be reviewed and approved by the Planning and Transportation departments, seconded by Council Member Stanley. After extensive discussion, Deputy Mayor Pro Tem Dodson made

a motion to postpone until the July 19 Regular Meeting. Motion carried 6 ayes, (Deputy Mayor Pro Tem Dodson and Council Members Gibbons, Goebel, Stanley, Aubin, and LeMay) 3 nays (Mayor Athas, Mayor Pro Tem B. J. Williams and Council Member Cahill) to close the hearing at 8:21 p.m.

9b. APPROVED

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. (File Z 16-18, District 5)

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

Mayor Athas opened the hearing at 8:22 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion was made by Council Member Aubin to approve the application with the Plan Commission recommendation to allow the applicant to exceed 5,000 square feet maximum for the convenience store, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 8:26 p.m. Motion carried 9 ayes, 0 nays.

10. CITIZEN COMMENTS: Karen Nixon
Troy Baute

11. ADJOURNED: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:30 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary