

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, September 20, 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	Scott LeMay
Council Member	David Gibbons
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	B. J. Williams
Council Member	Rich Aubin
Council Member	Lori Dodson
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 Gibbons led the pledge and invocation.

CEREMONIALS:

Mayor Athas presented a proclamation to the Garland Association for Hispanic Affairs members, Tony Torres and Jim Gallegos, proclaiming September 15 – October 16 as Hispanic Heritage Month.

Mayor Athas, along with Council Member B. J. Williams, presented a special recognition to Fire Station 4, Shift A: Captain Barry Pollard, Joey Foster, Joseph Stuchly, Bryan Singleman, and Dan Turner (not present at the meeting) for their heroic efforts in saving citizens during a structure fire at Castleglen Townhomes.

Mayor Athas recognized Boys Scouts from Troop 57.

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 Gibbons to approve the Consent Agenda as presented, seconded by Council Member Stanley, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 3, 4, 5, and 6. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the September 6, 2016 Regular Meeting.

- 2a. APPROVED** Bid No. 6713-16 to Irby Construction Company in the amount of \$914,334.04 which includes an optional contingency of \$91,433.40, for a total bid of \$1,005,767.44.

This request is to provide for the replacement of a 345 kV autotransformer and a 138 kV switch at TMPA Gibbons Creek Substation. These replacements are part of the TMPA Breaker Replacement CIP project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.

- 2b. APPROVED** Bid No. 6937-16 to Sam Pack's Five Star Ford in the amount of \$221,495.55 for Fleet Replacement Trucks.

This request is to purchase five replacement trucks to be used by various City departments for their daily operations.

- 2c. APPROVED** Bid No. 6838-16 to XL Catlin Insurance Company in the amount of \$377,021.00 for Property and Casualty Insurance.

This request is to purchase boiler and machinery insurance to replace current coverage expiring October 30, 2016.

- 2d. APPROVED** Bid No. 6911-16 to Kwest Group, Inc. in the amount of \$491,389.00 which includes an optional contingency of \$98,277.80, for a total bid of \$589,666.80 for GP&L Swindell Switchyard Civil Site Grading.

This request is to provide Civil Site Grading necessary for the Swindell Switchyard expansion. This project will include all surface preparation, leveling, and grading necessary to ready the site for new construction. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

- 2e. APPROVED** Bid No. 6770-16 to Supreme Roofing in the amount of \$429,217.00 for Roof Replacements for Police Property and Municipal Courts Buildings.

This request is to replace the roofs on the Police Property building and the Municipal Courts building which are experiencing significant leaks.

2f. APPROVED**

Bid No. 6954-16 to Holt Cat in the amount of \$309,153.61 for PLC & HMI Controls Modernization Upgrade for the Duck Creek Wastewater Treatment Plant.

This request is to make necessary upgrades to the emergency back-up generators at Duck Creek Wastewater Treatment Plant.

2g. APPROVED**

Bid No. 4441-14 to MERJE in the amount of \$44,250.00 for Wayfinding Phase II: Downtown Gateways.

The purpose of this Change Order is to allow for additional design and consulting services for Phase II of the Wayfinding Program.

2h. APPROVED**

Bid No. 6837-16 to Westin Engineering, Inc. in the amount of \$229,720.00 for a CIS System Consulting Engagement.

This request is to provide consulting services for the assessment and evaluation of utility customer care and billing systems.

2i. APPROVED**

Bid No. 6879-16 to Electrical Power Products, Inc. in the amount of \$335,362.00 which includes an optional contingency of \$67,072.40, for a total bid of \$402,434.40.

This request is to purchase a Control House and Landings for the Swindell Substation. Due to the complexity of the project, an optional contingency is included for any necessary revisions.

3. APPROVED**

Ordinance No. 6859 amending the tax roll of the City of Garland and providing an effective date.

Council approved an ordinance to amend the ad valorem tax rolls for amounts that have remained uncollected for a period of at least four years (two years for bankruptcy settlements).

4. APPROVED**

Resolution No. 10257 authorizing the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement, and homeland security projects; and providing an effective date.

Council authorized a resolution of the Homeland Security Grant Program application to allow funds to be released.

5. APPROVED**

Resolution No. 10258 authorizing the City Manager to execute an agreement with the State of Texas, by and through the State Department of Transportation, concerning a Trail Development Matching Fund; and providing an effective date.

Council approved a resolution authorizing the City Manager to execute the Local Project Advance Funding Agreement, with the State of Texas, through the Texas Department of Transportation (TxDOT) which updates the federal, state, and local cost participation for construction of the Winters Park Spring Creek Greenbelt Trail.

6. APPROVED**

Resolution No. 10259 authorizing the City Manager to execute a purchase agreement and ancillary documents for the purchase of real property improvements located at 203 N. Fifth Street ("Property"); authorizing the Mayor of the City of Garland to execute the first amendment to the ground lease and the reciprocal easement and operating agreement related to the property; and providing an effective date.

Council authorized the final transactional agreements associated with Tract B of the City Center development, providing for the acquisition of the first level as office space for the Economic Development Department.

7. APPROVED

Request for Development Assistance from IDI Gazeley, LLC

Council is requested to consider a development incentive request from IDI Gazeley, LLC for a partial rebate of the applicable Roadway Impact Fee required of a proposed new industrial development project.

Mayor Athas opened the hearing at 7:19 p.m. The speaker on this item was David Gwin, Director of Economic Development. Mr. Gwin gave a presentation providing specific background information on the project.

Motion was made by Council Member Aubin to approve the request for development assistance and authorize the City Manager to execute the proposed economic development incentive agreement, seconded by Council Member Dodson to close the hearing at 7:28 p.m. Motion carried, 9 ayes, 0 nays.

8a. APPROVED

Consider the application of Jay Woo requesting approval of 1) a Detail Plan for Restaurant, Drive-Through and 2) a Specific Use Provision for a Restaurant, Drive-Through on property zoned Planned Development (PD) 13-31 District for (Limited) Community Retail. (District 4)

Mayor Athas opened the hearing at 7:29 p.m. Speakers on this item were Isaac Williams, Development Planner, Naim Khan, Civil Engineer for the project, Jay Woo, Applicant, and Keith Wheaton.

Motion was made by Council Member B. J. Williams to approve the request based on staff and Plan Commission recommendation, with the correction to the site plan, seconded by Council Member Aubin to close the hearing at 7:52 p.m. Motion carried, 9 ayes, 0 nays.

8b. APPROVED

Consider the application of Henry Company, LLC requesting approval of a Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District.

The applicant requests approval of a Specific Use Provision for the industrial manufacturing of roofing underlayments, air barriers, and water proofing products.

Mayor Athas opened the hearing at 7:53 p.m. The speaker on this item was Kira Wauwie, Sr. Development Planner.

Motion was made by Council Member Dodson to approve the request based on staff and Plan Commission recommendation, seconded by Council Member Goebel to close the hearing at 7:56 p.m. Motion carried, 9 ayes, 0 nays.

9. CITIZEN COMMENTS: None

10. ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:57 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary