

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 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
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
Deputy City Attorney	Brian England
City Secretary	Eloyce René Dowl

ABSENT:

Deputy Mayor Pro Tem	Lori Dodson
City Attorney	Brad Neighbor

CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Mayor Athas led the prayer and invocation

CEREMONIALS:

The Mayor presented Special Recognition to Matt Hosek, Event Specialist at The Atrium, for taking quick action to revive a patron and save his life.

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 Campbell, seconded by Council Member Goebel, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 2m, 2n, 2o, 3, 4, 5, 6, and 7. Motion carried, 8 ayes, 0 nays.

1. APPROVED**

Approval of the Minutes of the March 15, 2016 Regular Meeting.

2a. APPROVED**

Bid No. 4906-15 to Ron Hobbs Architects in the amount of \$82,268.00 for Professional Architectural Services.

This request is to incorporate civil engineering and landscape consulting services for the Granger Recreation Center renovation and expansion.

- 2b. APPROVED** Bid No. 5254-15 to Lambda Construction, Ltd. In the amount of \$175,877.00 for TMPA Gibbons Creek Reactive Support.
- This request is to add a T2 breaker foundation and conduit plan as required for the TMPA Gibbons Creek Reactive Support project.
- 2c. APPROVED** Bid No 5409-15 to ABB, Inc. in the amount of \$131,918.00 for Combined Instrument Transformers.
- This request is to purchase nine additional Combined Instrument Transformers for the Lookout Substation. These additional transformers are necessary due to a reconfiguration to the substation to accommodate the RagingWire data center.
- 2d. APPROVED** Bid No. 5758-15 to GSR Andrade Architects in the amount of \$34,500.00 for Professional Services for the Carver 3 Renovation.
- This request is to incorporate additional architectural and engineering services for Carver 3 Phase II Renovation.
- 2e. APPROVED** Bid No. 5861-15 to Tech Logic in the amount of \$1,307,811.17 for Library RFID and AMH Equipment.
- This request is to equip all Library facilities with Radio Frequency Identification (RFID) and Automated Materials Handling (AMH) equipment. This equipment will allow materials to be automatically checked inform a patron's account whether the Library is open or closed.
- 2f. APPROVED** Bid No. 6161-16 to T&D Solutions, LLC in the amount of \$500,000.00 for Labor for LED Street Light Conversion.
- This request is to provide the labor associated with Garland Power and Light's LED Street Light Conversion project.
- 2g. APPROVED** Bid No. 6197-16 to Emerson Process Management in the amount of \$484,243.00 for GP&L Olinger Unit 4 GE Mark V Ovarions Controls.

This request is to provide for the replacement of the GP&L Olinger Unit 4 GE Mark V Ovarions Controls as port of the Olinger Reliability Upgrade CIP project.

2h. APPROVED**

Bid No. 6257-16 to Tri-Con Services, Inc. in the amount of \$1,499,038.40 for Water and Street Improvements.

This request is to provide Water Improvements at Stonewall Street, Springbranch Drive, and Meridian Way.

2i. APPROVED**

Bid No. 6373-16 to Sam Pack's Five Star Ford in the amount of \$136,657.80 for a Crane Truck.

This request is to purchase a seven ton Crane Truck to be used by the Water Department in their daily operations.

2j. APPROVED**

Bid No. 6383-16 to David N. French, Metallurgist, in the amount of \$8,736.00 for Boiler Tube Analysis.

This request is to provide for additional Boiler Tube Analysis on Spencer Unites 4 and 5 and Olinger Units 1 and 3.

2k. APPROVED**

Bid No. 6386-16 to Weaver Consultants Group in the amount of \$270,343.00 for Professional Engineering and Monitoring.

This request is to provide professional services for general engineering, groundwater monitoring, and perimeter gas probe monitoring for Environmental Waste Services – Disposal Operations projects. This is a Term Contract with four optional renewals.

2l. APPROVED**

Bid No. 6387-16 to Weaver Consultants Group in the amount of \$134,613.00 for Construction Quality Assurance for Hinton Landfill.

Texas Commission on Environmental Quality (TCEQ) requires Construction Quality Assurance (CQA) by a third party engineer (professional of record) for the Hinton Landfill Waste Cell #7 construction project.

2m. APPROVED**

Bid No. 6418-16 to Power Engineers, Inc. in the amount of \$193,600.00 for Engineering Services for Substation Breaker Replacements.

This request is to provide Engineering Design Services required for the replacement of eight substation breakers at the Lyons Road and Walnut Road Substations.

2n. APPROVED**

Bid No. 2886-15 to Concord Commercial Services in the amount of \$19,985.00 for Kennel Resurfacing.

This request is to provide for additional materials and labor required to prepare and resurface the kennels at Animal Services.

2o. APPROVED**

Bid No. 6334-16 to Techline, Inc. in the amount of \$377,655.65 and TraStar in the amount of \$317,149.00, for a total of \$694,804.65 for LED Luminaries for the Lighting Project.

This request is to maintain LED luminaires in the Warehouse inventory to support GP&L's LED lighting project. This is a Term Contract with four optional renewals.

3. APPROVED**

Resolution No. 10238 renaming the City Hall, located at 200 N. Fifth Street, as the "William E. Dollar" Municipal Building; and providing an effective date.

Council is requested to approve a resolution naming City as the "William E. Dollar" Municipal Building.

4. APPROVED**

Resolution No. 10239 approving an amendment to the City of Garland Thoroughfare Plan by designating Zion Road as a Type "F" Roadway; and providing an effective date.

Council is requested to consider a resolution approving an amendment to the City of Garland Thoroughfare Plan by designating Zion Road as a Type "F" Roadway.

5. APPROVED**

Ordinance No. 6827 authorizing an amendment to the 2015-16 Operating Budget (Budget Amendment No. 1), providing for supplemental appropriation of funds in the General Fund, the Economic Development Fund, the Equipment Replacement Fund, the Facilities Management Fund, the General Fund, the Public Safety Grant Funds, the

Wastewater Utility Fund, and various funds associated with purchase order encumbrances; and providing an effective date.

Council is requested to consider approval of the ordinance amending the 2015-16 Adopted Budget.

6. APPROVED**

Minute action authorizing the City Manager to execute a Consultant Services Agreement with MuniServices, LLC to audit waste hauler franchise fees.

At the March 14, 2016 Work Session, Council considered the authorization of a consultant to audit waste hauler franchise fees.

7. APPROVED**

Minute action authorizing the City Manager to approve an amendment to a transmission operator, maintenance, and construction services agreement between the City of Garland and the Texas Municipal Power Agency.

Several years ago, GP&L took over the transmission operations functions for the TMPS transmission system. The system is substantial, providing transmission needs for the TMPA family of member cities located across the state. TMPA did not have the resources to operate and maintain the system and, because GP&L has those capabilities, the City and TMPA agreed that GP&L would provide those services. The City of Denton, which is also a member of TMPA, desires to do the same on a smaller scale, limited to TMPA transmission assets located in the Denton area. In order to accommodate Denton, it is necessary to amend the City's agreement with TMPA to carve out those transmission assets that Denton will operate and maintain from the remainder of the TMPA transmission assets that the City will continue to operate and maintain. TMPA and all of the member cities are in agreement with the proposed amendment.

8a. APPROVED

Consider the application of Charlie Shearer requesting approval of 1) a Specific Use Provision for Personal Services on a property zoned Planned Development (PD) District 14-36 for Neighborhood Office Uses with Retail

Store/Personal Services allowed by Specific Use Provision only and 2) a variance to Section 2.41 of the Garland Development Code regarding building height. This property is located at 1234 Thomasville Court. (File No. Z 16-04, District 1)

Mayor Athas opened the discussion at 7:13 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion was made by Council Member Campbell to approve the request as recommended by staff and the Plan Commission, seconded by Council Member Goebel to close the hearing at 7:16 p.m. Motion carried 8 ayes, 0 nays.

8b. APPROVED**

Consider the application of IDI Gazeley requesting approval of 1) an amendment to Planned Development (PD) District 92021 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. This property is located on the east side of Leon Road between McCree Road and Towngate Drive. (File No. Z 16-07, District 5)

The applicant requests to amend Planned Development 92-21 to increase the maximum height from thirty (30) feet to forty-two (42) feet for any building or structure within 200 feet of any adjacent residential uses. The request is also to establish a Concept Plan for the development of a 496,000 square-foot Office/Warehouse building.

Mayor Athas opened the discussion at 7:17 p.m. The speakers on this item were Will Guerin, Director of Planning, Doug Johnson, IDI Gazeley Developer, IDI Gazeley Kevin Green, Construction Manager, Lewis Adrian, and Steve Mattson. Plan Commission and staff recommended approval of the request with the condition of extended screening which is represented in the concept plan and a 20 foot extension on the fence.

Motion was made by Council Member Billy Mack Williams to approve the request as recommended by staff and the Plan Commission, seconded by Council Member LeMay to close the hearing at 7:53 p.m. Motion carried 8 ayes, 0 nays.

9. HEARING HELD

Hold a public hearing to receive comment on the 2016-2017 CDBG, HOME and ESG Funding.

At the April 4, 2016 Work Session, Council was provided information regarding the available funding and applications received for CDBG, HOME, and ESG 2016-2017 budget year. As part of the review process, a public hearing is needed to obtain comments from any interested parties.

Mayor Athas opened the hearing at 7:54 p.m. The speakers on this item were Stan Luckie, Jenny Williams, and Ralph Kirkham, Hope Clinic, Emily Garvin, Meals on Wheels, Brian Gaddis, Garland Parks STARS Camp, Suzanna Sulfstede, Nursing Home Ombudsman, Michael Bencheck, Matthew 25:40, Karen Singleton, Reinventing Human Capital, Reverend George Duncan and Daniel Wheaton, Rowlett Road Community Development Corporation, Edward Diogu, iKandy, Marilynne Serie, Achievement Center of Texas, Jose Alvarado, City of Garland Fair Housing Administrator, Jara Fansler, Salvation Army, Bernard Tolan, Salvation Army, Marie Queneau, Emma's Education Center, and Marcellas Austin, 7-Day Fitness Academy.

10. APPOINTMENTS

A vote was cast and the motion carried 8 ayes, 0 nays as the following names were placed in nomination:

Council Member Stephen W. Stanley

- Maria Romero – Senior Citizens Advisory Commission

Council Member Jim Cahill

- George R. House – Senior Citizens Advisory Commission

11. CITIZEN COMMENTS: Dennis Cagle
Brigetta Dolivio

12: ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 9:12 p.m.

CITY OF GARLAND, TEXAS

APPROVED:



Douglas Athas, Mayor

ATTEST:



Eloyce, René Dowl, City Secretary