

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, November 15, 2016 in the Council Chambers at City Hall, 200 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 Aubin led the pledge and invocation.

CEREMONIALS:

Mayor Athas, along with Council Members Anita Goebel and B. J. Williams, presented a special recognition to Azzie Arnick, Arnick's Barber Shop, for his 65 years of service as a business owner in Garland.

Mayor Athas recognized two former Council Members in attendance: Lowell Hyatt, who represented District 8, and Jackie Feagin, who represented District 5.

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 Aubin to approve the Consent Agenda as presented, seconded by Council Member Dodson, to approve items 1, 2a, 2b, 2c, 2e, 3a, 4, 5, 6, 7, and 8. Motion carried, 9 ayes, 0 nays. Item 2d was pulled by Council Member Stanley for discussion.

1. APPROVED**

Approval of the Minutes of the November 1, 2016 Regular Meeting.

2a. APPROVED**

Bid No. 0047-17 awarded to Rush Truck Center in the amount of \$322,171.17 for Sewer Jet Trucks.

This request is to purchase two Sewer Jet Trucks to be used by the Wastewater Collection Department in their daily operations.

2b. APPROVED**

Bid No. 0048-17 awarded to Chastang Ford in the amount of \$39,973.00 and CUES, Inc. in the amount of \$209,035.71, for a total bid of \$249,008.71 for a CCTV Van.

This request is to purchase one CCTV Van and all necessary mounted equipment to be used by the Wastewater Collection Department in their daily operations.

2c. APPROVED**

Bid No. 6159-16 awarded to LD Kemp Excavating, Inc. in the amount of \$235,000.00 for Queuing Road and Solid Waste Disposal Convenience Center.

The purpose of this Change Order is to construct an approximately 2,000-foot queuing road and a Solid Waste Disposal Convenience Center (SWDCC) within the permit boundary at Hinton Landfill. The additional queuing road is necessary to alleviate traffic congestion caused by solid waste collection vehicles attempting to enter the Landfill facility from Elm Grove Road. In addition, the Texas Commission on Environmental Quality has requested the City of Garland address this issue by submitting a site permit modification request to construct an additional queuing road that will resolve the backup of vehicles on a public road. The proposed SWDCC will be constructed near the Hinton Scale house and used primarily as a safe and convenient disposal area for customers operating noncommercial vehicles such as cars and pickup trucks. The SWDCC will prevent this type of vehicular traffic from delivering solid waste directly to the active landfill disposal working area used by large commercial solid waste collection vehicles. This project was funded in the 2016 CIP as part of the Construction of Waste Cell #7.

2d. APPROVED
PULLED AND
DISCUSSED
SEPARATELY

Bid No. 0078-17 awarded to Civil Consulting Group, PLLC in the amount of \$186,918.00 for Design Services for Broadway, Syracuse, and Intrepid Water Improvements.

This request is to provide surveying and engineering services for the design of approximately 3,000 LF of 8" water line along Broadway Boulevard from Wynn Joyce Road to Marilee Drive, 1200 LF 8" water line along Syracuse Drive from Vandebilt Drive to End, and 900 LF of 8" water line along Intrepid Drive from Hilltop Drive to Inwood Drive.

Mayor Athas opened the discussion at 7:18 p.m. The speaker on this item was Michael Polocek, Director of Engineering. Motion was made by Council Member Stanley to approve the item as presented, seconded by Council Member Aubin to close the discussion at 7:22 p.m. Motion carried, 9 ayes, 0 nays.

2e. APPROVED**

Bid No. 0005-17 awarded to Freedom Chevrolet in the amount of \$347,600.00 and to Caldwell Country Chevrolet in the amount of \$308,992.00, for a total bid of \$656,592.00 for New Police Vehicles.

This request is to purchase seventeen new Chevrolet Malibus and eleven new Chevrolet Tahoes to be used by the Police Department in their daily operations.

3a. APPROVED**

Ordinance No. 6867 amending the Garland Development Code of the City of Garland, by approving a change in zoning from Planned Development (PD) District 75-13 for Retail Uses to Community Retail (CR) District on a 0.67-acre tract of land located at 313 Castle Drive. 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. (File No. Z 16-34, Steven Chen, District 2)

4. APPROVED** Resolution No. 10263 approving and funding the 2016-2017 Cycle 1 Neighborhood Vitality Staff Initiated Special Projects.

Council approved the Neighborhood Vitality Staff-Initiated Special Projects resolution.

5. APPROVED** Ordinance No. 6868 authorizing the issuance of “City of Garland, Texas General Obligation Refunding Bonds, Series 2016”; specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement, and the approval and distribution of a Preliminary Official Statement and an Official Statement, and providing an effective date.

Council approved the sale of General Obligation Refunding Bonds, Series 2016.

6. APPROVED** Ordinance No. 6869 authorizing the issuance of “City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, Series 2016”; pledging net revenues of the City’s Water and Sewer System to the security of and the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

Council approved the sale of Water and Sewer System Revenue Refunding Bonds, Series 2016.

7. APPROVED**

Ordinance No. 6870 authorizing the issuance of “City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, Series 2016A”, pledging the new revenues of the City’s electric utility system to the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement, and the approval and distribution of a Preliminary Official Statement and an Official Statement, and providing an effective date.

Council approved the sale of Electric Utility System Revenue Refunding Bonds. Series 2016A.

8. APPROVED**

Ordinance No. 6871 authorizing the issuance of “City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, Series 2016B”, pledging the net revenues of the City’s electric utility system to the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement, and providing an effective date.

Council approved the sale of Electric Utility System Revenue Refunding Bonds, Series 2016B.

9a. POSTPONED

Consider the application of Westwood Professional Services, requesting approval of 1) a change in zoning from Community Retail (CR) District to Planned Development for Community Retail Uses, 2) a Detail Plan for a Self-Storage Facility

(mini-warehouse) and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on property zoned Community Retail (CR) District. The property is located at 3341 West Campbell Road. (File No. Z 16-17, District 1)

Being a 2.0128-acre tract of land situated in the D. Crumpacker Survey, Abstract No. 258, Dallas County, Texas; said tract being all of Lot 2RR and part of Lot 1RR, Block 1, Jupiter Road Apartments, an addition to the City of Garland, Texas according to the plat recorded in Volume 87026, Page 4129 of the Deed Records of Dallas County, Texas; said tract also being all of that certain tract of land described as Property No. 6 in Deed to Mohammed I Jetpuri and Farida Yasmin Jetpuri recorded in County Clerk's File No. 200900262023 of the Official Public Records of Dallas County, Texas. This property is located at 3341 West Campbell Road.

Mayor Athas opened the public hearing at 7:23 p.m. The speaker on this item was Isaac Williams, Development Planner. The speaker for the applicant was Rick Jones. Citizens expressing opposition to the request were: Jeanie Curto, Chris Curto, Sandra Garza, Chris Becker, Carl Vickery, Lynn Jackson, and Li Barron. Motion was made by Council Member Gibbons to postpone the matter until December 13, seconded by Council Member Aubin to close the hearing at 9:34 p.m. Motion carried 9 ayes, 0 nays.

RECESS

Mayor Athas recessed the meeting at 9:35 p.m.

RECONVENED

Mayor Athas reconvened the meeting at 9:45 p.m.

10. PUBLIC HEARING
HELD

Council is requested to consider the 2016 Water and Roadway Impact Fee Study: Land Use Assumptions, Roadway and Water Impact Fee CIP, and Maximum Fee.

Mayor Athas opened the public hearing at 9:45 p.m. The speakers on this item were Will Guerin, Director of Planning, Rick Vasquez, Assistant City Manager, Pete Kelly and

Anthony Samarripas with Kimley-Horn. The hearing will remain open until the next meeting on December 6 when Council will vote on this issue.

11. CITIZEN COMMENTS: Raymond L. Johnson

12. ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 10:35 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary