

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, December 6, 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 Dodson led the pledge and invocation.

CEREMONIALS:

Mayor Athas, along with Council Member Stanley, received a check for Garland Strong in the amount of \$8,000 from the Tree of Life Lutheran Church.

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 Dodson to approve the Consent Agenda as modified, seconded by Council Member Aubin, to approve items 1, 2a, 2c, and 2e. Motion carried, 9 ayes, 0 nays. Items 2b and 2d were pulled by Council Member Gibbons for individual discussion.

1. APPROVED**

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

2a. APPROVED**

Bid No. 0139-17 awarded to Power Engineers, Inc. in the amount of \$117,519.00, which includes an optional contingency of \$11,747.90, for a total bid of \$129,266.90 for ASPEN Model Build and Relay Coordination Study.

This request is to obtain Professional Engineering Services related to the design and build of an ASPEN short circuit model to include: sixty 345kV, and 69kV buses; eighty 345kV, 138kV, and 69kV lines; fifteen autotransformers; sixty distribution transformers; and six hundred protective elements. The purpose of the ASPEN model is to evaluate phase & ground distance and overcurrent element coordination throughout the GP&L system. A coordination study of the entire GP&L system will then be performed based on the completed ASPEN model. This study will help to locate any potential relay issues that would contribute to a misoperation of GP&L Transmission relaying, and it will pinpoint areas where modified settings will optimize relay performance.

2b. APPROVED
PULLED AND
DISCUSSED
SEPARATELY

Bid No. 0151-17 awarded to SHI Government Solutions in the amount of \$130,799.00 for Garland Power & Light IT Annual Support.

This request is to provide Microsoft licensing, server maintenance, anti-virus support, and software support renewal for Garland Power & Light's IT system. GP&L has historically managed seven separate support contracts for these services. This will be a combined Term Contract with four optional renewals.

Mayor Athas opened the discussion at 7:09 p.m. The speakers on this item were Ananth Palani, GP&L IT Director and Gary Holcomb, Director of Purchasing. Motion was made by Council Member Gibbons to approve the request, seconded by Council Member Dodson, to close the discussion at 7:25 p.m. Motion carried 9 ayes, 0 nays.

2c. APPROVED**

Bid No. 0154-17 awarded to Concord Commercial Services, Inc. in the amount of \$167,772.00 for Construction Services for Backup 911 and Flex Space.

This request is to provide construction services for the Backup 911 and Flex Space to be built at Emergency Management and Information Technology Facility located on State Highway 66. The contract will include construction of a data room to house radio and 911 equipment, a backup location for 911 operations, and a flexible office space for 22 occupants.

2d. APPROVED
PULLED AND
DISCUSSED
SEPARATELY

Bid No. 6734-16 awarded to Perdue, Brandon, Fielder, Collins, & Mott, LLP in the amount of \$150,000.00 for the Garland Municipal Court Collection Contract.

Article 103.0031 of the Texas Code of Criminal Procedure authorizes the Garland Municipal Court to contract with a private attorney for collection of delinquent fines, fees, etc., and impose an additional fee of 30% on each debt that is more than 60 days past due. These cases are referred to the attorney for collection. This is a term contract with four optional renewals.

Mayor Athas opened the discussion at 7:26 p.m. The speakers on this item were Gary Holcomb, Director of Purchasing and Paige Bobbitt, Municipal Court Director. Motion was made by Council Member Gibbons to approve the request, seconded by Council Member Dodson, to close the discussion at 7:37 p.m. Motion carried 9 ayes, 0 nays.

2e. APPROVED**

Bid No. 5703-15 awarded to Huitt-Zollars, Inc. in the amount of \$119,995.00 for the Design Services for Bobtown Road and Waterhouse Boulevard.

This request is to provide funding for additional engineering design services to the original contract approved at the August 18, 2015 City Council Meeting. In order to maximize cost savings, staff would like to combine a separate Water Department project in the area. This will include a 24" water line upgrade on South Country Club Road from Rowlett Road to Bobtown Road and on Bobtown Road from Waterhouse Boulevard to a point approximately 450 feet west of the intersection of Bobtown and Roan Roads.

3a. POSTPONED

Consider the application of CBRE, Inc., requesting approval of 1) a change in zoning from Industrial (IN) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care-Nursing/Convalescent Care Facility. This property is located at the northwest corner of West Walnut Street and Peggy Lane. (File No. Z-16-27, District 8).

Being a 506,239 square feet or 11.6217-acre tract of land situated in the John W. Keen Survey, Abstract No. 738, City of Garland, Dallas County, Texas, being all of Lot 1R, Block 1, Baylor Medical Office, an addition to the City of Garland, Dallas County, Texas according to the plat recorded in Instrument No. 200600277215, Official Public Records, Dallas County, Texas, as conveyed to Baylor Health Care System by Special Warranty Deed recorded in Volume 2004239, Page 4474 and by Deed Warranty recorded in Instrument No. 200600149048, Official Public Records, Dallas County, Texas. The subject property is located at the northwest corner of West Walnut Street and Peggy Lane.

This item was postponed from the October 18, 2016 Regular Meeting.

The Council, by concurrence, postponed this item to the January 17, 2017 Regular Session.

3b. APPROVED

Consider the application of RGM Architects 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) 12-56 District for Community Retail. This property is located at 4940 N. Garland Avenue. (File No. Z-16-31, District 1).

Being approximately a 0.84-acre tract of land and identified as Lot 3, Block 1, of Mayor Foundation Addition No. 2 Lots 1-7, Block 1, an addition to the City of Garland, Texas. This property is located at 4940 N. Garland Avenue.

Mayor Athas opened the hearing at 7:38 p.m. The speaker on this item was Kira Wauwie, Principal Planner. Motion was made by Council Member Gibbons to approve the application based on staff and Plan Commission recommendation, seconded by Council Member Aubin, to close the hearing at 7:46 p.m. Motion carried 9 ayes, 0 nays.

3c. APPROVED

Consider the application of RGM Architects 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) 12-56 District for Community Retail. This property is located at 4920 N. Garland Avenue. (File No. Z 16-32, District 1).

Being approximately a 0.84-acre tract of land and identified as Lot 2, Block 1, of Mayor Foundation Addition No. 2 Lots 1-7, Block 1, an addition to the City of Garland, Texas. This property is located at 4920 N. Garland Avenue.

Mayor Athas opened the hearing at 7:47 p.m. The speaker on this item was Kira Wauwie, Principal Planner. Motion was made by Council Member Gibbons to approve the application based on staff and Plan Commission recommendation, seconded by Mayor Pro Tem LeMay, to close the hearing at 7:50 p.m. Motion carried 9 ayes, 0 nays.

3d. APPROVED

Consider the application of Clinton Coultias requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located on the south and west side of Broadway Boulevard, approximately 500 feet southeast from the intersection of Broadway Boulevard and East Centerville Road. (File No. Z16-37, District 4).

Being an approximate 0.827-acre tract of land and a portion of Lot 1, Block 1, of the replat of Lot 1-RR and Lot 3-R, Block 1, of the Broadway Crossing Addition, an addition to the City of Garland, Dallas, County, Texas, according to the plat thereof recorded in Volume 93252, Page 2780, Map Records,

Dallas County, Texas. This property is located on the south and west side of Broadway Boulevard, approximately 500 feet southeast from the intersection of Broadway Boulevard and East Centerville Road.

Mayor Athas opened the hearing at 7:51 p.m. The speakers on this item were Josue De la Vega, Development Planner, Will Guerin, Planning Director and Miguel Villareal, applicant. Motion was made by Council Member Williams to approve the application based on staff and Plan Commission recommendation, seconded by Mayor Pro Tem LeMay, to close the hearing at 8:16 p.m. Motion carried 9 ayes, 0 nays.

3e. APPROVED

Consider the application of the City of Garland requesting approval of a Change in Zoning from Planned development (PD) 77-88 District for Retail Uses to Single-Family-7 (SF-7) District. The subject properties are located at the north corner of Little Lane and Robin Road. (File No. Z 16-40, District 4).

The subject properties, comprised of approximately 2.9 acres, are generally located north and northeast of the corner of Little Lane and Robin Road.

Mayor Athas opened the hearing at 8:17 p.m. The speaker on this item was Will Guerin, Planning Director and Sandra Brown. Motion was made by Council Member Williams to approve the application based on staff recommendation, seconded by Council Member Stanley, to close the hearing at 8:25 p.m. Motion carried 9 ayes, 0 nays.

4. APPROVED

Public Hearing and Consideration to Adopt an Updated Impact Fee Ordinance Establishing New Roadway and Water Impact Fees.

The City Council will continue the public hearing from November 15, 2016 to consider the adoption of an updated Impact Fee Ordinance, including an amendment of the Land

Use Assumptions and Capital Improvements Plan and the establishment of new Maximum Roadway and Water Impact Fees.

Mayor Athas opened the hearing at 8:26 p.m. The speaker on this item was Will Guerin, Planning Director. Motion was made by Council Member Aubin to approve the Impact Fees, seconded by Council Member Cahill, to close the hearing at 8:32 p.m. Motion carried 9 ayes, 0 nays.

5. Garland Development Code Amendment

Public Hearing and Consideration of an amendment to Chapter 2: Zoning Regulations, Article 5, Division 2 – Land Use Matrix, Section 2.51 of the Garland Development Code (GDC), Ordinance 6773, regarding Self-Storage Facilities (mini-warehouse) in the Light Commercial (LC) District.

Mayor Athas opened the hearing at 8:34 p.m. The speaker on this item was Will Guerin, Planning Director. Motion was made by Council Member Stanley to approve the amendment, seconded by Mayor Pro Tem LeMay, to close the hearing at 8:38 p.m. Motion carried 9 ayes, 0 nays.

6. CITIZEN COMMENTS: W. C. Borne, Sr.
Sydney Brown
William Brian Dungan
Joel Brewer
Patricia A. Krupa
Pat White
Lauren B. Noblett
Katherine S. Borne
Denise Duval Borne
Mandy Harrell
Sandra Brown

