

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

Council Chambers, City Hall

200 North Fifth Street, Garland, Texas

September 18, 2012

7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

The Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the north side of City Hall and the building may be accessed by a sloped ramp from the parking area to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2403 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.**

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- **Sustainable quality development and redevelopment**
- **Financially stable government with tax base that supports community needs**
- **Defends rightful powers of municipalities**
- **Fully informed and engaged citizenry**
- **Consistent delivery of reliable City services**
- **Safe, family-friendly neighborhoods**
- **Embrace diversity**

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the August 30, 2012 Special Meeting and September 4, 2012 Regular Meeting.

2. Consider approval of the following bids:

- a. Ray Olinger Unit No. 3 Generator Repair Bid No. 3017-12

Toshiba	\$733,200.00
HPI	116,306.00
Contingency	<u>71,123.40</u>
TOTAL	<u>\$920,629.40</u>

This request is to provide all parts and labor necessary to repair Ray Olinger Unit No. 3 Generator.

- b. Ray Olinger Unit No. 3 Turbine Maintenance Bid No. 3018-12

HPI	\$463,589.00
Contingency	<u>69,538.35</u>
TOTAL	<u>\$533,127.35</u>

This request is to provide all labor and equipment necessary for the Ray Olinger Unit No. 3 Turbine major maintenance project.

- c. Parts for Ray Olinger Unit No. 3 Turbine Maintenance Bid No. 3019-12

Mechanical Dynamics	\$50,030.00
Technical Hardfacing	19,300.00
Fajon Machining	12,770.00

Alin Machining	7,285.00
Contingency	<u>18,500.00</u>
TOTAL	<u>\$107,885.00</u>

This request is to provide all necessary turbine parts for the Ray Olinger Unit No. 3 Turbine Maintenance Project.

d. Old Wylie Switchyard Improvements **Bid No. 3048-12**

Bass Site Solutions	\$333,419.40
Contingency	<u>35,000.00</u>
TOTAL	<u>\$368,419.40</u>

This request is to provide labor, equipment, and materials required to perform site improvements at the Old Wylie Switchyard.

e. Aggregates **Bid No. 3089-12**

DFW Materials	\$132,700.00
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This request is for the purchase of sandy loam and grade 6 rock for the rehabilitation, reconstruction, and maintenance of street and alley pavement.

f. Cutaway Vans with Service Bodies **Bid No. 3111-12**

Sam Pack's Five Star Ford	\$114,830.26
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This request is for the purchase of two cutaway vans with service bodies for Garland Power & Light for use in daily operations.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File 12-38, Tiffany Enriquez

Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for Child Care Center on a 4.65-acre

tract of land zoned Planned Development District (PD 78-87) for Retail Uses located at 2121 Northwest Highway, Suites 116 and 117.

b. Zoning File No. 12-39, Cornerstone United Methodist Church

Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for Child Care Center on a 4.42-acre tract of land zoned Agriculture District located at 7502 North Garland Avenue.

4. Consider a resolution abandoning, releasing, and quitclaiming a certain utility easement.

At the September 4, 2012 Work Session, Council considered abandoning an existing utility easement in an effort to help Garland Independent School District facilitate the expansion of South Garland High School.

5. Consider a resolution authorizing the Mayor to execute four easement agreements with Dallas Area Rapid Transit for grading, drainage, and fencing improvements in relation to the Blueline Light Rail extension from the Downtown Garland Station to the Garland city limits.

During the preliminary design phase of the DART Blueline Extension, the City agreed to allow the encroachment by DART onto four parcels of City-owned land in exchange for architectural enhancements to the DART bridge over the Kansas City Railway near the Downtown Garland Station and the enhancements to the Rainbow Estates neighborhood screening wall along the DART line extension. At the September 4, 2012 Work Session, Council considered authorizing an easement agreement conveying the easement parcels to DART for the extension of the Blueline Light Rail to Rowlett.

6. Consider an ordinance approving and authorizing the issuance of commercial paper notes, in an aggregate principal amount at any one time outstanding not to exceed \$135,000,000 to provide interim financing to pay project costs for eligible projects and to refund obligations issued in connection with an eligible project; authorizing such short term obligations to be issued, sold and delivered in various forms, including commercial paper notes and a bank note, and prescribing the terms, features and characteristics of such instruments; approving and authorizing certain authorized officers and employees of

the City to act on behalf of the City in the selling and delivery of such short term obligations, within the limitations and procedures specified herein; making certain covenants and agreements in connection therewith; providing for the payment of the commercial paper notes and a loan note; resolving other matters incident and related to the issuance, sale, security and delivery of commercial paper notes, including the approval of an issuing and paying agent agreement, a reimbursement agreement and a dealer agreement; approving the use of an offering memorandum in connection with the sale from time to time of such short term obligations.

At the September 4, 2012 Work Session, Council considered establishing a three-year Electric Utility System Commercial Paper Program. Implementation of a program is required to provide cost effective, short-term funding for transmission line improvements to the Electric Utility System.

7. **Consider a resolution authorizing the City Manager to execute a Master Agreement with Dallas County for Major Capital Improvement Program Projects.**

The existing Master Agreement between the City of Garland and Dallas County concerning joint participation on Major Capital Improvement Program (MCIP) projects expired in July 2012. A new Master Agreement is required establishing the governing and general financial responsibilities for each agency with respect to MCIP projects. This item was considered by Council at the September 4, 2012 Work Session.

8. **Consider a resolution appointing Lisa C. Palomba as City Secretary.**

Pursuant to Article IV, Section 5 of the City Charter, the City Council hereby appoints Lisa C. Palomba as City Secretary.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

9. Hold a public hearing on the following zoning case:

Consider the application of GTE Southwest, Inc. d/b/a Verizon Southwest requesting approval of 1) a Planned Development (PD) District to allow Antenna, Commercial Type 2 by Specific Use Permit only and 2) a Specific Use Permit for Antenna, Commercial Type 2 on property zoned Office 1 (O-1) District. The property is located at 3618 North Garland Avenue. File No. 12-40

The proposal is for approval of a Specific Use Permit for an existing cell tower for Verizon Southwest. At the August 27, 2012 meeting, the Plan Commission (by a 9 to 0 vote) recommended approval of the Specific Use Permit for a period of 25 years tied to GTE Southwest, Inc. d/b/a Verizon Southwest as recommended by staff.

10. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

11. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Verizon FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.

**Minutes of the City Council Special Called
Public Hearing on Budget and Tax Rate
August 30, 2012**

The City Council of the City of Garland convened in special session at 7:00 p.m. on Thursday, August 30, 2012, in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

Mayor	Ronald E. Jones
Mayor Pro Tem	John Willis
Deputy Mayor Pro Tem	Preston Edwards
Council Member	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	B. J. Williams
Council Member	Lori Barnett Dodson
Council Member	Rick Williams

COUNCIL ABSENT: Council Member Jim Cahill

STAFF PRESENT:	City Manager	William E. Dollar
	City Attorney	Brad Neighbor
	Interim City Secretary	Elaine Simpson

CALL TO ORDER: The meeting was called to order by Mayor Ronald E. Jones who led the invocation and the pledge of allegiance.

Mayor Jones called the Public Hearings to Order at 7:02 p.m.:

1. Hold a public hearing regarding the 2012-13 Proposed Budget.

There were no speakers.

2. Hold a public hearing regarding the 2012-13 Proposed Tax Rate of 70.46 cents per \$100 of valuation, which does not exceed 103 percent of the effective tax rate of 71.48 cents or the rollback rate of 74.23 cents.

	<u>2012 Proposed Tax Rate</u>		
	<u>Current</u>	<u>Change</u>	<u>Proposed</u>
O&M	39.40	0.00	39.40
Debt Service	<u>31.06</u>	<u>0.00</u>	<u>31.06</u>
TOTAL TAX RATE	70.46	0.00	70.46

There were no speakers.

3. Adjourn.

There being no further business before the Council the Public Hearings were closed and the meeting was adjourned at 7:02 p.m..

CITY OF GARLAND

Signed:

Mayor Ronald E. Jones

Attest:

Interim City Secretary

The City Council of the City of Garland, Texas convened in regular session at 7:00 PM on Tuesday, September 4, 2012, in the Council Chambers at City Hall with the following members present:

Mayor	Ronald E. Jones
Mayor Pro Tem	John Willis
Deputy Mayor Pro Tem	Preston Edwards
Councilmember	Marvin 'Tim' Campbell
Councilmember	Anita Goebel
Councilmember	B.J. Williams
Councilmember	Lori Barnett Dodson
Councilmember	Rick Williams
Councilmember	Jim Cahill

STAFF PRESENT:	City Manager	William E. Dollar
	City Attorney	Brad Neighbor
	Interim City Secretary	Elaine Simpson

CALL TO ORDER: The meeting was called to order by Mayor Ronald E. Jones. Mayor Jones led the invocation and the pledge of allegiance.

CEREMONIAL: Proclamation: Hispanic Heritage Month

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Motion was made by MPT Willis, seconded by Deputy MPT Edwards, to approve 1., 2.a., 2.b., 2c., 2.d., 3a., 3.b., 4., 5., 6., and 7. Motion carried unanimously with 9 Ayes; 0 Nays; and 0 Abstentions.

1. Approved** Consider approval of the minutes of the August 14, 2012 Special Meeting and August 21, 2012 Regular Meeting.

2.a. Approved** Award Bid No. 3032-12 for One-Ton Trucks to Randall Reed's Prestige Ford for \$159,877.00 for four one-ton replacement trucks for various departments.

2.b. Approved** Award Bid No. 3045-12 for Overhead Maintenance and Construction to T & D Solutions in the amount of \$500,000.00 for labor and equipment necessary to remove and replace electric overhead facilities for maintenance or construction purposes for Garland Power & Light.

- 2.c. Approved** Award Bid No. 3047-12 for Upgrade Turbine Supervisory System (TSI) to Metrix Instrument Company in the amount of \$110,075.00 for Ray Olinger Unit 3 Turbine replacement.
- 2.d. Approved** Award Bid No. 3094-12 for Replacement of Cisco Network Equipment to INX, Inc. in the amount of \$243,674.86 for replacement of aging network routers and switches at various locations in the City.
- 3.a. Approved** Approve Ordinance #6563 regarding Zoning File No. 12-34, applicant being Illiana Rojas, approving a Specific Use Permit for a Reception Facility on property zoned Industrial 1 (1-1) on a 6.803-acre tract located at 2800 West Kingsley Road, Suites 100 and 101.
- 3.b. Approved** Approve Ordinance # 6564 regarding Zoning File No. 12-37, approving request of applicant Provence @ Firewheel, for an amendment to Planned Development (PD) District 04-19 for Single Family Uses regarding regulation of garages on thirteen lots not served by an alley on a 138.51-acre tract of land known as Provence @ Firewheel located west of Lavon Drive/SH 78, southeast of Talley Road, and east of Brand Road.
- 4.Approved** Approve Resolution #10068 authorizing the City Manager to execute an engineering services agreement with R-Delta Engineers, Inc. for completing the limited topographic surveying and mapping, electrical engineering, civil engineering, structural engineering, and municipal planning and permitting coordination necessary to expand Rosehill Substation for a total not-to-exceed amount of \$106,000 (includes \$10,320 contingency for unforeseen design requirements).
- 5.Approved** Approve Resolution #10069 authorizing the City Manager to execute an engineering services agreement

with R-Delta Engineers, Inc., for completing topographic surveying and mapping, electrical engineering, civil engineering, structural engineering, geotechnical engineering, landscape architecture, landscape irrigation design and municipal planning and permitting coordination to demolish and reconstruct Wynn Joyce Substation for a total not-to-exceed amount of \$354,000 (includes \$32,240 contingency for unforeseen design requirements).

6. Approved**

Approve Ordinance # 6565 amending the tax roll of the City of Garland. Council annually amends the tax roll to reflect uncollected ad valorem taxes, as necessary to meet generally accepted accounting principles, avoid overstatement of accounts receivable on the balance sheet and avoid risk of a qualified audit opinion from the external auditors.

7. Approved**

Approve Resolution #10070 accepting a Texas Department of Transportation Selective Traffic Enforcement Program Single Year 2013 Comprehensive Grant in the amount of \$507,651.97.

8. Held

Hold a public hearing regarding the 2012-13 Proposed Budget and Tax Rate. Section 5, Article VII, of the City Charter requires that a public hearing be held on the Proposed Budget for the coming fiscal year. At the public hearing, all interested persons shall be given an opportunity to be heard for or against any proposed item in the Budget, including the proposed tax rate.

Mayor opened the Public Hearing at 7:07 p.m.

Speakers were: Dorothy Zimmerman, Larry Jeffus, Robert Stankiewicz, Randall Dunning and Laura Perkins Cox.

Mayor closed the Public Hearing at 7:46 p.m.

9. Approved

Consider Ordinance #6566 adopting the operating budget for fiscal year 2012-13, providing budgetary

appropriations for the various funds of the City, amending the current budget as revised and authorizing the City Manager to make adjustments.

Motion was made by MPT Willis, seconded by Deputy MPT Edwards, to approve ordinance adopting the budget as presented. The motion carried unanimously by a vote of 9 Ayes; 0 Nays and 0 Abstentions.

10. Approved

Consider Ordinance #6567 fixing the tax rate and tax levy for the City of Garland for the fiscal year 2012-13 upon all taxable property in the City of Garland in conformity with the laws of the State of Texas and the Charter provisions and ordinances of the City of Garland; repealing all ordinances, or parts of ordinances, in conflict therewith, setting ad valorem tax rate of 70.46 cents per \$100 of valuation for the fiscal year beginning October 1, 2012.

Motion was made by MPT Willis, seconded by Deputy MPT Edwards, to approve ordinance adopting the tax rate as presented. The motion carried unanimously by a vote of 9 Ayes; 0 Nays and 0 Abstentions.

11. Approved

Consider Ordinance #6568 amending various sections of Section 50, "Utility Rates and Fees" of the Code of Ordinances of the City of Garland, relating to fees charged for various services provided by the City, including creation of certain rates and fees and adjustments to existing rates and fees.

Motion was made by MPT Willis, seconded by Deputy MPT Edwards, to approve ordinance adopting the Fee Ordinance as presented. The motion carried unanimously by a vote of 9 Ayes; 0 Nays and 0 Abstentions.

12. Approved

Consider Ordinance #6569 establishing Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each classification; prescribing the base salary and types of

pay for those classifications. Pursuant to Title 5, Chapter 143 of the Local Government Code of Texas, the Council must establish the civil service classifications in the Police and Fire Departments; the number of positions in each classification, the base salary and the types of incentive pays for each classification.

Motion was made by MPT Willis, seconded by Deputy MPT Edwards, to approve ordinance, as presented, to establish Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each classification; prescribing the base salary and types of pay for those classifications. The motion carried unanimously by a vote of 9 Ayes; 0 Nays and 0 Abstentions.

13. Held and Denied

Hold a public hearing to consider the application of Oscar Heydari, requesting approval of a variance to Section XII.4 of the Downtown Development Standards regarding required parking lot landscaping on property zoned Commercial (C-2) District. The property is located at 119 Main Street. The proposal is for approval of a variance to the Downtown Development Standards requiring a minimum of 5% of the parking area to be landscaped and one large tree for every ten parking spaces. (File DD 12-01)

Addressing this item was Neil Montgomery, Senior Managing Director of Development Services.

The Mayor opened the public hearing at 7:54 pm.

Speaker was Mr. Oscar Heydari, the applicant.

Motion was made by Councilmember Goebel, seconded by Councilmember Rick Williams, to close the public hearing at 8:07 p.m. and deny the request. The motion carried by a vote of 7 Ayes (Goebel, Cahill, Dodson, Jones, Edwards, R. Williams, Campbell); 2 Nays (B.J. Williams, J. Willis) and 0 Abstentions.

14. a. Held and Approved Hold a Public Hearing and consider application of

Tiffany Enriquez requesting approval of a Specific Use Permit for Child Care Center on property zoned Planned Development (PD) 78-87 District for Retail Uses. The property is located at 2121 Northwest Highway, Suites 116 and 117. (Zoning File Z #12-38).

Addressing this item was Neil Montgomery, Senior Managing Director of Development Services.

The Mayor opened the public hearing at 8:10 pm.

Speaker was Sherry Washington, for the Applicant.

Motion was made by MPT Willis, seconded by Deputy MPT Edwards, to close the public hearing at 8:21p.m. and to approve the request as recommended. Motion carried by unanimous vote of 9 Ayes; 0 Nays and 0 Abstentions.

14.b. Held and Approved

Consider the application of Cornerstone United Methodist Church requesting approval of a Specific Use Permit for Child Care Center on property zoned Agriculture (AG) District. The property is located at 7502 North Garland Avenue and is located at the site of a church. (Zoning File Z #12-39)

Addressing this item was Neil Montgomery, Senior Managing Director of Development Services.

The Mayor opened the public hearing at 8:22 pm.

There were no speakers.

Motion was made Councilmember Campbell, seconded by Councilmember Dodson, to close the public hearing at 8:23p.m. and to approve the request as recommended. Motion carried by unanimous vote of 9 Ayes; 0 Nays and 0 Abstentions.

15.Appointed

Consider appointments to Boards and Commissions.

Councilmember Rick Williams nominated Manjula Shrivastava to the Citizens Environmental and Neighborhood

Advisory Committee (CENAC) and motion carried
unanimously with a vote of 9 Ayes; 0 Nays and 0 Abstentions.

16. Citizen comments.

There were no speakers.

There being no further business to come before the City Council, Mayor Jones adjourned the meeting at 8:24 p.m.

CITY OF GARLAND

Signed:

Mayor Ronald E. Jones

Attest:

Elaine Simpson, Interim City Secretary



GARLAND
PURCHASING

Bid No.: 3017-12
Agenda Item: 2a
Meeting: Council
Date: 09/18/12

Purchasing Report

RAY OLINGER UNIT #3 GENERATOR REPAIR OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this Contract is to provide all parts and labor necessary to repair Ray Olinger Unit #3 Generator. Repairs include rotor rewind, stator rewedge, and onsite field repair and technical service. Due to the complex nature of the repairs, an optional contingency has been added for unforeseen additional work. This purchase is funded from the 2012 Capital Improvement Program. Expenditure will not exceed appropriated funding.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Toshiba	1	\$733,200.00
HPI	1	116,306.00
Contingency	1	71,123.40
TOTAL:		\$920,629.40

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.
Director of Purchasing

William E. Dollar
City Manager

Date: 09/07/12

Date: 9/10/12

FINANCIAL SUMMARY:

Total Project/Account: \$ 1,570,000
Expended/Encumbered to Date: -0-
Balance: \$ 1,570,000
This Item: 920,630
Proposed Balance: \$ 649,370

Ron Tiffany 09/10/12
Budget Analyst Date

Ron Young 09/10/12
Budget Director Date

Operating Budget: ☒ CIP: ☐ Year: 2012-13

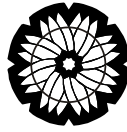
Document Location: Page C-10 (Proposed)

Account #: 215-3449-3158501-6051
(EC-P5585-001-01-6051)

Fund/Agency/Project – Description:
Repair of Olinger Unit #3 Generator

Comments:
2012-13 Operating Transfer to CIP

[illegible]



GARLAND

PURCHASING

Executive Summary **Bid 3017-12**

Ray Olinger #3 Generator Rotor Rewind and Stator Rewedge

Recommended Vendors:

Toshiba	\$733,200.00
HPI	\$116,306.00
Contingency	<u>\$71,123.40</u>

Total Recommended Award: \$920,629.40

Basis for Award:

Straight Low Bids

Purpose:

The purpose of this contract is to provide parts and labor necessary for the Ray Olinger Plant Unit #3 Generator rotor rewind and stator rewedge.

Evaluation:

Notification of a pending Request for Bids was issued per Purchasing procedure.

Eight (8) bids were received and evaluated. Toshiba and HPI were the low bidders on their respective proposals.

Recommendation:

Staff recommends awarding the contract to Toshiba for the rotor rewind and stator rewedge and HPI for the onsite generator field repair and technical support.

Funding Information:

2012 CIP Account 215-3449-3158501-6051 Job Cost EC-P5585-001-01-6051

Department Director:

Aubrey Harris, GP&L Production Director, 972-205-6540



GARLAND
PURCHASING

Bid No.: 3018-12
Agenda Item: 2b
Meeting: Council
Date: 9/18/2012

Purchasing Report

RAY OLINGER #3 TURBINE MAINTENANCE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this Contract is to provide all labor and equipment necessary for the Olinger Plant Unit #3 Turbine major maintenance project. This purchase is funded from the 2012 Capital Improvement Program. Due to the complex nature of the maintenance, an optional contingency has been added for unforeseen additional work. Expenditure will not exceed appropriated funding.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
HPI	ALL	\$463,589.00
Contingency		69,538.35
TOTAL:		\$533,127.35

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.
Director of Purchasing

William E. Dollar
City Manager

Date: 9/7/2012

Date: 9/10/12

FINANCIAL SUMMARY:

Total Project/Account: \$ 1,570,000
Expended/Encumbered to Date: 920,630
Balance: \$ 649,370
This Item: 533,127
Proposed Balance: \$ 116,243

Ron Tiffany 09/10/12
Budget Analyst Date

Ron Young 09/10/12
Budget Director Date

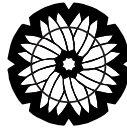
Operating Budget: ☒ CIP: ☐ Year: 2012-13

Document Location: Page C-10 (Proposed)

Account #: 215-3449-3158501-6051
(EC-P5585-001-1-6051)

Fund/Agency/Project – Description:
Labor and Equipment for Olinger Unit #3
Turbine Major Maintenance Project

Comments:
2012-13 Operating Transfer to CIP



GARLAND

PURCHASING

Executive Summary Bid 3018-12 Ray Olinger #3 Turbine Maintenance

Recommended Vendor:

HPI

Total Recommended Award:

\$533,127.35

Basis for Award:

Lowest Responsible Bidder

Purpose:

The purpose of this contract is to provide all labor and equipment necessary for the Ray Olinger Plant Unit #3 Turbine major maintenance project.

Evaluation:

Notification of a pending Request for Bids was issued per Purchasing procedure.

Five (5) Bids were received and evaluated. Turbo Care was apparent low bidder but did not include the required blast cleaning and non-destructive examination.

Recommendation:

Staff recommends awarding the contract to HPI as lowest responsible bidder meeting all specifications and requirements.

Funding Information:

2012 CIP Account #215-3449-3158501-6051 Job Cost EC-P5585-001-01-6051

Department Director:

Aubrey Harris, GP&L Production Director, 972-205-6540



GARLAND
PURCHASING

Bid No.: 3019-12
Agenda Item: 2c
Meeting: Council
Date: 09/18/12

Purchasing Report

PARTS FOR RAY OLINGER PLANT UNIT #3 TURBINE MAINTENANCE OPEN MARKET

PURCHASE JUSTIFICATION:

This purpose of this Contract is to provide all necessary turbine parts for the Olinger Unit #3 Turbine Maintenance Project. This purchase is funded from the 2012 Capital Improvement Program. Due to the complex nature of the maintenance, an optional contingency has been added for unforeseen additional parts. Expenditure will not exceed appropriated funding.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Fajon Machining	1, 2, & 3	\$ 12,770.00
Alin Machining	6, 9, & 40	7,285.00
Technical Hardfacing	4, 7, 10, 41, 42, 44 & 45	19,300.00
Mechanical Dynamics	5, 8, 11, 12-39, & 43	50,030.00
Contingency		18,500.00
	TOTAL:	\$107,885.00

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.
Director of Purchasing

William E. Dollar
City Manager

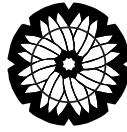
Date: 09/07/12

Date: 9/10/12

FINANCIAL SUMMARY:

Total Project/Account:	\$ 1,570,000	Operating Budget:	<input checked="" type="checkbox"/>	CIP:	<input type="checkbox"/>	Year:	2012-13
Expended/Encumbered to Date:	1,453,757	Document Location:	Page C-10 (Proposed)				
Balance:	\$ 116,243	Account #:	215-3449-3158501-6051 (EC-P5585-001-01-6051)				
This Item:	107,885	Fund/Agency/Project – Description:	Parts for Olinger Unit #3 Turbine Maintenance Project				
Proposed Balance:	\$ 8,358	Comments:	2012-13 Operating Transfer to CIP				
Ron Tiffany	09/10/12						
Budget Analyst	Date						
Ron Young	09/10/12						
Budget Director	Date						

CITY OF GARLAND - BID RECAP SHEET				Alin Machining (HUB)		Fajon Machining		Turbo Care		AB Farrell		Steam Specialties		Technical Hardfacing Machining		Action Turbine Repair Service		HPI		Mechanical Dynamics Analysis	
OPENED: 07/13/12 REQ. NO. PR30284 BID NO. 3019-12 PAGE: 1 of 1 BUYER: Rose Berger																					
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1		DEFELECTOR-HP			\$3,910.00	\$3,910.00					\$5,360.00	\$5,360.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$5,433.75	\$5,433.75	\$5,000.00	\$5,000.00
2	1		DEFELECTOR-#2 BRG.			\$5,110.00	\$5,110.00													\$8,600.00	\$8,600.00
3	1		DEFELECTOR-#2 BRG /INNER			\$3,750.00	\$3,750.00					\$5,680.00	\$5,680.00	\$6,175.00	\$6,175.00	\$4,875.00	\$4,875.00	\$5,232.50	\$5,232.50	\$5,500.00	\$5,500.00
4	1		DEFELECTOR-COUPLING			\$4,950.00	\$4,950.00					\$7,690.00	\$7,690.00	\$4,875.00	\$4,875.00			\$7,302.50	\$7,302.50	\$4,900.00	\$4,900.00
5	12		BEARING-DU (655A709-006)	\$20.00	\$240.00	\$25.00	\$300.00					\$10.00	\$120.00	\$55.00	\$660.00			\$9.78	\$117.36	\$5.00	\$60.00
6	2		CROSSHEAD (751C460-001)	\$3,200.00	\$6,400.00	\$4,500.00	\$9,000.00					\$6,000.00	\$12,000.00	\$5,195.00	\$10,390.00	\$3,855.00	\$7,710.00			\$9,000.00	\$18,000.00
7	1		SEAT VII-BYPASS			\$2,400.00	\$2,400.00							\$2,575.00	\$2,575.00	\$1,725.00	\$1,725.00			\$0.00	\$0.00
8	8		CAP SCREW-COVER	\$55.00	\$440.00	\$90.00	\$720.00	\$241.00	\$1,928.00	\$241.00	\$1,928.00	\$75.00	\$600.00	\$135.00	\$1,080.00	\$54.00	\$432.00	\$37.08	\$296.64	\$46.00	\$368.00
9	1		PIN-ROLLER-BYPASS	\$185.00	\$185.00	\$300.00	\$300.00							\$425.00	\$425.00	\$165.00	\$165.00			\$650.00	\$650.00
10	1		COVER-VALVE	\$1,600.00	\$1,600.00	\$1,350.00	\$1,350.00					\$1,650.00	\$1,650.00	\$1,150.00	\$1,150.00	\$485.00	\$485.00			\$1,200.00	\$1,200.00
11	8		BEARING-DU			\$75.00	\$600.00					\$30.00	\$240.00	\$75.00	\$600.00	\$29.00	\$232.00			\$14.00	\$112.00
12	1		RING-R01 (HP BOX)	\$1,800.00	\$1,800.00			\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$3,100.00	\$3,100.00							\$1,450.00	\$1,450.00
13	6		SPRING-R01	\$35.00	\$210.00			\$30.00	\$180.00	\$30.00	\$180.00	\$90.00	\$540.00							\$40.00	\$240.00
14	1		RING-R02 (HP BOX)	\$2,100.00	\$2,100.00			\$1,626.00	\$1,626.00	\$1,626.00	\$1,626.00	\$3,200.00	\$3,200.00							\$1,750.00	\$1,750.00
15	6		SPRING-R02	\$35.00	\$210.00			\$30.00	\$180.00	\$30.00	\$180.00	\$90.00	\$540.00							\$40.00	\$240.00
16	2		RING-R03 & 04 (HP CASING)	\$2,800.00	\$5,600.00			\$2,585.00	\$5,170.00	\$2,585.00	\$5,170.00	\$3,400.00	\$6,800.00							\$1,750.00	\$3,500.00
17	12		SPRING-R03 & 04	\$35.00	\$420.00			\$30.00	\$360.00	\$30.00	\$360.00	\$90.00	\$1,080.00							\$40.00	\$480.00
18	3		RING-R05-07 (HP CASING)	\$2,800.00	\$8,400.00			\$2,749.00	\$8,247.00	\$2,749.00	\$8,247.00	\$3,200.00	\$9,600.00							\$2,350.00	\$7,050.00
19	18		SPRING-R05-07	\$35.00	\$630.00			\$30.00	\$540.00	\$30.00	\$540.00	\$90.00	\$1,620.00							\$40.00	\$720.00



GARLAND

PURCHASING

Executive Summary **Bid 3019-12** **Parts for Ray Olinger Plant Unit #3 Turbine Maintenance**

Recommended Vendors:

Fajon Machining	\$12,770.00
Alin Machining	\$7,285.00
Technical Hardfacing	\$19,300.00
Mechanical Dynamics	\$50,030.00
Contingency	\$18,500.00
Total Recommended Award:	\$107,885.00

Basis for Award:

Lowest Responsible Bidders

Purpose:

The purpose of this contract is to provide the necessary parts for the Ray Olinger Plant Unit #3 Turbine Maintenance.

Evaluation:

Notification of a pending Request for Bids was issued per Purchasing Procedure. Nine (9) bids were received and evaluated.

The bid award was split among four (4) vendors based on providing the best quality parts that meet original manufacturer operating standards as recommended by GP&L's Technical Consultant.

Recommendation:

Staff recommends awarding the contract to the bidders recommended by GP&L's Technical Consultant.

Funding Information:

2012 CI P Account 215-3449-3158501-6051 Job Cost EC-P5585-001-01-6051

Department Director:

Aubrey Harris, GP&L Production Director, 972-205-6540



GARLAND
PURCHASING

Bid No.: 3048-12
Agenda Item: 2d
Meeting: Council
Date: 09/18/12

Purchasing Report

OLD WYLIE SWITCHYARD IMPROVEMENTS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide labor, equipment, and materials required to perform site improvements at the Old Wylie Switchyard. This is an approved 2012 Capital Improvement Program project. An optional contingency had been included for any unforeseen additional work that may be required. Expenditure will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Bass Site Solutions	1	\$333,419.40
Contingency		35,000.00
TOTAL:		\$368,419.40

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.
Director of Purchasing

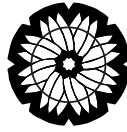
William E. Dollar
City Manager

Date: 09/05/12

Date: 9/10/12

FINANCIAL SUMMARY:

Total Project/Account:	\$ 500,000	Operating Budget:	<input type="checkbox"/>	CIP:	<input checked="" type="checkbox"/>	Year:	2012
Expended/Encumbered to Date:	43,572	Document Location:	Page E11				
Balance:	\$ 456,428	Account #:	217-3799-3174701-7111 (Job Cost #EC-S7747-001-7111)				
This Item:	368,419	Fund/Agency/Project – Description:	Electric CIP Fund – Provide Labor, Equipment, and Materials for Site Improvements at Old Wylie Switchyard				
Proposed Balance:	\$ 88,009	Comments:	Amount includes contingency for unforeseen work that may be required. Total expenditures will not exceed appropriated amounts.				
Trent Schulze	09/06/12						
Budget Analyst	Date						
Ron Young	09/06/12						
Budget Director	Date						



GARLAND

PURCHASING

Executive Summary **Bid 3048-12** **Old Wylie Switchyard Site Improvements**

Recommended Vendor:

Bass Site Solutions

Total Recommended Award:

\$368,419.40

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this contract is to provide all labor, equipment and materials necessary to construct the Old Wylie Switchyard site improvements project.

Evaluation:

Notification of a pending Request for Bid was issued per Purchasing procedure. Three (3) bids were received and evaluated.

Bass Site Solutions was the straight low bidder.

Recommendation:

Staff recommends awarding the contract to Bass Site Solutions as Straight Low Bidder meeting all requirements of the specification.

Funding Information:

2012 CIP Account 217-3799-3174701-7111 Job Cost EC-S7747-001-7111

Department Director:

Art Martinez, Transmission & Distribution Director, 972-205-2669



GARLAND
PURCHASING

Bid No.: 3089-12
Agenda Item: 2e
Meeting: Council
Date: 09/18/12

Purchasing Report

AGGREGATES TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this Term Contract with two (2) optional renewals is to purchase Sandy Loam and Grade 6 Rock for the rehabilitation, reconstruction, and maintenance of street and alley pavement. The quantities are estimated and may be more or less depending on actual needs. Unit pricing will remain firm for the first year. Any subsequent price adjustments must be justified and mutually agreed upon. Expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DFW Materials	All	\$132,700.00
TOTAL:		<u>\$132,700.00</u>

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.
Director of Purchasing

William E. Dollar
City Manager

Date: 09/10/12

Date: 9/10/12

FINANCIAL SUMMARY:

Total Project/Account: \$ N/A
Expended/Encumbered to Date: N/A
Balance: \$ N/A
This Item: 132,700
Proposed Balance: \$ N/A

Budget Analyst	Date
Ron Young	09/10/12
Budget Director	Date

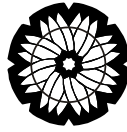
Operating Budget: ☒ CIP: ☐ Year: 2012-13

Document Location: Page D-112 (Proposed)

Account #: 451-6999

Fund/Agency/Project – Description:
Term Contract – Aggregates for Rehabilitation, Reconstruction, & Maintenance of Street & Alley Pavement

Comments:
Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.



GARLAND

PURCHASING

Executive Summary Bid 3089-12 Term Contract for Aggregates

Recommended Vendor:

DFW Materials

Total Recommended Award:

\$132,700.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this contract is to establish a term contract with two (2) renewal options for the purchase Sandy Loam and Grade 6 Rock for the rehabilitation, reconstruction and maintenance of street and alley pavement throughout the City.

Evaluation:

Requests for Bids were issued in accordance with Purchasing procedures. Five hundred eighty one (581) invitations to bid were issued.

DWF Materials was the sole bidder. They are the current contract provider for our aggregate contract and have performed well. Their bid is within budget, and they are capable of fulfilling the contract.

Recommendation:

Staff recommends awarding the contract to DFW Materials.

Funding Information:

FY 12/13 Budget

Department Director:

Steven L. Oliver, Director of Streets, 972-205-3558



GARLAND
PURCHASING

Bid No.: 3111-12
Agenda Item: 2f
Meeting: Council
Date: 09/18/12

Purchasing Report

CUTAWAY VANS WITH SERVICE BODIES OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this Contract is to provide two (2) cutaway vans with service bodies for Garland Power and Light to be used in their daily operations. These units were approved in the 2011-12 Equipment Replacement Fund. These units are being purchased from the State of Texas Contract 072-A1.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Sam Pack's Five Star Ford	All	\$114,830.26

TOTAL: \$114,830.26

BASIS FOR AWARD:

Purchasing Cooperative

Submitted by:

Gary L. Holcomb, CPPO, C.P.M.
Director of Purchasing

Reviewed by:

William E. Dollar
City Manager

Date: 09/10/12

Date: 9/10/12

FINANCIAL SUMMARY:

Total Project/Account: \$	1,760,388
Expended/Encumbered to Date:	1,641,557
Balance: \$	118,831
This Item:	114,831
Proposed Balance: \$	4,000

Ron Tiffany 09/10/12
Budget Analyst Date

Ron Young 09/10/12
Budget Director Date

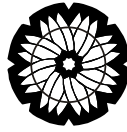
Operating Budget: ☒ CIP: ☐ Year: 2011-12

Document Location: Page 118

Account #: 444-3226-9009

Fund/Agency/Project – Description:
Equipment Replacement Fund (ERF) –
Two (2) Cutaway Vans with Service Bodies

Comments:
State of Texas Contract



GARLAND

PURCHASING

Executive Summary Bid 3111-12 Cutaway Vans with Service Body

Recommended Vendor:

Sam Pack's Five Star Ford

Total Recommended Award:

\$114, 830.26

Basis for Award:

Purchasing Cooperative

Purpose:

The purpose of this contract is to purchase two (2) replacement cutaway vans with service bodies for Garland Power and Light to be used in daily operations.

Evaluation:

These units are being provided through the State of Texas Contract, 072-A1.

Recommendation:

Staff recommends awarding the bid for cutaway vans to Sam Pack's Five Star Ford.

Funding Information:

444-3226-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



City Council Item Summary Sheet

☐ Work Session

☒ Agenda Item

Date: September 18, 2012

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 12-38 – Tiffany Enriquez

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Submitted By:

Neil Montgomery
Senior Managing Director of Development
Services

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PERMIT FOR CHILD CARE CENTER ON A 4.65-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT DISTRICT (PD 78-87) FOR RETAIL USES LOCATED AT 2121 NORTHWEST HIGHWAY, SUITES 116 AND 117; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of August, 2012, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Tiffany Enriquez**, and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1.

Ordinance No. 4647 is hereby amended by approving a Specific Use Permit for Child Care Center on a 4.65-acre tract of land zoned Planned Development District (PD 78-87) for Retail Uses located at 2121 Northwest Highway, Suites 116 and 117, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

Violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 5.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2012.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 12-38

Being a 4.65-acre tract of land identified as Lot 2, Block 1 of LBJ East No. 2, an addition to the City of Garland, as recorded in Volume 84184, Page 2284 of the Map Records of Dallas County, Texas. The property is located at 2121 Northwest Highway, Suites 116 and 117.

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 12-38

2121 Northwest Highway, Suites 116 and 117

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit a Kindergarten, Preschool or Child Care Center on the subject property.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the General Business (GB) District set forth in Section 25, 33, and 47 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a 10 year time period and tied to **Tiffany Enriquez**.
 - B. Days and Hours of Operation: The child care center will only operate Monday through Friday from 6:00 a.m. to 8:00 p.m.
 - C. Maximum Number of Students: The maximum allowable number of students is 60. Should additional parking become available the number of students may be increased in accordance with the parking ratio established by the Comprehensive Zoning Ordinance.
 - D. Parking Requirement: A minimum of 6 parking spaces are required for the Child Care Center.



City Council Item Summary Sheet

☐ Work Session

☒ Agenda Item

Date: September 18, 2012

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 12-39 – Cornerstone United Methodist Church

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Submitted By:

Neil Montgomery
Senior Managing Director of Development
Services

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PERMIT FOR CHILD CARE CENTER ON A 4.42-ACRE TRACT OF LAND ZONED AGRICULTURE DISTRICT LOCATED AT 7502 NORTH GARLAND AVENUE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of August, 2012, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Cornerstone United Methodist Church**, and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1.

Ordinance No. 4647 is hereby amended by approving a Specific Use Permit for Child Care Center on a 4.42-acre tract of land zoned Agriculture District located at 7502 North Garland Avenue, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

Violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 5.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2012.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 12-39

Being a 4.42-acre tract of land identified as Lot 1, Block 1 of Cornerstone United Methodist Church Addition, an addition to the City of Garland, as recorded in Volume 99091, Page 41 of the Map Records of Dallas County, Texas. The property is located at 7502 North Garland Avenue.

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 12-39

7502 N. Garland Avenue

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit a Kindergarten, Preschool or Child Care Center on the subject property.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Agriculture (AG) District set forth in Section 14, 33, and 46 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a 20 year time period and tied to **Cornerstone United Methodist Church**.
 - B. Days and Hours of Operation: The child care center will only operate Monday through Friday from 6:00 a.m. to 6:00 p.m.
 - C. Maximum Number of Students: The maximum allowable number of students is 46.
 - D. Parking Requirement: A minimum of 5 parking spaces are required for the Child Care Center.



City Council Item Summary Sheet

☐ Work Session

Date: September 18, 2012

☒ Agenda Item

Easement Abandonment on South Garland High School Property

Summary of Request/Problem

In an effort to help Garland Independent School District (GISD) facilitate the expansion of South Garland High School, the City agrees to abandon an existing utility easement across the property at 600 Colonel Drive. GISD has relocated the wastewater main and granted a new easement across their property.

This item was considered by Council at the September 4, 2012 Work Session.

Recommendation/Action Requested and Justification

Adopt a Resolution that authorizes the Mayor to execute a Deed Without Warranty.

Submitted By:

Michael C. Polocek, P.E.
Director of Engineering

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION ABANDONING, RELEASING, AND QUITCLAIMING A CERTAIN UTILITY EASEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Garland Independent School District ("the Property Owner"), granted and conveyed a utility easement ("the Easement") to the City of Garland, Texas by separate instrument recorded in Volume 367, Page 378 of the Real Property Records of Dallas County, Texas, and more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, the City has determined that a portion of the Easement, described as "Strip No. 1," is no longer needed for public use and should be abandoned and quitclaimed to the Property Owner;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City of Garland hereby abandons, releases, and quitclaims to the Property Owner its interest in and to that portion of the Utility Easement described as "Strip No. 1", which is more particularly depicted in Exhibit "A", attached hereto and incorporated herein by reference, and in no manner abandons that portion described as "Strip No. 2". To have and to hold to Property Owner and Property Owner's heirs, successors, and assigns forever.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2012.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"

**15' UTILITY EASEMENT
ABANDONMENT**

BEING all of a 15' wide Utility Easement described as "Strip No.1", as conveyed to the City of Garland, Texas, and recorded in Volume 367, Page 378, Deed Records of Dallas County, Texas, it being the intent to abandon only that portion described as "Strip No. 1", and that "Strip No. 2" as described in said conveyance is hereby unaffected and is to remain.

EXHIBIT A

UTILITY EASEMENT

JUL-28-64 198047

LS--NO

2150

THE STATE OF TEXAS

COUNTY OF DALLAS

Board of
That Marion D. Williams, President, Trustees of Garland I.S.D., Dallas

County, Texas, for and in consideration of the sum of \$1.00

cash in hand paid to Garland Independent School District by the City of Garland, Texas, receipt of which is hereby acknowledged, and other good and valuable considerations, one of said considerations being the benefits to be derived by grantor on account of the construction, reconstruction and maintenance by the City of Garland of said utilities in and through those certain premises owned by the grantor, and which hereinafter described, do hereby give and grant to the City of Garland, a municipal corporation of Dallas County, Texas, the right to construct, reconstruct and perpetually maintain facilities upon and across the following described property.

Said easement consisting of land described as follows:

The 40 Acre Garland Independent School District Tract in the John Little Survey Abstract No. 761, City of Garland, Dallas County, Texas.

Being a 15' wide Utility Easement, 7.5' on either side of the centerline being described as follows:

STRIP NO. 1

Beginning at a point in the Northeast Line of the said tract, said point being N.45°02'W., 19.3' from the Northwest property line of Fairfield Drive.

THENCE, S.43°10'W., 1126.6' to a point for a corner;

THENCE, N.45°12'W., 516.2' to a point in the Northwest Line of the said tract, for the end of said easement.

STRIP NO. 2

Beginning at a point in the Northwest Line of the said tract, said point being S.44°15'W., 7.5' from the most Northerly point in the said tract,

THENCE, S.45°01'E., parallel with and 7.5' Southwest of the Northeast Line of the said tract, 222.0' to a point for a corner;

THENCE, N.44°58'E., parallel with and 7.5' Southeast of the Northwest line of the said tract, 45.0' to a point for a corner;

THENCE, S.45°02'E., parallel with and 7.5' Southwest of the Northeast Line of the said tract, 130.0' to a point for a corner;

THENCE, S.44°58'W., parallel with and 7.5' Northwest of the Southeast Line of the said tract, 0.16' to a point for a corner;

THENCE, S.45°02'E., parallel with and 7.5' Southwest of the Northeast Line of the said tract, 202.5' to a point for the end of the said easement, said point being N.44°58'E., 7.5' to the Southeast Line of an existing alley.

TO HAVE AND TO HOLD the same perpetually to the City of Garland and its successors, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of construction, reconstruction and maintenance of said utility facilities, and for making connections therewith; all upon the conditions that the City of Garland will at all times, after doing any work in connection

367 378 816

EXHIBIT A

Utility Easement cont.

with the construction, reconstruction or repair of said Utility facilities, restore said premises to the condition in which same were found before such work was undertaken, and that in the use of said rights and privileges herein granted the City of Garland will not create a nuisance or do any act that will be detrimental to said premises.

WITNESS my hand this the 15th day of June
1964.

Marion D. Williams

President, Board of Trustees
Garland Independent School District

THE STATE OF TEXAS *

COUNTY OF DALLAS *

Before me, the undersigned authority, on this day personally appeared Marion D. Williams known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL of office this 15 day of June

1964.

Evelyn E. Ellis
Notary Public in and for
Dallas County, Texas



367 370

EXHIBIT A

FILED
JAN. 6. 1964
COUNTY CLERK
DALLAS COUNTY

JAN 27 3 31 PM '64

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly re-
corded in the proper and page of the record books
of Dallas County, Texas as stamped herein by me.

JUL 29 1964



John E. Kelly
County Clerk, Dallas County, Texas

Copy of Exhibit

367 380

0380



City Council Item Summary Sheet

☐ Work Session

Date: September 18, 2012

☒ Agenda Item

Easement Dedications to DART for the Blueline Light Rail Extension

Summary of Request/Problem

As part of the DART Light Rail Improvements, grading, drainage and fencing improvements are constructed on City property. Through discussions, the City agreed to allow the encroachment in exchange for the architectural enhancements to the DART bridge over the KCS Railroad near the Downtown Garland Station and enhancements to the Rainbow Estates neighborhood screening wall along the light rail extension.

This item was considered by Council at the September 4, 2012 Work Session.

Recommendation/Action Requested and Justification

Adopt a Resolution that authorizes the Mayor to execute the easement parcels.

Submitted By:

Michael C. Polocek, P.E.
Director of Engineering

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE FOUR (4) EASEMENT AGREEMENTS WITH DALLAS AREA RAPID TRANSIT (DART) FOR GRADING, DRAINAGE AND FENCING IMPROVEMENTS IN RELATION TO THE BLUELINE LIGHT RAIL EXTENSION FROM THE DOWNTOWN GARLAND STATION TO THE GARLAND CITY LIMITS; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the Mayor is hereby authorized to execute four (4) Easement Agreements with DART for grading, drainage and fencing improvements in relation to the BlueLine Light Rail Extension.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 18th of **September, 2012**.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: September 18, 2012

☒ Agenda Item

Electric Utility System Commercial Paper Program

Summary of Request/Problem

At the September 4, 2012 Work Session, Council considered establishing a three-year Electric Utility System Commercial Paper Program. Implementation of a program is required to provide cost effective, short-term funding for transmission line improvements to the Electric Utility System.

A copy of the final ordinance will be provided at the meeting.

Recommendation/Action Requested and Justification

Authorize the implementation of a three year Electric Utility System Commercial Paper Program.

Submitted By:

David Schuler
Managing Director for Financial Services

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: September 18, 2012

☒ Agenda Item

Master Agreement with Dallas County for Capital Improvement Program Projects

Summary of Request/Problem

The existing Master Agreement between the City and Dallas County concerning joint participation on Major Capital Improvement Program (MCIP) projects expired in July 2012. A new Master Agreement is required establishing the governing and general financial responsibilities for each agency with respect to MCIP projects.

This item was considered by Council at the September 4, 2012 Work Session.

Recommendation/Action Requested and Justification

Adopt a Resolution that authorizes the City Manager to execute the Master Agreement.

Submitted By:

Michael C. Polocek, P.E.
Director of Engineering

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MASTER AGREEMENT WITH DALLAS COUNTY FOR MAJOR CAPITAL IMPROVEMENT PROGRAM PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Manager is hereby authorized to execute a Master Agreement with Dallas County for Major Capital Improvement Program Projects.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the **18th** of **September, 2012**.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

☒ Agenda Item

Date: September 18, 2012

Appointment of City Secretary

Summary of Request/Problem

Pursuant to Article IV, Section 5 of the City Charter, the City Council hereby appoints Lisa C. Palomba as City Secretary.

Recommendation/Action Requested and Justification

Approve a resolution appointing Lisa C. Palomba as City Secretary.

Submitted By:

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION APPOINTING LISA C. PALOMBA AS CITY SECRETARY AND PROVIDING AN EFFECTIVE DATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That, pursuant to Article IV, Section 5 of the City Charter, the City Council hereby appoints Lisa C. Palomba as City Secretary.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the _____ day of September, 2012.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Planning Report

File No. 12-40/District 8

Agenda Item:

Meeting: City Council

Date: September 18, 2012

GTE Southwest, Inc. d/b/a Verizon Southwest

3618 North Garland Avenue

REQUEST

Approval of 1) a Planned Development (PD) District for Office Uses (O-1), allowing Antenna, Commercial Type 2 by Specific Use Permit only and 2) a Specific Use Permit for Antenna, Commercial Type 2 on property zoned Office 1 (O-1) District.

OWNER

General Telephone Company of the Southwest

PLAN COMMISSION RECOMMENDATION

On August 27, 2012 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Planned Development (PD) District for Office Uses (O-1), allowing Antenna, Commercial Type 2 by Specific Use Permit only and 2) a Specific Use Permit for Antenna, Commercial Type 2 per staff recommendation.

STAFF RECOMMENDATION

Approval of 1) a Planned Development (PD) District for Office Uses (O-1) allowing Antenna, Commercial Type 2 by Specific Use Permit only and 2) a Specific Use Permit for Antenna, Commercial Type 2 tied to GTE Southwest, Inc. d/b/a Verizon Southwest for a period of 25 years. The cell tower has existed on the subject property for more than 25 years with no apparent negative impact to the surrounding properties; furthermore, the tower is appropriately located several hundred feet from the nearest thoroughfares.

BACKGROUND

The subject property contains an existing 211-foot tall freestanding telecommunications tower (S86-17). In 1986, City Council approved a Specific Use Permit for the tower for a period of 25 years and established a maximum height of 200 feet for the antenna tower plus 11 feet to accommodate the antenna. The Specific Use Permit, which expired in 2011, was granted under Zoning Ordinance No. 3237 which allowed Antenna, Commercial Type 2 in the Office 1 (O-1) District by Specific Use Permit only. In 1993, the City of Garland adopted Zoning Ordinance No. 4647 which prohibits Antenna, Commercial Type 2 in Office 1 (O-1) District.

The applicant is requesting approval of 1) a Planned Development (PD) District for Office Uses (O-1) and allowing Antenna, Commercial Type 2 by Specific Use Permit only and 2) a Specific Use Permit to continue the use of the existing antenna tower.

SITE DATA

The tower is located behind a Verizon technical building located on North Garland Avenue. The subject property contains 8.737 acres and includes the tower, associated ground equipment, two Verizon buildings, an access drive connected to North Garland Avenue and a second access drive connected to Webb Drive. The existing antenna tower and related equipment sit approximately 375 feet from North Garland Avenue, 300 feet from Webb Drive, 500 feet from Apollo Road, and 700 feet from Spring Creek Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The Office 1 (O-1) District provides for low-rise office and professional service development. This District is appropriately located adjacent to residential districts and may be used as a transition or buffer between residential uses and more intensive nonresidential activity.

SURROUNDING ZONING AND LAND USES

- Northwest: Properties to the northwest are zoned Agriculture (AG) District and General Business (GB) District. These properties are developed with Spring Creek Elementary School, Webb Middle School, Winters Park Soccer Complex, and a multi-tenant shopping center.
- Northeast: The property to the northeast is zoned Agriculture (AG) District. This property is developed with Winters Softball Complex.
- Southeast: Properties to the southeast are zoned Office 1 (O-1) District, Agriculture (AG) District, and Planned Development (PD) 85-49 District for Office, Shopping Center, Restaurant and Multi-Family Uses. The property adjacent to the subject property is vacant, the property across Apollo Road is developed with a religious temple, and the property across North Garland Avenue and Wagon Wheel Road is vacant.
- Southwest: Properties to the southwest are zoned Planned Development (PD) 07-45 District and Planned Development (PD) 03-13 District, both Districts for Shopping Center Uses including Assisted Living Facility, Independent Living Facility and Nursing Home. These properties are developed with senior living housing and a nursing home.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space for the subject property. Parks and Open Space includes a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Facilities and amenities range from landscaped entryways and medians to small playgrounds; to play fields, swimming pools, and golf courses, and other amenities including cemeteries, lakes, creeks, and other natural areas.

CONSIDERATIONS

1. The existing antenna tower is a monopole type tower. The ground equipment is enclosed by a chain link fence and the building. The applicant is not proposing to increase the existing maximum height of 211 feet, place additional antennas or increase the ground equipment area.
2. Section 10-306.4(b) of the Comprehensive Zoning Ordinance states that freestanding wireless telecommunication antennas must be located a minimum distance of three (3) times the height of the tower from a single-family residential district boundary line. Based on this ratio, a 211-foot tall tower must be located a minimum of 633 linear feet from a single-family zoning district boundary line. The existing cell tower is approximately 750 feet northeast of the nearest single-family zoning district boundary line.
3. Section 10-306.4(b) of the Comprehensive Zoning Ordinance states that equipment must be screened by a chain link fence or wrought iron fence with vegetation, or a masonry wall. The existing ground equipment is enclosed by a chain link fence and by the building; however, the ground equipment is not screened with vegetation since screening was not required by the original Specific Use Permit (S86-17). Nonetheless, given the large distances between the ground equipment and the nearest thoroughfares, and the fact that the equipment is partially screened by the building, the ground equipment does not have a significant visual impact on the surrounding areas. Moreover, since the ground equipment is adjacent to a concrete driveway, the planting of vegetation would require demolishing part of the concrete driveway.
4. The applicant is requesting that the Specific Use Permit be granted to **GTE Southwest, Inc. d/b/a Verizon Southwest** for a period of 25 years.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The existing tower's location is appropriate given it is surrounded by properties that are developed with non-residential uses, yet the tower is located close enough to the residential areas to the west to provide viable coverage for several providers. The existing cell tower has operated since 1986 without having a significant visual impact on the surrounding properties and it is setback several hundred feet from adjacent thoroughfares.

Prepared By:

Josue De La Vega
Development Planner

Date: September 6, 2012

Reviewed By:

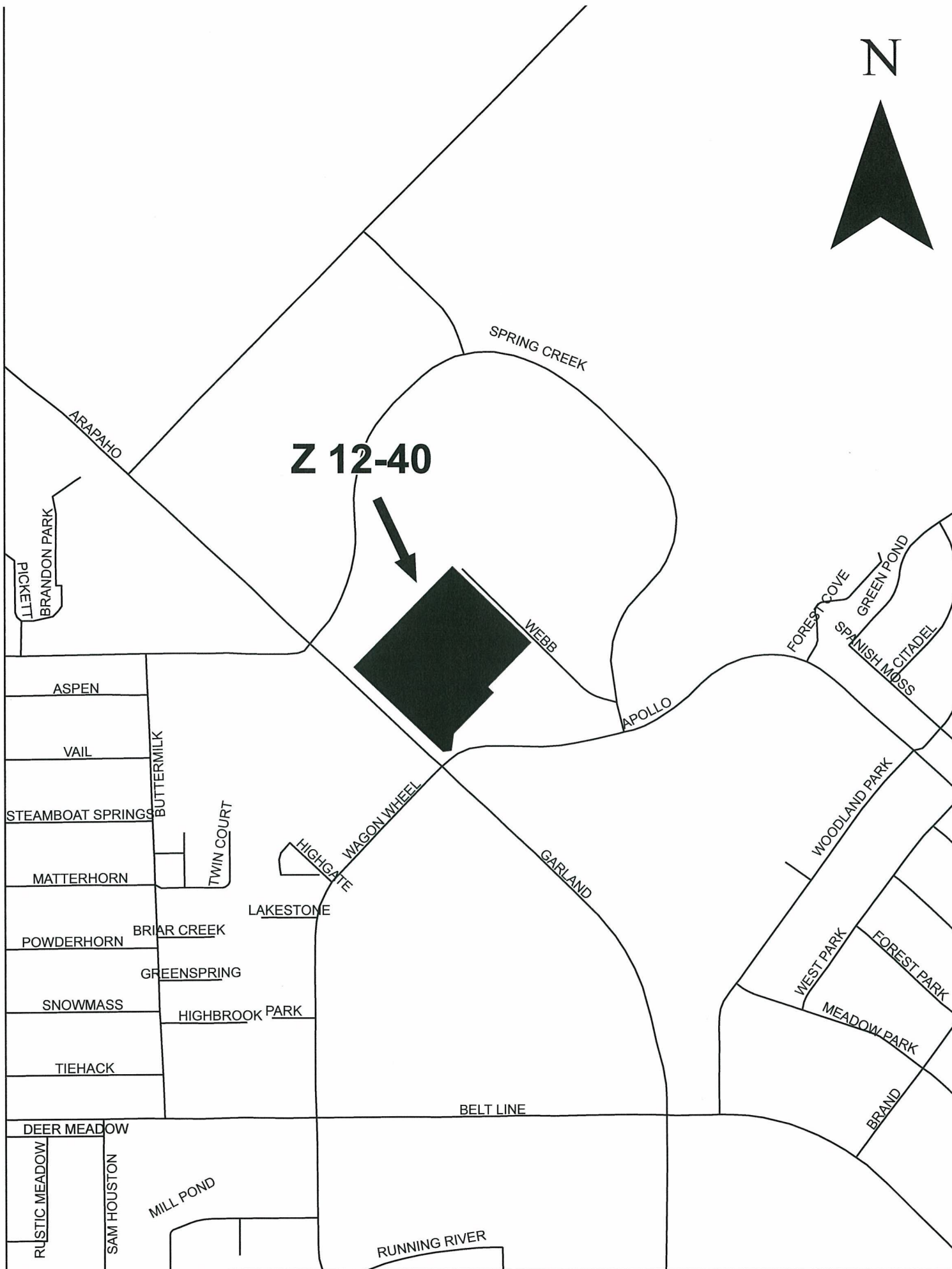
Neil Montgomery
Director of Planning

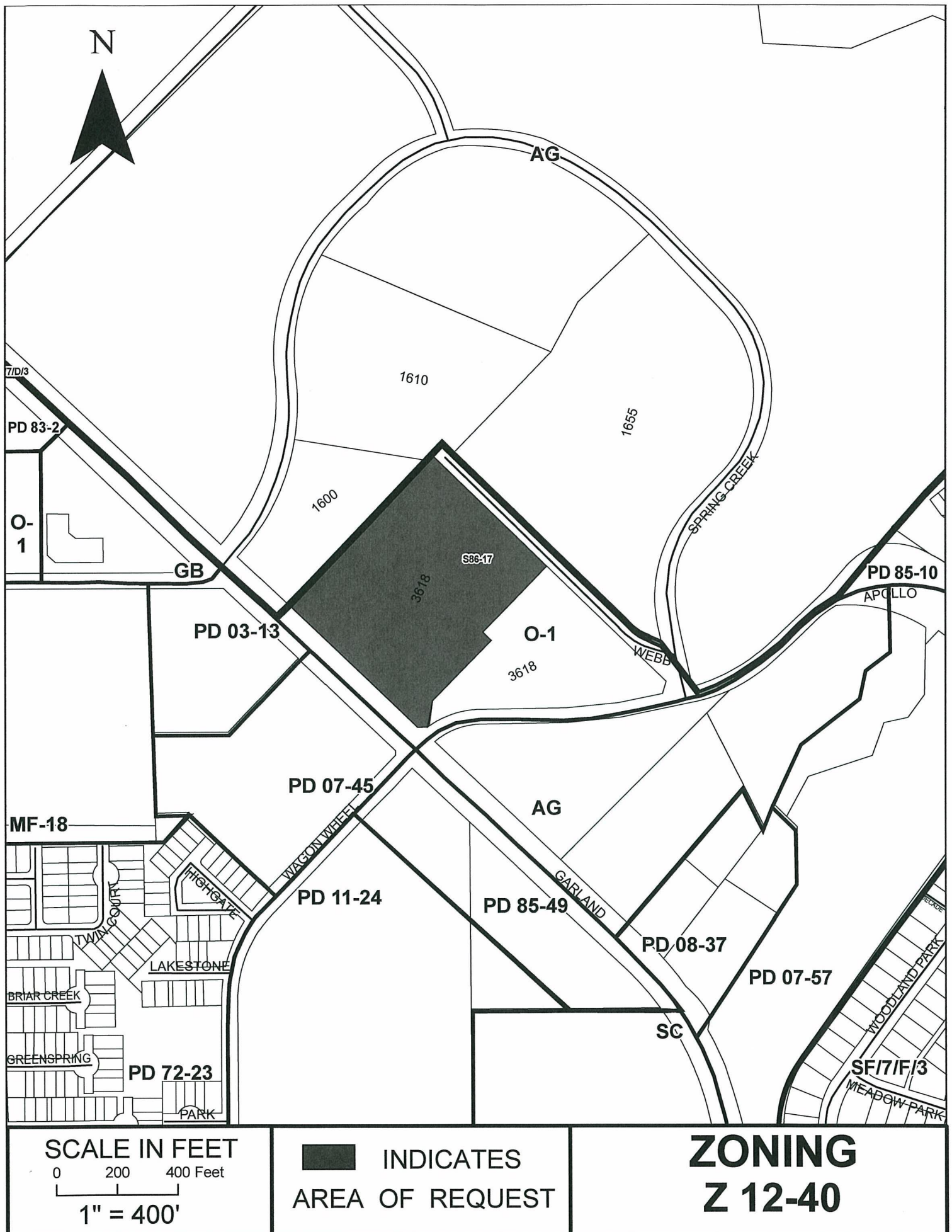
Date: September 7, 2012

Reviewed By:

William E. Dollar
City Manager

Date: September 11, 2012







Z 12-40

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 12-40

3618 North Garland Avenue

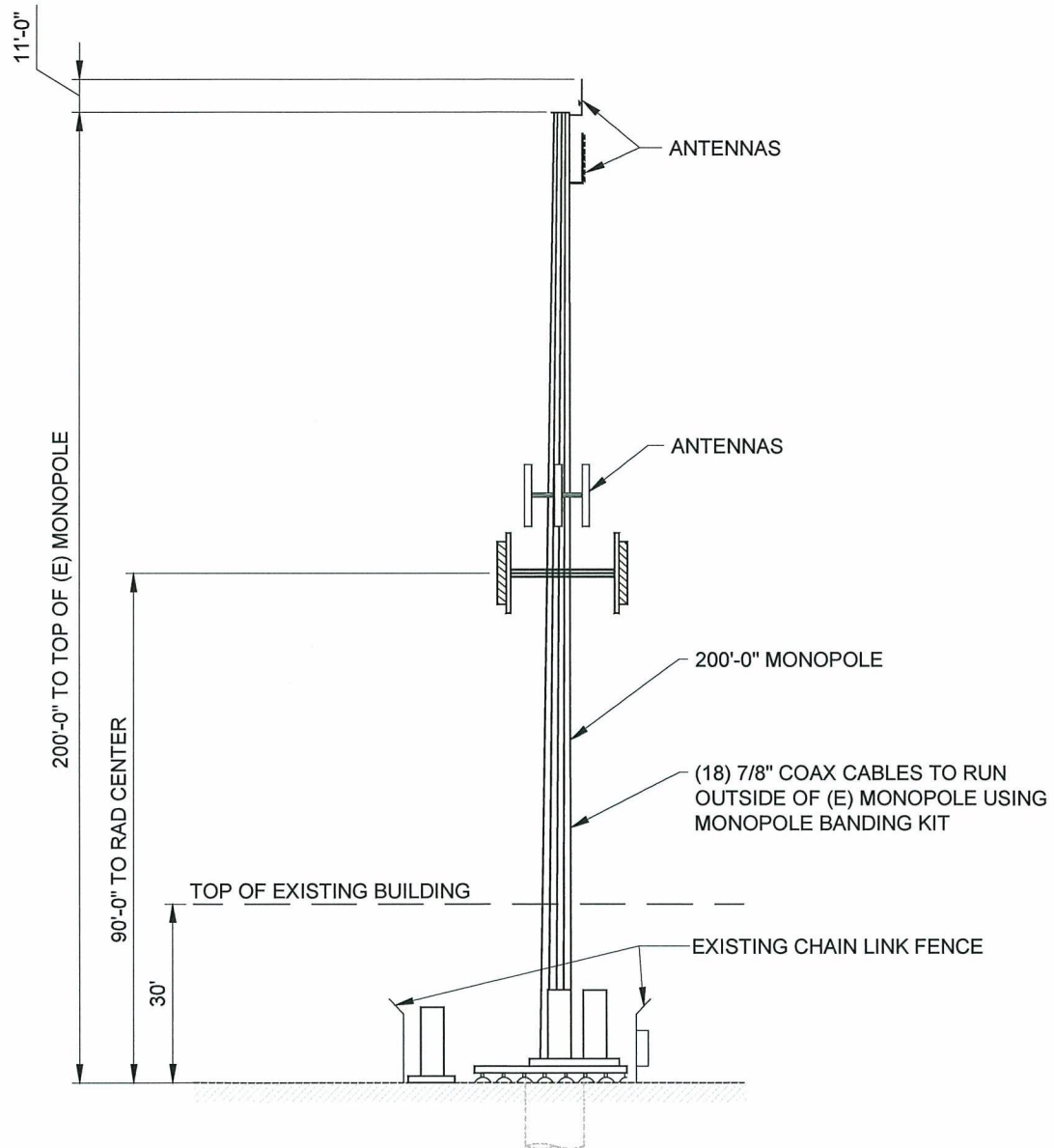
- I. **Statement of Purpose:** The purpose of this Planned Development District is to allow Antenna, Commercial Type 2 subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations in Section 10-306.4 and the Office 1 (O-1) District as set forth in Section 20 and 32 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Permitted Uses: With the exception of Antenna, Commercial Type 2, no uses shall be permitted except for the uses listed under Office 1 (O-1) District in Section 10-200 of the Comprehensive Zoning Ordinance, Ordinance No. 4647. Antenna, Commercial Type 2 shall only be permitted with approval of a Specific Use Permit.
 - B. Site Plan: Development of the antenna tower shall be in accord with the site plan approved with Specific Use Permit 12-40.

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 12-40

3618 North Garland Avenue

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow Antenna, Commercial Type 2 subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations in Section 10-306.4 and the Office 1 (O-1) District as set forth in Section 20 and 33 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. **Time Period:** The Specific Use Permit shall be in effect for a period of 25 years from the date of passage and shall apply only to **GTE Southwest, Inc. d/b/a Verizon Southwest.**
 - B. **Antenna Tower (Exhibit C):**
 1. **Height:** Maximum height shall be 200 feet for the antenna tower plus 11 feet to accommodate the antenna for a total maximum height of 211 feet.
 2. **Antenna Type:** The only type antenna tower authorized by this Specific Use Permit is a monopole type tower.
 - C. **Site Plan:** Development of the antenna tower shall be in accord with the site plan on Exhibit D.



TOWER ELEVATION

SUP FOR AN EXISTING ANTENNA, COMMERCIAL TYPE 2



WTA, Inc.

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SCALE:

EXHIBIT C

S
T "A"





EXHIBIT D

REPORT & MINUTES

P.C. Meeting, August 27, 2012 (9 Members Present)

Consideration of the application of GTE Southwest, Inc. d/b/a Verizon Southwest, requesting approval of 1) a Planned Development (PD) District to allow Antenna, Commercial Type 2 by Specific Use Permit only and 2) a Specific Use Permit for Antenna, Commercial Type 2 on property zoned Office 1 (O-1) District. The property is located at 3618 North Garland Avenue. (File 12-40)

Representing the applicant and available for questions was Randal Browne with WTA Consulting Engineers, 1 Village Drive, Ste 500, Abilene, TX 79602.

There were no questions of this speaker.

Motion was made by Commissioner Ott, seconded by Commissioner LeMay to **approve** the Planned Development District to allow for a Commercial Type 2 Antenna and the Specific Use Permit for an Antenna, Commercial Type 2 for a period of 25 years tied to GTE Southwest, Inc. d/b/a Verizon Southwest per staff recommendation. **Motion carried: 9** Ayes, 0 Nays.

N



AG

1610

1655

1600

PD 83-2

O-1

GB

PD 03-13

3618

S86-17

S86-17

3618

WEBB

PD 85-10
APOLLO

PD 07-45

MF-18

WAGON WHEEL

PD 85-49

AG

PD 08-37

PD 07-57

PD 11-24

PD 72-23

O = IN FAVOR
X = AGAINST

SCALE IN FEET

0 200 400 Feet

1" = 400'



INDICATES
AREA OF REQUEST

ZONING
Z 12-40

No replies were received for this case.