

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
200 North Fifth Street
Garland, Texas
July 16, 2013
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) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE 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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

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 July 2, 2013 Regular Meeting.

2. Consider approval of the following bids:

a. Collections of Outstanding Warrants **Bid No. 3532-13**

MSB Government Services	\$150,000.00
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The purpose of this contract is to provide for the collection of outstanding fines and fees generated from outstanding warrants for Municipal Courts. This is a term contract with five optional renewals.

b. Vegetation Management – TMPA Power Lines **Bid No. 3598-13**

ABC Professional Tree Services, Inc.	\$118,360.00
Optional Contingency	12,000.00
TOTAL	<u>\$130,360.00</u>

This request is to provide vegetation management and right-of-way clearing for approximately 45 miles of Texas Municipal Power Agency (TMPA) 345kV and 138kV power transmission lines.

c. Denton Loop Electrical Upgrade

Bid No. 3536-13

Stuart Irby	\$177,507.73
Optional Contingency	<u>17,750.27</u>
TOTAL	<u>\$195,258.00</u>

This request is to provide the materials necessary for the 138kV electrical upgrade of the Denton Loop. Due to the complex nature of the project, an optional contingency fee is included for any unforeseen engineering revisions or additional materials that may be required.

3. Public hearings were previously conducted for the following zoning cases.

a. Zoning File No. 13-21 – Jamal Premjee

Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for Retail Sales with Gasoline Pumps on a 1.55-acre tract of land located on the north corner of Broadway Boulevard and East Centerville Road.

b. Zoning File No. 13-23 - Sundance Hospital

Consider an ordinance amending the zoning laws of the City of Garland by approving a change in zoning from Planned Development (PD) District 97-31 for Health Services Uses to Health Services (HS) District and a Specific Use Permit for Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized on a 17.14-acre tract of land located at 2696 West Walnut Street; south of West Walnut Street and west of North Shiloh Road.

4. Consider a resolution authorizing the Police Department to apply for the 2013 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

At the July 16, 2013 Work Session, Council was scheduled to consider authorizing the Police Department to apply for the 2013 Edward Byrne Memorial Justice Assistance Grant Program for reducing crime and improving public property.

5. **Consider approval by minute action authorizing the City Manager to execute Change Order No. 1 in the amount of \$58,173.15 with Cooper Concrete Company.**

At the July 1, 2013 Work Session, Council considered authorizing Change Order No. 1 in the amount of \$58,173.15 with Cooper Concrete Company. The provisions of the term contract allow for two optional renewal periods. The first term of this contract expires on August 1, 2013. The vendor, Cooper Concrete, has indicated that their costs have increased and have requested an increase of 3.4% for the first contract renewal.

6. **Consider by minute action authorizing the City Manager to execute all necessary documents for the purchase and lease of 102 – 108 N. Sixth Street.**

At the July 16, 2013 Work Session, Council was scheduled to consider purchasing Lots 2 and 3 of Block 2, and Part of Lot 1, in the Embree Addition, City of Garland, commonly known as 102 – 108 N. Sixth Street from the Garland Civic Theatre. The building and land consist of approximately 17,000 square feet. The City will lease back the property to the Garland Civic Theatre.

7. **Consider an ordinance amending Chapter 51, “General Utility Provisions”, of the Code of Ordinances of the City of Garland.**

On July 8, 2013, the City implemented a new watering schedule for both its residential and business customers. Customers will be allowed to water their lawns just once per week based on residential trash pickup schedules. Garland businesses will base their watering day on the residential schedule at their specific location(s). This item was scheduled for Council consideration at the July 16, 2013 Work Session.

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.

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

Consider the application of Color Build In requesting approval of a Specific Use Permit for Automobile and Motorcycle Sales, Leasing Services and Repair (Used) on property zoned Industrial-1 (I-1) District. The property is located at 410 South Kirby. (Zoning File No. 13-25)

The proposal is for the approval of a Specific Use Permit to continue the sales of used vehicles. At the June 24, 2013 meeting, the Plan Commission (by an 8 to 0 vote) approved the request for a period of five years as recommended by staff.

9. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

*Morgan Manning – Garland Youth Council (Athas)
Elizabeth Sinclair – Garland Youth Council (Cahill)
James Austin Grimes – Garland Youth Council (Cahill)*

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.

The City Council of the City of Garland, Texas convened in regular session at 7:00 PM on Tuesday, July 2, 2013, in the Council Chambers at City Hall with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	John Willis
Councilmember	Marvin 'Tim' Campbell
Councilmember	Anita Goebel
Councilmember	Stephen W. Stanley
Councilmember	B.J. Williams
Councilmember	Lori Barnett Dodson
Councilmember	Scott LeMay
Councilmember	Jim Cahill

STAFF PRESENT:	Assistant City Manager	Bryan Bradford
	Assistant City Attorney	Mike Betts
	City Secretary	Lisa Palomba

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas. District 8 Councilman Jim Cahill led the Invocation. The Pledge of Allegiance was led by members of Boy Scout Troops Nos. 57 and 1978.

CEREMONIALS: Mayor Athas presented special recognition to Preston Sanderson upon meeting all requirements for obtaining Eagle Scout rank and for associated accomplishments working with the Code Cares Program. Code Compliance staff also commended Sanderson for his successful efforts working to improve the homes of many citizens in need. Mayor Athas presented a proclamation to Jim Stone, Managing Director of Parks and Recreation recognizing July as Parks and Recreation Month in the City of Garland. Parks and Recreation Board Members Molly Bishop and Greg Davis were also present.

MAYOR'S
ANNOUNCEMENTS: Mayor Athas commented on the following: July 4, 2013 City office closures; holiday trash schedule; swimming pools open; limited downtown parking; Plaza Theatre showing Yankee Doodle Dandy (Willis); and 4th of July activities at Firewheel Town Center (Campbell).

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on in a single motion at the beginning of the meeting. A motion was made by Councilman Cahill, seconded by Councilwoman Dodson, to approve Items: 1; 2a; 2b; 2c; 3; and 4. A vote was cast and the motion carried with 9 Ayes; 0 Nays.

1. Approved** City Council minutes of the June 18, 2013 Regular Meeting.
- 2a. Approved** Award of Bid No. 3561-13 to Vanguard Truck Center of Houston in the amount of \$159,573.00 for the purchase of a Mack Cab and Chassis with roll-off body to be used by the Environmental Waster Services Department in their daily operations.
- 2b. Approved** Award of Bid No. 3656-13 to Hill & Wilkinson General Contractors to award a Guaranteed Maximum Price (GMP) for Construction Manager at Risk (CMAR) services. The project is for the Site Preparation Package as part of the City Center Development efforts.
- 2c. Approved** Award of Bid No. 3657-13 to Siddons Martin Emergency Group for the purchase of a replacement aerial ladder truck necessary for the Fire Department to be used in their daily operations.
3. Approved** Approve Resolution No. 10112 approving the Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program.
4. Approved** Approve Resolution No. 10113 adopting and approving the Garland Housing Agency's Third Year Update on the 2010-2014 Five-Year Plan.

ITEMS FOR INDIVIDUAL CONSIDERATION:

- 5a. Held & Approved Planning Director Anita Russelmann provided background information regarding the application of Jamal Premjee (Zoning File No. 13-21).

Mayor Athas opened the public hearing to accept public input. The following person spoke during the public hearing: Project Architect Alexandra Mattis. Mayor Athas closed the public hearing.

Councilman Willis made a motion, seconded by Councilman Williams, to approve the request of Jamal Premjee requesting approval of 1) a Specific Use Permit for Retail Sales with Gas Pumps on property zoned General Business (GB) District and 2) a variance to Section 25-441 of the Comprehensive Zoning Ordinance No. 4647 regarding the minimum required rear setback. The property is located on the northeast corner of

Broadway Boulevard and East Centerville Road. A vote was cast and the motion carried with 9 ayes, 0 nays.

5b. Held & Approved

Director of Planning Anita Russelmann provided background information related to the request of Sundance Behavioral Health (Zoning File No. 13-23).

Mayor Athas opened the public hearing. The following persons spoke during the public hearing: Applicant Randy Kanieci; and Paul Mayer representing Garland Economic Development Steering Committee. The following persons registered a position: Josette; and Steve Wattis. Mayor Athas closed the public hearing.

Discussion was held among Councilmembers. Councilwoman Dodson made a motion, seconded by Councilman Williams, to approve the application of Sundance Behavioral Health requesting 1) a change in zoning from Planned Development (PD) District 97-31 for Health Services to Health Services (HS) District and 2) a Specific Use Permit for Care of Alcoholic, Drug Dependent or Psychiatric Patients Institutionalized, with an additional proviso that a certified peace officer remain on duty 24 hours per day/seven days a week.

Council discussion continued. Councilman Willis, seconded by Councilman Campbell, moved to amend the main motion removing the additional requirement for a certified peace officer to remain on duty at all times. Discussion continued.

Councilman Stanley called the question. A vote was cast and the motion carried 6 in favor, 3 against (Williams, Dodson, LeMay).

A vote was cast on the motion made by Councilman Willis to remove the requirement for a certified peace officer to remain on duty 24 hours per day/seven days per week. A vote was cast and the motion carried with 7 ayes, 2 nays (Williams, Dodson).

A vote was cast on the main motion as amended to reflect approval of the application as originally presented. The motion carried with 8 ayes, 1 nay (Dodson).

5c. Held & Approved

Planning Director Anita Russelmann presented information regarding the request of Tammy Harris seeking approval of a variance to Section 33A-400 of the comprehensive Zoning Ordinance regarding the distance from an establishment that sells or serves alcoholic beverages to a church or school (File BW 13-01).

Mayor Athas opened the public hearing to allow public input regarding the variance request. The following persons spoke during the public hearing: Tammy Harris; Rhonda Dorsey; Michael Rose; Thomas Mehary; and Brad Harris. Mayor Athas closed the public hearing.

Discussion was held among councilmembers. Councilwoman Goebel made a motion, seconded by Councilman Campbell, to approve the request as presented. A vote was cast and the motion carried with 8 ayes, 1 nay (Cahill).

6. Approved

The following names were place in nomination for positions on the Garland Youth Council: Lauren Purser (Campbell); Kier Crawford (Goebel); Brenda Mata (Goebel); Kylie Beene (Stanley); Aaquila Runyan (Willis); Mandy Vu (Willis); Kelsy Duke Kenison (LeMay); and Leah Gattus (LeMay). A vote was cast and the nominations carried with 9 ayes, 0 nays.

7. Citizen Comments

The following citizens spoke: Antoinette Phillips; and Sandra Brown.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 9:23 p.m.

CITY OF GARLAND

Signed:

Mayor

Attest:

City Secretary



GARLAND
PURCHASING

Bid No.: 3532-13
Agenda Item: 2a.
Meeting: Council
Date: 07/16/13

Purchasing Report

MUNICIPAL COURT COLLECTIONS SERVICES TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide for the collection of outstanding fines and fees generated from outstanding warrants for Municipal Courts. This is a term contract with five (5) optional renewals. MSB Government Services is the recommended vendor based on the best value evaluation criteria.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MSB Government Services	All	\$150,000.00
TOTAL:		<u>\$150,000.00</u>

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

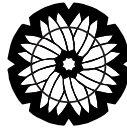
William E. Dollar
City Manager

Date: 06/02/13

Date: 07/08/13

FINANCIAL SUMMARY:

Total Project/Account: \$	N/A	Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: 2012-13
Expended/Encumbered to Date:	N/A	Document Location:	N/A	
Balance: \$	N/A	Account #:	451-6999	
This Item:	150,000	Fund/Agency/Project – Description:	Term Contract – Collection Services	
Proposed Balance: \$	N/A	Comments:	Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.	
Matt Monedero	7-3-13			
Budget Analyst	Date			
Ron Young	7-3-13			
Budget Director	Date			



GARLAND

PURCHASING

Executive Summary **Bid 3532-13** **Municipal Court Collections Services**

Recommended Vendor:

MSB Government Services

Total Recommended Award:

\$150,000.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide for the collection of outstanding warrants for Municipal Courts. This is a term contract with five (5) renewal options.

Evaluation:

Requests for proposals were issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria of: vendor qualifications and effectiveness; collections processes and procedures; references for similar engagements; computer network compatibility; reporting capabilities; prior positive experience with the City. MSB Government Services received the highest evaluated score of 100, offering the best value to the City.

Recommendation:

Staff recommends awarding the contract to MSB Government Services.

Funding Information:

Blanket Account 451-6999

Department Director:

Paige Bobbitt, Municipal Court Director, 972-487-7304



GARLAND
PURCHASING

Bid No.: 3598-13
Agenda Item: 2b.
Meeting: _____
Date: 0716/13

Purchasing Report

TMPA TRANSMISSION LINE RIGHT-OF-WAY CLEARING OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide vegetation management and right-of-way clearing for approximately 45 miles of Texas Municipal Power Agency (TMPA) 345 kV and 138 kV power transmission lines. ABC Professional Tree Service, Inc., was the highest evaluated bidder as well as the overall lowest bidder. Bid Item 7 for additional clearing was deemed non-material and, therefore, not considered for evaluation purposes. An optional \$12,000 contingency is included for additional work that may be required. Expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ABC Professional Tree Service, Inc.	1-6	\$118,360.00
Optional Contingency		12,000.00
TOTAL:		\$130,360.00

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.

William E. Dollar

Director of Purchasing

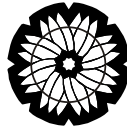
City Manager

Date: 06/14/13

Date: 07/08/13

FINANCIAL SUMMARY:

Total Project/Account: \$ 207,432		Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: FY 2012-13
Expended/Encumbered to Date: 15,131		Document Location: Page 207		
Balance: \$ 192,301		Account #: 211-3542-7111		
This Item: 130,360		Fund/Agency/Project – Description:		
Proposed Balance: \$ 61,941		Contract Provides Vegetation Management and ROW Clearing for Approximately 45 Miles of TMPA 345 kV and 138 kV Transmission Lines		
Trent Schulze	06/17/13	Comments:		
Budget Analyst	Date	Contract includes Optional Contingency for additional work that may be required. Expenditures will not exceed appropriated funds.		
Ron Young	06/17/13			
Budget Director	Date			



GARLAND

PURCHASING

Executive Summary **Bid 3598-13** **TMPA Transmission Line Right of Way Clearing**

Recommended Vendor:

ABC Professional Tree Services, Inc.

Total Recommended Award:

\$130,360.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide vegetation management and right of way clearing for approximately 45 miles of Texas Municipal Power Agency (TMPA) 345kV and 138kV power transmission lines.

Evaluation:

Notification of a Request for Bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria of: price; experience; safety and training program.

ABC Professional Tree Services, Inc. was selected as the highest evaluated bidder and also submitted the lowest overall bid.

Recommendation:

Staff recommends awarding the contract to ABC Professional Tree Services, Inc.

Funding Information:

Operating Account 211-3542-7111

Department Director:

Tommy Weathersbee, Transmission and Distribution Director, 972-205-3532



GARLAND
PURCHASING

Bid No.: 3536-13
Agenda Item: 2c.
Meeting: Council
Date: 07/16/13

Purchasing Report

MATERIALS FOR DENTON ELECTRIC LOOP UPGRADE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide the materials necessary for the 138kV electrical upgrade of the Denton Loop. Due to the complex nature of the project, an optional contingency is included for any unforeseen engineering revisions or additional materials that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Stuart Irby	All	\$177,507.73
Optional Contingency		\$17,750.27
TOTAL:		\$195,258.00

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: 07/02/13

Date: 07/08/13

FINANCIAL SUMMARY:

Total Project/Account: \$	2,500,000
Expended/Encumbered to Date:	31,370
Balance: \$	2,468,630
This Item:	\$195,258
Proposed Balance: \$	2,273,372

Trent Schulze	03JUL2013
Budget Analyst	Date

For Ron Young	03JUL2013
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Budget Director	Date
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Operating Budget: ☐ CIP: ☒ Year: 2013

Document Location: p. E01

Account #: EC-T5415—003-1-6051

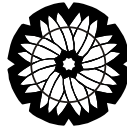
215-3542-3141501-6051

Fund/Agency/Project – Description:
GP&L CIP Program – Transmission Project

Comments:

Contract provides materials needed for 138 kV electrical upgrade of the Denton Loop and an optional contingency for engineering revisions or additional materials.

CITY OF GARLAND - BID RECAP SHEET OPENED: 05/09/2013 REQ. NO. PR 31414 BID NO. 3536-13 PAGE: 1 of 1 BUYER: R.Berger				STUART IRBY		TECHLINE INC.					
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	5	EA	CLAMP-PARALLEL GROOVE AL BO	2.26	11.30	2.3	11.50				
2	194	EA	LUG-COMPRESSION TERMINAL 1-	2.08	403.52	2.05	397.70				
3	664	EA	ANCHOR SHACKLE 7/8"WD 5/8" PI	7.69	5106.16	7.92	5258.88				
4	33	EA	CLAMP-CABLE TO INSULATOR SU	49.81	1643.73	51.4	1696.20				
5	5	EA	DEADEND-BOLTED STRAIN GALV	47.21	236.05	48.69	243.45				
6	81	EA	DEADEND-COMPRESSION 959.6 A	166.57	13492.17	171.85	13919.85				
7	90	EA	ELECTRICAL JOINT COMPOUND H	17.09	1538.10	16.85	1516.50				
8	54	EA	INSULATOR-BRACED POST STRU	719.5	38853.00	648	34992.00				
9	579	EA	INSULATOR-SUSPENSION Y-CLEV	68.04	39395.16	68	39372.00				
10	81	EA	INSULATOR-SUSPENSION Y-CLEV	82.19	6657.39	82	6642.00				
11	200	EA	LUG-CASE GROUND 1/2"D STUD 6	9	1800.00	9.28	1856.00				
12	612	EA	SOCKET EYE 1" WD EYE 11/16"D H	11.08	6780.96	11.43	6995.16				
13	15	EA	SUSPENSION CLAMP AL 0.70-1.18	47.27	709.05	48.75	731.25				
14	12	EA	TERMINAL PAD COMPRESSION JU	46.79	561.48	48.28	579.36				
15	12	EA	TERMINAL PAD COMPRESSION JU	50	600.00	51.59	619.08				
16	50	EA	WASHER-ROUND 1-3/8" 9/16" H GA	0.19	9.50	0.08	4.00				
17	167	EA	Y-CLEVIS BALL 3/4"D PIN 30K	10.34	1726.78	10	1670.00				
18	81	EA	Y-CLEVIS SOCKET 3/4"D PIN 30K	17.66	1430.46	18.2	1474.20				
19	25	EA	PORTLAND BOLT 7/8-1-3/4" BOLT-	4.16	104.00	4.15	103.75				
20	280	EA	PORTLAND BOLT 7/8-1-1/2" BOLT-	1.25	350.00	1.25	350.00				
21	25	EA	LOCKNUT HEX MF FOR 3/4" GALV	0.94	23.50	0.91	22.75				
22	280	EA	LOCKNUT HEX MF FOR 5/8" GALV	0.77	215.60	0.74	207.20				
23	280	EA	WASHER-ROUND 2"D X 11/16"H X	0.2	56.00	0.175	49.00				
24	50	EA	WASHER-ROUND 2" X 13/16"H X 1/	0.31	15.50	0.29	14.50				
25	50	EA	WASHER-SPLIT LOCK FOR 3/4" GA	0.12	6.00	0.18	9.00				
26	550	EA	WASHER-SPLIT LOCK FOR 5/8" BO	0.1	55.00	0.095	52.25				
27	4	EA	YOKE PLATE 3-POINT 5/8" THK 18"	125.53	502.12	129.5	518.00				
28	33	EA	INSULATOR-VERTICAL LINEPOST	195.65	6456.45	195.73	6459.09				
29	570	EA	ARMOR-GRIP SUSPENSION 1.091"	71.5	40755.00	71.5	40755.00				
30	1000	EA	WIRE-7#10 COPPERWELD SD (0.3	1.1	1100.00	0.99	990.00				
31	8	EA	CLEVIS-EYE 7/8" WIDE CLEVIS 1-3	26.23	209.84	27.07	216.56				
32	3	EA	CLEVIS-SOCKET 7/8" WIDE 5/8"D F	16.17	48.51	16.65	49.95				
33	160	EA	SOCKET-EYE 1-3/4" WIDE EYE 11/	12.16	1945.60	12.54	2006.40				
34	48	EA	CLEVIS BALL HOT LINE 9-5/16" LO	21.66	1039.68	22.3	1070.40				
35	18	EA	BOLT-MACH 1/2"X4-1/2" GALV HEX	3.25	58.50	4.53	81.54				
36	10	EA	CONNECTOR COMPRESSION CU 2	0.89	8.90	0.88	8.80				
37	368	EA	DAMPER-SPIRAL VIBRATION .564-	9.79	3602.72	9.8	3606.40				
			AGS for item #8 not included				3861				
TOTAL GROSS PRICE				\$177,507.73		\$178,410.72					
CASH DISCOUNT											
TOTAL NET PRICE				\$177,507.73		\$178,410.72					
F.O.B.				DELIVERED		DELIVERED		DELIVERED		DELIVERED	
DELIVERY											
NEXT LOW: \$178,410.72				1062 # BidSync Notifications		All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.					
LOW: \$177,507.73				44 # BidSync HUBS							
SAVINGS: \$902.99				22 # Direct Contact HUBS							
				0 # HUBS Responded							



GARLAND

PURCHASING

Executive Summary **Bid 3536-13** **Materials for the Denton Loop 138kV Upgrade**

Recommended Vendor:

Stuart Irby

Total Recommended Award:

\$195,258.00

Basis for Award:

Lowest Responsible Bid

Purpose:

The purpose of this contract is to provide the materials necessary for approximately 17 miles of transmission line improvements from the Teasley Substation to the North Denton Substation. Improvements include the installation of three (3) parallel connectors and optical ground wire.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedure. Two (2) bids were received and evaluated.

The apparent low bid from Techline, Inc. did not include the required armor grip suspension (AGS) for the insulators. Once the AGS was added, and using the approved alternate offers submitted by Stuart Irby, it was determined that Stuart Irby was the lowest responsible bidder for the overall materials requirements.

Recommendation:

Staff recommends awarding to Stuart Irby as the lowest responsible bidder.

Funding Information:

CIP 215-3591-3141501-6051 (EC-T5415-003-1-6051)

Department Director:

Tommy Weathersbee, Transmission and Distribution Director, 972-205-3532



City Council Item Summary Sheet

☐ Work Session

Date: July 16, 2013

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 13-21 – Jamal Premjee

Recommendation/Action Requested and Justification

Consider adoption of 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 RETAIL SALES WITH GASOLINE PUMPS ON A 1.55-ACRE TRACT OF LAND LOCATED ON THE NORTH CORNER OF BROADWAY BOULEVARD AND EAST CENTERVILLE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of June, 2013, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Jamal Premjee** 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 Retail Sales with Gasoline Pumps on a 1.55-acre tract of land located on the north corner of Broadway Boulevard and East Centerville Road, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

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 4.

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

FILE NO. 13-21

PASSED AND APPROVED this_____ day of _____, 2013.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 13-21

BEING a tract of land situated in the Samuel Lockhart Survey, Abstract No. 823 in the City of Garland, Dallas County, Texas, and being all of Lots 2R and 3, Block 1, Broadway Popeyes Replat, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600253618, Official Public Records, Dallas County, Texas, and being all of Lot 1, Block 1, Mobile – Broadway Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 84067, Page 2940, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an “X” found for corner at the intersection of the Northwest line of East Centerville Road (a 100 foot right-of-way) and the Northeast line of Broadway Boulevard (a 100 foot right-of-way), said point being the South corner of said Lot 1 (Mobile – Broadway Addition);

THENCE North 44 degrees 49 minutes 08 seconds West, leaving said intersection and along the Northeast line of said Broadway Boulevard, passing a 5/8 inch iron rod found at the common West corner of said Lot 1 (Mobile – Broadway Addition) and the South corner of said Lot 2R (Mobile – Broadway Addition) at a distance of 150.01 feet, and continuing for a total distance of 270.01 feet to a 5/8 inch iron rod found at the South corner of Lot 1, Block 1, Broadway Popeyes, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2002226, Page 220, Deed Records, Dallas County, Texas;

THENCE leaving the Northeast line of said Broadway Boulevard and along the Southeasterly line of said Lot 1 (Broadway Popeyes) as follows:

North 45 degrees 10 minutes 52 seconds East, a distance of 94.63 feet to a 5/8 inch iron rod found for corner; North 00 degrees 32 minutes 13 seconds West, a distance of 76.69 feet to a 5/8 inch iron rod found for corner; North 46 degrees 11 minutes 40 seconds East, a distance of 97.32 feet to a 5/8 inch iron rod found at the most Northern East corner of said Lot 1 (Broadway Popeyes), said point being in the Southwest line of Lot 3, European Village, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 57, Page 1899, Deed Records, Dallas County, Texas;

THENCE South 39 degrees 25 minutes 18 seconds East, along the Southwest line of said Lot 3 (European Village), a distance of 317.45 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" found at the South corner of said Lot 3 (European Village), said point being in the Northwest line of said East Centerville Road;

THENCE South 44 degrees 36 minutes 16 seconds West, along the Northwest line of said East Centerville Road, a distance of 64.71 feet to a subdivision monument found at an angle point in the Northwest line of said East Centerville Road, said point being the South corner of said Lot 3 (Broadway Popeyes Replat), and being in the Northeast line of said Lot 1 (Mobile – Broadway Addition);

THENCE South 45 degrees 10 minutes 51 seconds East, continuing along said East Centerville Road, a distance of 4.98 feet to a point at an angle point in the Northwest line of said East Centerville Road, said point being the East corner of said Lot 1 (Mobile – Broadway Addition);

THENCE South 44 degrees 36 minutes 16 seconds West, continuing along the Northwest line of said East Centerville Road, a distance of 150.95 feet to the point of Beginning and containing 67,521 square feet or 1.55 acres of land. This property is locate on the north corner of Broadway Boulevard and East Centerville Road.

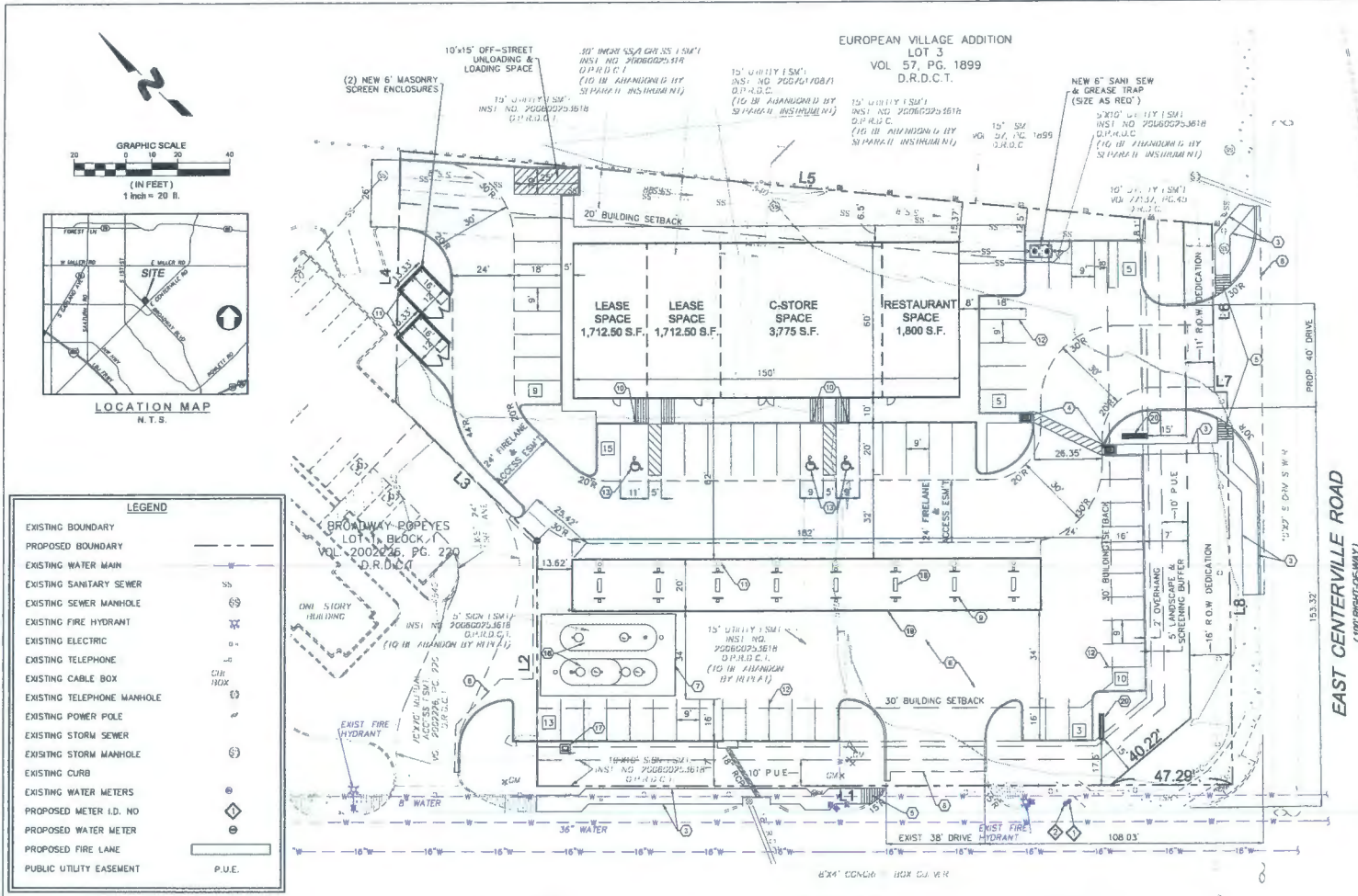
EXHIBIT A

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 13-21

North corner of Broadway Boulevard and East Centerville Road

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow Retail Sales with Gas Pumps 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 of the General Business (GB) District as set forth in Section 10, 25 and 33 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 **Jamal Premjee**.
 - B. Site Plan: The subject property shall be in conformance with the site plan labeled Exhibit C.
 - C. Landscape Plan: Landscaping and screening shall be in conformance with the landscape plan labeled Exhibit D and in compliance with the Screening and Landscape Standard with the exception of the following:
 - 1) Screening of the rear yard from the adjacent residential district is not required.
 - 2) A 5-foot landscape buffer containing the 3-foot wide bed with the parking lot screening shrubs shall be provided.
 - D. Exterior Elevations: The exterior elevations of the building and the canopy shall be in conformance with Exhibit E.
 - E. Building and Structures Location: Buildings and structures shall meet the minimum setbacks established in Section 25 of the Comprehensive Zoning Ordinance No. 4647 with the exception of the setback to the northeast property line, which shall be allowed to be no less than 15 feet.
 - F. Surety Bond: The owner/operator shall provide a \$40,000 surety bond or similar security to the City to ensure the removal of all buildings, equipment, above-ground and underground storage tanks and/or other improvements in the event the business operations (retail sales with gas pumps) ceases operation for a period of two or more years, Section 10-309(c) of the Comprehensive Zoning Ordinance.



- SITE PLAN KEYNOTES:**
- CONSTRUCT 6" CURB & GUTTER
 - CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE. GEOTECH)
 - CONSTRUCT 4" CONCRETE CONCRETE SIDEWALK
 - CONSTRUCT BARRIER-FREE RAMPS (PER A.D.A. STANDARDS)
 - CONSTRUCT STORM SEWER INLET
 - EDGE OF CONCRETE TANK PAD
 - EDGE OF SAW CUT
 - INSTALL 6" BOLLARD
 - INSTALL HANDICAP VAN AND CAR SIGN (RE. A.D.A. PLAN)
 - INSTALL TRASH CAN
 - 4" YELLOW OR WHITE PAVEMENT MARKING
 - HANDICAP PARKING LOGO
 - STANDARD AREA LIGHT POLE (RE. PHOTOMETRIC PLAN)
 - AIRVAC MACHINE
 - UNDERGROUND STORAGE TANKS
 - UNDERGROUND STORAGE TANK VENTS
 - MULTI-PRODUCT FUEL DISPENSERS (UPFB)
 - EDGE OF CANOPY ROOF
 - 10' X 2' MONUMENT SIGN (SIGNS WILL REQUIRE SEPARATE SIGN PERMIT)

SITE AND DESIGN DATA

SITE SQ. FT.	67,521 S.F. OR 1.55 ACRES
EXISTING ZONING	"GB" GENERAL BUSINESS
BUILDING SQ. FT.	9,000 S.F.
CANOPY SQ. FT.	3,840 S.F.
PARKING REQUIRED (RETAIL)	36 SPACES [7,200/200]
PARKING REQUIRED (RESTAURANT)	24 SPACES [1,800/75]
PARKING REQUIRED (TOTAL)	60 SPACES
PARKING PROVIDED	80 STANDARD SPACES 3 HANDICAP SPACES
BUILDING COVERAGE	12,940 S.F. OR 18.72% ADE ALLOWED
BUILDING HEIGHT	24 FT.
MAX. BUILDING HEIGHT	30 FT. - PER ORDINANCE
BUILDING SETBACKS	30 FT. ON CENTERVILLE ROAD 30 FT. ON BROADWAY BLVD 20 FT. ON PROPERTY SIDES
LANDSCAPE SETBACKS	10 FEET ON BROADWAY BLVD 10 FEET ON CENTERVILLE ROAD NONE ON PROPERTY SIDES
REQUIRED VARIANCES	1. Variance for 5 foot landscape buffer along Centerline Rd. and Broadway Blvd. 2. Variance for the landscape buffer along Centerline Road and Broadway Blvd to overlap the 3 feet parking live screening strip. 3. Variance for a 15.37 Foot rear setback instead of 20 Foot rear setback.
NOTES	EXTERIOR WALLS: minimum 50% primary masonry product maximum 50% secondary masonry product maximum 20% non masonry product All above exclude doors, windows, or window walls

BROADWAY CENTERVILLE ADDITION
LOT 1, BLOCK 1
IN THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CASE NO. 130326-2
SCALE: 1"=20'

BOUNDARY LINE DATA TABLE

L1	N44°49'08"W	170.01'
L2	N45°10'52"E	94.63'
L3	N00°32'13"W	76.69'
L4	N46°11'40"E	97.32'
L5	S39°25'18"E	317.45'
L6	N44°36'16"W	64.71'
L7	S45°10'51"E	4.98'
L8	S44°36'16"W	150.95'

ID	TYPE	SIZE	REMARK
1	DOMESTIC	2"	EXISTING (FIELD VERIFY SIZES)
2	IRRIGATION	1"	EXISTING (FIELD VERIFY SIZES)

CITY OF GARLAND BENCHMARK
 GPS #235, 2" BRASS DISK STAMPED 235 LOCATED IN THE MEDIAN ISLAND AT INTERSECTION OF KEEN DRIVE & CENTERVILLE ROAD APPROXIMATELY 31' NORTHWEST OF CENTERLINE WEST BOUND CENTERVILLE ROAD AND 13' SOUTH OF CENTERLINE OF KEEN DRIVE WEST BOUND LANE.
 ELEVATION = 539.034

CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



DATE	REVISION DESCRIPTION	BY
5/7/13	1st SUBMITTAL	KP
5/30/13	2nd SUBMITTAL	KP
project no.	13-095	drawn by
date	5/xx/2013	designed by
eng	03-13095-SITE PLAN-C3.0	approved by

THE DIMENSION GROUP
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
 10755 Shoup Road Dallas, Texas 75236
 TEL 214-343-9400 FAX 214-343-9660 www.DimensionGroup.com

REVIEWER	DATE	APPLICANT/ENGINEER
TEXAS HERITAGE SURVEYING LLC 10610 METRIC DRIVE SUITE 124 DALLAS, TEXAS 75243 CONTACT: GARY E. JOHNSON, R.P.L.S. TEL (214) 340-9700	PRELIM. INVESTIGATIONS 2727 L.B. FREDERICK WAY SUITE 300 DALLAS, TX 75234 CONTACT: JAMAL PREMIEE TEL (214) 887-8522	THE DIMENSION GROUP TYPE FIRM # F-8306 10755 SANDHILL ROAD DALLAS, TEXAS 75238 CONTACT: KANYATA PATEL, P.E. TEL (214) 343-9400

SITE PLAN

RETAIL CENTER
3036 BROADWAY BLVD & E. CENTERVILLE ROAD
GARLAND, TEXAS 75041

SHEET
C3.0



1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



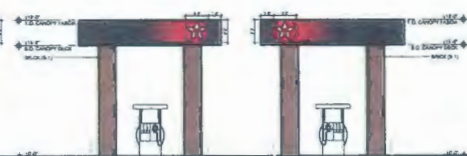
4 REAR ELEVATION

SCALE: 3/16" = 1'-0"



5 CANOPY FRONT ELEVATION

SCALE: 1/8" = 1'-0"



6 CANOPY NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



7 CANOPY SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:

GAS CANOPY ELEVATION FACING THE SHOPPING CENTER DOES NOT HAVE ATTACHED SIGNAGE.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BRICK (B-2)	1000	SQ. YD.	1.00	1000.00
2	STONE (ST-1)	1000	SQ. YD.	1.00	1000.00
3	EIFS (E-4)	1000	SQ. YD.	1.00	1000.00
4	EIFS (E-3)	1000	SQ. YD.	1.00	1000.00
5	EIFS (E-2)	1000	SQ. YD.	1.00	1000.00
6	EIFS (E-1)	1000	SQ. YD.	1.00	1000.00
7	TILE (T-1)	1000	SQ. YD.	1.00	1000.00
8	BRICK (B-1)	1000	SQ. YD.	1.00	1000.00
9	BRICK (B-3)	1000	SQ. YD.	1.00	1000.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BRICK (B-2)	1000	SQ. YD.	1.00	1000.00
2	STONE (ST-1)	1000	SQ. YD.	1.00	1000.00
3	EIFS (E-4)	1000	SQ. YD.	1.00	1000.00
4	EIFS (E-3)	1000	SQ. YD.	1.00	1000.00
5	EIFS (E-2)	1000	SQ. YD.	1.00	1000.00
6	EIFS (E-1)	1000	SQ. YD.	1.00	1000.00
7	TILE (T-1)	1000	SQ. YD.	1.00	1000.00
8	BRICK (B-1)	1000	SQ. YD.	1.00	1000.00
9	BRICK (B-3)	1000	SQ. YD.	1.00	1000.00



BY	DATE	DESCRIPTION

EXTERIOR ELEVATIONS
RETAIL DEVELOPMENT
3038 BROADWAY
GARLAND, TX

PROJECT No. 13060
DATE: 06/04/2013
DRAWN BY: MF
CHECKED BY: AM



SHEET NUMBER
EE

EXHIBIT E



City Council Item Summary Sheet

☐ Work Session

Date: July 16, 2013

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 13-23 - Sundance Behavioral Health

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

**Neil Montgomery
Senior Managing Director of
Development Services**

Approved By:

**William E. Dollar
City Manager**

ORDINANCE NO. 6604

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 97-31 FOR HEALTH SERVICES USES TO HEALTH SERVICES (HS) DISTRICT AND A SPECIFIC USE PERMIT FOR CARE OF ALCOHOLIC, DRUG DEPENDENT OR PSYCHIATRIC PATIENTS, INSTITUTIONALIZED ON A 17.14-ACRE TRACT OF LAND LOCATED AT 2696 WEST WALNUT STREET; SOUTH OF WEST WALNUT STREET AND WEST OF NORTH SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of June, 2013, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Sundance Behavioral Health**, 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 change in zoning from Planned Development (PD) District 97-31 for Health Services Uses to Health Services (HS) District and a Specific Use Permit for Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized, on a 17.14-acre tract of land located at 2696 West Walnut Street; south of West Walnut Street and west of North Shiloh Road, 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 _____, 2013.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 13-23

Being described as Lots 1 and 2, Block 1, Garland Hospital and Clinic Addition Replat, an addition to the City of Garland, TX as recorded in Volume 89174, Page 804, of the Plat Records of Dallas County, Texas and containing approximately 17.14 acres. This property is located at 2696 West Walnut Street; south of West Walnut Street and west of North Shiloh Road.

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 13-23

2696 West Walnut Street

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow a facility for the Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized subject to conditions.
- II. **Statement of Effect:** This permit 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 of the Health Services (HS) District set forth in Section 22 and Section 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 25 year time period and shall be tied to **Sundance Behavioral Health**.



City Council Item Summary Sheet

☐ Work Session

Date: July 16, 2013

☒ Agenda Item

2013 Edward Byrne Memorial Justice Assistance Grant

Summary of Request/Problem

At the July 16, 2013 Work Session, Council was scheduled to consider a request from the Police Department to apply for the 2013 Edward Byrne Memorial Justice Assistance Grant (JAG) program for reducing crime and improving public safety.

The Police Department is requesting Council's approval to apply for the 2013 Edward Byrne Memorial Justice Assistance Grant (JAG). The Director of the Bureau of Justice Assistance (BJA) has made funds available to units of local government under the 2013 Edward Byrne Memorial Justice Assistance Grant program for the purpose of reducing crime and improving public safety.

The Garland Police Department is eligible to apply to BJA for an estimated direct award of \$41,279.00 under this grant program. However, the Attorney General of the State of Texas has "certified" Garland as a disparate jurisdiction, thereby requiring us to enter into an agreement to share a portion of these funds with Dallas County. Currently, the agreement is for the City of Garland to share 30%, or approximately \$12,383.70, with Dallas County, which results in an award to the City of Garland in the amount of approximately \$28,895.30. From this amount, there will be a mandated 7% Administration Fee which is to be paid to the City of Dallas as they have designated as the area grant manager for all involved entities. The resulting estimated net award to the City of Garland will be approximately \$26,872.63. The Funds can be used to implement a wide variety of Police Department programs to reduce crime and improve public safety.

This grant program does not require matching funds or contributions.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the Police Department to apply for the 2013 Edward Byrne Memorial Justice Assistance Grant (JAG) program.

Submitted By:

Mitchel L. Bates
Police Chief

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SUBMISSION AND ACCEPTANCE OF AN APPLICATION TO THE BUREAU OF JUSTICE ASSISTANCE FOR GRANT UNDER THE 2013 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Mitch Bates, is hereby authorized to submit and application to, and subsequently accept a grant from, the Bureau of Justice Assistance under the 2013 Edward Byrne Memorial Justice Assistance Grant Program, for an estimated net amount of \$26,872.63.

Section 2

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

PASSED AND APPROVED this the 16th day of July, 2013.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: July 16, 2013

☒ Agenda Item

Change Order No. 1 to BL 5152 Term Contract for Ready Mix Concrete

Summary of Request/Problem

The City Council awarded a term contract for ready mix concrete to Cooper Concrete Company in the amount of \$1,710,975.00 on July 17, 2012. The first term of this blanket order (BL 5152) expires on August 1, 2013. Cooper Concrete has indicated that their costs have increased, and they have requested a 3.4% Producer Price Index (PPI) related increase totaling \$58,173.15 in the first renewal of the contract.

This item was considered by Council at the July 1, 2013 Work Session.

Recommendation/Action Requested and Justification

Staff recommends that City Council authorize by minute action the City Manager to execute Change Order No. 1 in the amount of \$58,173.15 with Cooper Concrete Company.

Submitted By:

Steven L. Oliver, P.E.
Director of Streets

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

☒ **Work Session**

Date: July 16, 2013

☒ **Agenda Item**

Purchase of Property

Summary of Request/Problem

Council is requested to consider purchasing Lots 2 and 3 of Block 2, and Part of Lot 1, in the Embree Addition, City of Garland, commonly known as 102 – 108 N. Sixth Street from the Garland Civic Theatre. The building and land consist of approximately 17,000 square feet. The City will lease back the property to the Garland Civic Theatre.

Recommendation/Action Requested and Justification

Approve by minute action authorizing the City Manager to execute all documents necessary for the purchase and lease of 102 – 108 N. Sixth Street.

Submitted By:

Martin E. Glenn
Deputy City Manager

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

☒ **Work Session**

Date: July 16, 2013

☒ **Agenda Item**

Revisions to Watering Schedule

Summary of Request/Problem

On July 8, 2013, the City implemented a new watering schedule for both its residential and business customers. Customers will be allowed to water their lawns just once per week based on residential trash pickup schedules. Garland businesses will base their watering day on the residential schedule at their specific location(s).

Recommendation/Action Requested and Justification

Approve an ordinance amending the watering schedule for both residential and business customers.

Submitted By:

John Baker
Managing Director of Public Utilities

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 51, "GENERAL UTILITY PROVISIONS", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1

That Section 51.93 (3)(g)(i) of Chapter 51, "General Utility Provisions", of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

- “(i) Between April 1 and October 31 of each year, irrigation of landscape areas, foundations, trees and lawns with hose-end sprinklers or automatic irrigations systems is limited to one day per week on the day designated for residential trash pickup in customer’s area; and from November 1 to March 31 the irrigation of landscaped areas, foundations, trees and lawns with hose-end sprinklers or automatic irrigation systems is limited to one day every other week on the day designated for collection of recyclable materials in customer’s area.”

SECTION 2

That, except as otherwise provided in this Ordinance, a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas. The City's authority to seek injunctive or other civil relief available under the law is not limited by this section.

SECTION 3

That Chapter 51, "General Utility Provisions", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4

That terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

SECTION 5

The City Manager or his designee is hereby directed to file a copy of this Ordinance with the Texas Commission on Environmental Quality, and to provide a copy of the ordinance to the Chairman of the Region C Water Planning Group and the Texas Water Development Commission.

SECTION 6

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ____ day of _____, 2013.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Planning Report

Color Build In

410 South Kirby Street

REQUEST

Approval of a Specific Use Permit for Automobile and Motorcycle Sales, Leasing, Service and Repair (used) on property zoned Industrial-1 (I-1) District.

OWNER

Kirby Street Investment Inc.

PLAN COMMISSION RECOMMENDATION

On June 24, 2013 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Permit for Automobile and Motorcycle Sales, Leasing, Service and Repair (used) on property zoned Industrial-1 (I-1) District, as recommended by Staff.

STAFF RECOMMENDATION

Approval of the Specific Use Permit for Automobile and Motorcycle Sales, Leasing, Service and Repair (used) for a 5 year time period tied to Color Build In. The proposed use is compatible with the surrounding zoning and land uses. Staff also recommends extending the condition that limits the maximum number of vehicles for sale, at one time, to 17 and limits the locations for the display of vehicles to those areas along the western and southern property lines (see Exhibit C) to the new Specific Use Permit.

BACKGROUND

The subject property contains an existing 15,416 square foot industrial building, originally constructed in 1969, that has been occupied since 2007 by Color Build In, an auto repair shop. In 2008, City Council approved a Specific Use Permit to allow Automobile and Motorcycle Sales, Leasing, Service and Repair (used) to be operated in conjunction with the auto repair shop. The Specific Use Permit for Automobile and Motorcycle Sales, Leasing, Service and Repair, which was approved for a period of 5 years, expired in May of 2013. The applicant seeks

renewal of the Specific Use Permit to continue the sale of used automobiles in association with the auto repair shop.

SITE DATA

The subject property contains approximately 0.92-acres in total area, fronting approximately 205-feet along South Kirby Street and 200-feet along Benton Street. Primary access to the site is available from South Kirby Street. Access to the north and east service areas is also available from Benton Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently restricted to the uses permitted in the Industrial-1 (I-1) District, as referenced in the Comprehensive Zoning Ordinance. The Industrial-1 (I-1) District provides for a wide range of industrial uses, which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial-1 (I-1) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial-1 (I-1) District currently permits Automobile and Motorcycle Sales, Leasing, Service and Repair (used) by Specific Use Permit only.

CONSIDERATIONS

1. The applicant is requesting approval of a Specific Use Permit to continue the sales of used vehicles in conjunction with the established automotive repair facility. The hours of operation for both the sales of used vehicles and auto repair shop will continue being from 9:00 A.M. to 6:00 P.M. Monday through Saturday.
2. The expired Specific Use Permit (S08-25) contains a condition which stipulates that used vehicles for sale shall only be stored and/or displayed along the western and southern property lines and that the maximum number of used vehicles for sale, at any one time, shall be limited to 17. Staff recommends carrying this condition over to the new Specific Use Permit; the applicant concurs with Staff recommendation.
3. The parking ratio as specified in Section 10-200 of the City of Garland Comprehensive Zoning Ordinance requires a minimum of 1 parking space for every 300 square feet of office area, 2 spaces for every service bay, plus 1 space for every 500 square feet of additional service area. The existing building currently contains approximately 3,819 square feet of office

space, which would require 13 parking spaces. In addition, there are 13 service bays within the existing building, which would require an additional 26 parking spaces. It should be noted that there is no additional service areas in the existing building. Therefore, the total required parking for the existing and proposed uses would be 39 parking spaces. The site plan (see Exhibit C) indicates that there are currently 40 parking spaces available on-site.

4. Since the applicant is not proposing any increase to the existing building and/or parking area, the proposed site is not required to be brought into compliance with the Screening and Landscape Standards.
5. The applicant is not proposing new signage nor changes to the existing signage.
6. The subject property is located within the Forest/Jupiter/Walnut Catalyst Area and adjacent to one of the Targeted Investment Areas identified in the Forest/Jupiter/Walnut Catalyst Redevelopment Plan approved by City Council in 2013. Therefore, Staff recommends a Specific Use Permit for only 5 years, allowing Staff to evaluate the compatibility of the Automobile and Motorcycle Sales, Leasing, Service and Repair (used) with the surrounding land uses within a short term; this recommendation is consistent with the time limit condition for the expired Specific Use Permit. The applicant has agreed to the recommended 5 year time period.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends transit-oriented centers for the subject property due to its proximity to the Forest Jupiter DART Station. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. In addition, the Envision Garland Plan identifies seven catalyst areas for public and private reinvestment and redevelopment. The subject property is located within the Forest/Jupiter/Walnut Catalyst Area. The City of Garland has adopted the Forest/Jupiter/Walnut Catalyst Redevelopment Plan which establishes a redevelopment strategy for this catalyst area. The proposed Automobile and Motorcycle Sales, Leasing, Service and Repair (used) is not consistent with the long-term vision set forth by the Envision Garland Plan but, with appropriate conditions, can continue being a compatible use in the short-term.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

With the exception of the properties to the south which are zoned Planned Development (PD) District 03-47 for Transit Oriented Development and are developed with heavy commercial uses, including a major automotive repair use, the subject property is surrounded by properties that are zoned Industrial (I-1) District and developed with industrial and heavy commercial uses.

The surrounding area is presently characterized by its industrial and heavy commercial activity. The sale of used automobiles is not incompatible with the industrial and heavy commercial uses established in the surrounding properties and it does not represent a more intense commercial activity.

Prepared By:

Josue De La Vega
Development Planner

Date: July 5, 2013

Reviewed By:

Anita Russelmann
Director of Planning

Date: July 8, 2013

Reviewed By:

William E. Dollar
City Manager

Date: July 9, 2013



0 100 200 Feet

ZONING **Z 13-25**

 INDICATES AREA OF REQUEST

SPECIFIC USE PERMIT CONDITIONS

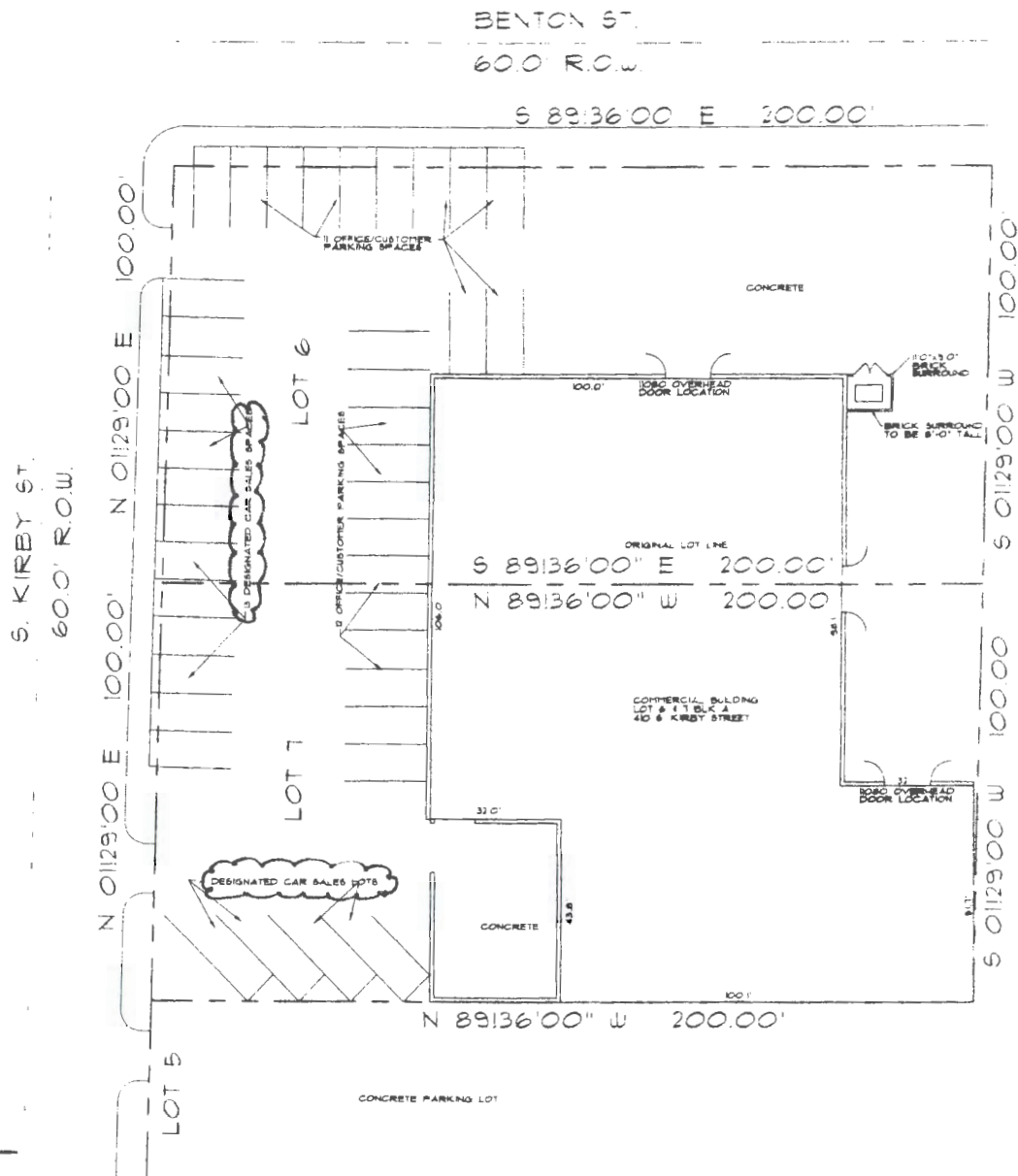
ZONING FILE 13-25

410 South Kirby Street

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow Automobile and Motorcycle Sales, Leasing, Service and Repair (used) subject to conditions.
- II. **Statement of Effect:** This permit 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 of the Industrial-1 (I-1) District set forth in Section 29 and Section 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 five (5) year time period and shall be tied to **Color Build In**.
 - B. Used Vehicle Sales: Used vehicles for sale shall only be stored and/or displayed along the western and southern property lines, as shown on the approved site plan (see Exhibit C). The maximum number of used vehicles for sale, at any one time, shall be limited to seventeen (17).

EXHIBIT C

COLOR BUILT SIGHT PLAN
SCALE: 1/8" = 1'-0"



BARNES

MF-18

238

109

209

317

322

333

X

3121

3113

3105

3101

I-1

O = IN FAVOR
X = AGAINST

BENTON

KIRBY

S08-25

410

3130

3114

3106

3102

3022

3026

3215

420

O

3057

O

428

3061

3207

438

2922

3209

PD 03-47

3125

X

3121

3065

3065

FOREST

0 100 200 Feet

ZONING

Z 13-25



INDICATES AREA
OF REQUEST



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

June 13, 2013

HEARING DATE/TIME: Plan Commission: June 24, 2013 – 7:00 PM

APPLICANT: Color Build In

File Z 13-25

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 24, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Color Build In** requesting approval of a Specific Use Permit for Automobile and Motorcycle Sales, Leasing, Service and Repair (used) on property zoned Industrial-1 (I-1) District. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 0.98-acre parcel shown as Lots 6 and 7, Block A, Forest Lane Industrial Park Addition, an addition to the City of Garland, Dallas County, Texas. The subject property is located at 410 South Kirby Street. (District 6)

Note: The applicant requests approval of a Specific Use Permit to continue the sale of used vehicles.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

I DON'T LIKE USED AUTOS WITH SALVAGE TITLES
AND DON'T THINK YOU SHOULD SELL CARS WITH
SALVAGE TITLES. THE CUSTOMERS HAVE THE RIGHT
TO KNOW. I DON'T DEAL WITH SALVAGE UNITS.
(Please complete the following information)

Your Property Address

HALES Auto Sales

Printed Name

3125 FOREST LN.

GARLAND

TX 75042

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

[Signature]

Signature

OWNER

Title

Date: 6-14-2013



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

June 13, 2013

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Being an approximate 0.98-acre parcel shown as Lots 6 and 7, Block A, Forest Lane Industrial Park Addition, an addition to the City of Garland, Dallas County, Texas. The subject property is located at 410 South Kirby Street. (District 6)

Note: The applicant requests approval of a Specific Use Permit to continue the sale of used vehicles.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

420 S. KIRBY, GARLAND TX. 75042
Printed Name
MARIN TOMULET BR 2415 QUINLAN TX 75474
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature _____ Title OWNER

Date: 06-20-2013



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

June 13, 2013

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File Z 13-25

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Being an approximate 0.98-acre parcel shown as Lots 6 and 7, Block A, Forest Lane Industrial Park Addition, an addition to the City of Garland, Dallas County, Texas. The subject property is located at 410 South Kirby Street. (District 6)

Note: The applicant requests approval of a Specific Use Permit to continue the sale of used vehicles.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

Micron Industries Inc.
Printed Name
3057 Forest Ln. Garland 75042
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

[Signature] owner
Signature Title

Date: 6-20-13



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

June 13, 2013

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Being an approximate 0.98-acre parcel shown as Lots 6 and 7, Block A, Forest Lane Industrial Park Addition, an addition to the City of Garland, Dallas County, Texas. The subject property is located at 410 South Kirby Street. (District 6)

Note: The applicant requests approval of a Specific Use Permit to continue the sale of used vehicles.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

LET'S LOOK AT QUALITY BUSINESSES AROUND THE
DART STATION, NOT ANOTHER CAR LOT!
DON'T WE HAVE ENOUGH CAR LOTS AROUND THIS AREA.

(Please complete the following information)

Your Property Address

DOUG A. WILLIAMS

Printed Name

333 S. KIRBY

Address

GARLAND TEX

City, State

75042

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Doug A. Williams

Signature

MASTER PLUMBER

Title

Date: 6-18-2013



City Council Item Summary Sheet

☐ Work Session

Date: July 16, 2013

☒ Agenda Item

Boards and Commissions

Summary of Request/Problem

Council is requested to consider appointments to Boards and Commissions.

Recommendation/Action Requested and Justification

Submitted By:

Approved By:

William E. Dollar
City Manager

Morgan
2012-13 Appointee



GARLAND
GARLAND YOUTH COUNCIL

Application 2013-14

Name: Morgan Manning

Address: 1837 Caldwell Dr.

City Council District: 5 Home Phone: 972-271-0163

Cell Phone: 972-989-6573

Parent/Guardian Cell Phone: 817-223-3226

Email: morgan.n.manning@gmail.com

Parent/Guardian Email: smann51@verizon.net

Grade level in 2013-14 school year: 11 School: South Garland HS

Please answer the following questions. Feel free to type your answers on a separate paper and attach to the application.

In what activities/organizations do you participate in school, church or in the community?

How did you hear about the Garland Youth Council?

Why do you want to serve on the Garland Youth Council?

What are some challenges you feel Garland youth face in our community?

What do you see as positives for youth living in Garland?

District 8
2012-13 appointee
7-16-13



GARLAND
GARLAND YOUTH COUNCIL

Application 2013-14

Name: Elizabeth Sinclair
Address: 1604 Murray Dr. Garland, TX 75042
City Council District: 8 Home Phone: 972-276-4020
Cell Phone: 972-322-2640
Parent/Guardian Cell Phone: 469-999-6837
Email: MElizabethWS@gmail.com
Parent/Guardian Email: grace_academy@verizon.net
Grade level in 2013-14 school year: 10th School: Home school

Please answer the following questions. Feel free to type your answers on a separate paper and attach to the application.

In what activities/organizations do you participate in school, church or in the community?

How did you hear about the Garland Youth Council?

Why do you want to serve on the Garland Youth Council?

What are some challenges you feel Garland youth face in our community?

What do you see as positives for youth living in Garland?

Dist 8
7-10-13



GARLAND
GARLAND YOUTH COUNCIL

Application 2013-14

Name: James Austin Grimes
Address: 2422 Inverness Drive Garland, Tx
City Council District: 8 Home Phone: 972 529 8945
Cell Phone: 214 620 6437
Parent/Guardian Cell Phone: 972 529 8945
Email: jaustin.grimes@hotmail.com
Parent/Guardian Email: jamieanne.grimes@gmail.com
Grade level in 2013-14 school year: Sophomore (10) School: Naaman

Please answer the following questions. Feel free to type your answers on a separate paper and attach to the application.

In what activities/organizations do you participate in school, church or in the community?

Youth and Government Club

How did you hear about the Garland Youth Council?

Through my mother.

Why do you want to serve on the Garland Youth Council?

I am very intrested in ~~the~~ the process of government and politics

What are some challenges you feel Garland youth face in our community?

Youth Face a large challenge of peer pressure.

What do you see as positives for youth living in Garland?

Many Youths in Garland are highly intelligent and educated