



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
June 19, 2018
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.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

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.

Strategic Focus Areas

In November 2017, Council adopted ten Key Focus Areas reflecting the attributes they want to accurately describe the Garland community.

- **Growing Economic Base**
- **Commercially Thriving Downtown**
- **Well-Maintained City Infrastructure**
- **Enhanced Quality of Life Through Amenities, Arts, and Events**
- **Safe Community**
- **Vibrant Neighborhoods and Commercial Centers**
- **Reliable, Cost Efficient Utility Services**
- **Customer-Focused City Services**
- **Sound Governance and Finances**
- **Future-Focused City Organization**

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

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 had the opportunity to review each of 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 June 5, 2018 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Master Plan for Library** **Bid No. 0432-18**

Godfrey's Associates, Inc. **\$117,525.00**

This request is to update the Library's Master Plan for the Nicholson Memorial Library System. The Plan includes an assessment of community demographics, an analysis of the projected effects of future trends and technologies on library services, and identification of library services needs of the community. Deliverables include a strategic plan, a facilities plan, a staffing plan, and a technology plan.

b. Engineering Services for Emergency Standby Generator Upgrades

Bid No. 0815-08

Gupta & Associates, Inc.	\$493,501.00
Optional Contingency	<u>\$24,000</u>
TOTAL:	\$493,501.00

This request is to provide engineering assessment and design services for the upgrade of five emergency standby power generators. The Texas Commission on Environmental Quality (TCEQ) requires reserve generator power at each of the five water pump stations: Wallace, Apollo, Firewheel, Northside, and Broadway. This project will allow for continuous reliable water system pumping in the event of a power outage. This design includes the surrounding electrical controls, instrumentation, and structural integrity. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

c. CIP Project Control and Management Support Services for GP&L

Bid No. 0772-18

Power Engineers	\$380,206.00
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This request is to provide project control and management support services for GP&L's CIP Program Management System. This system allows staff to manage transmission and substation CIP projects for both GP&L and TMPA. System functionality includes: creation and documentation of control processes, development of unique schedules for transmission and substation CIP projects, coordination between internal GP&L departments and external partners, generation of project milestone reports, project spend and future cash flow requirements, regulatory obligations, and facility outage requirements. This information is critical to manage not only the increased number of transmission and substation capital projects associated with load growth in North Garland, but also the multiple 138kV and 345kV transmission capital projects outside of Garland.

d. Steel Structures for Phase II, Wylie Switchyard to Firewheel Transmission Line

Bid No. 0610-18

Techline, Inc.	\$3,481,110.59
Optional Contingency	<u>\$348,110.80</u>
TOTAL:	\$3,829,221.39

This request is for the purchase of tubular steel structures and associated hardware necessary to complete Phase II of the Wylie Switchyard to Firewheel 138kV Transmission Line reconstruction project. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be required. This project was approved as part of the 2018 CIP.

e. Fire Department EMS Fluids and Medications

Bid No. 5263-15

Bound Tree Medical, LLC

\$14,320.45

This request is to approve Change Order #2 for EMS fluids and medications. The Fire Department has increased the volume of purchases in order to address not only drug shortages and availability but also extended transport times due to the recent closing of the Baylor Garland Hospital. This Change Order represents a cumulative 52% increase to the original Blanket Order 06845 based on quantity and price increases. The requested price increases have been benchmarked with other cities by the Fire Department and are within an acceptable range.

f. Water Main Improvements on High Meadow Drive, McDonald Drive, and Wildbriar Drive

Bid No. 0596-18

Tri-Con Services

\$1,167,720.00

Optional Contingency

\$116,772.00

TOTAL:

\$1,284,492.00

This request is to provide water line improvements on High Meadow Drive between Country Club and Dove Drive, on McDonald Drive between Saturn and Bardfield Avenue, and on Wildbriar Drive from Shady Glen to Heather Glen Drive. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

3. A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.

a. Zoning File No. Z 18-08, AMCAL Multi-Housing, Inc. (District 2)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a zoning change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living on an 11.299-acre tract of land located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Park Hours and Closing - Ordinance Amendment

Consider an ordinance amending Sec. 25.15 of the Code of Ordinances which will allow for the closing of any park due to emergencies or overcrowding.

5. EPR Properties - Landlord Consent to Sublease and Estoppel Certificate

Council is requested to approve the EPR Properties - Landlord Consent to Sublease and Estoppel Certificate. The City of Garland has an agreement with EPR Properties which manages the Hawaiian Falls property. EPR Properties recently terminated their lease with Source Capital and entered into a new sublease with ProParks. ProParks will be the new operator for the Hawaiian Falls Water Park. This items was considered by Council at the June 4, 2018 Work Session.

6. Project Specific Agreement with Dallas County for Arapaho Road from N. Garland Avenue to Jupiter Road

Council is requested to approve entering into a Master Agreement with Dallas County for Transportation-Related Maintenance on Certain Designated Roadways within the City of Garland. That agreement has been executed by both the City and Dallas County.

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 are 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.

7. Consider by minute action the City of Garland representatives to the Dallas Area Rapid Transit Board of Directors

At the June 18, 2018 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board for a two-year term beginning July 1, 2018.

8. Consider by minute action the appointment of a City of Garland representative to the Garland Health Facilities Development Corporation and Garland Economic Development Authority

At the June 18, 2018 Work Session, Council interviewed the candidate interested in being appointed to the Garland Health Facilities Development Corporation and Garland Economic Development Authority for a six year term beginning July 1, 2018.

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.

- Council Member Morris - Jonathan Ferguson (Parks Board)

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 Frontier 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.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: June 19, 2018

Item Title: Minutes June 5, 2018

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the June 5, 2018 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes June 5

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 5, 2018 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Rich Aubin
	Council Member	Robert Vera
	Council Member	Scott LeMay
	Council Member	Robert Smith

STAFF PRESENT:	Assistant City Manager	John Baker
	Deputy City Attorney	Brian England
	City Secretary	Eloyce René Dowl

ABSENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor

CEREMONIALS: Mayor Dodson presented two awards to the Duck Creek Wastewater Treatment Plant employees: the Water Environment Association of Texas, George Burke, Jr. Award and the 2018 Municipal Wastewater Treatment Plant of the Year Award. Employees receiving the award were: Wes Kucera, Managing Director, Bill Gase, Wastewater Director, Earl Gibson, Plant Operator/Mechanic, Alex Stewart, Plant Superintendent, and Don Dudley, Plant Maintenance Supervisor.

CALL TO ORDER: The meeting was called to order by Mayor Dodson.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Morris to approve the Consent Agenda as presented, seconded by Council Member Nickerson, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 2m, 2n, 2o, 2p, 3, 4, and 5. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the May 15, 2018 Regular Meeting.

2a. APPROVED**

Bid No. 0551-18 awarded to Infratech Corporation in the amount of \$706,744.74, which includes an optional contingency of \$57,700.00, for a total bid of \$764,444.74 for the GP&L Underground Cable Replacement.

This request is for the replacement of four underground cable loops in support of GP&L's system-wide Underground Cable Replacement Program. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2b. APPROVED**

Bid No. 0351-18 awarded to Tri-Con Services, Inc. in the amount of \$2,317,816.20 for East Oates Road Paving, Drainage, and Water Improvements.

This request is to replace existing East Oates Road from Broadway Boulevard to Rosehill Road.

2c. APPROVED**

Bid No. 0581-18 awarded to Techline, Inc. in the amount of \$931,582.65, which includes an optional contingency of \$92,927.18, for a total bid of \$1,024,509.83 for the GP&L Apollo Transmission Line Reconstruction Materials.

This request is for the purchase of 11 steel poles and related materials for the reconstruction of transmission lines associated with the Apollo Substation. Due to the complex nature of the project, an optional contingency is included for any additional materials that may be required.

2d. APPROVED**

Bid No. 0732-18 awarded to Reliable Chevrolet in the amount of \$131,216.00 for Various Light Duty Trucks.

This request is to purchase five light duty trucks to be used by various City departments in their daily operations.

2e. APPROVED**

Bid No. 0738-18 awarded to Freightliner of Austin in the amount of \$776,520.00 for Various Heavy Duty Trucks for EWS and GP&L.

This request is to purchase two knuckle boom trucks, two brush tractor trucks, and one can carrier truck for

Environmental Waste Services (EWS), as well as one bucket truck for GP&L.

2f. APPROVED**

Bid No. 0739-18 awarded to Chastang Enterprises, Inc. in the amount of \$339,680.00 for Truck Cab and Chassis for EWS.

This request is to purchase two front-loader truck cab and chassis to be used by Environmental Waste Services in their daily operations.

2g. APPROVED**

Bid No. 0740-18 awarded to Bond Equipment Company, Inc. in the amount of \$865,700.00 for Side-Loader Truck Cab and Chassis for EWS.

This request is to purchase five side-loader cab and chassis to be used by Environmental Waste Services in their daily operations.

2h. APPROVED**

Bid No. 0741-18 awarded to Heil of Texas in the amount of \$989,850.00 for Side-Loader and Front-Loader Truck Bodies for EWS.

This request is to purchase seven refuse truck bodies to be used by Environmental Waste Services in their daily operations.

2i. APPROVED**

Bid No. 0744-18 awarded to Holt Caterpillar, Inc. in the amount of \$914,436.00 for Compactor for the Landfill.

This request is to purchase one Caterpillar compactor to be used by the Landfill in their daily operations.

2j. APPROVED**

Bid No. 0749-18 awarded to Syntech Systems, Inc. in the amount of \$282,539.80 for Fueling Site Upgrades for Forest Lane and Gasoline Alley Locations.

This request is to upgrade the City's outdated fuel-dispensing equipment at the Forest Lane and Gasoline Alley fueling sites.

2k. APPROVED**

Bid No. 0620-18 awarded to Evoqua Water Technologies in the amount of \$200,000.00 for the GP&L Water Treatment Equipment Rental.

This request is to provide for the rental of dsionized (DI) tanks and water trailers for the Olinger and Spencer Plants on an as-needed basis.

2l. APPROVED**

Bid No. 0611-18 awarded to Techline, Inc. in the amount of \$1,893,966.74, which includes an optional contingency of \$227,103.00, for a total bid of \$2,121,069.74 for the GP&L Wylie to Firewheel Transmission Line Construction Materials.

This request is for the purchase of transmission line construction materials for Phase II of the Wylie to Firewheel 138kV Transmission Line project. Due to the complex nature of the project, an optional contingency is included for any additional materials that may be required.

2m. APPROVED**

Bid No. 0174-18 awarded to Grantham and Associates, Inc. in the amount of \$29,295.00 for 2018 Alley Reconstruction – Phase I.

This request is to provide additional engineering and surveying services for Phase I of the 2018 Alley Reconstruction, which included seven alleys.

2n. APPROVED**

Bid No. 0760-18 awarded to Black Box Network Services in the amount of \$182,517.65 for the Telephone System Upgrade.

This request is to upgrade the City's Nortel CS1000 Telephone System with the Avaya Communications Manager System.

2o. APPROVED**

Bid No. 0661-18 awarded to Tri-Con Services, Inc. in the amount of \$1,234,000.00 for the Valley Mills Drive Reconstruction and Water Improvements.

This request is to reconstruct Valley Mills Drive from La Prada Drive to Grinnell Drive and to replace the existing water line between La Prada Drive and Stroud Lane.

2p. APPROVED**

Bid No. 0002-18 awarded to Brandstetter Carroll, Inc. in the amount of \$174,000.00 for the Parks and Recreation Master Plan.

This request is to establish a framework for future design and development of Parks, Recreation, and Cultural Arts and Special Events within the City.

3. APPROVED**

Minute action approving and Escrow Agreement with F. E. Concepts, L.L.C.

At the May 14, 2018 Work Session, Council considered an Agreement with F. E. Concepts, L.L.C. (F E Concepts) to place in escrow their proportional share for the future improvement of Holford Road.

4. APPROVED**

Resolution No. 10344 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

Council accepted the offer and sold the property to Mr. Garcia. This property has been held by the City of Garland since 2015 and pursuant to Section 34.05 of the Texas Property Tax Code, it may be resold to a private entity with approval of the governing body.

5. APPROVED**

Ordinance No. 6993 authorizing the issuance of "City of Garland, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2018;" providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's Water and Sewer System; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement, and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto; and providing an effective date.

At the April 2, 2018 Work Session, Council considered authorizing the sale of Certificates of Obligation in an amount

of approximately \$33.8 million to fund a portion of the 2018 Capital Improvement Program (CIP) and pay related issuance costs of approximately \$150,000.00.

ITEMS FOR INDIVIDUAL CONSIDERATION

6. APPROVED

Minute action approving the appointment of a City of Garland representative to the North Texas Municipal Water District Board of Directors.

At the June 4, 2018 Work Session, Council interviewed the candidate interested in being appointed as the City of Garland's representative to the North Texas Municipal Water District Board of Directors for a two-year term beginning June 1, 2018.

Motion was made by Council Member Aubin to appoint Jack May as the City of Garland representative to the North Texas Municipal Water District, seconded by Mayor Pro Tem Gibbons. Motion carried 9 ayes, 0 nays.

7a. DENIED

Consider the application of Masterplan Consultants, requesting approval of 1) a Change of Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. The property is located at 4701 Bunker Hill Road. (File No. Z 17-43, District 1) (This item was postponed from the May 1, 2018 Regular City Council meeting.)

BEING an approximate 19.63-acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, Dallas County, Texas, and being property described as two tracts of land in deed to Norberto Guillen as recorded in Volume 2002058 at Page 7057 of the official public records of Dallas County, Texas. Approval of the request would allow a Planned Development (PD) District and Detail Plan for an approximately 291-unit multi-family development.

The staff report was presented by Kira Wauwie, Principal Development Planner. Speakers on this item were: Dallas Cothrum and Maxwell Fisher, Masterplan, Chris Weigand, applicant, Donna Chalker, and Edward Haines. There was discussion by the Council. Motion was made by Mayor Pro Tem Gibbons to deny the application, seconded by Council Member Smith. Motion to deny carried 9 ayes, 0 nays.

7b. POSTPONED

Consider the application of Overland Property Group, LLC, requesting approval of a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District. This site is located at 2017 Bunk House Road, and more specifically it is located approximately 650 feet east of East Centerville Road on the south side of East Miller Road. (File No. Z 18-14, District 3) (The applicant requests postponement to the July 17, 2018 Regular City Council meeting.)

BEING an approximate 8.14-acre tract of land and being Lot 1R1, Block 1, Chiesa Ranch Addition Second Replat, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201400245997, Plat Records, Dallas County, Texas. The applicant requests approval of a Change in Zoning to allow for a multi-family development.

The applicant requested a postponement to July 17, 2018.

A motion was made by Council Member Nickerson to postpone action on this item until July 17, 2018, seconded by Council Member Bookhout. Motion carried 9 ayes, 0 nays.

8. CITIZEN COMMENTS: Mayor Dodson read instructions to the public regarding the process and time allotted for public comment.

Motion was made by Council Member Smith to extend the comment period from 30 minutes to one hour. Motion failed due to lack of second.

Speakers were: The Honorable Tim Campbell, Tara Pratt, Terrie Kieper, Don Howard, Patricia Dudley, Jason Collard, Rhonda LaBelle, Kellie Jo Russell, Susan Holtz, and Frances Hiner.

Speakers who were unable to speak due to the expiration of the allotted time were: Mary Ann Wickersham, Andrew W. Castillo, Karen Nixon, Caleb Earle, Chelsea Bain, Alexandria Rhoads, Martha Jan Eddins, Perry D. Eddins, Kolton Krottinger, Jeff Wright, Sherry Maggart, Michelle Ferrer, Megan Sherman, and Samantha Steinis. These speakers will be given priority to speak during Citizen Comments at the June 19, 2018 Regular Session.

ADJOURN

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:40 p.m.

CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: June 19, 2018

Item Title: Master Plan for Library

Submitted By: Claire Bausch, Library Director

Bid Number: 0432-18

Purchase Justification:

This request is to update the Library's Master Plan for the Nicholson Memorial Library System. The Plan includes an assessment of community demographics, an analysis of the projected effects of future trends and technologies on library services, and identification of library services needs of the community. Deliverables include a strategic plan, a facilities plan, a staffing plan, and a technology plan.

Evaluation:

A Request for Proposals was issued in accordance with Purchasing procedures. Seven (7) proposals were received and evaluated based on the published criteria of proposal content, timeline, references, cost, and public library experience, knowledge, and abilities. Godfrey's Associates, Inc., received the highest evaluated score, offering the Best Value for the City. The Godfrey's Associates, Inc., project team includes several highly experienced and Master of Library Science (MLS) degreed professionals. Godfrey's Associates, Inc., will also partner with professionals from the Buxton Company and Vantage Technology Consulting Group to provide crucial market segmentation analysis and technology needs/trends. The recommended vendor's pricing fell within the competitive range to provide a quality analysis and plan for the Library.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Godfrey's Associates, Inc.	All	\$117,525.00
TOTAL:		\$117,525.00

Basis for Award: Best Value

Purchase Requisition #: 39930

Fiscal Impact

Total Project/Account: \$150,000
Expended/Encumbered to Date: 0
Balance: 150,000
This Item: 117,525
Proposed Balance: \$32,475
Account #: 100-2501-7111
Fund/Dept/Project – Description and Comments:
Library Master Plan

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2017-18
Document Location: Page 248

Budget Director Approval: Ron Young
Approval Date: 06/08/2018
Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 06/07/2018

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: June 19, 2018

Item Title: Engineering Services for Emergency Standby Generator Upgrades

Submitted By: Wes Kucera, Managing Director

Bid Number: 0805-18

Purchase Justification:

This request is to provide engineering assessment and design services for the upgrade of five emergency standby power generators. The Texas Commission on Environmental Quality (TCEQ) requires reserve generator power at each of the five water pump stations: Wallace, Apollo, Firewheel, Northside, and Broadway. This project will allow for continuous reliable water system pumping in the event of a power outage. This design includes the surrounding electrical controls, instrumentation, and structural integrity. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

Gupta and Associates, Inc., was selected as the Most Qualified firm for this project from a short list of engineering firms evaluated and ranked by published criteria in RFQ 3691-13. An Optional Contingency is included for any unforeseen additional modifications that may be required.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gupta & Associates, Inc.	All	\$469,501.00
Optional Contingency		24,000.00
TOTAL:		\$493,501.00

Basis for Award: Most Qualified

Purchase Requisition #: 39935

Fiscal Impact

Total Project/Account: \$2,225,000

Expended/Encumbered to Date: 0

Balance: \$2,225,000
This Item: 493,501
Proposed Balance: \$1,731,499
Account #: 220-4049-3023700-7101
Fund/Dept/Project – Description and Comments:
Water CIP Fund / Water Pump Station Emergency Generators

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page W15

Budget Director Approval: Ron Young

Approval Date: 06/08/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/06/2018



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2.c.

Meeting Date: June 19, 2018

Item Title: CIP Project Control and Management Support Services for GP&L

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0772-18

Purchase Justification:

This request is to provide project control and management support services for GP&L's CIP Program Management System. This system allows staff to manage transmission and substation CIP projects for both GP&L and TMPA. System functionality includes: creation and documentation of control processes, development of unique schedules for transmission and substation CIP projects, coordination between internal GP&L departments and external partners, generation of project milestone reports, project spend and future cash flow requirements, regulatory obligations, and facility outage requirements. This information is critical to manage not only the increased number of transmission and substation capital projects associated with load growth in North Garland, but also the multiple 138kV and 345kV transmission capital projects outside of Garland. The costs for these services are chargeable to the capital projects being managed through the system. This is a Term Agreement with two (2) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$1,140,618 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

Power Engineers is the developer of the CIP Program Management System that has been designed to GP&L's specific project control requirements. Power Engineers has customized the templates for GP&L's CIP reporting requirements, and they have clearance and access to GP&L's servers for rapid information exchange.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Engineers	All	\$380,206.00

TOTAL: **\$380,206.00**

Basis for Award: Sole Source
Purchase Requisition #: 39920

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: 380,206
Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

This is a Term Agreement to provide project control and management support services for Electric's Transmission and Substations CIP programs. Term Agreement sets price but does not commit funds. Expenses will be charged to the appropriate CIP accounts as incurred but will not exceed appropriated funds.

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Pages E01 and E10

Budget Director Approval: Ron Young
Approval Date: 06/08/2018
Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/07/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: June 19, 2018

Item Title: Steel Structures for Phase II, Wylie Switchyard to Firewheel Transmission Line

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0610-18

Purchase Justification:

This request is for the purchase of tubular steel structures and associated hardware necessary to complete Phase II of the Wylie Switchyard to Firewheel 138kV Transmission Line reconstruction project. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be required. This project was approved as part of the 2018 CIP.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. Although Transamerica Power Poles submitted the lowest bid, they are a non-responsible bidder based on past performance issues. Techline, Inc., is recommended as the Lowest Responsible Bidder.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$3,481,110.59
Optional Contingency		348,110.80
TOTAL:		\$3,829,221.39

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 39717

Fiscal Impact

Total Project/Account: \$26,736,788
Expended/Encumbered to Date: 21,399,229
Balance: \$5,337,559

This Item: 3,829,222
Proposed Balance: \$1,508,337
Account #: 210-3599-3142101-6051
Fund/Dept/Project – Description and Comments:
Electric CIP Fund - Transmission Lines

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 06/05/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/05/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: June 19, 2018

Item Title: Fire Department EMS Fluids and Medications

Submitted By: Mark Lee, Fire Chief

Bid Number: 5263-15

Purchase Justification:

This request is to approve Change Order #2 for EMS fluids and medications. The Fire Department has increased the volume of purchases in order to address not only drug shortages and availability but also extended transport times due to the recent closing of the Baylor Garland Hospital. This Change Order represents a cumulative 52% increase to the original Blanket Order 06845 based on quantity and price increases. The requested price increases have been benchmarked with other cities by the Fire Department and are within an acceptable range.

Evaluation:

Bound Tree Medical, LLC, was awarded the initial Term Agreement with four (4) optional renewals in the amount of \$51,776.65 on May 22, 2015.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Bound Tree Medical, LLC	All	\$14,320.45
TOTAL:		\$14,320.45

Basis for Award: Change Order

Purchase Requisition #: 39963

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$14,320.45

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

This request is a Change Order to an existing Term Agreement, Contract #5263-15, to increase purchasing capacity needs for the Fire Department's EMS operations. Term Agreement sets price but does not commit funds. Funding is part of the Fire Department operating budget, and expenses will be charged to Account 100-1341-603101 (Drugs & Meds) as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2017-18

Document Location: Page 202

Budget Director Approval: Ron Young

Approval Date: 06/08/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/06/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: June 19, 2018

Item Title: Water Main Improvements on High Meadow Drive, McDonald Drive, and Wildbriar Drive

Submitted By: Wes Kucera, Managing Director

Bid Number: 0596-18

Purchase Justification:

This request is to provide water line improvements on High Meadow Drive between Country Club and Dove Drive, on McDonald Drive between Saturn and Bardfield Avenue, and on Wildbriar Drive from Shady Glen to Heather Glen Drive. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Twelve (12) bids were received and evaluated. Tri-Con Services is recommended as the Lowest Responsible Bidder.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Tri-Con Services	All	\$1,167,720.00
	Optional Contingency		116,772.00
		TOTAL:	\$1,284,492.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 39695

Fiscal Impact

Total Project/Account: \$7,018,125
Expended/Encumbered to Date: 3,648,623
Balance: \$3,369,502
This Item: 1,284,492

Proposed Balance: \$2,085,010
Account #: 220-4049-3019100-9214
Fund/Dept/Project – Description and Comments:
Water CIP Fund / Distribution Lines (Up to 14-Inch)

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page W02

Budget Director Approval: Ron Young
Approval Date: 06/05/2018
Purchasing Director Approval: Gary L. Holcomb Approval Date: 06/05/2018

[illegible]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.a.

Meeting Date: June 19, 2018

Item Title: Z 18-08 AMCAL Multi-Housing, Inc. (District 2)

Submitted By: Josue De La Vega, Sr. Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-08 AMCAL Multi-Housing, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-08 Ordinance

Z 18-08 Exhibit A

Z 18-08 Exhibit B

Z 18-08 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A ZONING CHANGE FROM PLANNED DEVELOPMENT (PD) 95-20 DISTRICT FOR LIGHT COMMERCIAL USES AND COMMUNITY RETAIL (CR) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY USES AND 2) A DETAIL PLAN FOR ELDER CARE - INDEPENDENT LIVING ON AN 11.299-ACRE TRACT OF LAND LOCATED AT 902 LAVON DRIVE, 1014 LAVON DRIVE AND 314 CASTLE DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of April, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living made by **AMCAL Multi-Housing, Inc.**; 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 Garland Development Code 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

The Garland Development Code is hereby amended by approving 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living on an 11.299-acre tract of land located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive 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

That a 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

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

That the 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 6

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

PASSED AND APPROVED this _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ZONING FILE NO. Z 18-08

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-08

Being an 11.299-acre tract of land situated in the William Turner Survey, Abstract Number 1483, in the City of Garland, Dallas County, Texas, and being all of Tract C, Block 1 of Shorehaven Village, Second Installment, an addition to the City of Garland as recorded in Volume 382, Page 1145, Map Records, Dallas County, Texas, and said tract being all of a tract of land described to Harvest Church of God in a Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201500221528, Official Public Records, Dallas County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Harvest Church of God tract and the northwest corner of Rosewood Terrace, an addition to the City of Garland as recorded in Volume 45, Page 59, Map Records, Dallas County, Texas, and said point being the intersection of the north line of a 15-foot Alley as dedicated by said Rosemont Terrace and the east line of Lavon Drive (State Highway Number 78) (a 120-foot wide Right-of-Way);

THENCE North 00° 55' 49" East following the east line of said Lavon Drive and the west line of said Harvest Church

EXHIBIT A

of God tract for a distance of 316.86 feet to a PK nail found for the southwest corner of Tract D, Block 1 of said Shorehaven Village, Second Installment;

THENCE North 89° 02' 06" East departing the east line of said Lavon Drive and following the common line of said Tract D, Block 1 and said Harvest Church of God tract for a distance of 125.40 feet to a 1/2-inch iron rod found for the southeast corner of said Tract D, Block 1 and the southwest corner of said Tract C, Block 1;

THENCE following the common line of said Tracts C and D, same being the west line of said Harvest Church of God tract, the following courses and distances:

North 00° 57' 24" East for a distance of 124.86 feet to a 1/2-inch iron rod found for the northeast corner of said Tract D and an ell corner of said Tract C;

South 89° 10' 03" West for a distance of 124.70 feet to a 1/2-inch iron rod found for the northwest corner of said Tract D and a northwest corner of said Tract C, said point being in the east line of said Lavon Drive,

THENCE North 00° 41' 27" East following the west line of said Tract C, same being the west line of said Harvest Church of God tract, and the east line of said Lavon Drive for a distance of 56.74 feet to a 1/2-inch iron rod found for the northwest corner of said Tract C and the southwest

EXHIBIT A

corner of Tract B, Block 1 of Shorehaven Village, First Installment, an addition to the City of Garland as recorded in Volume 358, Page 1430, Map Records, Dallas County, Texas;

THENCE North 89° 00' 12" East departing the east line of said Lavon Drive and following the north line of said Tract C, same being a northwest line of said Harvest Church of God tract, and the south line of said Tract B, at a distance of 229.43 feet passing the northeast corner of said Tract C, the southeast corner of said Tract B and the southwest corner of Lot 1, Block 1 of Shorehaven Village III, an addition to the City of Garland as recorded in Volume 83224, Page 2651, Deed Records, Dallas County, Texas, continuing along the common line of said Lot 1 and said Harvest Church of God tract for a total distance of 359.44 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, said point being an ell corner of said Harvest Church of God tract;

THENCE North 01° 01' 41" West continuing along the common line of said Lot 1 and said Harvest Church of God tract, at a distance of 339.07 feet passing the northeast corner of said Lot 1 and the south line of Castle Drive (a variable width Right-of-Way), continuing for a total distance of 359.02 feet to a nail found for the northwest corner of said Harvest Church of God tract;

THENCE North 89° 05' 59" East following the south line of said Castle Drive and the north line of said Harvest of God

EXHIBIT A

tract for a distance of 378.16 feet to a 3/8-inch iron rod found for the northeast corner of said Harvest of God tract and the northwest corner of Rosewood Terrace, said point being the intersection of the south line of said Castle Drive and the west line of said 15-foot Alley;

THENCE departing the south line of said Castle Drive and following the common line of said Harvest Church of God tract and said 15-foot Alley the following courses and distances:

South 00° 59' 17" East for a distance of 843.03 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set for the northeast corner of a corner clip for said Alley, from said point a 1/2-inch iron rod found bears North 17° 51' 36" East, 0.60 feet;

South 44° 05' 09" West following said corner clip for a distance of 21.21 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set for the southwest corner of said corner clip, from said point a 1/2-inch iron rod found bears North 01° 54' 57" West, 1.06 feet;

South 89° 05' 32" West for a distance of 739.55 feet to the POINT OF BEGINNING and containing an area of 11.299 acres or 492,184 square feet of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-08

902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Elder Care - Independent Living subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District and Special Standards of the Elder Care Living Facilities as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only an Elder Care - Independent Living Facility shall be permitted on the subject property.
 - B. Density:** The number of units is limited to 120, yielding a maximum density of approximately 10.7 units per acre.
 - C. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - D. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.

E. Signage: Freestanding signage shall be limited to monument sign(s). All signage shall comply with the applicable standards in the Garland Development Code.

Exhibit C

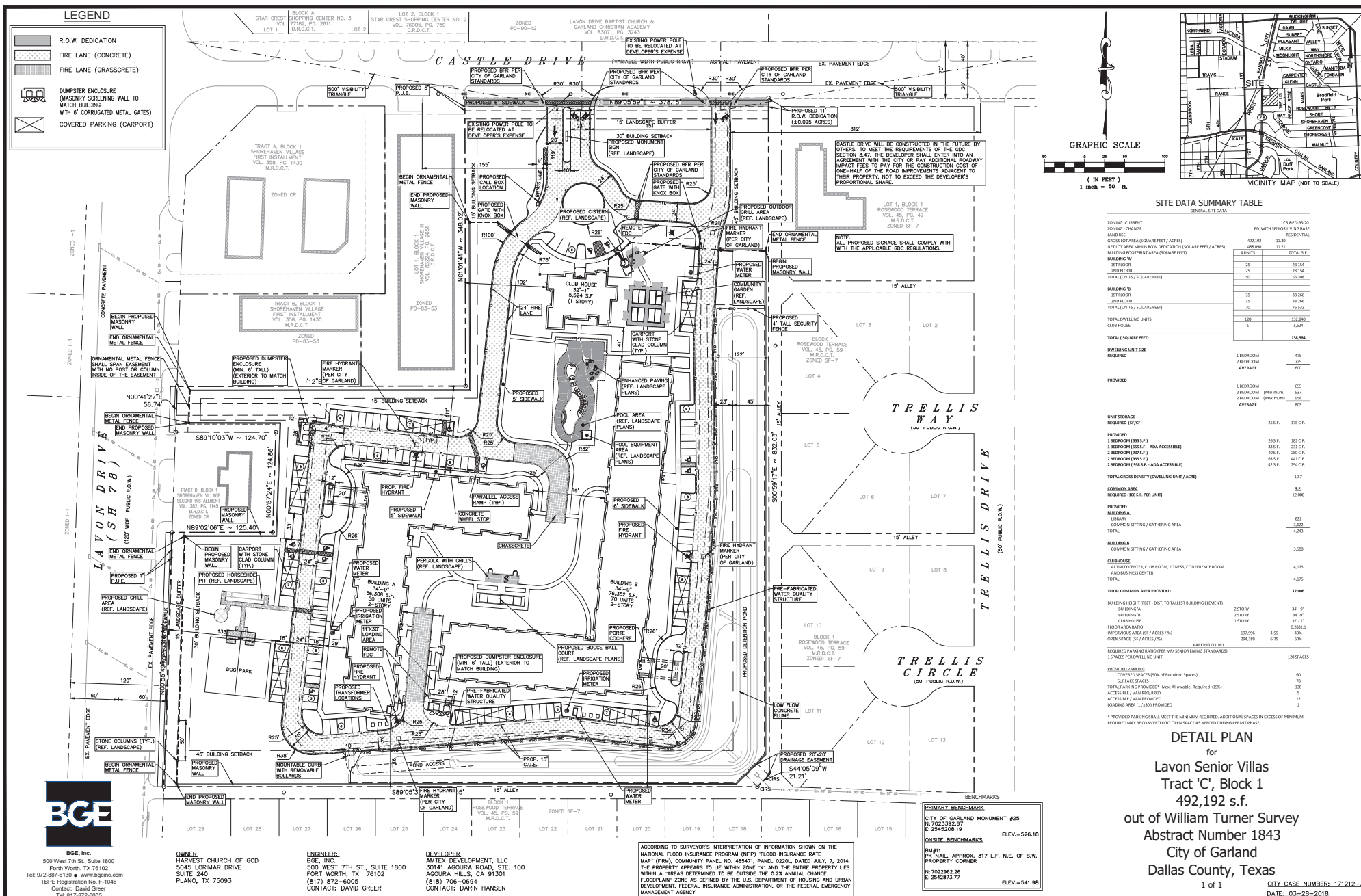


Exhibit D

ZONING: C, R, & PD 95-20
NET LOT AREA: 488,090 S.F. (11.21 AC)
PROPOSED USE: MULTIFAMILY - ELDER CARE (INDEPENDENT LIVING)

REQUIRED: MINIMUM OF 40% OF NET PLATTED SITE MUST BE DEVOTED TO LANDSCAPING,
OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
 $488,090 \text{ S.F.} \times 40\% = 195,236 \text{ S.F. LANDSCAPE AREA}$

PROVIDED: 305,849 S.F. LANDSCAPE AREA

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:

- (1) CANOPY TREE PER 30 LINEAR FEET ($373/30 = 13$ TREES)
- (7) SHRUBS PER 30 LINEAR FEET ($310/30 = 13 \times 7 = 91$ SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (13) CANOPY TREES & (123) SHRUBS

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET ($310/30 = 11$ TREES)
(7) SHRUBS PER 30 LINEAR FEET ($310/30 = 11 \times 7 = 77$ SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (11 CANOPY TREES & (89) SHRUBS

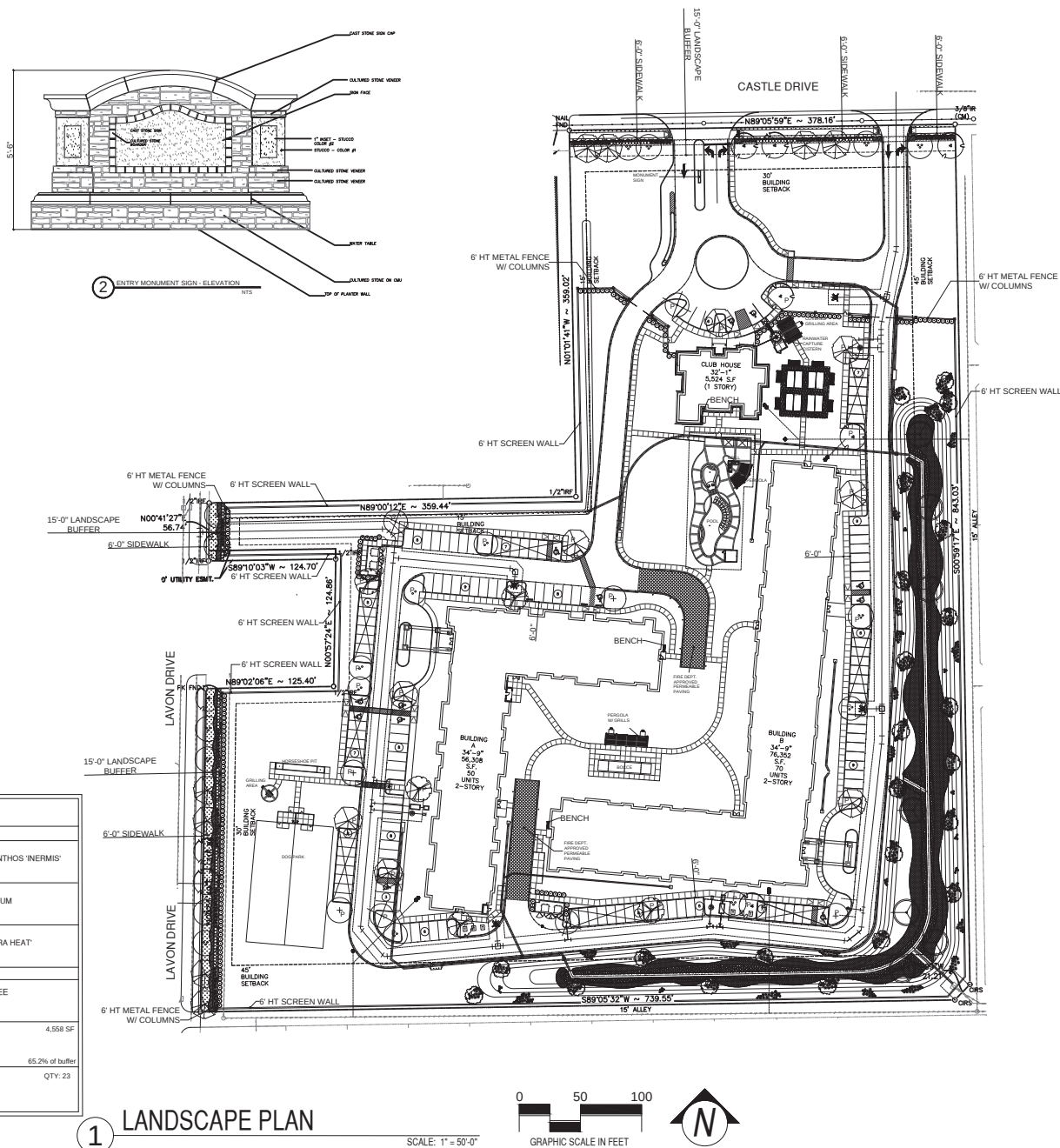
REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (139 SPACES / 10 = 14 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (112,528 X 5% = 5,627 S.F.)

PROVIDED: (32) SHADE TREES + 10,254 S.F. LANDSCAPE AREA

NOTE: NO PARKING SPACE IS MORE THAN 65' AWAY FROM A REQUIRED TREE

NOTE ON TREE MITIGATION: THERE ARE NO EXISTING TREES ON SITE

LANDSCAPE PLANT LEGEND									
CANOPY TREES									
	SHUMARD RED OAK QUERCUS SHUMARDII 3" CAL. 12-14 HT. QTY: 16		LIVE OAK QUERCUS VIRGINIANA 3" CAL. 12-14 HT. QTY: 5		CEAR ELM ULMUS CRASSIFOLIA 3" CAL. 12-14 HT. QTY: 11		HONEY LOCUST GLIEDISIA TRIACANTHOS 'NERMIS' 3" CAL. 12-14 HT. QTY: 6		BALD CYPRESS TAXODIUM DISTICHUM 3" CAL. 12-14 HT. QTY: 7
	CHINESE PISTACHE PISTACHIA CHINENSIS 3" CAL. 12-14 HT. QTY: 4		LACEBARK ELM ULMUS PARVIFOLIA 3" CAL. 12-14 HT. QTY: 10		RIVER BIRCH BETULA NIGRA 'DURA HEAT' 3" CAL. 8-10" HT. QTY: 24				
SHRUBS + MISCELLANEOUS									
	Indian Hawthorn Raphanopsis indica 24" min. ht. 18" min. spread, Plant 36" O.C.	QTY: 90 5 Gal.		Dwarf Burford Holly Ilex cornuta 'Burfordo' 24" min. ht. 18" min. spread, Plant 36" O.C.	QTY: 112 5 Gal.		P PARKING LOT TREE 1" / 10 SPACES		
	Wax Myrtle Myrica cerifera 36" min. ht. 24" min. spread, Plant 48" O.C.	QTY: 174 7 Gal.		Groundcover Asian Jasmine Liriope English Ivy	1,587 SF 36" O.C. 34.8% of buffer		Buffalo Grass Buchloe dactyloides	4,558.5 SF 65.2% of buffer	
	Blue Arrows Ruth "Blue Arrows" 18" min. ht. 18" min. spread, Plant 24" O.C.	QTY: 423 1 Gal.		3 Grasses Inland Sea Oats Little Bluestem 24" min. ht. 18" min. spread, Plant 36" O.C.	QTY: 334 1 Gal.		Boulder	QTY: 23	
	River Rock 3'-6"	6,264 SF		Weeping Love Grass Eragrostis curvula Hydrumich	14,011 SF				



REVISIONS

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

BGO
architects

4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE
02-16-18

PROJECT
17255

SHEET NUMBER
LP0.01

LANDSCAPE PLAN

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NTS



NTS

LANDSCAPE PLAN



4 BUILDING A - OVERALL FRONT ELEVATION (WEST)
SCALE 1/16"=1'-0"

HORIZONTAL ARTICULATION CALCS
TOTAL STREET FACING LENGTH (B) = 298'-4"
MIN. LENGTH OF HORIZ. ARTICULATION: (B) X 20% = 59'-8" (A)
MIN. DEPTH OF HORIZ. ARTICULATION: (B) X 2'-0" = 29'-0" (C)

BUILDING KEY					
B1: MANUFACTURED STONE MFG. BOMAL COLOR: ASPEN	M1: METAL CANOPY MFG. MAPESCANOPES COLOR: CHARCOAL GREY	B1: BRICK 1 MFG. ACME BRICK COLOR: NAPA VALEY HERITAGE TEXTURE KING SIZE	B2: BRICK 2 MFG. ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	P1: FIBER CEMENT SIDING MFG. HANCO OR EQUAL COLOR: SHERMAN WILLIAMS JERSEY CREAM SW 619	P2: STUCCO 1 MFG. SHERMAN WILLIAMS COLOR: TAMBARK SW 801
P3: STUCCO 2 MFG. SHERMAN WILLIAMS COLOR: UNIVERSAL KHAKI SW 610	P4: STUCCO 3 MFG. SHERMAN WILLIAMS COLOR: WHITE DUCK SW 7010	R1: 30 YEAR ARCHITECTURAL SHINGLE MFG. GAF COLOR: SUNKWOOD ASPHALT SHINGLES	WD1: WOODSTONE SIDING MFG. WOODSTONE COLOR: ROSEWOOD	W1: WINDOWS MFG. PLYGEM OR EQUAL COLOR: BEIGE	
ARCHITECTURAL ELEMENTS			BUILDING KEY		LEGEND
1. DIVIDED LIGHT WINDOWS	2. ORNAMENTAL WINDOW HEADERS/LINTELS	3. DISTINCTIVE LIGHTING FEATURES	4. VARIOUS ROOF HEIGHTS	5. ORNAMENTAL FACADE TRIMS	6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)
					ELECTRIC METER LOCATION WP: WALL PACK T.O.P.: TOP OF PLATE T.O.S.: TOP OF SLAB T.O.D.: TOP OF DECK T.O.H.: TOP OF HILL NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS ALL EQUIPMENT TO BE GROUND MOUNTED



3 BUILDING A - FRONT ELEVATION (WEST)
SCALE 1/8"=1'-0"



2 BUILDING A - FRONT ELEVATION (WEST)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/ OUT WINDOWS & DOORS	SF.	%	W/ WINDOWS & DOORS	SF.	%
SIDING	236	6%	SIDING	236	5%
STUCCO	1,569	44%	STUCCO	1,569	35%
MANUFACTURED STONE	1,574	44%	MANUFACTURED STONE	1,574	35%
BRICK	221	6%	BRICK	221	5%
DOORS	48	1%	DOORS	48	1%
WINDOWS	860	19%	WINDOWS	860	19%
TOTAL	3,600	100%	TOTAL	4,508	100%



1 BUILDING A - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/ OUT WINDOWS & DOORS	SF.	%	W/ WINDOWS & DOORS	SF.	%
SIDING	0	0%	SIDING	0	0%
STUCCO	588	43%	STUCCO	588	42%
MANUFACTURED STONE	765	57%	MANUFACTURED STONE	765	54%
BRICK	0	0%	BRICK	0	0%
DOORS	24	2%	DOORS	24	2%
WINDOWS	30	2%	WINDOWS	30	2%
TOTAL	1,353	100%	TOTAL	1,407	100%

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

BGO architects

4202 Beltway Drive
Addison, TX 75001
214.580.6878
bgoarchitects.com

DATE

02-16-18

PROJECT

17255

SHEET NUMBER

A4-00

BLDG & ELEVATION

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BUILDING KEY



S1: MANUFACTURED
STONE
MFG. BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG. MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG. ACME BRICK
COLOR: NAPA VALLEY
HERITAGE TEXTURE
KING SIZE



B2: BRICK 2
MFG. ACME BRICK
COLOR: FIREWHEEL
HERITAGE TEXTURE
KING SIZE



P1: FIBER CEMENT
SIDING
MFG. HARDI OR EQUAL
COLOR: SHERWIN WILLIAMS
JERSEY CREAM
SW 6379



P2: STUCCO 1
MFG.
COLOR: TANBARK
SW 6061



P3: STUCCO 2
MFG. SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI
SW 6150



P4: STUCCO 3
MFG. SHERWIN WILLIAMS
COLOR: WHITE DUCK
SW 7010



R1: 30 YEAR ARCHITECTURAL
SHINGLE
MFG. GAF
COLOR: BARKWOOD
ASPHALT SHINGLES



WD1: WOODTONE
SIDING
MFG. WOODTONE
COLOR: ROSEWOOD

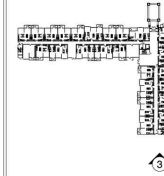


W1: WINDOWS
MFG. PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS/ LINTELS
3. DISTINCTIVE LIGHTING FEATURES
4. VARIED ROOF HEIGHTS
5. ORNAMENTAL FACADE TRIMS
6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

- ⊗ ELECTRIC METER LOCATION
- WP WALL PACK
- T.O.P. TOP OF PLATE
T.O.S. TOP OF SLAB
T.O.D. TOP OF DECK
T.O.H. TOP OF HEEL
- NOTES
MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.
ALL EQUIPMENT TO BE GROUND MOUNTED.

REVISIONS

NO.	DESCRIPTION	DATE

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE
USED FOR CONSTRUCTION

BGO
architects

4202 Beltway Drive
Addicks, TX 75001
214.520.8879
bgoarchitects.com

DATE
02-16-18

PROJECT
17255

SHEET NUMBER

A4-01

BLDG A
ELEVATION

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Exhibit E



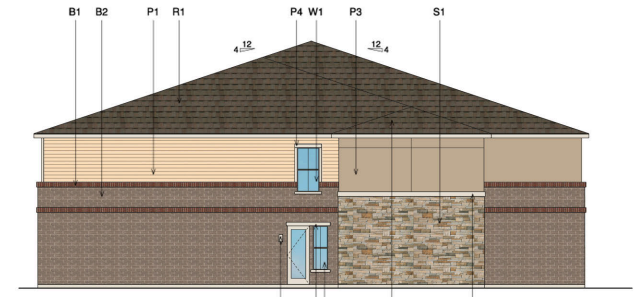
4BUILDING A - OVERALL SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"



2BUILDING A - SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"



1BUILDING A - SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"



3BUILDING A - SIDE ELEVATION (EAST)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	SF.	%	SIDING	SF.	%
STUCCO	223	16%	STUCCO	223	15%
STUCCO	225	16%	MANUFACTURED	239	17%
MANUFACTURED	239	17%	STONE	716	49%
STONE	716	51%	DOORS	24	2%
BRICK	30	2%	WINDOWS	30	2%
TOTAL	1,403	100%	TOTAL	1,457	100%

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	SF.	%	SIDING	SF.	%
STUCCO	1,160	32%	STUCCO	1,160	32%
STUCCO	1,160	40%	MANUFACTURED	1,164	32%
MANUFACTURED	1,164	40%	STONE	389	10%
STONE	389	14%	BRICK	0	0%
BRICK	2,890	100%	DOORS	768	21%
TOTAL	2,890	100%	WINDOWS	768	21%
TOTAL	3,658	100%	TOTAL	3,658	100%

BUILDING KEY



S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG: SHERWIN WILLIAMS
COLOR: TANBARK SW 6051



P3: STUCCO 2
MFG: SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW9150



P4: STUCCO 3
MFG: SHERWIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



W1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD



W1: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND



ELECTRIC METER LOCATION



WP WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

2 BUILDING A - COURTYARD ELEVATION (NORTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.				MATERIAL CALC.			
W/ WINDOWS & DOORS		SF.	%	W/ WINDOWS & DOORS		SF.	%
SIDING		62	4%	SIDING		62	3%
STUCCO		626	27%	STUCCO		626	27%
MANUFACTURED STONE		905	39%	MANUFACTURED STONE		905	39%
BRICK		104	5%	BRICK		104	5%
DOORS		48	2%	DOORS		48	2%
WINDOWS		561	24%	WINDOWS		561	24%
TOTAL		1,697	100%	TOTAL		2,306	100%

1 BUILDING A - COURTYARD ELEVATION (EAST)
SCALE 1/8"=1'-0"

MATERIAL CALC.				MATERIAL CALC.			
W/ WINDOWS & DOORS		SF.	%	W/ WINDOWS & DOORS		SF.	%
SIDING		137	4%	SIDING		137	4%
STUCCO		1,104	30%	STUCCO		1,104	30%
MANUFACTURED STONE		1,477	39%	MANUFACTURED STONE		1,477	39%
BRICK		104	3%	BRICK		104	3%
DOORS		72	2%	DOORS		72	2%
WINDOWS		628	22%	WINDOWS		628	22%
TOTAL		2,822	100%	TOTAL		3,722	100%

REVISIONS

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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DATE
02-16-18

PROJECT
17255

SHEET NUMBER

A4-02

BLDG A ELEVATION

BUILDING KEY


S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN


M1: METAL CANOPY
MFG: MAPESCANOPES
COLOR: CHARCOAL GREY


B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE


B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE


P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERMIN WILLIAMS JERSEY CREAM SW 6379


P2: STUCCO 1
MFG: SHERMIN WILLIAMS
COLOR: TANBARK SW 6061


P3: STUCCO 2
MFG: SHERMIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150


P4: STUCCO 3
MFG: SHERMIN WILLIAMS
COLOR: WHITE DUCK SW 7010


R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES


WD1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD


W1: WINDOWS
MFG: PLYDEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

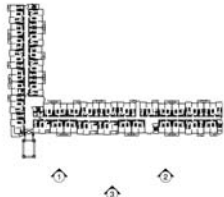
3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

ELECTRIC METER LOCATION

WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

3 BUILDING B - OVERALL FRONT ELEVATION (EAST)
SCALE 1/16"=1'-0"



MATERIAL CALC.

W/ WINDOWS & DOORS	SF	%
SIDING	282	6%
STUCCO	2,126	43%
MANUFACTURED STONE	2,343	47%
BRICK	221	4%
DOORS	1,256	20%
WINDOWS	1,256	20%
TOTAL	4,972	100%

MATERIAL CALC.

W/ WINDOWS & DOORS	SF	%
SIDING	282	4%
STUCCO	2,126	34%
MANUFACTURED STONE	2,343	37%
BRICK	221	3%
DOORS	120	2%
WINDOWS	1,256	20%
TOTAL	6,348	100%

2 BUILDING B - FRCNT ELEVATION (EAST)
SCALE 1/8"=1'-0"

1 BUILDING B - FRONT ELEVATION (EAST)
SCALE 1/8"=1'-0"

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR

AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION


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BLDG B ELEVATION



3 BUILDING B - OVERALL SIDE ELEVATION (SOUTH)
SCALE 1/16"=1'-0"



2 BUILDING B - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"



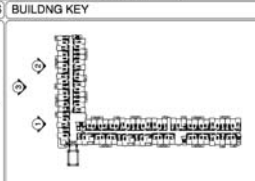
1 BUILDING B - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"

BUILDING KEY

 S1: MANUFACTURED STONE MFG: BORAL COLOR: ASPEN	 M1: METAL CANOPY MFG: MAPESCANOPES COLOR: CHARCOAL GREY	 B1: BRICK 1 MFG: ACME BRICK COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	 B2: BRICK 2 MFG: ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	 P1: FIBER CEMENT SIDING MFG: HARDO OR EQUAL COLOR: SHERMAN WILLIAMS JERREY CREAM SW 6579	 P2: STUCCO 1 MFG: SHERMAN WILLIAMS COLOR: TANBARK SW 6061
 P3: STUCCO 2 MFG: SHERMAN WILLIAMS COLOR: UNIVERSAL KHAKI SW 6130	 P4: STUCCO 3 MFG: SHERMAN WILLIAMS COLOR: WHITE DUCK SW 7010	 R1: 30 YEAR ARCHITECTURAL SHINGLE MFG: GAF COLOR: SARKWOOD ASPHALT SHINGLES	 WD1: WOODTONE SIDING MFG: WOODTONE COLOR: ROSEWOOD	 W1: WINDOWS MFG: PLYSEM OR EQUAL COLOR: BEIGE	

ARCHITECTURAL ELEMENTS

- 1. DIVIDED LIGHT WINDOWS
- 2. ORNAMENTAL WINDOW HEADERS/LINTELS
- 3. DISTINCTIVE LIGHTING FEATURES
- 4. VARIED ROOF HEIGHTS
- 5. ORNAMENTAL FACADE TRIMS
- 6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY

LEGEND

-  ELECTRIC METER LOCATION
-  WALL PACK

NOTES
MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.
ALL EQUIPMENT TO BE GROUND MOUNTED.

REVISIONS

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120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

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PROJECT

17255

SHEET NUMBER

A4-11

BLDG B
ELEVATION

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BUILDING KEY



S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERMIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG: SHERMIN WILLIAMS
COLOR: TANBARK SW 6061



P3: STUCCO 2
MFG: SHERMIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150



P4: STUCCO 3
MFG: SHERMIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



W1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD



W1: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

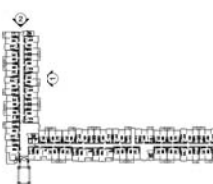
3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND



ELECTRIC METER LOCATION



WP WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

2 BUILDING B - SIDE ELEVATION (WEST)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	SF	%	SIDING	SF	%
STUCCO	195	14%	STUCCO	312	21%
MANUFACTURED STONE	312	22%	MANUFACTURED STONE	450	30%
BRICK	450	31%	BRICK	475	32%
DOORS	28	2%	DOORS	28	2%
WINDOWS	30	2%	WINDOWS	30	2%
TOTAL	1432	100%	TOTAL	1490	100%

1 BUILDING E - COURTYARD ELEVATION (NORTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	SF	%	SIDING	SF	%
STUCCO	139	6%	STUCCO	794	26%
MANUFACTURED STONE	794	35%	MANUFACTURED STONE	1,330	44%
BRICK	0	0%	BRICK	0	0%
DOORS	48	2%	DOORS	48	2%
WINDOWS	723	24%	WINDOWS	723	24%
TOTAL	2,263	100%	TOTAL	3,034	100%

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
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DATE

02-16-18

PROJECT

17255

SHEET NUMBER

A4-12

BLDG B
ELEVATION

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BUILDING KEY



S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG: SHERWIN WILLIAMS
COLOR: TANBARK SW 6061



P3: STUCCO 2
MFG: SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150



P4: STUCCO 3
MFG: SHERWIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



W1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD



W2: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

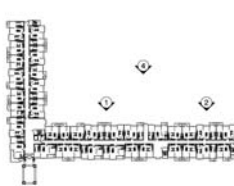
3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND



ELECTRIC METER LOCATION



WP WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

4 BUILDING B - OVERALL COURTYARD ELEVATION (WEST)

2 BUILDING B - COURTYARD ELEVATION (WEST)

1 BUILDING B - COURTYARD ELEVATION (WEST)

SCALE 1/8"=1'-0"

3 BUILDING B - SIDE ELEVATION (NORTH)

MATERIAL CALC.			
W/OUT WINDOWS & DOORS			
	SF.	%	
SIDING	226	17%	
STUCCO	340	25%	
MANUFACTURED STONE	787	58%	
BRICK	0	0%	
TOTAL	1,353	100%	

MATERIAL CALC.			
W/ WINDOWS & DOORS			
	SF.	%	
SIDING	226	16%	
STUCCO	340	24%	
MANUFACTURED STONE	787	56%	
BRICK	0	0%	
DOORS	24	2%	
WINDOWS	30	2%	
TOTAL	1,407	100%	

MATERIAL CALC.			
W/OUT WINDOWS & DOORS			
	SF.	%	
SIDING	200	4%	
STUCCO	1,623	39%	
MANUFACTURED STONE	2,176	40%	
BRICK	209	3%	
DOORS	48	1%	
WINDOWS	1,242	22%	
TOTAL	4,208	100%	

MATERIAL CALC.			
W/ WINDOWS & DOORS			
	SF.	%	
SIDING	200	4%	
STUCCO	1,623	30%	
MANUFACTURED STONE	2,176	40%	
BRICK	209	3%	
DOORS	48	1%	
WINDOWS	1,242	22%	
TOTAL	5,498	100%	

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
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02-16-18

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SHEET NUMBER

A4-13

BLDG B ELEVATION

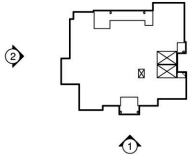
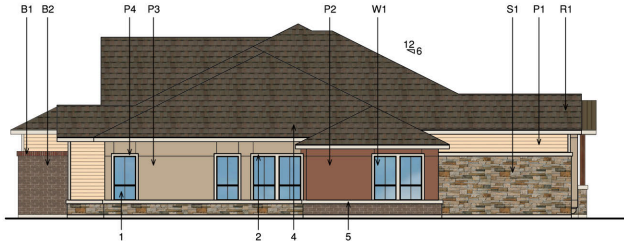
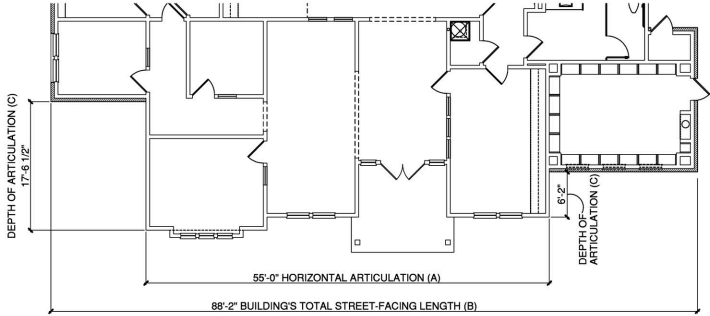
BUILDING KEY											ARCHITECTURAL ELEMENTS	BUILDING KEY	LEGEND
											1. DIVIDED LIGHT WINDOWS 2. ORNAMENTAL WINDOW HEADERS/LINTELS 3. DISTINCTIVE LIGHTING FEATURES 4. VARIED ROOF HEIGHTS 5. ORNAMENTAL FACADE TRIMS 6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)		 ELECTRIC METER LOCATION  WALL PACK T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.D. TOP OF DECK T.O.H. TOP OF HEEL NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS. ALL EQUIPMENT TO BE GROUND MOUNTED.
S1: MANUFACTURED STONE MFG: BORAL COLOR: ASPEN	M1: METAL CANOPY MFG: MAPESCANOPIES COLOR: CHARCOAL GREY	B1: BRICK 1 MFG: ACME BRICK COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	B2: BRICK 2 MFG: ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	P1: FIBER CEMENT SIDING MFG: HARDI OR EQUAL COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379	P2: STUCCO 1 MFG: SHERWIN WILLIAMS COLOR: TANBARK SW 6061	P3: STUCCO 2 MFG: SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKI SW 6190	P4: STUCCO 3 MFG: SHERWIN WILLIAMS COLOR: WHITE DUCK SW 7010	R1: 30 YEAR ARCHITECTURAL SHINGLE MFG: GAF COLOR: BARKWOOD ASPHALT SHINGLES	WD1: WOODTONE SIDING MFG: WOODTONE COLOR: ROSEWOOD	W1: WINDOWS MFG: PLYGEM OR EQUAL COLOR: BEIGE			

Exhibit E

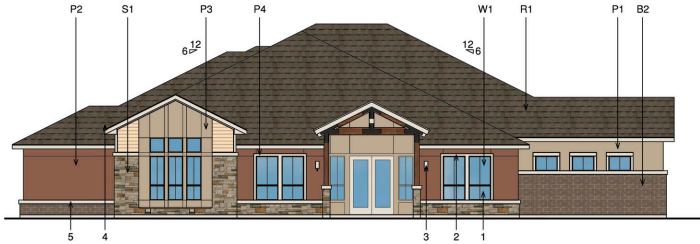


MATERIAL CALC.				MATERIAL CALC.			
W/ OUT WINDOWS & DOORS				W/ WINDOWS & DOORS			
SIDING	SF.	%		SIDING	SF.	%	
STUCCO	278	42%		STUCCO	278	36%	
MANUFACTURED STONE	196	26%		MANUFACTURED STONE	196	26%	
BRICK	87	12%		BRICK	87	12%	
DOORS	0	0%		DOORS	0	0%	
WINDOWS	108	14%		WINDOWS	108	14%	
TOTAL	651	100%		TOTAL	759	100%	

2 CLUB SIDE ELEVATION (EAST)
SCALE: 1/8"=1'-0"



HORIZONTAL ARTICULATION CALCS.	
TOTAL STREET-FACING LENGTH (B)	~ 88'-2"
MIN. LENGTH OF HORZ. ARTICULATION: (B) X 20% = 17'-8" (A)	
MIN. DEPTH OF HORZ. ARTICULATION: (B/30) X 2'-0" = 6'-0" (C)	



MATERIAL CALC.				MATERIAL CALC.			
W/ OUT WINDOWS & DOORS				W/ WINDOWS & DOORS			
SIDING	SF.	%		SIDING	SF.	%	
STUCCO	272	47%		STUCCO	272	33%	
MANUFACTURED STONE	103	18%		MANUFACTURED STONE	103	13%	
BRICK	137	24%		BRICK	137	17%	
DOORS	48	6%		DOORS	48	6%	
WINDOWS	184	23%		WINDOWS	184	23%	
TOTAL	575	100%		TOTAL	807	100%	

1 CLUB FRONT ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR

AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS, NOT TO BE APPROVED FOR CONSTRUCTION

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DATE

02-16-18

PROJECT

17255

SHEET NUMBER

A4-20

CLUB ELEVATIONS

LEGEND

ELECTRIC METER LOCATION

WP WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

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BUILDING KEY											
S1: MANUFACTURED STONE	M1: METAL CANOPY	B1: BRICK 1	B2: BRICK 2	P1: FIBER CEMENT SIDING	P2: STUCCO 1	P3: STUCCO 2	P4: STUCCO 3	R1: 30 YEAR ARCHITECTURAL SHINGLE	WD1: WOODTONE SIDING	W1: WINDOWS	
MFG: BORAL	MFG: MAPESCANOPIES	MFG: ACME BRICK	MFG: ACME BRICK	MFG: HARDI OR EQUAL	MFG: SHERWIN WILLIAMS	MFG: SHERWIN WILLIAMS	MFG: SHERWIN WILLIAMS	MFG: GAF	MFG: WOODTONE	MFG: PLYGEM OR EQUAL	
COLOR: ASPEN	COLOR: CHARCOAL GREY	COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379	COLOR: TANBARK SW 6961	COLOR: UNIVERSAL KHAKI SW 6150	COLOR: WHITE DUCK SW 7010	COLOR: BARKWOOD ASPHALT SHINGLES	COLOR: ROSEWOOD	COLOR: BEIGE	

ARCHITECTURAL ELEMENTS	
1.	DIVIDED LIGHT WINDOWS
2.	ORNAMENTAL WINDOW HEADERS/ LINTELS
3.	DISTINCTIVE LIGHTING FEATURERS
4.	VARIED ROOF HEIGHTS
5.	ORNAMENTAL FACADE TRIMS
6.	BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

A floor plan of a building with an irregular shape. Callout 1 points to a rectangular area at the top center. Callout 2 points to a rectangular area on the right side, which is filled with a cross-hatch pattern.

LEGEND	
	ELECTRIC METER LOCATION
	WALL PACK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.D.	TOP OF DECK
T.O.H.	TOP OF HEEL
NOTES	
MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.	
ALL EQUIPMENT TO BE GROUND MOUNTED.	

[illegible][illegible]

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

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DATE
02-16-18

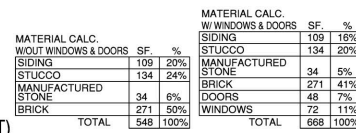
PROJECT
17255

SHEET NUMBER

A4-21

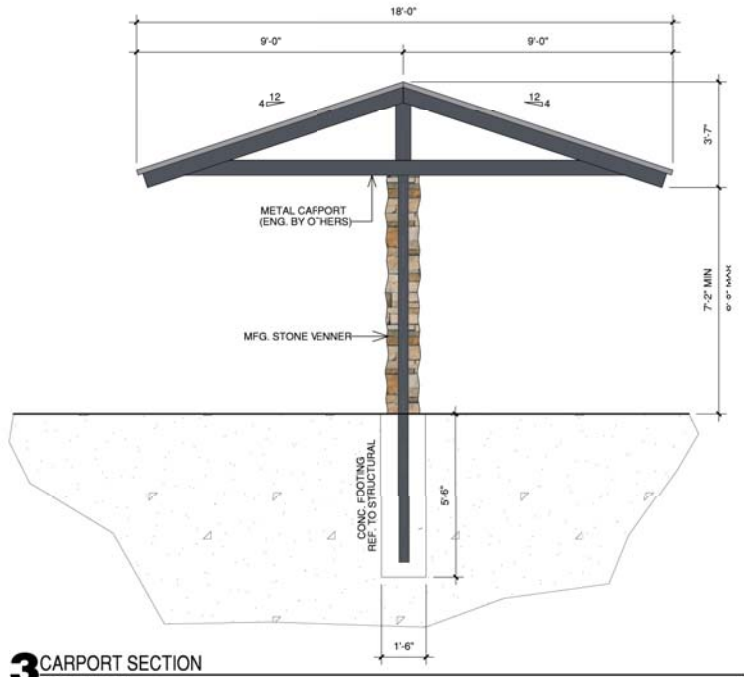
**CLUB
ELEVATIONS**

8



MATERIAL CALC. W/OUT WINDOWS & DOORS				MATERIAL CALC. W/ WINDOWS & DOORS			
	SF	%		SF	%		
SIDING	74	12%	SIDING	74	8%		
STUCCO	371	58%	STUCCO	371	39%		
MANUFACTURED STONE	86	13%	MANUFACTURED STONE	86	9%		
BRICK	108	17%	BRICK	108	11%		
			DOORS	24	3%		
			WINDOWS	289	30%		
TOTAL	639	100%	TOTAL	952	100%		

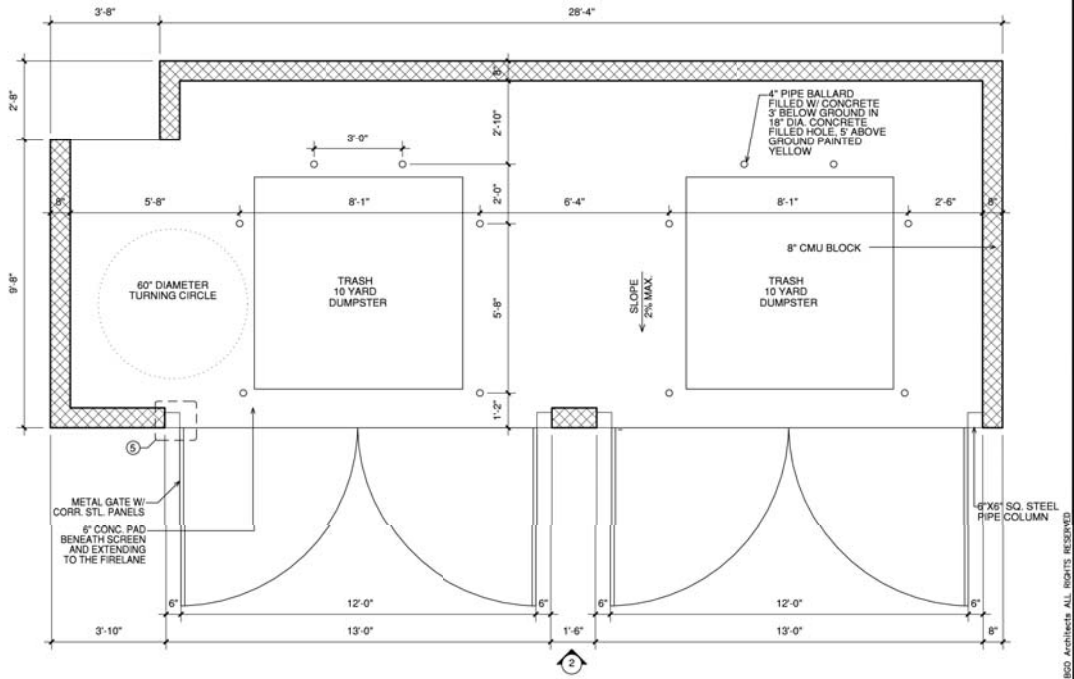
1 CLUB REAR ELEVATION (SOUTH)



3 CARPORT SECTION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE-FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/2" = 1'-0"

NOTE: COORDINATE WITH WASTE MANAGEMENT PROVIDER.

MATERIAL KEY



S1: MANUFACTURED STONE

MFG. BORAL

COLOR: ASPEN



M1: PAINTED METAL

COLOR: CHARCOAL GREY

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVISIONS

BGO
architects

4202 Beltway Drive
Addicks, TX 75001
214.520.8878
bgoarchitects.com

DATE
02-16-18

PROJECT
17255

SHEET NUMBER

A3-30

TRASH ENCLOSURE

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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: June 19, 2018

Item Title: Park Hours and Closing - Ordinance Amendment

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

At the work session to be held on Monday, June 18, 2018, the City Council will discuss whether to close Windsurf Bay Park during the upcoming July 4th holiday. Currently the Code of Ordinances does not expressly address the closing of parks, only the hours of parks operations. Additionally, the current parks hours ordinance does not expressly authorize who may make a decision to close a park. In response, the City Attorney's office has prepared the attached ordinance for the City Council's consideration.

Recommendation/Action Requested and Justification

If the City Council is of the opinion that Windsurf Bay Park - or any park - should be closed due to emergencies or overcrowding, the City Attorney recommends that it adopt the drafted amendment to Sec. 25.15 of the Code of Ordinances. Even if the City Council votes not to close Windsurf Bay Park, adopting the recommended amendment may prove useful in the future.

Attachments

park closing ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 25.15 OF CHAPTER 25, "PARKS AND RECREATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 25.15 of Chapter 25, "Parks and Recreation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 25.15 Park hours

(A) Except as otherwise provided in this Code or other law, parks shall be open to the public from 6:00 a.m. until midnight ~~unless otherwise posted.~~

(B) A person commits an offense if the person enters or remains on park property when the park is closed.

(C) It is a defense to prosecution under subsection (B) of this section that a person was on park property between midnight and 6:00 a.m.; and

(1) Was attending an event for which a permit extending park hours had been issued by the ~~City~~ Parks and Recreation Director or that director's designee; or

(2) A sign had been posted on the park property by the City extending park hours and the person was on park property during the posted, extended park hours.

(D) The City Manager may temporarily close a park, or portion thereof, for a period not to exceed 90 days if the City Manager determines that an emergency, operational imperatives, or other circumstances such as actual or potential overcrowding or lack of facilities necessitate the closing of the park. Nothing contained in this subsection shall be construed as prohibiting or limiting the authority of the City Manager or the Parks and Recreation Director to close all or a portion of a park for safety purposes

due to construction or other work on the park.

Section 2

That 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.

Section 3

That Chapter 25, "Parks and Recreation", 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 the 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

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

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED: _____



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: June 19, 2018

Item Title: EPR Properties - Landlord Consent to Sublease and Estoppel Certificate

Submitted By: D'Lee Williams, Recreation Director

Summary of Request/Problem

Council is requested to approve the EPR Properties - Landlord Consent to Sublease and Estoppel Certificate.

The City of Garland has an agreement with EPR Properties which manages the Hawaiian Falls property. EPR Properties recently terminated their lease with Source Capital and entered into a new sublease with ProParks. ProParks will be the new operator for the Hawaiian Falls Water Park.

This items was considered by Council at the June 4, 2018 Work Session.

Recommendation/Action Requested and Justification

Approve the EPR Properties Consent to Sublease and Estoppel Certificate as proposed.

Attachments

EPR Landlord Consent to Sublease and Estoppel Certificate

LANDLORD CONSENT TO SUBLEASE AND ESTOPPEL CERTIFICATE

THIS LANDLORD CONSENT TO SUBLEASE AND ESTOPPEL CERTIFICATE (“**Consent**”), made and entered into this ____ day of _____, 2018, by the CITY OF GARLAND, TEXAS (the “**City**”) to and in favor of EPR Parks, LLC, a Delaware limited liability company, and its successors and assigns (“**EPR**”).

WITNESSETH:

WHEREAS, Horizon Amusement South, LLC, a Missouri limited liability company (“**HAS**”) and City entered into that certain Waterpark Ground Lease and Operating Agreement, dated December 1, 2002 (as amended and assigned from time to time, the “**Ground Lease**”) whereby the City leased to HAS certain real property more specifically described on Exhibit “A” attached hereto and incorporated herein by this reference (the “**Leased Premises**”); and

WHEREAS, pursuant to that certain Assignment and Assumption of Ground Lease, dated May, 2003, HAS assigned all of its right, title and interest in and to the Ground Lease to EPT DownREIT, Inc., a Missouri Corporation (“**DownREIT**”); and

WHEREAS, pursuant to the terms and conditions of that certain Assignment and Assumption of Ground Lease, dated March, 2004, DownREIT transferred all of its right, title and interest in the Ground Lease to EPT Waterpark, Inc. (“**Waterpark**”); and

WHEREAS, pursuant to the terms and conditions of that certain Assignment, Consent to Assignment and Assumption of Waterpark Ground Lease, dated September 30, 2004, Waterpark transferred all of its right, title and interest in the Ground Lease to HFE HORIZON, L.P., a Texas limited partnership (“**HFE**”); and

WHEREAS, pursuant to the terms and conditions of that certain Assignment, Consent to Assignment and Assumption of Waterpark Ground Lease and Operating Agreement, dated April 21, 2006, CNL Income Garland, LP, a Delaware limited partnership, assumed all of HFE's right, title and interest in and to the Ground Lease; and

WHEREAS, pursuant to the terms and conditions of that certain Amendment to Waterpark Groundlease and Operating Agreement, dated March 6, 2007, the City and CNL Income Garland, LP amended certain provisions of the Ground Lease, including but not limited to the Term thereof; and

WHEREAS, on April 6, 2017, CLP Garland, L.P. (f/k/a CNL Income Garland, LP) (“**CLP**”) merged with and into EPR, whereby EPR acquired all right, title and interest of CLP in and to the Ground Lease; and

WHEREAS, the Leased Premises were subject to that certain Sublease Agreement dated April 21, 2006, by and between CNL Income Garland, LP, as landlord, and HFE, as tenant, as subsequently amended and assigned, which Sublease Agreement was terminated by EPR by notice dated February 6, 2018 (collectively, as amended from time to time, the “**Terminated Sublease**”); and

WHEREAS, EPR has entered into negotiations with PPW Garland, LLC, a Delaware limited liability company (“**PPW Garland**”) whereby PPW Garland would sublease the Leased Premises under the Ground Lease from EPR; and

WHEREAS, any sublease between EPR and PPW Garland is not intended to modify the Ground Lease.

NOW, THEREFORE, in consideration of the Ground Lease and other good and valuable consideration, City hereby agrees as follows:

1. Consent. To the extent required under the Ground Lease, the City hereby consents to the sublease of the Ground Lease from EPR or to PPW Garland, LLC, a Delaware limited liability company (collectively, the “**2018 PPW Garland Sublease**”).

2. Effect of Consent. The grant by the City of consent to the 2018 PPW Garland Sublease shall not constitute consent of the City to any future transfer; *provided, however*, the City hereby agrees that no further consent shall be required to subsequently transfer the Ground Lease to an entity controlling, controlled by or under common control with PPW Garland, LLC, as the case may be.

3. Estoppel. To the present, actual personal knowledge of Jermel Stevenson, Managing Director of the Parks, Recreation, and Cultural Arts Department of the City, without duty of inquiry or investigation:

a. The Ground Lease is in full force and effect and has not been further amended or modified except as described above;

b. There is no present default on the part of EPR under the Ground Lease and, to the best of the knowledge of the undersigned, there is no condition existing that could, given the passage of time or the giving of notice, ripen into a default thereunder;

c. To the best of the knowledge of the undersigned, (i)all fixed rent, percentage rent or other charges due under the Ground Lease as of the date hereof have been paid through the date hereof; and (ii)as of the date hereof, there are no existing offsets, rent abatements, free rent periods or other credits against any rentals payable under the Ground Lease available to EPR;

d. The annual rent payable by EPR under the Ground Lease is an amount equal to the greater of (i) \$40,000.00 and (ii) 5% of total Gross Revenues (as such term is defined in Section 10.7 of the Ground Lease);

e. EPR has performed in all respects all of EPR’s obligations with respect to the performance of work or construction of improvements on the Leased Premises, and EPR is not entitled to any tenant improvement allowance or rent credits on account thereof after the date hereof;

f. The initial term of the Ground Lease commenced December 1, 2002 and is scheduled to expire on November 30, 2042; and

g. City has no rights of first refusal, options to purchase or other rights to “buy out” EPR’s interest in the Ground Lease.

4. Due Authorization, Execution and Delivery. The City is duly authorized to execute this Consent and this Consent has been duly executed and delivered by the City. No consent by any court, agency, bureau, or other (governmental or nongovernmental) third party is required for the City to execute and deliver this Consent, which consent has not been obtained.

5. Reliance. This Consent shall be binding upon the City and shall inure to the benefit of and will be relied upon by EPR, PPW Garland and their respective affiliates, successors and assigns.

IN WITNESS WHEREOF, City has executed this Consent as of the day and year first above written.

CITY

CITY OF THE GARLAND, TEXAS,
a Texas home-rule municipality

By: _____
Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before this ____ day of _____, 2018, by _____ as _____ the City of Garland, Texas, a Texas home-rule municipality, on behalf of such municipality. He/she is personally known to me or has produced _____ as identification.

Notary Public _____
Name: _____
Commission No.: _____
My Commission Expires: _____

(SEAL)

Exhibit "A"

Legal Description of Leased Premises

Leasehold Estate created in that certain unrecorded WATERPARK GROUNDLEASE AND OPERATING AGREEMENT DATED 12/01/2002, executed by and between the CITY OF GARLAND, TEXAS, a Texas home-rule municipality, as LESSOR, and HORIZON AMUSEMENT SOUTH, L.L.C., a Missouri Limited Liability Company, as LESSEE (the "Ground Lease"), as affected by a CONSENT TO ASSIGNMENT OF LEASE dated 05/_/2003, whereby HORIZON AMUSEMENT SOUTH, L.L.C., assigned all of its right, title and interest in and to the Ground Lease to EPT DownREIT, Inc., a Missouri corporation, as further affected by an ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AGREEMENT dated 03/_/2004, whereby EPT DownREIT, INC., assigned all of its right, title and interest in the Ground Lease to EPT Waterpark, Inc., as further affected by an ASSIGNMENT, CONSENT TO ASSIGNMENT AND ASSUMPTION OF WATERPARK GROUNDLEASE AND OPERATING AGREEMENT dated 09/30/2004, whereby HFE HORIZON, L.P., assumed all of LESSEE'S right, title and interest in the Ground Lease, as further affected by an ASSIGNMENT, CONSENT TO ASSIGNMENT AND ASSUMPTION OF WATERPARK GROUND LEASE AND OPERATING AGREEMENT dated 04/21/2006, by and among HFE HORIZON, L.P., a Texas limited partnership (the "Assignor"), and CNL INCOME PARTNERS, LP, a Delaware limited partnership (the "Assignee") and the CITY OF GARLAND, TEXAS, a Texas home-rule municipality (the "City"), recorded in GF#06R08599, Real Property Records of Dallas County, Texas, in and to the following described property, to-wit:

BEING the Leasehold Estate in and to that certain 12.358 acre tract of land, more or less, situated in the ONEFRE ALVARADO SURVEY, ABSTRACT NO. 2, Dallas County, Texas, and being a portion of Lot 2, Block 1 of SPRING CREEK VILLAGE NO. 3, an Addition to the City of Garland, Dallas County, Texas according to the plat thereof recorded in Volume 88050, at Page 667, of the Deed Records of Dallas County, Texas, and being a portion of that parcel of land described in deed from Donald Kerr & Associates, Inc., Trustee, to the City of Garland according to the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "+" cut in concrete found at the intersection of the Southeast right-of-way line of North Garland Avenue (100 feet wide) with the Northeast right-of-way line of Spring Creek Way (60 feet wide) for the West corner of said Lot 2, Block 1;

THENCE, North 44 degrees 34 minutes 30 seconds East, (plat calls North 45 degrees 28 minutes 23 seconds East), with the Southeast right-of-way line of said North Garland Avenue and the Northwest line of said Lot 2, Block 1 for a distance of 570.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "R-DELTA ENGRS" found;

THENCE, South 39 degrees 30 minutes 00 seconds East, leaving the Southeast right-of-way line of said North Garland Avenue and crossing said Lot 2, Block 1, for a distance of 681.37 feet to a 1/2-inch iron rod with a plastic yellow cap stamped "R-DELTA ENGRS" found for the point of curvature of a curve concave to the Northeast having a central angle of 32 degrees 30 minutes

00 seconds, a radius of 500.00 feet, a chord bearing of South 55 degrees 45 minutes 00 seconds East, and a chord length of 279.83 feet;

THENCE, with a said curve, an arc distance of 283.62 feet to a 1/2-inch iron rod with a plastic yellow cap stamped "R-DELTA ENGRS" found;

THENCE, South 21 degrees 37 minutes 14 seconds West, for a distance of 423.16 feet to a 1/2-inch iron rod with a plastic yellow cap stamped "R-DELTA ENGRS" found on the northerly right-of-way line of Spring Creek Drive (60 feet wide) for the beginning of a curve concave to the Southwest having a central angle of 08 degrees 42 minutes 09 seconds, a radius of 1,180.00 feet, a chord bearing of North 62 degrees 43 minutes 27 seconds West, and a chord length of 179.05 feet;

THENCE, in a northwesterly direction with the northerly right-of-way line of Spring Creek Drive and with the arc of said curve, an arc distance of 179.22 feet to a 1/2-inch iron rod with a plastic yellow cap stamped "R-DELTA ENGRS" found for the point of compound curve of a curve concave to the Southwest having a central angle of 33 degrees 12 minutes 46 seconds, a radius of 530.00 feet, a chord bearing of North 83 degrees 40 minutes 55 seconds West, and a chord length of 302.94;

THENCE, continuing in a northwesterly direction with the northerly right-of-way line of Spring Creek Drive and with the arc of said curve, an arc length of 307.23 feet to a 1/2-inch iron rod with a plastic yellow cap stamped "R-DELTA ENGRS" found at the intersection of the northerly right-of-way line of said Spring Creek Drive with the Northeast right-of-way line of the aforementioned Spring Creek Way, said point also being the beginning of a curve concave to the Southwest having a central angle of 31 degrees 57 minutes 25 seconds, a radius of 530.00 feet, a chord bearing of North 29 degrees 25 minutes 11 seconds West, and a chord length of 291.79 feet;

THENCE, with the Northeast right-of-way line of said Spring Creek Way and with the arc of said curve, an arc length of 295.61 feet (plat calls 295.32') to a "+" cut in concrete found for the point of tangency of said curve;

THENCE, North 45 degrees 23 minutes 53 seconds West (plat calls North 44 degrees 30 minutes 00 seconds West-428.71'), with the Northeast right-of-way line of said Spring Creek Way, for a distance of 428.74 feet to the POINT OF BEGINNING and CONTAINING 538,314 square feet of 12.358 acres of land.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: June 19, 2018

Item Title: Project Specific Agreement with Dallas County for Arapaho Road from N. Garland Avenue to Jupiter Road

Submitted By: Steve Oliver, Streets Director

Summary of Request/Problem

On November 21, 2017, the City Council approved a Resolution authorizing the City Manager to enter into a Master Agreement with Dallas County for Transportation-Related Maintenance on Certain Designated Roadways within the City of Garland. That agreement has been executed by both the City and Dallas County.

Subsequent to executing this Master Agreement, Dallas County Road and Bridge District 2 agreed to provide \$250,000 in funding to the City of Garland for road improvements on Arapaho Road from N. Garland Avenue to Jupiter Road. Before this funding can be provided, the City must enter into a Project Specific Agreement with Dallas County. The attached Resolution authorizes the City Manager to execute this agreement.

This item was considered by Council at the June 4, 2018 Work Session.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the City Manager to execute the Project Specific Agreement with Dallas County for road improvements on Arapaho Road from N. Garland Avenue to Jupiter Road.

Attachments

Arapaho Road PSA - Resolution

Arapaho Road PSA - N. Garland Avenue to Jupiter Road

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY RELATING TO CERTAIN ROAD IMPROVEMENTS AND REPAIRS TO ARAPAHO ROAD BETWEEN N. GARLAND ROAD AND JUPITER ROAD; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Council hereby authorizes the City Manager to execute a Project Specific Agreement with Dallas County in the form and substance of that attached hereto.

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 _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

**PROJECT SPECIFIC AGREEMENT
RE: ARAPAHO ROAD, “TYPE B” PUBLIC ROADWAY -- MADE PURSUANT
TO MASTER ROAD & BRIDGE INTERLOCAL MAINTENANCE
AGREEMENT BETWEEN DALLAS COUNTY, TEXAS AND CITY OF
GARLAND, TEXAS**

This Project Specific Agreement, (hereinafter “PSA”), supplemental to the Master Interlocal Agreement, is made by and between Dallas County, Texas (hereinafter “County”) and the City of Garland, Texas (hereinafter “City”), acting by and through their duly authorized representatives and officials, for the purpose of transportation-related maintenance, repairs and improvements to be undertaken in certain designated blocks of enumerated public roadway as more fully set forth and described in Attachments “A” and “B,” incorporated herein by reference (“Project”).

WHEREAS, Chapter 791 of the Texas Government Code and Chapters 251 and 472 of the Texas Transportation Code provide authorization for local governments to contract amongst themselves for the performance of governmental functions and services; and

WHEREAS, on or about January 2, 2018, County and City entered into a Master Interlocal Agreement (“Agreement”), whereby County agreed to provide partial funding for such duly qualified “Type B” road and bridge maintenance projects, said projects situated within the territorial limits and jurisdiction of City, and

WHEREAS, City now desires County to provide partial funding for such a duly qualified project consisting of maintenance, repairs and improvements of designated blocks of enumerated public roadway situated in the City of Garland, Texas, as more fully described in Attachment “A.”

NOW THEREFORE THIS PSA is made by and entered into by County and City, for the mutual consideration stated herein.

Witnesseth

Article I

Project Specific Agreement

This PSA is specifically intended to identify a Project authorized under the Master Agreement. This document sets forth the rights and responsibilities pertaining to each party hereto, and is additional and supplemental to the Master Agreement, and all amendments and supplements thereto, which are incorporated herein. All terms of the Master Agreement remain in full force and effect, except as modified herein. In the event of any conflict between the Master Agreement and this PSA, this PSA shall control.

Article II

Incorporated Documents

This PSA incorporates, as if fully reproduced herein word for word and number for number, the following items:

1. Master Interlocal Agreement authorized by County Commissioners Court Order. 2018-0039 dated 1/2/2018, and additions thereto as incorporated herein,

2. The Construction Estimate (Attachment “A”), and
3. Map/Diagram of the Proposed Work Site (Attachment “B”).

Article III

Term of Agreement

This PSA becomes effective when signed by the last party whose signature makes the agreement fully executed and shall terminate upon the completion and acceptance of the Project by City or upon the terms and conditions in the Master Agreement.

Article IV

Project Description

This PSA is entered into by the parties for purpose of jointly identifying and funding repair, maintenance and improvements on duly qualified “Type B” public roadway within the City of Garland, Texas. The Project shall consist of concrete pavement repair on Arapaho Road from N. Garland Avenue to Jupiter Road in the City of Garland, Texas, (hereinafter “Project”), and as more fully described in Attachments “A” and “B.” The Project is authorized by the aforementioned Master Interlocal Agreement, with the parties’ obligations and responsibilities governed thereby, as well as by the terms and provisions of this PSA. The Project will facilitate the safe and orderly movement of public transportation to benefit both the City and County. The City has and hereby does give its approval for expenditure of County funds for the construction, improvement, maintenance, or repair of a street located within the municipality.

Article V

Fiscal Funding

Notwithstanding anything to the contrary herein, this PSA is expressly contingent upon the availability of County funding for each item and obligation contained herein. City shall have no right of action against the County regarding this PSA, specifically including any funding by County of the Project in the event that the County is unable to fulfill its obligations under this PSA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this PSA or failure of any funding party to budget or authorize funding for this PSA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the County, at its sole discretion, may provide funds from a separate source or terminate this PSA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Notwithstanding anything to the contrary herein, this PSA is expressly contingent upon the availability of City funding for each item and obligation contained herein. County shall have no right of action against the City as regards this PSA, specifically including any funding by City of the Project in the event that the City is unable to fulfill its obligations under this PSA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this PSA or failure of any funding party to budget or authorize funding for this PSA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the City, at its sole discretion, may provide funds from a separate source or terminate this PSA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Article VI **Agreements**

City's Responsibilities:

1. City, at its own expense, shall be responsible for the following: (a) managing construction of the Project; (b) informing the public of the proposed maintenance, repairs or improvements of the Project; (c) locating all manholes, water valves, and other utilities within the Project, (d) making or causing to be made all utility relocations or adjustments necessary for execution and completion of the Project; (e) acquiring any right-of-way necessary to complete the Project; (f) remediating any hazardous or regulated material, or other environmental hazard in the Project location, (g) receiving and processing all payments due contractors City hires to work on the Project; (h) contracting through formal bidding procedures to acquire the services of contractors; (i) where necessary, providing appropriate traffic control support, including but not limited to flagging, cones, barricades, shadow vehicles, arrow boards, signage, police presence, etc., to enable the Project to be completed in a timely and safe manner; (j) funding the purchase of all materials necessary to perform the Project construction; and (k) making all utility relocations or adjustments necessary for the Project.
2. City shall further be responsible for all maintenance when the Project is completed.

II. County Responsibilities:

1. County shall reimburse City for proportionate Project costs, as more fully set forth in Section III below.
2. County, its Auditor or its designated representative(s) shall have the unrestricted right to audit any and all accounting or other records regarding any funds paid or claimed under this agreement, including, but not limited to all books, records, reports, tickets, deposits, expenditures, budget or any item therein, supporting data, computer records and programs, and all items of hardware, software or firmware, or any other item utilized by the City regarding this agreement. City agrees that all related records shall be retained for a period of time not less than four (4) years from the date of the termination of this Agreement. Such records shall be provided to the County in Dallas County, Texas and available for any audit at any time upon request. The results of any audit may be furnished to City for comment.

III. Funding:

County and City mutually agree that the initial and anticipated Project cost is approximately 1,502,737 as set forth in Attachment "A." The parties hereto further agree that City shall be totally responsible for the construction and maintenance of said Project, and that County shall only be responsible to City for a contribution, in the form of reimbursements, of \$250,000, which amount shall not exceed Fifty Percent (50%) of the initial and anticipated Project cost.

Should the final cost of the Project exceed the initial and anticipated Project costs, City agrees to either

reduce the scope of the Project, or to seek additional funding to facilitate its completion. In either event, City shall be solely responsible for all such costs in excess thereof, and County shall bear no additional responsibilities beyond those contemplated herein.

City shall submit invoices to County, which invoices shall provide complete information and documentation to substantiate City's charges. County's acceptances of City's invoices are contingent upon City's compliance with County's invoicing procedures. County may withhold any disputed amounts until such time as the underlying dispute is resolved to County's satisfaction, but shall pay all undisputed amounts timely.

Article VII

Miscellaneous:

- I. **Indemnification.** County and City agree that each shall be responsible for its own negligent acts or omissions or other tortious conduct in the course of performance of this Agreement, without waiving any governmental immunity available to County or City or their respective officials, officers, employees, or agents under Texas or other law and without waiving any available defenses under Texas or other law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities.
- II. **No Third Party Beneficiaries.** The terms and provisions of this PSA are for the benefit of the parties hereto and not for the benefit of any third party. It is the express intention of County and City that any entity other than County or City receiving services or benefits under this PSA shall be deemed an incidental beneficiary only. This PSA is intended only to set forth the contractual right and responsibilities of the parties hereto.
- III. **Applicable Law.** This PSA is and shall be expressly subject to the County's and City's Sovereign Immunity and/or Governmental Immunity, pursuant to Title 5 of the Texas Civil Practice and Remedies Code, as amended, and all applicable federal and state laws. This PSA shall be governed by and construed in accordance with the laws of the State of Texas. Exclusive venue for any legal action regarding this PSA shall lie in Dallas County, Texas.
- IV. **Notice.** All notices, requests, demands, and other communication under this PSA shall be tendered in writing and shall be deemed to have been duly given when either delivered in person, via e-mail, or via certified mail, postage prepaid, return receipt requested to the respective parties as follows:

COUNTY:

Director of Public Works
Dallas County
411 Elm Street, Suite 400
Dallas, Texas 75202

and

Commissioner Mike Cantrell
Road & Bridge District #2
411 Elm Street, Second Floor
Dallas, Texas 75202

CITY:

Steve Oliver, P.E.
Director of Streets
City of Garland
P.O. Box 469002
Garland, TX 75046-9002

- V. Assignment. This PSA may not be assigned or transferred by either party without the prior written consent of the other party.
- VI. Binding Agreement; Parties Bound. Upon execution by the parties, this PSA shall constitute a legal, valid and binding obligation of the parties, their successors and permitted assigns.
- VII. Amendment. This PSA may not be amended except in a written instrument specifically referring to this PSA and signed by the parties hereto.
- VIII. Counterparts. This PSA may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- IX. Severability. If one or more of the provisions in this PSA shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not cause this PSA to be invalid, illegal or unenforceable, but this PSA shall be construed as if such provision had never been contained herein, and shall not affect the remaining provisions of this PSA, which shall remain in full force and effect.
- X. Entire Agreement. This PSA embodies the complete agreement of the parties, and except where noted, it shall supersede previous and/or contemporary agreements, oral or written, between the parties and relating to matters in the PSA.
- XI. Contingent. This PSA is expressly subject to and contingent upon formal approval by the Dallas County Commissioners Court and by resolution of the City Council of the City of Garland.

The City of Garland, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____, dated the ____ day of _____, 2018.

The County of Dallas, State of Texas, has executed this agreement pursuant to Commissioners Court Order Number _____ and passed on the _____ day of _____, 2018.

Executed this the _____ day of _____, 2018.

Executed this the _____ day of _____, 2018.

CITY OF GARLAND :

COUNTY OF DALLAS:

CITY MANAGER

CLAY LEWIS JENKINS
COUNTY JUDGE

ATTEST:

APPROVED AS TO FORM:*
FAITH JOHNSON
DISTRICT ATTORNEY

CITY SECRETARY



Sherri Turner
Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

ATTACHMENT A

Arapaho Road Concrete Pavement Repair Project from N. Garland Avenue to Jupiter Road

Estimated Construction Cost

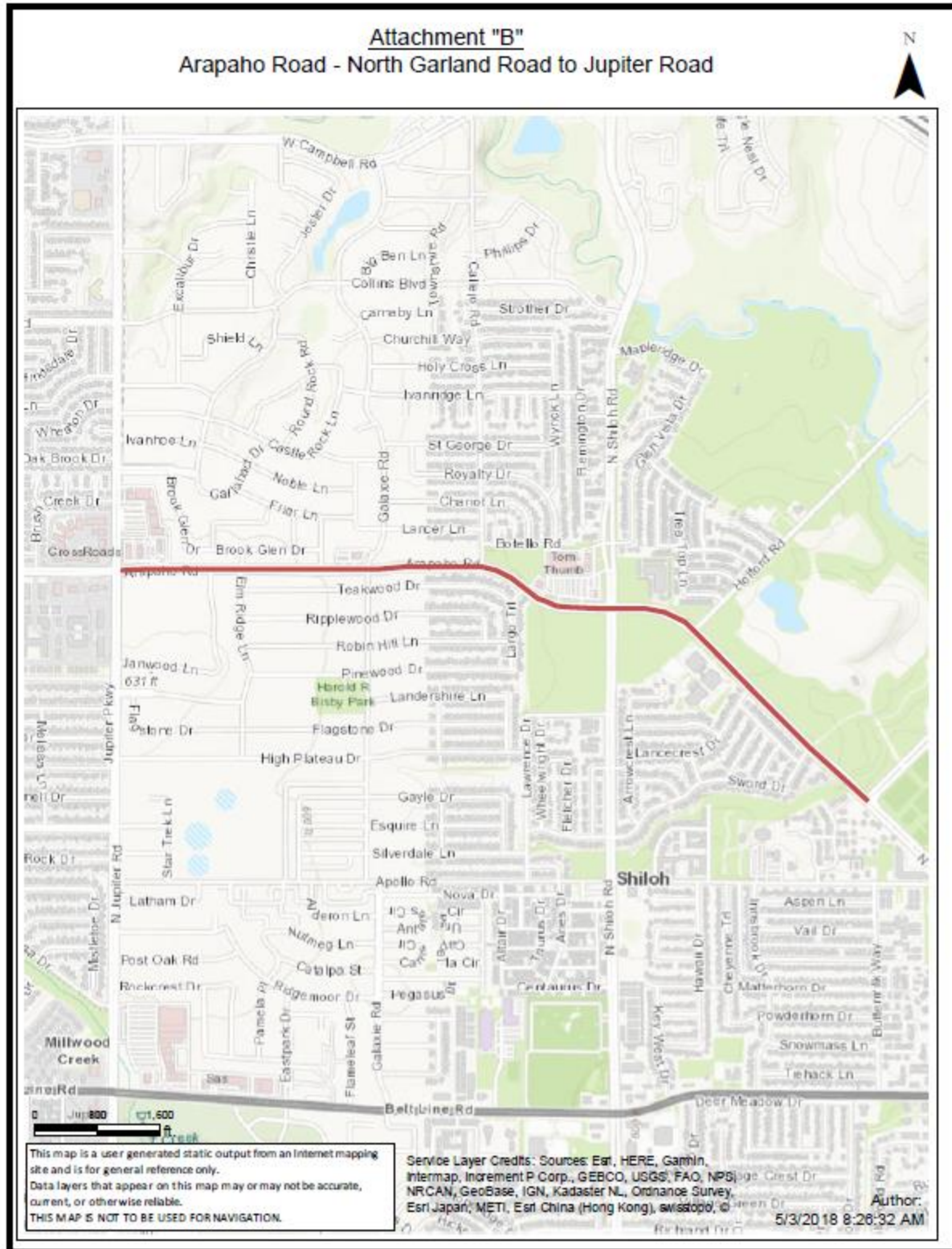
PAVING ITEMS

Bid Item	Amount	Unit Cost	Cost
Sawcut Pavement	35,000 lf	\$1.00/lf	\$35,000
Pavement Removal	7,000 sy	\$14.00/sy	\$98,000
8" Concrete Pavement	7,000 sy	\$68.00/sy	\$476,000
Vacuum Sawcut Slurry	35,000 lf	\$ 0.50/lf	\$17,500
Crack Sealing Pavement	35,000 lf	\$1.00/lf	\$35,000
ADA Ramp (Case 1)	2 ea	\$1800/ea	\$3,600
ADA Ramp (Case 3)	1 ea	\$1700/ea	\$1,700
ADA Ramp Pre-cast Domes	6 ea	\$125/ea	\$750
Project Signs	2 ea	\$504/ea	<u>\$1,000</u>
		Sub-total	\$668,558

SUBGRADE PREPARATION – Uretek, USA, Inc.

Subgrade Stabilization/Joint Matching - 121,777.99 lbs @ \$6.85/lb	<u>\$834,179</u>
Sub-total	\$834,179

Total Estimated Construction Cost \$1,502,737





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: June 19, 2018

Item Title: Appointment to the Dallas Area Rapid Transit Board

Summary of Request/Problem

At the June 18, 2018 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board for a two-year term beginning July 1, 2018. Information was posted on the City's website for 21 days regarding the qualifications of a DART Board Member in order to provide an opportunity for citizens to apply for the position.

Recommendation/Action Requested and Justification

Minute action to appoint two members to the DART Board.

Attachments

Cheney Application

Enoch Application

JKelly Cover Letter

JKelly Resume

Michael T. Cheney
7518 Courtside Drive
Garland, Texas 75044

Resident of Garland since October, 2000

Graduate of the University of Michigan

Major Economics Minor Accounting

Certified Public Accountant

Retired

Active as an adult leader in the Boy Scouts of America and its camping honor society Order of the Arrow

Work history includes:

- 5 years auditing with Price, Waterhouse, Coopers CPA's
- Over 30 years as Controller or Chief Financial Officer of public and private companies
- Extensive experience in Sarbanes-Oxley controls documentation and auditing
- Multiple years' experience in cost accounting and budgeting
- Experience in organizational simplification and cost reduction

The following are pertinent comments in respect to DART and my representation of Garland while a member of the DART Board of Directors:

- DART is a policy board. It is the job of the directors to establish policy and for the executive team to execute and manage the Board policy
- I have listened to and watched nearly every DART meeting utilizing the on-line delayed tape of the meetings on the DART website.
- I am prepared to work closely with the several new Board members appointed by the Dallas Transportation Committee to find common ground for the advancement of all member city needs.
- DART is an outstanding agency providing necessary services to the transit needy population of the arear served.
- In particular the Para-Transit Services provided are outstanding and significantly less costly that the previous provider.
- During the last year a vote was held which narrowly passed providing for a 21% "refund" to Highland Park and University Park. The rationale was that these two cities were threatening to conduct a withdrawal election because they receive "no" rail service. In fact, DART did not build rail into these two cities along the KATY Trail because the cities rejected the dirty and noisy

trains. The cities also rejected bus service and are now provided with “on-call” service. Your DART representative voted in favor of the reduction and Mr. Mark Enoch voted no. This establishes a precedent that should another city join DART, they should expect a 21% reduction in the 1% sales tax until rail service is provided. I would have voted against the cost decrease with Mr. Enoch.

- In a discussion with Mr. Ray Noah who was on the DART Board for over 30 years, the policy to prevent ex-Board members from being employed by DART was intended for any position not just those reporting directly to the Board. Mr. Bob Straus has been employed for nearly three years at an all-in cost exceeding \$200,000 per year to provide eminent domain experience to the legal staff. In fact, no eminent domain requirements have surfaced for the D2 system or Cotton Belt requiring such services and if needed can be purchased at hourly rates from local attorneys obviating the full-time requirement and reducing the cost to DART for these services. Additionally, an ex-Board member has been employed in the personnel offices to provide consulting services in the diversity issues of DART. The services of neither employee were presented to the Board for discussion or approval.
- Garland Councilman, J P Williams, repeatedly requested that WI-FI be installed on DART buses. I followed up on this request and was told it was too expensive or technically impossible to do. Finally, in fiscal 2017 a study for \$350,000 was put in the financial plan. No study has been completed nor has a report been made to the Board on WI-FI on buses.
- The bus route with the highest ridership is the one to service UT Dallas that runs along Renner and north and south into the apartment areas. This route is free to all riders under contract with UTD. Students are provided free identity cards. I asked that DART review the contract after two years and consider changing non-student riders to the standard DART rider fee. Nothing has been done to alter the fees on this route.
- I asked that DART utilize the 30 years of data it has on ridership for all bus and rail routes to develop a better system of bus routing. The system is a “hub and spoke” methodology with little regard to East/West ridership requirements. There are multiple providers of software that could be used to plan alternative bus routes and schedules to enhance ridership and system performances. My request was denied without explanation.
- A fiscal budget is a financial control. DART has consistently used the prior years’ budget as the basis for the development of the current year’s budget. This has resulted in budgets that are overstated by \$10 to \$15 million per year for over the last 10 years. Management does not see the need for budgetary control yet spends many hours and expense to develop and maintain the budget. There have been no experienced financial managers on the Board to communicate the need for quality budgeting and financial management.
- I was your DART Board appointee from May, 2011 to June, 2016
 - I consistently voted against increased expenditures for which there was insufficient evidence to support the rationale provided by staff. In an attempt to provide time to discuss weak policy in respect to significant others addition to the group health policy, I caused a Board meeting vote to be delayed. Unfortunately, I was unable to convince other Board members that the policy exposed DART to unnecessary costs.
 - With Bob Strauss, then Chairman of the DART Board, we caused DART to question the 10% compound rate of growth in the group health plan expense. In 2013 the expense exceeded \$75 million. The Deputy Director to whom this expense reports could not

provide any plan for containing the costs. The CFO implemented a study and then a plan to implement a totally different coverage methodology that was implemented in 2018.

- o We also insisted that DART carefully evaluate group health insurance provided to employee spouses/others and extended families. The intent was to eliminate coverage for ineligible dependents or working spouses/others who had health insurance. Savings were estimated to exceed \$10 million.
- o I spent \$1,000 in personal funds twice to return to Dallas from vacations to attend DART Board meetings where I felt that Garland needed to have a vote recorded.
- o My attendance record at all meetings was 20 of 22 or better per year.
- o When it was evident that the VP Paratransit was unable to adequately communicate to the Board a necessary change in the contract with the provider, I caused a meeting with the Executive VP, VP, and AVP on my own time to assist them in preparing a presentation that properly presented the need for the contract revision. The end was a further reduction in expenses of \$9 million in a contract that had already reduced cost over \$50 million from the previous provider.
- o When the Audit Committee which reported to me as Chairman of the Audit Committee developed an audit finding that the Human Relations Department had deteriorated in performance during two-year tenure of the VP Human Relations, a plan to terminate the VP was developed. The Deputy Director to whom this VP reported was unaware of any issue in the department. Ultimately the VP was given the opportunity to resign.
- o When the Audit Committee determined that Parsons in its work on several cost-plus contracts had over-charged DART more than \$800,000 and refused to repay DART, I insisted that the matter be taken to an Administrative Law judge. The case was ruled in favor of Parsons and DART then appealed at my insistence. Again, the ruling was in favor of Parsons. The root problem was a poor presentation by DART of a fairly simple cost accounting allocation. After many months of negotiation Parsons settled for a payment of \$400,000. Nothing would have been done without my leadership on the Audit Committee.
- o I raised the question during the annual Board retreat in February 2016 to determine whether DART had the bond capacity to finance the Cotton Belt earlier than the 2036 date in the 20-year financial plan. It was determined that bond capacity did exist. As a result, the Cotton Belt was moved to a current project. Unfortunately, the new appointees from City of Dallas banded together to defeat the bond authority but not the project. The Cotton Belt project continues forward with alternative financing provided from other government sources.
- o In the latest 5-year increase in fares it was mentioned by some in the City of Dallas representation that fare increases were unfair to the populace. The fare increase was approved 8 to 7 by the Board. I agree with the increase. It seems that programs for Aid to Dependent Children and Dallas Independent Schools low income student programs could be sourced to provide data for the use of a fare supplement program to reach out to disadvantaged transit needy population. I have heard no Board discussion about this method to reduce fare cost to transit needy.

- O DART has 26 VP's, 3 Executive VP's, and a Deputy Director all with base salaries, bonuses, and perks exceeding \$200,000 per year. All receive an average salary increase of 3% per year and a cash bonus ranging from 6% to 10% of base salary annually. Cumulatively these executives are paid all-in nearly \$10 million per year. I asked for a consulting evaluation with intent of reducing the number of executive personnel and making DART a more efficient operation in the mode of "do more with less". I was assured three times by the then Senior VP Finance and now CFO that this study would be completed in late 2016 and reported to the Board. No study was done. Can DART operate more efficiently and spend less on salaries, I believe yes. DART spends nearly 75% of the \$550 million sales taxes and fare income on salaries and wages.
- O I caused a bonus point to be inserted in the President's bonus plan in 2013 that resulted in the implementation of a Human Trafficking awareness program and safe haven provision in Dart's buses and trains operations. Since then Dart has become the nation's leader in the use of public transportation services for the safe haven of persons caught in human trafficking.



Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Date: 6/3/18

Phone:

Phone:

Email:

I hereby affirm that all statements herein are true and correct.

FOR OFFICE USE ONLY

Disclosure Form Filed _____

I have been privileged to serve Garland as one of its two board members and respectfully request re-appointment to this position. I have held various positions, including Chair of the Board and now serve as Chair of the public affairs committee. My prior years' of experience on the Regional Transportation Council also help me address local, state and nationally elected officials on behalf of Dart and Garland.

Mayor and members of the Garland City Council,

I am seeking the opportunity to continue representing the City of Garland as a member of the Dallas Area Rapid Transit Board of Directors. During my service over the past two years, I have vastly deepened my knowledge and relationships with other Board members. There has been a lot of changes on the Board and I believe my standing has increased tremendously amongst the board members and staff. While I am only in my first term, I have elevated to role of chair of the Audit Committee and was elected by my peers to serve as the Assistant Secretary of the Board, one of only 4 executive leadership roles on the 15 member board. Traditionally, executive leadership roles migrate upward every 2 years to eventually become the Chair. It has been a long time since a Garland appointee has been the Board Chair for DART and I am in the sequence to possibly take on that role.

My resume is attached and you can see that I am very well qualified to serve in such a capacity. I have a strong business and economic education and have significant experience working with Boards of Directors. I currently manage assets for a number of organizations and regularly present at their meetings. I will continue to represent our city well.

Some additional background: I am a native of the city of Garland, and a product of the Garland Independent School District. I attended Golden Meadows Elementary School, Bussey Middle School and North Garland High School. I am very proud of my Garland roots and take a lot of pride in having the opportunity to represent our city. Additionally, I am a seasoned DART rider. I worked at Cityplace when the DART station opened there and from the time the Downtown Garland station opened I rode the DART trains regularly and occasionally the buses, owning an Annual Pass. I have valuable experiences as a DART rider and am a loyal representative of Garland.

Throughout my term, I have had one of the best attendance records, not only attending almost all board and committee meetings, but also representing Garland and DART by attending Chamber events, Station openings, and many other public meetings, serving in a DART Board member capacity. I take my appointment very seriously and always make myself available to the Council Members as well as Garland citizens and business owners. I firmly recognize that I serve at the pleasure of the Council and hope that I will be given the opportunity to continue my service.

Sincerely,

Jonathan R. Kelly

JONATHAN R. KELLY, CTFA

6809 Galway Drive

Garland, TX 75044

SUMMARY

- Twenty five years of progressive financial services industry, trusts, sales and management experience
- A passion for fiduciary investment management, building deep relationships with clients, advisors and COIs, acting in an Account Executive capacity to increase revenue based on needs of clients.
- Extensive knowledge of estate planning and the trust industry, as well as Northern Trust, Fidelity, Bank of America and US Trust, trading, sales, products and compliance procedures gained through Employee Trading, Senior Trader, Team Manager, Portfolio Manager, Market Investment Director and Regional Investment Executive positions
- Proven leadership skills in personal and employee development, project management and peer networking building strong teams and retaining top talent.
- Solid experience administering trusts and document review in the onboarding process utilizing non-judicial settlement agreements, decanting, internal trust committee chair and Delaware trust law as well as presentation skills used to advance product sales among front-line contacts delivering educational presentations to advisors to persuade their activities in discussing trusts with clients.
- Community involvement including serving as board member. Volunteering to serve others and his community. (Dallas Area Rapid Transit, Jonathan's Place, The Heights Baptist Church, City of Garland TIF Board)

EXPERIENCE

NORTHERN TRUST

May 2015 – Present

Vice President, Senior Portfolio Manager

Managing Wealth for individuals, families, trusts and institutions.

PRINCIPAL FINANCIAL GROUP/PRINCIPAL TRUST COMPANY

2012 – May 2015

Director of Business Development – Trusts (October 2012 – Present)

Responsible for driving new business to Principal Trust Company, specifically through personal trusts. Act as key contact(wholesaler) for financial advisors both internal and external in assisting clients with estate planning needs utilizing personal trusts as well as gathering assets by acting as successor trustee. Cover the entire United States and delivering educational presentations at conferences illustrating the features and benefits of personal trusts. Facilitate the closing process in partnering with COIs, attorneys, clients and advisors including document review and engaging attorneys for NJSAs and drafting new documents.

US TRUST, BANK OF AMERICA PRIVATE WEALTH MANAGEMENT

2003 – 2012

Market Leader/Market Investment Director; SVP (January 2011 – October 2012)

Similar to a PCA or Account Executive role, Responsible for driving strong results in the US Trust Midwest Market for the Emerging Wealth Team in areas of retention, new business and clean book for both Trust and Investments personnel. In 2011, team ranked #1 in New Business for the Division. Managed a team of Trust Officers, Portfolio Managers and support roles responsible for deepening relationships with existing clients and sourcing new opportunities, while also personally acting as relationship manager on a book of clients.

Regional Investment Executive; SVP (March 2009 – January 2011)

- Manage, coach and develop a team of 23 Investment Professionals responsible for over \$3.8B in assets across the Central Division (Associates physically located in Chicago, St. Louis, Kansas City, Detroit and Dallas)
- Drive results in retention, sales and daily routines in a way that exceeds targets and holds associates accountable
- Engage varying levels of leadership nationally to sell the Emerging Wealth Vision as well as manage projects to improve efficiencies
- In a volatile environment, keep the focus on the client while implementing new associate routines and retaining and developing top performing talent

Team Leader (June 2004 – March 2009)

Portfolio Manager (January 2003 – October 2012)

FIDELITY INVESTMENTS

1993-2002

Premium Services Manager (July 2000 – December 2002)

- Manage, coach and develop a team of approximately 10 to 15 representatives in the areas of sales goals, customer quality interaction, retirement, tax, e-channel and trading issues servicing High Net Worth clients.
- Additional team management responsibilities: setting team representative sales goals, maintain and improve team statistics/metrics, provide ongoing feedback around customer interactions, and productivity
- Work closely with Branches in MN and PA, the Team's regional alignment with High Net Worth customers

- Participate in many company initiatives and projects: 529, eChampion, College Recruiting, Representative Recognition, Knowledge Gap Committee, EC3, Staffing contact, Funds Network, New Hire mentoring, Fidelity Southwest Golf Tournament

Service/Trading Manager (May 1998 – June 2000)

Brokerage Senior Trader (April 1996 – May 1998)

Employee Trading Representative (July 1995 – April 1996)

Brokerage Trading Representative (November 1993 – July 1995)

ACTIVITIES

Dallas Area Rapid Transit (DART) Board Member – July 2016 to Present

- Assistant Secretary
- Audit Committee (Chair)

Dallas Estate Planning Council – Dallas, TX

Tax Increment Financing; Board of Directors – City of Garland

Facilitator – Legacy Journey & Financial Peace University – The Heights Baptist Church

Teacher – 7th Graders on Sundays at The Heights Baptist Church

Hobbies: Hunting, fishing, golf, coaching youth sports, house renovating(country property), College football & basketball, softball, basketball, running, movies, spending time with the family

EDUCATION/CERTIFICATIONS

MBA in Corporate Finance; University of Dallas, Irving, TX, 1998

B.S. in International Economics; Texas Tech University, Lubbock, TX, 1993

Certified Trust and Financial Advisor (CTFA), The Institute of Certified Bankers, 2006

Accredited Wealth Management Advisor (AWMA); College For Financial Planning, 2016

- Series 8, 7, 63 and Group 1 licenses (currently inactive)
- Microsoft Excel, Microsoft Word, Outlook, PowerPoint, as well as proprietary systems



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: June 19, 2018

Item Title: Garland Health Facilities Development Corp. & Garland Economic Development Authority

Summary of Request/Problem

The Garland Health Facilities Development Corporation and Garland Economic Development Authority has positions that are expired. Information was posted on the City's website for 21 days regarding the qualifications of the GHFDC & GEDA Board Members in order to provide an opportunity for citizens to apply for the position. A resume was received from one applicant.

Recommendation/Action Requested and Justification

Minute action appointing a member to the GHFDC and GEDA

Attachments

Logan Resume

HERBERT A. LOGAN

2321 Country Hollow Ln
Garland, Texas 75040

SUMMARY

A detail-oriented and results-driven finance professional, with expertise in regulatory compliance, office management, auditing, quality and reliability, customer service, general ledger, process improvement, team-leading and resource acquisition. A results-driven producer, who guides projects from inception to completion by leading through example and clearly articulating goals and objectives. A highly effective communicator, with a proven aptitude for working well with all levels of an organization. A dynamic forward-thinker, who consistently demonstrates an ability to achieve maximum effectiveness while maintaining high standards. Utilizes an extensive skill set to position a business as an industry leader.

EXPERIENCE

Wells Fargo Advisors Regional Supervisor

2014--16

Oversight of domestic and foreign wire transfers with emphasis on AML/BSA. Ensuring OFAC regulation with responsibility to apply appropriate level of due diligence. Review of policy and procedures to identify risk exposure. In conjunction with recently launched pilot program to revamp wire services. Providing assistance as a liaison to compliance department in risk mitigation and remediation.

McAfee Corp.

Compliance Analyst II2013-2013

Analyzing existing policies and procedures to identify risk and make recommendations for new or revised policies and procedures. Assisted in the formulation of system requirements and remediation to assure third parties are compliant to Foreign Corrupt Practices Act (FCPA). Serving as liaison to communicate to the channel operations the due diligence requirements to ensure McAfee third parties are fully anti-corruption compliant. Utilizing both verbal and written communication to direct implementation of revised registration of reseller partners and assuring compliance consideration to mitigate risk in development of new business models.

PENSON FINANCIAL SERVICES, Dallas, Texas

Compliance AML Specialist.....2007-2012

Reviewed alerts resulting from financial activity in correspondent accounts. Elevated alerts to cases for in-depth evaluation of underlying details, potentially leading to the filing of SAR with FinCen. Held responsibility for 314(a) and 314(b) reporting and information-sharing related to the Patriot Act and BSA. Contributed to relevant external and internal examinations, ensuring the provision of requested information and reports. Ensured the implementation and regular review of compliance with the firm's written supervisory policies and procedures. Provided management, employees and correspondents with interpretive guidance on compliance-related matters. Offered support in the remediation and updating of existing policies. Assisted with regulatory audits and requests, in addition to the investigation and resolution of customers' complaints.

- 0 Served as an active contributor to regulatory responses to SEC and FINRA.
- 1 Participated in writing and testing working supervisory policies and 3012 testing.
- 2 Attained a Series 24 general security principal's license.
- 3 Acquired certification as a CAMS anti-money laundering specialist.

RBC DAIN RAUSCHER, Plano, Texas

Administrative Complex Manager2005-2006

Held responsibility for branch administrative operations and sales support staff across the complex. Oversaw facilities management pertaining to accounts payable and resource acquisitions. Conducted annual reviews and provided ongoing training for the staff. Monitored costs associated with respective branch cost centers and monthly general ledger reviews. Adhered to and implemented new policies and procedures.

- Implemented an evaluation process, which empowered individuals within the process to tell their perspective, which facilitated the customization of paths for success and evaluation.
- Acquired Series 9 branch office manager and Series 10 securities manager licenses.
- Assumed responsibility for managing a staff of 35 employees, which included hiring, training, performance reviews and firing.

BEAR, STERNS & CO., Dallas, Texas

Margin Specialist1996-2005

Monitored branch accounts to ensure compliance with house and NYSE requirements on a daily basis. Served as liaison between New York headquarters and branch account representatives. Periodically checked market activities to keep abreast of any necessary adjustments. Corresponded with branch management as warranted.

- Learned all aspects of branch back-office operations.
- Acquired a Series 7 general securities representative license.

ADDITIONAL EXPERIENCE

PRINCIPAL FINANCIAL, Dallas, Texas, **Margin Specialist**, 1994-1995. Maintained the cost center, which consisted of 11 branch offices and 900 accounts. Handled daily correspondence, interfacing with sales assistants, brokers and managers regarding account status. Monitored transactions and market activity, cash and security transfers, and the processing of checks and wire transfers. Contacted clients through mail regarding house, NYSE and regulation t-call requirements. Handled exception reporting to management.

DEAN WITTER REYNOLDS, Dallas, Texas, **Senior Operations Staff**, 1992-1994. Assumed responsibility for cash disbursements, wire transfers, cash and securities journals, IRA distributions, securities receipt and DTC transfers. Handled data entry on the network system requiring the verification of account status for negotiating stock on settled trades and the verification of legal documents for estates and third-party payouts.

EDUCATION

WASHBURN UNIVERSITY, Topeka, Kansas
BBA, Accounting

LICENSURE

FINRA Series, 7, 9, 10, 24, 66, 99

CERTIFICATION

Certified Anti-Money Laundering Specialist

COMPUTER SKILLS

Microsoft Word, Excel



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Meeting Date: June 19, 2018

Item Title: Jonathan Ferguson Application

Summary of Request/Problem

Discuss Appointment to Boards and Commissions

Council Member Morris

- Jonathan Ferguson

Recommendation/Action Requested and Justification

Appointment to the Parks and Recreation Board

Attachments

Jonathan Ferguson Application



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 11 2018
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: 5/11/18

Name: Jonathan Ferguson Phone: [REDACTED] (Home)

Address: 1118 Briarwood Dr. Phone: [REDACTED] (Other)

City, State, Zip: Garland, TX 75041 Email: [REDACTED]

Resident of Garland for 8 years Resident of Texas for 35 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 5

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have worked for a Parks department for 10 years and I am also certified with several licenses that pertain to Parks and Recreation.
If you have previously served on a City Board or Commission, please specify and list dates of service.

List civic or community endeavors with which you have been involved.

I am currently helping coach my son's t-ball team for Garland Little League.

What is your educational background?

Associates degree in turf grass management.

What is your occupational experience?

Over 15 years of Parks and Recreation experience.

I hereby affirm that all statements herein are true and correct. Jonathan Ferguson

Board or Commission of first, second, and third choice:		
☐ Board of Adjustment	☐ Garland Youth Council **	☒ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plan Commission
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Garland Cultural Arts Commission		☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status	Current ☒	Past Due ☐	Date Appointed <u> </u>
Utility Account Status	Current ☒	Past Due ☐	Appointed By <u> </u>
CSO Suit/Claim Filed	Yes ☐ No ☒		Date Notified <u> </u>
Clerk Signature & Date			

Courtney Vanover 6/11/18