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
Tuesday, June 4, 2019
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.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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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 May 15 Special Meeting and May 21 Regular Session.

2. Consider approval of the following bids:

a. Water and Wastewater Main Replacements — Bid No. 0691-19

Tri-Con Services, Inc.	**$1,277,000.00**
Optional Contingency	**127,700.00**
TOTAL:	**$1,404,700.00**

This request is to provide water line replacements on Parker Drive, Davidson Drive, Kirby Street and Benton Street as well as water line and wastewater line replacements on Quincy Drive. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

b. **Drinking Water System Risk and Resiliency Assessment and Emergency Action Plan** **Bid No. 0898-19**

Freese and Nichols, Inc. **$199,890.00**

This request is to provide an Engineering Evaluation in accordance with the America's Water Infrastructure Act (AWIA) that was signed into law on October 23, 2018.

c. **GP&L Security & IT Modular Building** **Bid No. 0892-19**

Ramtech Building Systems **$181,000.00**

This request is for the construction of a modular building for GP&L Security & IT.

d. **King Mountain/Roadrunner 345kV Transmission Line Materials** **Bid No. 0755-19**

Techline, Inc. **$625,756.22**

This request is for the purchase of materials to construct a 345kV transmission line to connect the Roadrunner Solar Farm into the new King Mountain Switch Station.

e. **GP&L and TMPA Substation Circuit Breakers** **Bid No. 0812-19**

Mitsubishi Electric Power Products, Inc. **$3,500,000.00**

This request is for the purchase of substation circuit breakers on an as-needed basis for the TMPA and GP&L Electric Systems. This is a Term Agreement with two optional renewals.

f. **TMPA Jack Creek to Twin Oaks Transmission Line Structure Replacement** **Bid No. 0714-19**

Sabre Industries, Inc. **$192,431.00**

This request is for the purchase of two steel monopoles that will replace an existing lattice structure pole on the TMPA Jack Creek to Twin Oaks transmission line.

g. **King Mountain Switch Station Control House** **Bid No. 0736-19**

Electrical Power Products, Inc. **$850,069.00**

This request is for the purchase of a control house for the King Mountain Switch Station.

h. **Erosion Control** **Bid No. 0936-19**

Knight Erosion Control, Inc.	**$500,000.00**

This request is to provide labor, materials and equipment necessary for the installation of bag walls for erosion maintenance on an as-needed basis. This is a Term Agreement with two optional renewals.

i. **Automated Vehicle Location (AVL) Equipment and Installation Services** **Bid No. 0917-19**

GTS Technology Solutions	**$131,959.31**
Optional Contingency	**12,979.55**
TOTAL:	**$144,938.86**

This request is for the purchase and installation of AVL/GPS devices for GP&L and TMPA vehicles and equipment. An Optional Contingency is included for any additional work that may be required.

3. **Consider a resolution authorizing the City Manager to enter into an Interlocal Agreement with the Mesquite Independent School District; and providing an effective date.**

Staff requests that the City Council approve the attached resolution authorizing the CIty Manager to enter into an Interlocal Agreement with the MISD to reimburse the City of Garland for the actual cost of the Price Elementary School parking lot reconstruction as a part of the Stroud Lane Street Replacement, Water Main Replacement and Storm Drain Extension project.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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4. **Consider an ordinance authorizing an amendment to the 2019 Capital Improvement Program (2019 CIP Amendment No. 2), providing for the supplemental appropriation of funds in the new commercial front-loader trucks project and the wheel wash installation project; and providing an effective date.**

At the May 20, 2019 Work Session, the City Council reviewed a Policy Report recommending an amendment of the 2019 Adopted Capital Improvement Program (CIP). For Council's consideration is an ordinance amending the 2019 Adopted CIP to appropriate $502,202 for the purchase of two new commercial front-loader trucks for EWS - Delivery included in the New Commercial Front-Loader Trucks capital project, and an additional $44,300 for the purchase of a street sweeper in lieu of the installation of a wheel wash included in the Wheel Wash Installation capital project.

5. **Consider an ordinance amending Chapter 30 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.**

With the passage of HB 852 the City of Garland's residential building permit fee scheduled needs to be updated to eliminate the use of construction valuation for determining the permit fee.

6. **Hold public hearings on:**

a. **Consider the application of Masterplan, requesting approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout. This property is located at 901-1251 West Northwest Highway. (File No. Z 19-09, District 5)**

BEING an approximate 15.7-acre tract of land identified as Lots 2 and 3 on Block 1, of the Meadowcreek Square Shopping Center No. 2 and Lots 1R and 2R on Block 1, of the Meadowcreek Square Shopping Center Replat of Lot 1, Block 1, two additions to the City of Garland, as recorded in Volume 83026, Page 3713 and Instrument No. 200600421329 of the Official Public Records of Dallas County, Texas. The applicant proposes to remove two freestanding signs and add one freestanding sign at an existing shopping center.

b. **Consider the application of Habitat for Humanity of Greater Garland, requesting approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 2909 Broadway Boulevard. (File No. Z 19-12, District 5)**

BEING Lot 1, Block 1, of Broadway Car Care Center, an Addition to the City of Garland, Dallas County, Texas, according to the Plat, recorded in Volume 2000008, Pago 813, Map Records, Dallas County, Texas. The applicant requests to allow the operation of a home improvement retail store which sells new and repurposed/used items on an already developed site (an area of approximately 1.49 acres with a building and parking area).

7. 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.

8. Adjourn.

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GARLAND

City Council Regular Session Agenda **1.**

Meeting Date: 06/04/2019

Item Title: Minutes May 15 Special Meeting and May 21 Regular Session

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the May 15 Special Meeting and May 21 Regular Session.

Attachments

Minutes May 15 Special Meeting

May 21 Regular Session

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on DAY, May 15, 2019, in the City Hall, Council Chamber, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Lori Barnett Dodson
	Council Member David Gibbons
	Council Member Deborah Morris
	Council Member Jerry A. Nickerson
	Council Member Jim Bookhout
	Mayor Pro Tem Rich Aubin
	Council Member Robert Vera
	Deputy Mayor Pro Tem LeMay Scott LeMay
	Council Member Dylan Hedrick
	Council Member Robert John Smith
Staff Present:	City Manager Bryan Bradford
	Deputy City Manager Mitch Bates
	City Attorney Brad Neighbor

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Motion was made by Council Member David Gibbons, Motion to Approve, seconded by Council Member Nickerson.

Vote: 9 - 0

1. Consider approval of the minutes of the May 7, 2019 Regular Meeting.

Motion was made by Council Member David Gibbons, Motion to Approve

Vote: 9 - 0

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

Motion was made by Council Member David Gibbons, Motion to Approve

Vote: 9 - 0

a. Zoning File No. Z 19-04, Kimley-Horn (District 7)

Ordinance No. 7056 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amended Concept Trail Master Plan and 2) a Detail Plan for Restaurant on a 15.7169-acre tract of land zoned Planned Development (PD) District 17-28 for Mixed-Uses and located at 4595 North Garland Avenue; 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 Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

Motion was made by Council Member David Gibbons, Motion to Approve

Vote: 9 - 0

b. Zoning File No. Z 19-05, RPGA Design Group, Inc. (District 3)

Ordinance No. 7057 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District and Planned Development (PD) District 83-39 to Community Retail (CR) District on a 0.96-acre tract of land located at 1501 Rowlett Road; 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 Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

Motion was made by Council Member David Gibbons, Motion to Approve

Vote: 9 - 0

c. Zoning File No. Z 19-06, Tavacon, LLC (District 7)

Ordinance No. 7058 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Detail Plan for Car Wash, Automated/Rollover and 2) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on a 0.971-acre tract of land zoned Planned Development (PD) District 13-28 for Community Retail Uses and located at 2620 Arapaho Road; 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 Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

Motion was made by Council Member David Gibbons, Motion to Approve

Vote: 9 - 0

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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3. Ordinance No. 7059 of the City of Garland, Texas canvassing the returns and declaring the results of the May 4, 2019 Bond Election.

Council adopted an ordinance canvassing the returns and declaring the results of the May 4, 2019 Bond Election.

Motion by Mayor Pro Tem Aubin to approve the results of the May 4, 2019 Bond Election, seconded by Deputy Mayor Pro Tem Scott LeMay. Motion carried to approve Ordinance No. 7059.

CITY OF GARLAND, TEXAS PROPOSITION A

THE ISSUANCE OF $122,250,000 GENERAL OBLIGATION BONDS FOR STREET IMPROVEMENTS INCLUDING SIDEWALK, ALLEY, AND OTHER TRAFFIC FLOW IMPROVEMENTS AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 4,646 votes

"AGAINST" 1,459 votes

CITY OF GARLAND, TEXAS PROPOSITION B

THE ISSUANCE OF $51,350,000 GENERAL OBLIGATION BONDS FOR PUBLIC SAFETY FACILITIES AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 3,918 votes

"AGAINST" 2,129 votes

CITY OF GARLAND, TEXAS PROPOSITION C

THE ISSUANCE OF $47,350,000 GENERAL OBLIGATION BONDS STORM DRAINAGE IMPROVEMENTS AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 4,309 votes

"AGAINST" 1,758 votes

CITY OF GARLAND, TEXAS PROPOSITION D

THE ISSUANCE OF $117,750,000 GENERAL OBLIGATION BONDS FOR PARKS AND RECREATION FACILITIES AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 3,645 votes

"AGAINST" 2,408 votes

CITY OF GARLAND, TEXAS PROPOSITION E

THE ISSUANCE OF $21,000,000 GENERAL OBLIGATION BONDS FOR LIBRARY FACILITIES AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 3,779 votes

"AGAINST" 2,273 votes

CITY OF GARLAND, TEXAS PROPOSITION F

THE ISSUANCE OF $46,000,000 GENERAL OBLIGATION BONDS FOR ECONOMIC DEVELOPMENT PROJECTS WITHIN THE CITY AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 3,379 votes

"AGAINST" 2,629 votes

CITY OF GARLAND, TEXAS PROPOSITION G

THE ISSUANCE OF $6,000,000 GENERAL OBLIGATION BONDS FOR IMPROVEMENTS TO EXISTING MUNICIPAL FACILITIES AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 3,337 votes

"AGAINST" 2,680 votes

CITY OF GARLAND, TEXAS PROPOSITION H

THE ISSUANCE OF $12,000,000 GENERAL OBLIGATION BONDS FOR ANIMAL SHELTER AND CONTROL FACILITIES AND THE LEVYING OF A TAX IN PAYMENT THEREFOR

"FOR" 4,065 votes

"AGAINST" 2,012 votes

Vote: 9 ayes, 0 nays

4. Ordinance No. 7060 amending the 2019 Capital Improvement Program

Council voted on an amendment to the Adopted 2019 Capital Improvement Program in order to authorize the immediate start of selected projects approved by voters in the 2019 Bond Program. An ordinance will be prepared based on Council discussions and direction at the Monday, May 13th Council Retreat and Wednesday, May 15th Special Meeting.

The staff report was presented by Matt Watson, Director of Finance.

Motion was made by Mayor Pro Tem Aubin to approve the 2019 Capital Improvement Budget Amendment number one, seconded by Council Member Vera to adopt Ordinance No. 7060. Motion carried.

Vote: 9 ayes, 0 nays

5. Ordinance No. 7061 to Issue Tax Notes Series 2019A

Council adopted an ordinance authorizing the issuance of tax notes totaling $9,530,000.00

The staff report was presented by Matt Watson, Director of Finance.

Motion was made by Mayor Pro Tem Aubin to approve the ordinance for Tax Notes Series 2019A for $9,530,000.00, seconded by Council Member Nickerson. Motion carried.

Vote: 9 ayes, 0 nays

6. Ordinance No. 7062 canvassing the results of an election for Mayor and a General Election for the purpose of electing candidates to the Office of City Council of the City of Garland, Texas, for an election having been held on May 4, 2019; declaring the results of that election; and providing an effective date.

Formal canvassing of the returns and declaring the results of the May 4, 2019 General Election held for the purpose of electing a Mayor and candidates to the Office of the City Council of the City of Garland for Districts 3, 6, 7 and 8.

Motion was made by Mayor Pro Tem Aubin to accept the canvass of the results May 4, 2019 Election for Mayor and the office of City Council of the City of Garland, Texas for Districts 3, 6, 7 and 8 and approve the results as presented, seconded by Council Me:

The election results for the General Election were reported as:

NAME / OFFICE	TOTAL VOTES	% OF VOTES
Jerry A. Nickerson, District 3	670	53.82%
Robert O. Vera, District 6	242	64.02%

The City Council previously determined that each of the following candidates, who were unopposed for the May 4, 2019 General Election, were therefore declared elected to their respecive offices:

NAME / OFFICE	TOTAL VOTES	% OF VOTES
Scott LeMay, Mayor	4,638	100%
Dylan Hedrick, District 7	506	100%
Robert John Smith, District 8	784	100%

There was a question from Council Member Gibbons to clarify that Proposition A-1 is ratified with this ordinance. Brad Neighbor, City Attorney, confirmed that this proposition is included in the ordinance. Motion carried. to approve Ordinance No. 7062.

Votes: 9 ayes, 0 nays

7.

Conduct the swearing in of Mayor and Council Members for Districts 3, 6, and 7 and 8.

Mayor Dodson conducted the Swearing In Ceremony:

Council Member Jerry Nickerson, District 3, was sworn in by his wife, Marlee Nickerson. Mr. Nickerson gave comments thanked those who supported and endorsed him.

Council Member Robert Vera, District 6, was sworn in by his wife, Jeanne Vera. Mr. Vera thanked the voters and those who have supported him.

Council Member Dylan Hedrick, District 7 was joined by his wife Katie, daughters Elissa and Kara. He was sworn in by Father Jason Cargo. Mr. Hedrick made comments detailing his service in the community, on the Plan Commission and and Bond Committee.

Council Member Robert Smith, District 8, was sworn in by his daughters Elizabeth and Lauren, with wife, April, watching. He thanked his constituents for their support over the past two years and for continued support in this term.

Mayor Scott LeMay was joined by his wife Tiffany and was sworn in by daughters Morgan and Reagan. Mayor Dodson presented a plaque to Mayor Scott LeMay for his years of service as a Council Member. Mayor Dodson then removed her placard from the dais as Mayor LeMay placed his in its place.

Mayor Scott LeMay presented Mayor Dodson with a plaque and gift for her service as Mayor for 2018-2019.

Mayor Dodson presented remarks listing accomplishments that have occurred during her tenur as a Council Member and as Mayor. She thanked the City staff, citizens and Council. She to continue to be of service to Garland.

8. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:50 p.m.

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Submitted By:

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Scott LeMay, Mayor

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Eloyce René Dowl, City Secretary

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 21, 2019, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay
	Mayor Pro Tem Rich Aubin
	Council Member David Gibbons
	Council Member Deborah Morris
	Council Member Jerry A. Nickerson
	Council Member Jim Bookhout
	Council Member Robert Vera
	Council Member Dylan Hedrick
	Council Member Robert John Smith
Staff Present:	City Manager Bryan Bradford
	Deputy City Manager Mitch Bates
	City Attorney Brad Neighbor

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Mayor LeMay and Betty Roberts, Chair of the Environmental Citizens Advisory Board (ECAB) presented a Special Recognition to the International Leadership of Texas, Garland High School for the service project on April 12, in cleaning areas around their school.

Mayor LeMay presented a proclamation to Mayor Pro Tem Aubin and Council Member Morris, proclaming May 2019 to be Motocycle Safety Awareness Month.

Mayor LeMay acknowledged Troop 100 membersL Justin McCracken, Trenton McCracken, Marc Quarles and Isaac Molina who were in attendance to fulfill their Citizenship in the Community requirements.

CONSENT AGENDA

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Motion was made by Council Member Morris to approve the Consent Agenda as presented, seconded by Council Member Nickerson.

Vote: 9 - 0

1. Consider approval of the following bids:

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

a. Sanitary Sewer Mainline Rehabilitation **Bid No. 0777-19**

Insituform Technologies, LLC **$1,000,000.00**

This request is to provide trenchless rehabilitation of various sanitary sewer lines throughout the city. This is a Term Agreement with four optional renewals.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

b. Mezzanine Storage for Rowlett Creek Wastewater Treatment Plant **Bid No. 0657-19**

Southwest Solutions Group, Inc. **$111,415.79**

This request is to provide a mezzanine with industrial shelving for the renovated parts storage area at Rowlett Creek Wastewater Treatment Plant Operations Center.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

c. **Door and Hardware Replacement for Carver Center Renovation Project** **Bid No. 0425-17**

CORE Construction Company, LLC **$99,272.17**

This request is to approve Change Order #1 for the Carver Center Renovation Project.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

d. **Bottleneck Feasibility Study** **Bid No. 0212-19**

Teague Nall and Perkins, Inc. **$220,800.00**

This request is to provide professional engineering services for a Feasibility Study of the first 19 intersections evaluated in the City of Garland Bottleneck Study, prepared by Kimley-Horn in April 2017.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

e. **Annual Utility Contract** **Bid No. 0709-19**

Tri-Con Services **$2,000,000.00**

This request is to provide repair and installation of City of Garland infrastructure either as an emergency or as a high priority item that is outside the capability and scope of our Water and Wastewater utility crews. This is a Term Agreement with three optional renewals.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

f. **Distribution Overhead Line Maintenance & Construction** **Bid No. 0626-19**

Irby Construction Company **$750,000.00**

This request is to provide distribution overhead line maintenance and construction on an as-needed basis. This is a Term Agreement with four optional renewals.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

g. **Interactive Voice Response System for Customer Service** **Bid No. 0891-19**

Selectron Technologies, Inc. **$231,375.00**

This request is to purchase a replacement Interactive Voice Response system (IVR) for Customer Service.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

h. **End Dump Trailers** **Bid No. 0696-19**

Texoma Manufacturing, LLC	**$151,358.00**

This request is to purchase two replacement End Dump Trailers for EWS.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

i. **GP&L McCree Substation Phase II Upgrade for Autotransformer Addition** **Bid No. 0877-19**

Black & Veatch	**$881,100.00**

This request is to provide professional engineering services for the addition of an autotrans-former at the GP&L McCree Substation.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

j. **GP&L Ben Davis Substation Control House** **Bid No. 0876-19**

Black & Veatch	**$907,765.00**
Optional Contingency	**90,777.00**
TOTAL:	**$998,542.00**

This request is to provide professional engineering services for replacement of the existing control house at the GP&L Ben Davis 345/138kV Substation. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

k. **Budget System Replacement** **Bid No. 0042-19**

Questica, Inc.	**$314,780.00**

This request is to replace the City's outdated budget and forecasting software system.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

I. **2018 Paving, Water and Sewer Replacement Project, Phase I** **Bid No. 0928-18**

Tri-Con Services, Inc. **$845,303.80**

This request is to approve Change Order #4 for the reconstruction of Bosque Drive from Bringle Lane to Rivercrest Lane.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

2. **Resolution No. 10391 approving the abandonment, release, and conveyance of certain utility easements in the Alta Spring Creek addition authorizing the Mayor of the City of Garland to execute an instrument conveying the easements to Campbell 190 Partners, LLC; and providing an effective date.**

At the May 6, 2019 Work Session, Council considered approving a resolution authorizing the Mayor to abandon the two existing Utility Easements and execute Abandonment Deeds Without Warranty to the current property owner, Campbell 190 Partners, LLC., in exchange for several larger utility easements to the City as part of the Alta Spring Creek subdivision.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

3. **Resolution No. 10392 authorizing the conveyance of a Water Line Easement to Copeville Water Supply Corporation located adjacent to Olinger Power Plant, Copeville, Collin County, Texas authorizing the Mayor to execute an easement instrument; and providing an effective date.**

At the May 6, 2019 Work Session, Council considered approving a resolution authorizing the Mayor to grant a Water Line Easement to Copeville Water Supply Corporation across City property located adjacent to Olinger Power Plant in Nevada, Texas.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

4. **Minute action authorizing the City Manager to enter into the DART Interlocal Agreement for Bottleneck Funding**

City staff and DART have reached agreement on the attached interlocal agreement that would provide $3,202,833 to the City for the funding of bottleneck improvements to capacity constrained signalized intersections.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

5. **Resolution No. 10393 authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Click It or Ticket (CIOT) Grant in the amount of $11,338.56; and providing an effective date.**

At the May 20, 2019 Work Session, Council considered approving a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant "Click It or Ticket" for May 22, 2019 - June 5, 2019 in the amount of $11,338.56.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

6. **Ordinance No. 7063 authorizing the issuance of City of Garland, Texas Water and Sewer System Revenue Bonds, Series 2019 and Resolution No. 10394 approving and authorizing the execution of a Principal Forgiveness Agreement between the Texas Water Development Board and the City of Garland, Texas.**

At the April 1, 2019 Work Session, Council considered the issuance of $6,670,000 of Water and Sewer System Revenue Bonds, Series 2019 to be purchased by the Texas Water Development Board (TWDB) at a below market interest rate. In addition, Council considered the execution of a Principal Forgiveness Agreement with the TWDB for $975,037. The purpose of this transaction is to receive financial assistance from the TWDB totaling $7,645,037 to fund the multi-year Radio Read Water Meter Retrofit project approved in the 2019 CIP.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

7. **Ordinance No. 7064 authorizing the issuance of "City of Garland, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2019;" 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 1, 2019 Work Session, Council considered authorizing a Certificates of Obligation (CO) bond sale in the approximate amount of $30 million to fund a portion of the approved 2019 CIP.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

8. Ordinance No. 7065 amending Chapter 33, "Transportation," 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.

Council adopted an ordinance that will restrict pedestrians from stopping, standing or remaining in the roadway, median, overpasses and viaducts of certain major intersections. This ordinance will likely reduce the presence of pedestrians in those areas and result in increased safety and traffic flow.

Motion to approve the Consent Agenda as presented by Council Member Morris, seconded by Council Member Nickerson.

Vote: 9 - 0

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.

9. **Hold a public hearing on:**

a. **Consider the application of TMT, Inc., requesting approval of a variance to Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. The property is located at 3405 Broadway Boulevard. (File No. BW 19-01, District 4)**

BEING 0.52 acres of land situated in the John Little League Survey, Abstract No. 761, and being a part of a tract of land conveyed to A.J. Head and Ruby Irene Head by Southgate Manor, Inc. et al by deed dated November 30, 1965, recorded in Volume 710, Page 1489, Deed Records of Dallas County, Texas. The applicant, who represents an existing convenience store/gas station [Whip-In], requests a variance to allow the sales of alcoholic beverages (beer and wine) closer than the required distance of 300 feet from a school.

The staff report was presented by Will Guerin, Director of Planning. Speakers on this item were Michael Frank, applicant and Joel Falcon, Garland Independent School District.

There was discussion by the Council.

Motion to deny the application was made by Council Member Bookhout, seconded by Council Member Nickerson. Motion failed with 3 ayes (Council Members: Bookhout, Nickerson and Vera), 6 nays.

Motion to approve the variance was made by Council Member Smith, seconded by Council Member Aubin. Motion carried with 6 ayes, 3 nays (Council Members: Bookhout, Nickerson and Vera).

10. **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.

<u>Council Member Robert John Smith</u>

- Dale Long - Property Standards Board

Dale Long was presented for appointment to the Property Standards Board. A vote was cast with 9 ayes, 0 nays to approve the appointment.

11. **Citizen comments: None**

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.

12. **Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:49 p.m.**

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.

Submitted By:

____

Scott LeMay, Mayor

____

Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.a.**

Meeting Date: 06/04/2019
Item Title: Water and Wastewater Main Replacements
Submitted By: Wes Kucera, Managing Director
Bid Number: 0691-19

Purchase Justification:

This request is to provide water line replacements on Parker Drive, Davidson Drive, Kirby Street and Benton Street as well as water line and wastewater line replacements on Quincy 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. Ten (10) bids were received and evaluated with Tri-Con Services, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Tri-Con Services, Inc.	All	$1,277,000.00
Optional Contingency		127,700.00
	TOTAL:	**$1,404,700.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 41435

Fiscal Impact

Total Project/Account:	$16,631,510
Expended/Encumbered to Date:	11,640,417
Balance:	$4,991,093
This Item:	1,404,700
Proposed Balance:	$3,586,393

Account #: 220-4049-3019100-9214, 237-4149-3214700-9301, 230-4149-3214800-9302, 230/237-4149-3214900-9305

Fund/Dept/Project – Description and Comments:

Water CIP		
Distribution Lines (Up to 14-Inch)	=	$1,175,998
Wastewater CIP		
Sewer Collection Mains - Manholes	=	32,000
Sanitary Sewer Taps - New or Relocations	=	25,660
Collection Mains	=	171,042
Total Cost	**=**	**$1,404,700**

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Pages W02, WW02, WW03, & WW04

Budget Director Approval:	Ron Young	Approval Date:	05/08/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/06/2019

CITY OF GARLAND - BID RECAP SHEET OPENED: 04/16/19 REQ. NO. PR 41435 BID NO. 0691-19 PAGE: 1 of 2 BUYER: Teresa Smith				Tri-Con Services, Inc.		SYB Construction Company, Inc.		A&M Construction and Utilities, Inc.		KIK Underground, LLC		Camino Construction, LP	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Water and Wastewater Main Replacement		$1,277,000.00		$1,294,485.75		$1,307,636.28		$1,469,521.90		$1,505,823.00
			TOTAL GROSS PRICE		$1,277,000.00		$1,294,485.75		$1,307,636.28		$1,469,521.90		$1,505,823.00
			CASH DISCOUNT										
			TOTAL NET PRICE		$1,277,000.00		$1,294,485.75		$1,307,636.28		$1,469,521.90		$1,505,823.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW:	$1,294,485.75
LOW:	$1,277,000.00
SAVINGS:	$17,485.75

622 # IonWave Notifications
131 # IonWave HUBS
14 # Direct Contact HUBS
3 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/16/19
REQ. NO. PR 41435
BID NO. 0691-19

BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Atkins Bros. Equipment Company Inc. UNIT PRICE	Atkins Bros. Equipment Company Inc. TOTAL	Moss Utilities, LLC UNIT PRICE	Moss Utilities, LLC TOTAL	FNH Construction, LLC UNIT PRICE	FNH Construction, LLC TOTAL	Jeski Construction Co. UNIT PRICE	Jeski Construction Co. TOTAL	Joe Funk Construction, Inc. UNIT PRICE	Joe Funk Construction, Inc. TOTAL
1	1	Lt.	Water and Wastewater Main Replacement		$1,741,484.00		$1,782,268.00		$1,797,460.20		$1,798,179.00		$1,855,557.86
			TOTAL GROSS PRICE		$1,741,484.00		$1,782,268.00		$1,797,460.20		$1,798,179.00		$1,855,557.86
			CASH DISCOUNT										
			TOTAL NET PRICE		$1,741,484.00		$1,782,268.00		$1,797,460.20		$1,798,179.00		$1,855,557.86
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW:	**$1,294,485.75**
LOW:	**$1,277,000.00**
SAVINGS:	**$17,485.75**

622 # IonWave Notifications
131 # IonWave HUBS
14 # Direct Contact HUBS
3 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.b.**

Meeting Date: 06/04/2019

Item Title: Drinking Water System Risk and Resiliency Assessment and Emergency Action Plan

Submitted By: Wes Kucera, Managing Director

Bid Number: 0898-19

Purchase Justification:

This request is to provide an Engineering Evaluation in accordance with the America's Water Infrastructure Act (AWIA) that was signed into law on October 23, 2018. The law requires community (drinking) water systems serving more than 3,300 people to develop or update risk assessments and emergency response plans. The law specifies the components that the risk assessments and response plans must address and establishes deadlines by which water systems must certify to the Environmental Protection Agency completion of the plans. The risk assessment must be completed by March 31, 2020 and the emergency response plan must be completed by September 30, 2020.

Evaluation:

Freese and Nichols, Inc., was selected as the Most Qualified firm for this project from a short list of consulting firms evaluated and ranked by published criteria in RFQ 0767-18.

Award Recommendation:

Vendor	***Item***	***Amount***
Freese and Nichols, Inc.	All	$199,890.00
	TOTAL:	**$199,890.00**

Basis for Award: Most Qualified

Purchase Requisition #: 41684

Fiscal Impact

Total Project/Account: $44,514,072

Expended/Encumbered to Date: 26,621,564
Balance: $17,892,508
This Item: 199,890
Proposed Balance: $17,692,618
Account #: 221-4011-7101
Fund/Dept/Project – Description and Comments:
Water Utility Fund / Operations

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2018-19
Document Location:	Page 290

Budget Director Approval:	Ron Young	Approval Date:	05/17/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/17/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/17/2019
REQ. NO. PR 41684
BID NO. 0898-19
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Freese and Nichols, INC. UNIT PRICE	Freese and Nichols, INC. TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Water system risk & resiliency assessment/emergency response.	$199,890.00	$199,890.00						
			TOTAL GROSS PRICE		$199,890.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$199,890.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.c.**

Meeting Date: 06/04/2019

Item Title: GP&L Security & IT Modular Building

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0892-19

Purchase Justification:

This request is for the construction of a modular building for GP&L Security & IT. The existing modular building is on a trailer and concrete blocks and has several structural issues. There has been substantial deterioration in the subflooring, most notably in the bathrooms and hallway. The building has continued to settle, even after re-leveling, causing the main ceiling beam to separate, resulting in leaks in the roof and cracks in the siding. The existing 1,792 square-foot building will be replaced with an approximately 2,100 square-foot building with a metal exterior and slab foundation. The new building will include three (3) additional offices to help reduce crowding within the McIntire Control Center Building.

Evaluation:

The building will be provided by Ramtech Building Systems through the BuyBoard Cooperative Purchasing Contract 556-18.

Award Recommendation:

Vendor	***Item***	***Amount***
Ramtech Building Systems	All	$181,000.00
	TOTAL:	**$181,000.00**

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41665

Fiscal Impact

Total Project/Account: $319,000

Expended/Encumbered to Date: 3,719

Balance:	$315,281
This Item:	181,000
Proposed Balance:	$134,281
Account #:	210-3599-3196501-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 Various Improvements Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E11

Budget Director Approval:	Ron Young	Approval Date:	05/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/17/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/17/2019
REQ. NO. PR 41665
BID NO. 0892-19
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Ramtech Building Systems, Inc. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Newman Power Plant security building remodeling & repair.	$181,000.00	$181,000.00						
			TOTAL GROSS PRICE		$181,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$181,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.d.**

Meeting Date: 06/04/2019
Item Title: King Mountain/Roadrunner 345kV Transmission Line Materials
Submitted By: Ross Owen, Director of Transmission & Distr
Bid Number: 0755-19

Purchase Justification:

This request is for the purchase of materials to construct a 345kV transmission line to connect the Roadrunner Solar Farm into the new King Mountain Switch Station. This is part of the approved King Mountain Transmission CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated with Techline, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Techline, Inc.	All	$625,756.22
	TOTAL:	**$625,756.22**

Basis for Award: Straight Low Bid
Purchase Requisition #: 41466

Fiscal Impact

Total Project/Account:	$7,700,000
Expended/Encumbered to Date:	6,462,694
Balance:	$1,237,306
This Item:	625,756
Proposed Balance:	$611,550
Account #:	210-3599-3144401-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2019		
Document Location:	Page E01		
Budget Director Approval:	Ron Young	Approval Date:	05/17/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/16/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: April 25, 2019
REQ. NO. PR 41466
BID NO. 0755-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Techline, Inc. UNIT PRICE	Techline, Inc. TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	King Mountain/Roadrunner 345 kV		$625,756.22						
			Transmission Line Materials								
			TOTAL GROSS PRICE		$625,756.22						
			CASH DISCOUNT								
			TOTAL NET PRICE		$625,756.22						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

365 # IonWave Notifications
51 # IonWave HUBS
25 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.e.**

Meeting Date: 06/04/2019
Item Title: GP&L and TMPA Substation Circuit Breakers
Submitted By: Ross Owen, Director of Transmission & Distr
Bid Number: 0812-19

Purchase Justification:

This request is for the purchase of substation circuit breakers on an as-needed basis for the TMPA and GP&L Electric Systems. 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 $10,500,000 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on the published criteria of price, maintenance cost, completion time, references, and experience with the City. Len T. Deloney quoted Siemens breakers which did not meet specifications, so their bid was therefore deemed nonresponsive. Mitsubishi Electric Power Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
Mitsubishi Electric Power Products, Inc.	All	$3,500,000.00
	TOTAL:	**$3,500,000.00**

Basis for Award: Best Value
Purchase Requisition #: 41351

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$3,500,000
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred in Electric's Substations Upgrades Program.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E10

Budget Director Approval:	Ron Young	Approval Date:	05/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/17/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 4/30/19
REQ. NO 41351
BID NO 0812-19
PAGE: 1 of 1
BUYER: Bob Bonnell, C.P.M., MCP

ITEM	QTY	UNIT	DESCRIPTION	Mitsubishi Electric Power Products, Inc. UNIT PRICE	TOTAL	Len T Deloney UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		$90,700.00		$1,819,802.00				
						Non-Responsive					
			Evaluation Criteria:								
			Price	Maximum = 40	40.00						
			Maintenance Cost	Maximum = 30	30.00						
			Completion Time	Maximum = 10	10.00						
			References	Maximum = 15	15.00						
			Past Experience with City	Maximum = 5	5.00						
			Total Score:	Maximum = 100	100.00						
			TOTAL GROSS PRICE		$90,700.00						
			CASH DISCOUNT								
			TOTAL NET PRICE								
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

176 IonWave Notifications
21 IonWave HUBS
3 Direct Contact HUBS
0 HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.f.**

Meeting Date: 06/04/2019

Item Title: TMPA Jack Creek to Twin Oaks Transmission Line Structure Replacement

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0714-19

Purchase Justification:

This request is for the purchase of two steel monopoles that will replace an existing lattice structure pole on the TMPA Jack Creek to Twin Oaks transmission line. The poles will be designed to support Cumberland transmission cable and optical ground wire for future development. This is part of the approved TMPA Jack Creek to Twin Oaks Tower 8.2 Rust Project and will be reimbursed at 100%.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated with Sabre Industries, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	*Item*	*Amount*
Sabre Industries, Inc.	All	$192,431.00
	TOTAL:	**$192,431.00**

Basis for Award: Straight Low Bid

Purchase Requisition #: 41455

Fiscal Impact

Total Project/Account:	$990,000
Expended/Encumbered to Date:	156,747
Balance:	$833,253
This Item:	192,431

Proposed Balance:	$640,822
Account #:	215-3542-3126401-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E01

Budget Director Approval:	Ron Young	Approval Date:	05/24/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/23/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/18/19
REQ. NO. PR 41455
BID NO. 0714-19
PAGE: 1 of 1
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Sabre Industries, Inc. UNIT PRICE	Sabre Industries, Inc. TOTAL	SAE Towers Ltd. UNIT PRICE	SAE Towers Ltd. TOTAL	Texas Electric Cooperatives, Inc. UNIT PRICE	Texas Electric Cooperatives, Inc. TOTAL	KBS Electrical Distributors, Inc. UNIT PRICE	KBS Electrical Distributors, Inc. TOTAL
1	1	Lt.	TMPA Jack Creek to Twin Oaks Transmission Line Structure Replacement		$192,431.00		$194,955.00		$198,560.00		$215,281.91
			TOTAL GROSS PRICE		$192,431.00		$194,955.00		$198,560.00		$215,281.91
			CASH DISCOUNT								
			TOTAL NET PRICE		$192,431.00		$194,955.00		$198,560.00		$215,281.91
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:	**$194,955.00**
LOW:	**$192,431.00**
SAVINGS:	**$2,524.00**

364 # IonWave Notifications
51 # IonWave HUBS
3 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.g.**

Meeting Date: 06/04/2019
Item Title: King Mountain Switch Station Control House
Submitted By: Ross Owen, Director of Transmission & Distr
Bid Number: 0736-19

Purchase Justification:

This request is for the purchase of a control house for the King Mountain Switch Station. The control house will provide security and all-weather protection for the enclosed switchboard panels, batteries, battery chargers, meters, relays, and supervisory control. This is part of the approved King Mountain Switch Station CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on the published criteria of price, delivery schedule, previous experience with the City of Garland, and reputation of vendor's goods and services. Electrical Power Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
Electrical Power Products, Inc.	All	$850,069.00
	TOTAL:	**$850,069.00**

Basis for Award: Best Value
Purchase Requisition #: 41454

Fiscal Impact

Total Project/Account: $13,400,000
Expended/Encumbered to Date: 9,316,916
Balance: $4,083,084

This Item:	850,069
Proposed Balance:	$3,233,015
Account #:	210-3799-3178001-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E10

Budget Director Approval:	Ron Young	Approval Date:	05/17/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/16/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/18/19
REQ. NO. PR 41454
BID NO. 0736-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Electrical Power Products, Inc. UNIT PRICE	Electrical Power Products, Inc. TOTAL	Crown Texas, Inc. UNIT PRICE	Crown Texas, Inc. TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	1	Price for Evaluation		$850,069.00		$727,729.28				
			Evaluation Criteria:								
			Price	Maximum=45	38.50		45.00				
			Delivery Schedule	Maximum=30	30.00		20.90				
			Experience with City of Garland	Maximum=5	5.00		0.00				
			Rep. of Vendor's goods and svcs.	Maximum=20	20.00		0.00				
			Total	Maximum=100	93.50		65.90				
			TOTAL GROSS PRICE		$850,069.00		$727,729.28				
			CASH DISCOUNT								
			TOTAL NET PRICE		$850,069.00		$727,729.28				
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

340 # IonWave Notifications
41 # IonWave HUBS
13 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.h.**

Meeting Date: 06/04/2019

Item Title: Erosion Control

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0936-19

Purchase Justification:

This request is to provide labor, materials, and equipment necessary for the installation of bag walls for erosion maintenance on an as-needed basis. The installation of R-Rap bag walls is requested by residential and commercial property owners in accordance with the City's Cost-Sharing Program. 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 $1,500,000 over the life of the agreement. Funding for the initial term was approved in the 2019 Capital Improvement Program.

Evaluation:

These services are being provided by Knight Erosion Control, Inc., through an Interlocal Agreement with the City of Duncanville, Contract 19-019.

Award Recommendation:

Vendor	***Item***	***Amount***
Knight Erosion Control, Inc.	All	$500,000.00
	TOTAL:	**$500,000.00**

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41597

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$500,000
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred in the Petition Drainge Program.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page D02

Budget Director Approval:	Ron Young	Approval Date:	05/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/17/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/17/19
REQ. NO. PR 41597
BID NO. 0936-19
PAGE: 1 of 1
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Knight Erosion Control, Inc. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Ea.	Erosion Control Services	$20.20	$500,000.00						
			TOTAL GROSS PRICE		$500,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$500,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.i.**

Meeting Date: 06/04/2019
Item Title: Automated Vehicle Location (AVL) Equipment and Installation Services
Submitted By: Ross Owen, Director of Transmission & Distr
Bid Number: 0917-19

Purchase Justification:

This request is for the purchase and installation of AVL/GPS devices for GP&L and TMPA vehicles and equipment. An Optional Contingency is included for any additional work that may be required.

Evaluation:

These items are being provided and installed by GTS Technology Solutions through the DIR Cooperative Purchasing Contracts DIR-TSO-3655 and DIR-TSO-3652.

Award Recommendation:

Vendor	***Item***	***Amount***
GTS Technology Solutions	All	$131,959.31
Optional Contingency		12,979.55
	TOTAL:	**$144,938.86**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 41663

Fiscal Impact

Total Project/Account:	$11,277,672
Expended/Encumbered to Date:	7,168,262
Balance:	$4,109,410
This Item:	144,939
Proposed Balance:	$3,964,471
Account #:	Various

Fund/Dept/Project – Description and Comments:

<u>Electric Utility Fund - GP&L Operations - $144,939</u>

Distribution	- 211-3226-7131
Transmission	- 211-3523-6013, 7111
Substations	- 211-3711-6013, 7111
Sysops/IT	- 211-3621-6013, 7111
TMPA	- 211-3542-7131, 7111
Production	- 211-3421-7131

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	Operating Budget		
Fiscal Year:	2018-19		
Document Location:	Page 215		
Budget Director Approval:	Ron Young	Approval Date:	05/24/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/23/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/15/19
REQ. NO. PR 41663
BID NO. 0917-19
PAGE: 1 of 1
BUYER: Bob Bonnell, C.P.M., MCP

ITEM	QTY	UNIT	DESCRIPTION	GTS Technology Solutions. UNIT PRICE	GTS Technology Solutions. TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	EA.	Installation DIR-TSO-3655		$88,548.33						
1	1	EA.	Hardware DIR-TSO-3652		$43,410.98						
1	1	EA.	Contingency		$12,979.55						
			TOTAL GROSS PRICE		$144,938.86						
			CASH DISCOUNT								
			TOTAL NET PRICE		$144,938.86						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

0 # IonWave Notifications
0 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.**

Meeting Date: 06/04/2019

Item Title: Price Elementary School Parking Lot Reconstruction - Interlocal Agreement with Mesquite ISD

Submitted By: Steve Oliver, Streets Director

Summary of Request/Problem

The City Council awarded the Stroud Lane Street Replacement, Water Main Replacement and Storm Drain Extension Project to GRod Construction, LLC.on May 7, 2019. The project limits are Valley Mills Drive to Chestnut Place. This project abuts Price Elementary School, which is owned and operated by the Mesquite Independent School District (MISD). The parking lot of this school is in poor condition and continually holds water after any significant rainfall. The construction contract award included an alternate bid amount of $234,283.70 for the reconstruction of the parking lot, which is supported by MISD Staff.

The MISD Board of Trustees approved an Interlocal Agreement on May 13, 2019 to reimburse the City of Garland for the reconstruction of the Price Elementary School parking lot as part of the Stroud Lane Street Replacement, Water Main Replacement and Storm Drain Extension project. Although the alternate bid amount awarded for the parking lot reconstruction is $234,283.70, the reimbursement will be for the actual cost of that reconstruction.

Recommendation/Action Requested and Justification

Staff requests that the City Council approve the attached resolution authorizing the CIty Manager to enter into an Interlocal Agreement with the MISD to reimburse the City of Garland for the actual cost of the Price Elementary School parking lot reconstruction as a part of the Stroud Lane Street Replacement, Water Main Replacement and Storm Drain Extension project.

Attachments

Interlocal Agreement Resolution

Price Elementary School - MISD Interlocal Agreement

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE MESQUITE INDEPENDENT SCHOOL DISTRICT; 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 enter into an interlocal agreement with the Mesquite Independent School District, for the City of Garland to remove and replace the existing parking lot of Price Elementary School located at 630 Stroud Lane within Garland, as set out in the agreement 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 ____________________, 2019.

CITY OF GARLAND, TEXAS

____
Mayor

ATTEST:

____
City Secretary

STATE OF TEXAS)

COUNTY OF DALLAS)

INTERLOCAL AGREEMENT
BETWEEN CITY OF GARLAND AND MESQUITE INDEPENDENT SCHOOL DISTRICT
FOR
PRICE ELEMENTARY SCHOOL PARKING LOT RECONSTRUCTION

WHEREAS, THE City of Garland, Texas, hereinafter called "CITY", and the Mesquite Independent School District, hereinafter called "DISTRICT", desire to enter into an Interlocal Agreement for the purpose of removing and replacing the existing parking lot of Price Elementary School located at 630 Stroud Lane within the CITY, which is included in the reconstruction of paving, storm sewer and water line of Stroud Lane from Valley Mills Drive to Chestnut Place, hereinafter called "PROJECT"; and

WHEREAS, the Interlocal Cooperation Act, Chapter 791.001 et seq. of the Texas Government Code provides authorization for local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, funding for the reconstruction of the PROJECT is to be provided by CITY out of current revenues; and

WHEREAS, funding for the reconstruction of the Price Elementary School parking lot is to be provided by the DISTRICT out of current revenues; and

NOW, THEREFORE, THIS AGREEMENT is hereby made and entered into by CITY and DISTRICT for the mutual consideration stated herein:

WITNESSTH:

I.

DESCRIPTION OF PROJECT

This PROJECT shall consists of all work necessary to remove and replace the existing concrete pavement along Stroud Lane from Valley Mills Drive to Chestnut Place, which also includes the removal and replacement of the existing concrete paved parking lot of Price Elementary School located at 630 Stroud Lane in accordance with the engineering plans designed by a Licensed Engineer registered in the State of Texas, which has been approved by CITY and reviewed by DISTRICT.

II.

PROJECT MANAGEMENT

CITY hereby agrees to assume all responsibilities for project management and administration, including not limited to: construction contract administration, installation and material testing, except as otherwise provided for herein. DISTRICT hereby agrees to designate CITY as agent to act on behalf of DISTRICT while performing project management and administration responsibilities.

III.

PROJECT COSTS

DISTRICT shall reimburse CITY the total cost for the reconstruction of the school parking lot as detailed in Attachment "A". The total parking lot cost shall include the construction amount for the parking lot improvements but shall not include project management and administration expenses that will be borne by CITY. The contract bid amount is $234,283.70 as detailed in Attachment "A"; however, the reimbursement will be based on the actual cost of the parking lot reconstruction.

IV.

BIDDING OF PROJECT AND AWARD OF CONTRACT

City hereby agrees to perform all responsibilities for the engineering plan development, project management and administration, installation and materials testing necessary to complete the installations. DISTRICT hereby authorizes CITY to act as agent in awarding and executing a contract between the successful bidder and CITY on behalf of both CITY and DISTRICT.

V.

PAYMENT TO CITY

The DISTRICT shall make payment to CITY for the DISTRICT's completed portion of the PROJECT. At substantial completion of the PROJECT, the CITY will furnish DISTRICT complete copies of the certified payment(s) according to bid items. If the actual cost exceeds the amount shown on Attachment "A", the DISTRICT shall pay CITY the additional amount within thirty (30) days after receiving an invoice showing the final cost of the DISTRICT's share of PROJECT.

VI.

CHANGE ORDERS

CITY shall have authority to approve change orders which do not substantially change the concept of the PROJECT and which do not cause amount to vary more than five percent (5%) from the original amount of DISTRICT's share as shown on Attachment "A". The DISTRICT will be notified by telephone, email and written correspondence in the event of such change order. Accumulative change orders causing more than five percent (5%) variance must be approved by both parties.

VII.

INSPECTION OF PROJECT

CITY shall be responsible for inspection of the PROJECT as work progresses. DISTRICT will assign appropriate personnel to coordinate all inspection activity with CITY. Upon determination by CITY of satisfactory completion of the Project, the completed improvements shall be accepted by DISTRICT as provided below in Paragraph VIII.

VIII.

ACCEPTANCE AND FINAL PAYMENT

DISTRICT will participate with the CITY in the final inspection and acceptance of the improvements. Acceptance of the improvements on DISTRICT's respective side of the installation shall be evidenced by a letter of approval from the appropriate department of DISTRICT. This letter of approval shall include an authorization for final payment to the City in the amount of all sums due to CITY. Final settlement between CITY and DISTRICT shall be based upon cost responsibilities of each entity set forth in Paragraph III above.

IX.

OPERATION AND MAINTENANCE

After acceptance of the PROJECT, the operation and maintenance of the parking lot improvements shall be provided by the District upon expiration of the two (2) years maintenance bond provide by City's contractor.

X.

LIABILITY OF CITY

CITY agrees to be responsible for any liability or damages CITY may suffer as a result of claims, demands, costs or judgements, including all reasonable attorney fees, against CITY, including workers compensation claims, arising out of the performance of the installation and services under this agreement, or arising from any accident, injury or damage, whatsoever, to any person or persons, or to the property of any person(s) or corporation(s) occurring during the performance of this agreement and caused by the sole negligence of CITY, its agents, officers and/or employees. CITY agrees that any liability or damages as stated above occurring during the performance of this agreement caused by the joint or comparative negligence of the employees, agents and officers of CITY and DISTRICT shall be determined in accordance with the comparative responsibility laws of the State of Texas.

XI.

LIABILITY OF DISTRICT

DISTRICT agrees to be responsible for any liability or damages DISTRICT may suffer as a result of claims, demands, costs or judgements, including all reasonable attorney fees, against DISTRICT , including workers compensation claims, arising out of the performance of the construction and services under this agreement, or arising from any accident, injury or damage, whatsoever, to any person or persons, or to the property of any person(s) or corporation(s) occurring during the performance of this agreement and caused by the sole negligence of DISTRICT, its agents, officers and/or employees. DISTRICT agrees that any liability or damages as stated above occurring during the performance of this agreement caused by the joint or comparative negligence of the employees, agents and officers of CITY and DISTRICT shall be determined in accordance with the comparative responsibility laws of the State of Texas.

XII.

TERMS OF AGREEMENT

It is agreed by CITY and DISTRICT that no work will commence hereunder on school property until this agreement has been fully executed by both parties hereto.

XIII.

ASSIGNMENT AND AMENDMENT

This agreement may not be assigned, embodies the entire agreement between the parties, and may not be amended except in writing.

XIV.

APPLICABLE LAW AND VENUE

This agreement shall be expressly subject to the governmental immunity of CITY and DISTRICT as provided for in the Texas Tort Claims Act and all other applicable state and federal law. This agreement shall be governed by and construed in accordance with the laws and case decisions of the State of Texas. Exclusive venue for any legal action regarding this agreement files by either CITY or DISTRICT shall be in Dallas County, Texas.

Executed this _______ day of _________, 2019 by the City of Garland, pursuant to City Council Resolution No. _____________, and by the Mesquite Independent School District pursuant to Board Resolution adopted May 13, 2019.

CITY OF GARLAND

By: ______________________________

Bryan Bradford
City Manager

Attest:
By: ______________________________

Rene Dowl
City Secretary

MESQUITE INDEPENDENT SCHOOL DISTRICT

By: ______________________________

David Vroonland, Ed. D
Superintendent of Schools

Attest:
By: ______________________________

Board Secretary

Secretary

Attachment "A"

Alternate 1 Bid

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	UNIT TOTAL
130.0000	For sawing, removal and disposal of existing reinforced or non-reinforced concrete, street, median, alley, sidewalk, parking lot or drive approach for the sum of thirteen dollars and no cents per square yard.	SY	3,587	$13.00	$46,631.00
311.0400	Construct 4 inch thick, reinforced Class A concrete sidewalk paving including all excavation, forming, expansion joint materials for the sum of forty five dollars and no cents per square yard.	SY	589	$45.00	$26,505.00
331.0600	Construct 6 inch Class "P1/P2" concrete driveway paving all according to the plans, specifications and details for the sum of fifty-two dollars and twenty-five cents per square yard.	SY	2,948	$52.25	$154,033.00
381.0000	Construct concrete ADA access sidewalk ramp as shown on the plans and specifications complete and in place for the sum of one hundred twenty one dollars and no cents per square yard.	SY	26	$121.00	$3,146.00
1601.0000	Furnish and install 8" thermoplastic crosswalk including all incidentals necessary, according to the plans, specifications and details for the sum of three dollars and no cents per linear foot.	LF	407	$3.00	$1,221.00
1606.0400	Furnish and install 4" white pavement markings including all other incidentals necessary according to the plans, specifications, and details for the sum of no dollars and thirty cents per linear foot.	LF	2,454	$0.30	$736.20
1615.0600	Install pavement markings fire lane according to the BC standards, for the sum of no dollars and fifty cents per linear foot.	LF	963	$0.50	$481.50
1626.1000	Furnish and install pre-formed pavement marking letters including all labor and incidentals necessary according to the plans for the sum of one hundred ten dollars and no cents per each.	EA	12	$110.00	$1,320.00
1635.0000	Install white paint wheelchair symbol on pavement including paint and all other incidentals necessary to complete in place all acording to the plans, specifications and details, for the sum of forty dollars and no cents per each.	EA	2	$40.00	$80.00
1637.0000	Furnish and install concrete wheelstop, and all other incidentals necessary to mount into concrete pavement and install in place according to the plans, specifications, and details, for the sum of sixty five dollars and no cents per each.	EA	2	$65.00	$130.00
				TOTAL ALTERNATE 1 BID	$234,283.70

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: 06/04/2019

Item Title: 2019 Capital Improvement Program Budget Amendment No. 2

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

At the May 20th Work Session, the City Council reviewed a Policy Report recommending an amendment of the 2019 Adopted Capital Improvement Program (CIP). For Council's consideration is an ordinance amending the 2019 Adopted CIP to appropriate $502,202 for the purchase of two new commercial front-loader trucks for EWS - Delivery included in the New Commercial Front-Loader Trucks capital project, and an additional $44,300 for the purchase of a street sweeper in lieu of the installation of a wheel wash included in the Wheel Wash Installation capital project.

Recommendation/Action Requested and Justification

Approval of 2019 CIP Budget Amendment No. 2 to increase the appropriation for New Commercial Front-Loader Trucks and Wheel Wash Installation Projects in the 2019 Capital Improvement Program.

Attachments

Ordinance - 2019 CIP Budget Amendment No. 2

2019 CIP B.A. #2 Policy Report

ORDINANCE NO.

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2019 CAPITAL IMPROVEMENT PROGRAM (2019 CIP AMENDMENT NO. 2), PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE NEW COMMERCIAL FRONT-LOADER TRUCKS PROJECT, AND THE WHEEL WASH INSTALLATION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2019 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the New Commercial Front-Loader Trucks Project, and Wheel Wash Installation Project;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2019 Capital Improvement Program in the amount of $546,502 for two commercial front-loader trucks and a street sweeper.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7043, Section 1 (H), adjusting appropriations of $44,300 for the purchase of a street sweeper for daily use at Hinton Landfill in lieu of a wheel wash.

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7043, Section 1 (I), adjusting appropriations of $502,202 for the purchase of two commercial front-loader trucks for EWS-Delivery.

Section 3

This ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 4th day of June, 2019.

THE CITY OF GARLAND, TEXAS

By:______________________________
Mayor

ATTEST:

____
City Secretary

Policy Report

2019 CAPITAL IMPROVEMENT PROGRAM BUDGET AMENDMENT NO. 2

ISSUE

Amend the 2019 Capital Improvement Program to appropriate $502,202 for the purchase of two new Commercial Front-Loader Trucks and $255,000 for the purchase of a Tymco Street Sweeper.

OPTIONS

(A) Approve Capital Improvement Program Budget Amendment No. 2 as proposed.
(B) Do not approve Capital Improvement Program Budget Amendment No. 2.

RECOMMENDATION

Option (A) – Approve Capital Improvement Program Budget Amendment No. 2 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 4, 2019, Regular Meeting.

COUNCIL GOAL

"Financially Stable Government with Tax Base that Supports Community Needs"

Budget amendments allow the City to respond to changing situations and needs in a manner that permits flexibility while ensuring financial integrity and controls.

BACKGROUND

(1) <u>Two New Commercial Front-Loader Trucks</u>

Environmental Waste Services - Delivery requested two new Commercial Front-Loader Trucks authorized for purchase by City Council through a Purchasing Report on April 16, 2019. The two trucks are in addition to the one replacement Commercial Front-Loader Truck approved in the 2019 Capital Improvement Program (CIP, page M05). The two new trucks were requested based on current route demands and to service a wait list of customers. Environmental Waste Services and the Fleet Services Department evaluated the mileage and number of operational hours demanded on the current fleet of seven

Commercial Front-Loader Trucks and recommend the addition of two trucks to relieve maintenance issues and maximize equipment use to maintain a six to seven-year life cycle. Staff seeks an amendment to the 2019 CIP, providing for the supplemental appropriation of funds in the New Commercial Front-Loader capital project.

(2) Street Sweeper for Hinton Landfill

One of many permit compliance aspects at C.M. Hinton Jr. Regional Landfill is roadway cleanup along the routes to the landfill. This requirement applies to both litter and dirt/mud from waste disposal trucks for a distance of two miles from the landfill entrance. Mud tracked onto Elm Grove Road and Pleasant Valley Road after rain events has been a particularly challenging compliance issue.

Funding for a wheel wash to remove mud from waste disposal trucks as they exit the landfill was originally approved in the 2016 Capital Improvement Program (2019 CIP page EW05). A non-mechanical, or passive wheel wash, was designed in 2018 but the bids for installation far exceeded the allocated budget. Since February of 2019, landfill management has visited numerous regional landfills to explore alternative solutions. The conclusion is that wheel washes are expensive, difficult to maintain, are often inoperable due to damage from heavy tandem axle trucks, and fail to completely remove mud from waste disposal trucks. The most successful alternative is daily use of a street sweeper.

In order to test the effectiveness of regular street sweeping, landfill management has recently contracted sweeping services two days per week. The results have been positive, however, services must be scheduled in advance and therefore cannot be utilized on an as needed basis, shortly after rain events, for example. The Hinton Landfill is too distant from Garland proper to utilize street sweepers owned by the Street Department. The least expensive and most viable alternative for roadway compliance is to purchase a street sweeper dedicated to Hinton Landfill. The current wheel wash project has $210,700 available and staff seeks an additional $44,300 to purchase a street sweeper.

CONSIDERATION

Staff seeks Council approval to appropriate $502,202 to the New Commercial Front-Loader Trucks project and an additional $44,300 to the Automated Wheel Wash project in the 2019 Capital Improvement Program and authorization to purchase of a street sweeper instead of a wheel wash. The Equipment Replacement Fund will be used to fund $502,202 for the two New Commercial Front-Loader Trucks and the Environmental Waste Services Fund will reimburse the Equipment Replacement Fund over a five-year term. The City’s cash reserves will be used to fund the additional $44,300, and a reimbursement certificate will be issued allowing the reserve to be replenished in May

2020 when Certificates of Obligation are issued to fund this request and the remainder of the 2020 CIP or interest earnings are identified.

Submitted By:	Approved By:
Ron Young Director Budget & Research	Bryan L. Bradford City Manager
Date: May 20, 2019	Date: May 20, 2019

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 06/04/2019

Item Title: Ordinance amending Residential Building Permit Fee Schedule

Submitted By: Jim Olk, Building Official

Summary of Request/Problem

With the passage of HB 852 the City of Garland's residential building permit fee scheduled needs to be updated to eliminate the use of construction valuation for determining the permit fee.

Recommendation/Action Requested and Justification

Consider adopting of Ordinance # amending Article XVI Fee Schedule, Section 30.301 (C) (1), (2) & (3) adopting building permit fees for new residential construction and residential additions, remodels and repair where a building permit is required.

Attachments

Ordinance to Amend 30.301 Building Fees

ORDINANCE NO.________________

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Article XVI, "Fee Schedule", of Chapter 30, "Building Inspection", of the Code of Ordinances of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"**Section 30.301 Schedule of fees**

. . .

(C) Residential Construction:

(1) SFR - New:

$0.49	Per square foot of roofed area. Minimum $650.00 (includes mechanical, electrical and plumbing fees)
$30.00	Sidewalk adjacent to public or private street (if applicable)
$30.00	Per driveway approach
$35.00	Fence (if applicable)
$50.00	Stormwater fee

Plus applicable water meter fee, water/roadway impact fees, fire sprinkler fees, etc.

(2) SFR - Addition (including attached accessory building, detached accessory building

400 square feet or larger, and/or garage not constructed at time of the main building):

$0.43	Per square foot of roofed area. Minimum $100.00 (includes mechanical, electrical and plumbing fees)

(3) SFR - Repair, alteration or remodeling (including, but not limited to, garage conversions and fire repairs):

$0.41	Per square foot of impacted area, minimum $50.00.
$70.00	Mechanical (if applicable)
$70.00	Electrical (if applicable)
$70.00	Plumbing (if applicable)

. . .”

Section 2

That 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 3

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 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 ______________, 2019.

CITY OF GARLAND, TEXAS

____
Mayor

ATTEST:

____
City Secretary

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **6.a.**

Meeting Date: 06/04/2019
Item Title: Z 19-09 Masterplan (District 5)
Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout.

OWNER

Meadow Creek Square SC LTD

PLAN COMMISSION RECOMMENDATION

On May 13, 2019 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of the request as presented.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

The subject property is developed with a shopping center consisting of a multi-tenant building with forty-two (42) suites, an anchor Tom Thumb grocery store, two (2) outparcel retail buildings and a gas station associated with the Tom Thumb. Although the shopping center is comprised of four different lots, it is under one single ownership with shared access to and from, and within the shopping center.

With the adoption of Planned Development (PD) District 06-48, a freestanding signage layout was established for the shopping center. The applicant makes the above request to amend the freestanding signage layout.

SITE DATA

The subject property has an area of 15.7 acres with approximately 690 lineal feet of frontage along West Centerville Road and 1,500 linear feet of frontage along Northwest Highway. The site can be accessed directly from West Centerville Road and Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 06-48 allows those land uses as permitted in the Community Retail (CR) District.

CONSIDERATIONS

Amendment to Planned Development (PD) District 06-48:

1. Planned Development (PD) District 06-48 limits freestanding signage on the subject property to the following five (5) existing signs whose layout and images are on Exhibit C and Exhibit E:
   - Sign A and Sign C: Two (2) multi-tenant pylon signs along Northwest Highway.
   - Sign B: One (1) single-tenant monument sign along Northwest Highway.
   - Sign D: One (1) monument sign with the name of the shopping center located at the corner of Northwest Highway and West Centerville Road.
   - Sign E: One (1) single-tenant monument sign along West Centerville Road.

2. The applicant asserts that for retail to flourish at this shopping center, signage needs to have a stronger presence along West Centerville Road than that which is currently allowed, i.e., one (1) single tenant monument sign. The applicant further argues that in a time when online platforms are becoming predominant in today's retail market, it is crucial for retail brick and mortar to have signage along high volume thoroughfares. According to the applicant West Centerville Road carries approximately sixty (60) percent more traffic than Northwest Highway which demonstrates the importance of having multi-tenant signage along West Centerville Road if businesses at the subject property are to be successful.

3. To address the lack of signage along West Centerville Road and optimize the use of the existing freestanding signage, the applicant proposes the following modifications to the freestanding signage layout (Exhibit C):
   - Remove Sign A: This is a multi-tenant, pylon style sign along Northwest Highway with appreciable height but awkwardly designed for the display of multiple tenants.

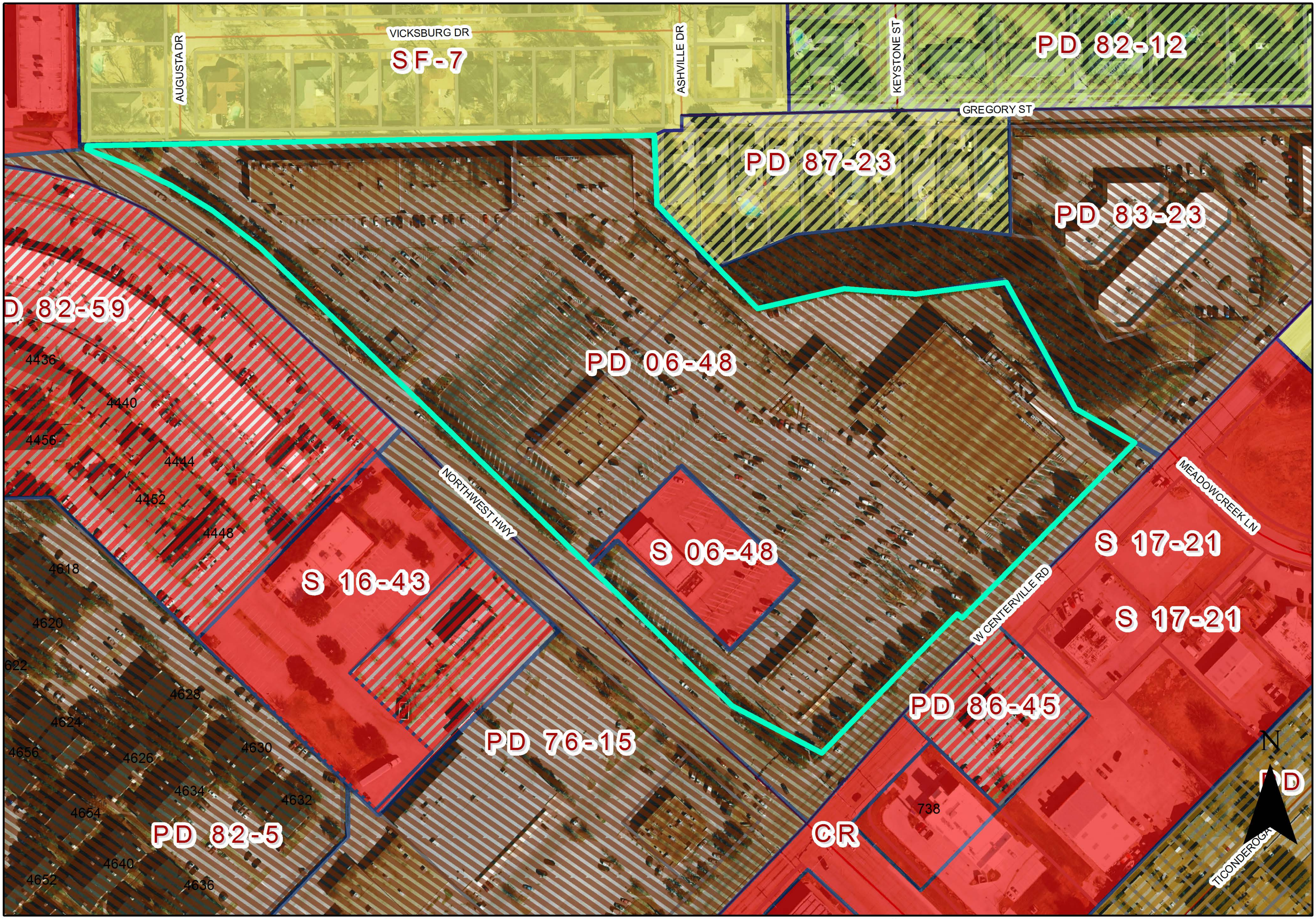
   - Remove Sign D: This a monument sign that identifies the name of the shopping center at the intersection of Northwest Highway and West Centerville Road. This sign is in the right-of-way due to previous right-of-way acquisition and its visibility is hindered due to its location behind utility poles and traffic devices.
   - Add Sign F: This would be a multi-tenant, monument style sign located along West Centerville Road. With a proposed height of ten and one-half (10.5) feet, a sign area of approximately ninety-eight (98) square feet and a setback of ten (10) feet (Exhibit D), the proposed sign would comply with the applicable design standards of the GDC.

With the proposed modifications, the number of freestanding signs would be reduced from five (5) signs to four (4) signs.

Attachments

Z 19-09 Masterplan Attachments and Exhibits

Z 19-09 Masterplan Responses



0 150 300 Feet
1 inch = 196 feet

Zoning Map Z 19-09

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-09

901 – 1251 Northwest Highway

I. **Statement of Purpose:** The purpose of this Planned Development is to amend certain requirements regarding freestanding signs in Planned Development (PD) District 06-48.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 06-48, Planned Development (PD) District 81-26 and Planned Development (PD) District 77-78 as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of Planned Development (PD) District 06-48, Planned Development (PD) District 81-26, Planned Development (PD) District 77-78 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Specific Conditions:**

A. Development Requirements: Refer to Planned Development (PD) District 06-48, Planned Development (PD) District 81-26 and Planned Development (PD) District 77-78 for general development regulations.

B. Freestanding Signs: Except as specified below, all Sign Standards of the Garland Development Code shall remain in effect:

a. The subject property shall only be allowed to have the following four (4) freestanding signs and such signs shall be in general conformance with the freestanding signage layout reflected on Exhibit C:

1. Sign B: An existing monument sign along Northwest Highway.

2. Sign C: An existing multi-tenant, pylon style sign along Northwest Highway.

3. Sign E: An existing monument sign along West Centerville Road.

4. Sign F: A new multi-tenant, monument style sign along West Centerville Road. This sign shall be in general conformance to Exhibit D.

b. Prior to the installation of Sign F, Sign A and Sign D on Exhibit C shall be removed.

c. Any maintenance or modifications to the existing and new freestanding signs shall comply with the applicable Sign Standards of the Garland Development Code.

d. The specific conditions under this Planned Development apply to the entire subject property regardless of ownership or platted lots configuration.

MEADOW CREEK SQUARE SHOPPING CENTER

901-1251 NORTHWEST HIGHWAY
GARLAND, TX 75041

SIGN A - EXISTING MULTI- TENANT PYLON TO BE REMOVED

SIGN B - EXISTING TOM THUMB FUEL SIGN TO REMAIN

SIGN C - EXISTING MULTI TENANT PYLON TO REMAIN

SIGN D - EXISTING SHOPPING CENTER IDENTIFICATION SIGN TO BE REMOVED

SIGN E - EXISTING TOM THUMB FUEL SIGN TO REMAIN

SIGN F - PROPOSED NEW MULTI-TENANT MONUMENT SIGN TO BE LOCATED OUTSIDE 10' UTILITY EASEMENT

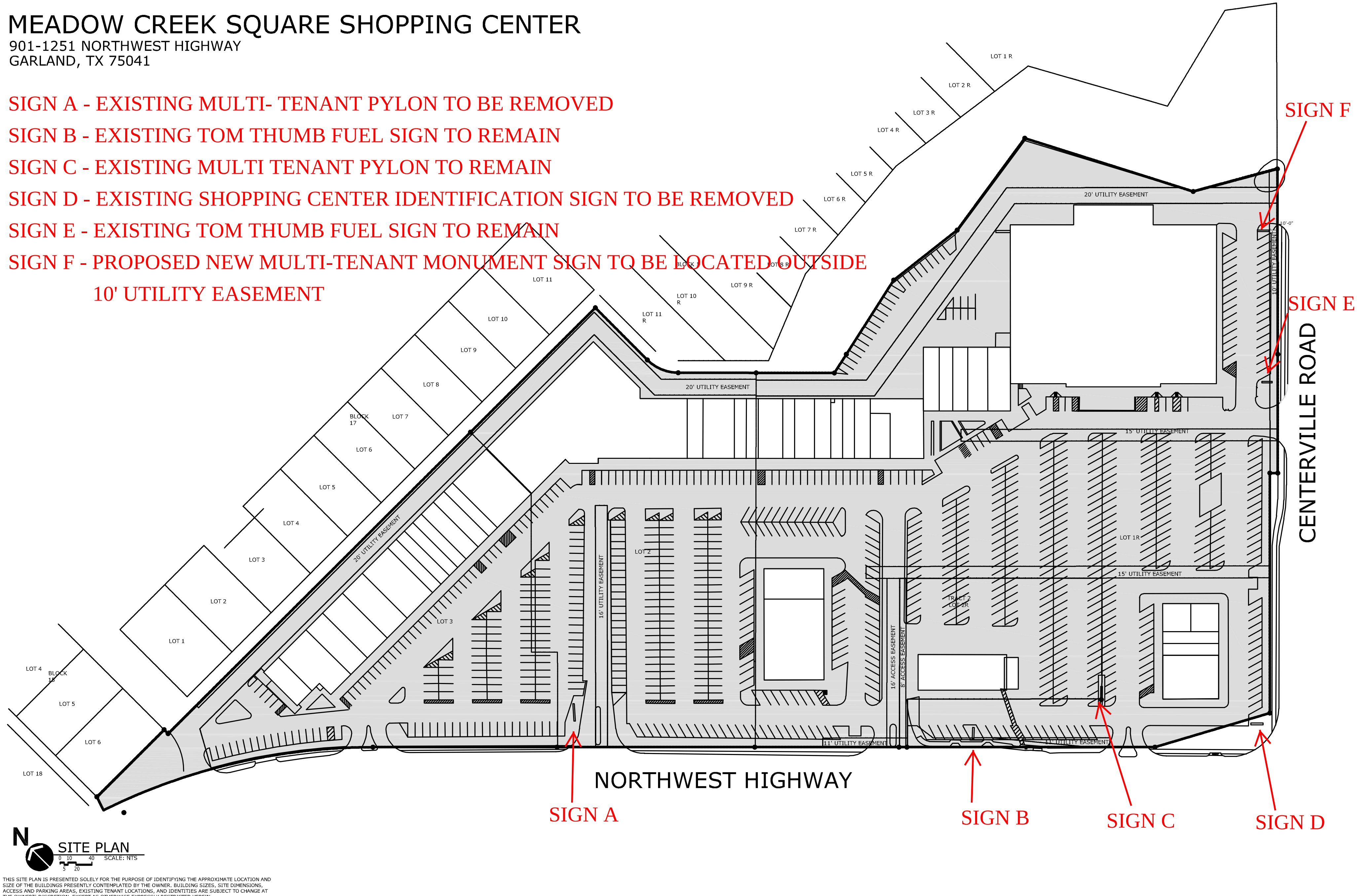
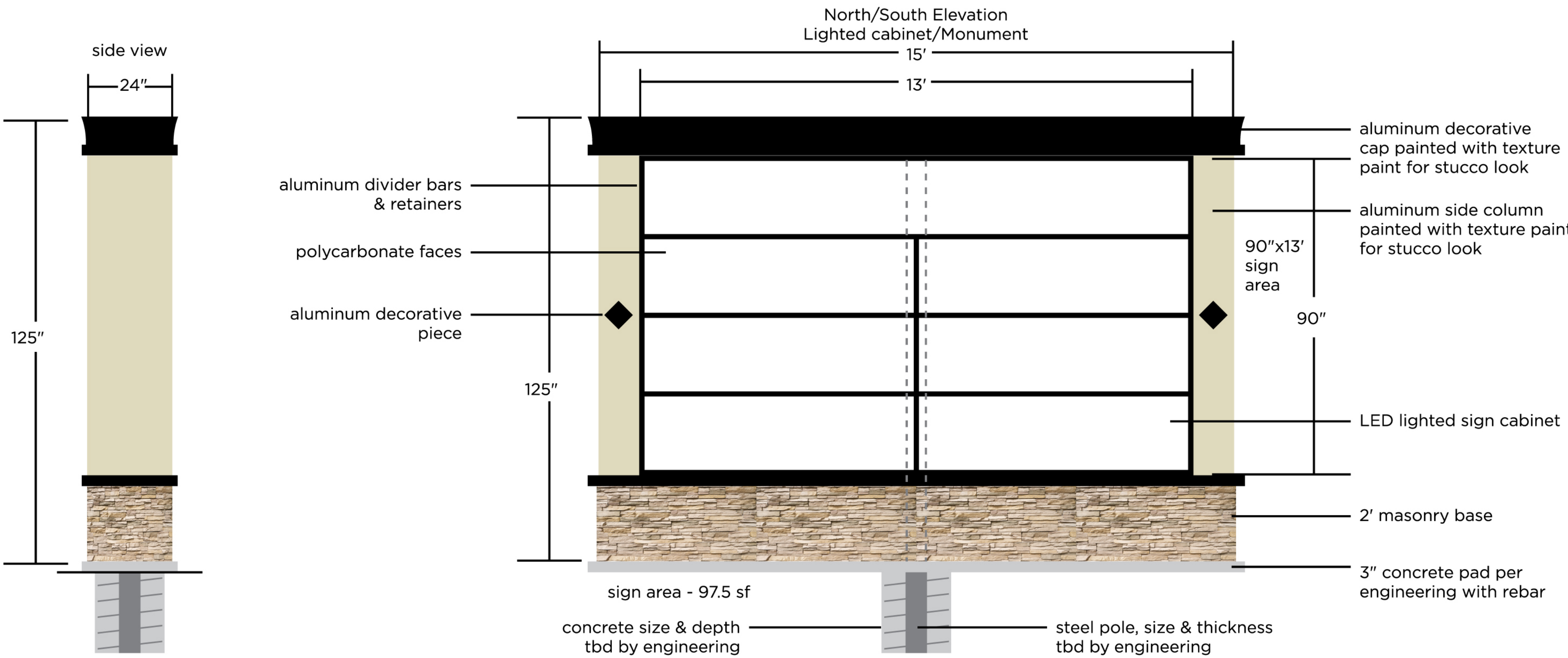


Exhibit C

SIGN F
Proposed new multi-tenant monument style sign



Date: 4/5/19

Job: Meadow Creek Square Monument	Elevation: North/South **Exhibit D**	Address: Centerville/NW Drive

SIGN A

Existing sign to be removed

Exhibit E

SIGN B

Existing sign to remain

Exhibit E

<u>SIGN C</u>

Existing sign to remain

Exhibit E

SIGN D

Existing sign to be removed

Exhibit E

SIGN E
Existing sign to remain


2.71 9
2.95 9
3.12 9
UNLEADED
PLUS
PREMIUM
Tom Thumb
80″
168″

Exhibit E

REPORT & MINUTES

P.C. Meeting, May 13, 2019

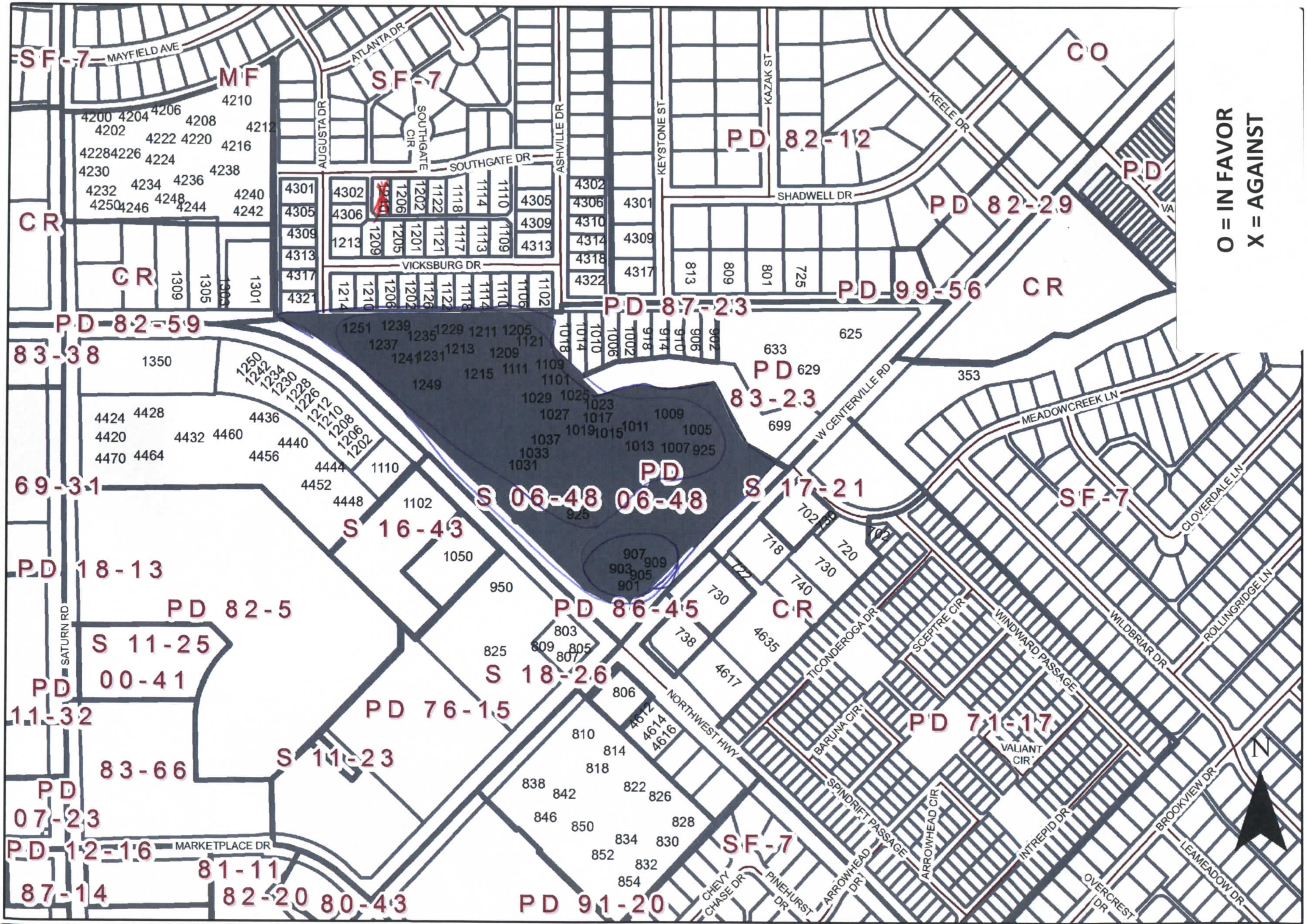
Consideration of the application of **Masterplan**, requesting approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout. This property is located at 901-1251 West Northwest Highway. (District 5) (File Z 19-09)

The applicant, Maxwell Fisher, 900 Jackson Street, Ste. 6a, Dallas, Texas, provided a brief overview of the request and elaborated on signage design, setback location, and stated no trees will be removed.

Commissioner Welborn inquired if any trees removed will be removed with the installation of the new signage.

Commissioner Williams requested additional information regarding the sign setback.

Motion was made by Commissioner Welborn, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.



0 250 500 Feet

1 inch = 409 feet

Zoning Map Z 19-09

INDICATES AREA OF REQUEST

GARLAND

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

May 1, 2019

HEARING DATE/TIME: Plan Commission: May 13, 2019 – 7:00 PM

APPLICANT: Masterplan

File Z 19-09

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, May 13, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Masterplan**, requesting approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 15.7-acre tract of land identified as Lots 2 and 3 on Block 1, of the Meadowcreek Square Shopping Center No. 2 and Lots 1R and 2R on Block 1, of the Meadowcreek Square Shopping Center Replat of Lot 1, Block 1, two additions to the City of Garland, as recorded in Volume 83026, Page 3713 and Instrument No. 200600421329 of the Official Public Records of Dallas County, Texas. **The site is located at 901-1251 West Northwest Highway. (District 5)**

Note: The applicant proposes to remove two freestanding signs and add one freestanding sign at an existing shopping center.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)
✓ I am in favor of the request.
___ I am opposed to the request.

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

(Please complete the following information)

901-1251 Northwest Highway Garland
Your Property Address

Meadow Creek Square S/C, LTD.
Printed Name

16475 Dallas Parkway #800 Addison TX 75001
Address City, State Zip

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

Signature Title Senior Property Manager

Date: 5.3.19

GARLAND

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

May 1, 2019

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)
___I am in favor of the request.
X I am opposed to the request.

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

(Please complete the following information)

1210 Southgate Dr.
Your Property Address

Jana Kinney
Printed Name

1210 Southgate Dr. Garland TX 75041
Address City, State Zip

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

Jana Kinney
Signature Title

Date: 5.10.19

MAY 14 '19 PM 2:26

Allmendinger, Tracy

From: Antonio Borunda <aborunda2009@gmail.com>
Sent: Monday, May 13, 2019 10:52 AM
To: De la Vega, Josue; Planning Group
Subject: Meadow Creek Square SC LTD request to amend the Planned Development

Hi Mr. De La Vega,
It was brought to my attention that there was another request for some business changes to a property near my house. I wanted to express my support for the approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout that Meadow Creek Square SC LTD will propose on the meeting for the Plan commission today.

I believe there are people in my community complex that are not aware of the full request that may be at the meeting and are going to ask the request be not approved. Hopefully they will review the full request at the plan commission meeting agenda.

Regards,
-Antonio Borunda
745 Baruna Cir, Garland, TX 75043

Outside the Notification Area

GARLAND

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

May 1, 2019

HEARING DATE/TIME: Plan Commission: May 13, 2019 – 7:00 PM

APPLICANT: Masterplan

File Z 19-09

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)
_✓_ I am in favor of the request.
___ I am opposed to the request.

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

(Please complete the following information)

O'Banion Middle School, 700 Birchwood Drive, Garland, TX 75043
Your Property Address

Joel Falcon
Printed Name

701 N. First Street	Garland, TX	75040
Address	City, State	Zip

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

[signature]	GISD Executive Director of Facilities & Maintenance
Signature	Title

Date: 5/9/19

Outside the Notification Area

GARLAND

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

May 1, 2019

HEARING DATE/TIME: Plan Commission: May 13, 2019 – 7:00 PM

APPLICANT: Masterplan

File Z 19-09

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Note: The applicant proposes to remove two freestanding signs and add one freestanding sign at an existing shopping center.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

Para Español por favor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)
___ I am in favor of the request.
_X_ I am opposed to the request.

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

(Please complete the following information)

705 Intrepid Dr, Garland 75043
Your Property Address

Jeri A Cerwinske
Printed Name

705 Intrepid Dr Garland, TX 75043
Address City, State Zip

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

Jeri A Cerwinske MS
Signature Title

Date 5-10-19

Outside the Notification Area

MAY 14 '19 PM 2:25

Z 19-09

Approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout.

City Council Meeting
June 4, 2019

GARLAND
TEXAS MADE HERE

Case Information

Location: 901-1251 Northwest Highway

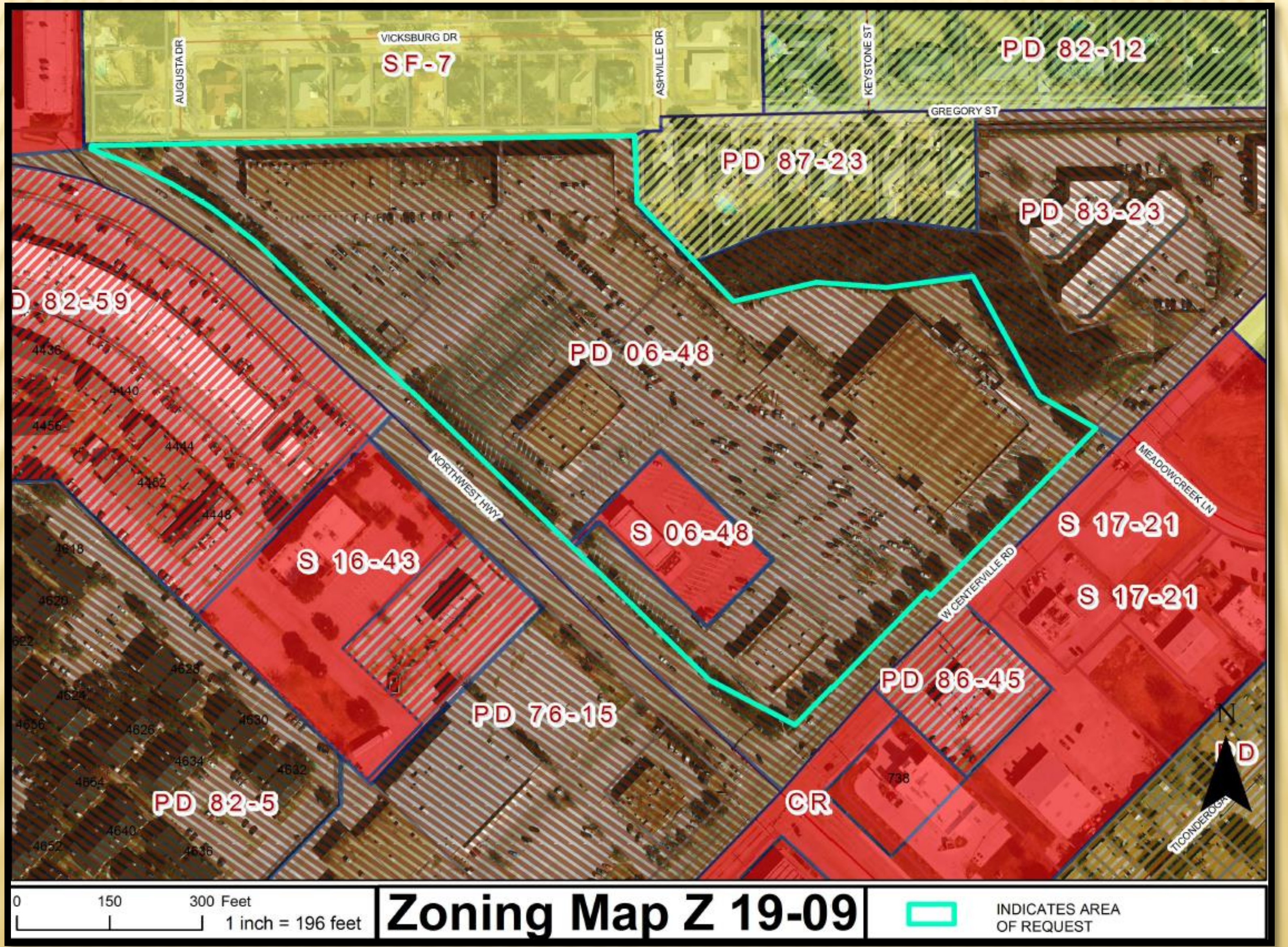
Applicant: Masterplan

Owner: Meadow Creek Square SC LTD

Acreage: 15.7 acres

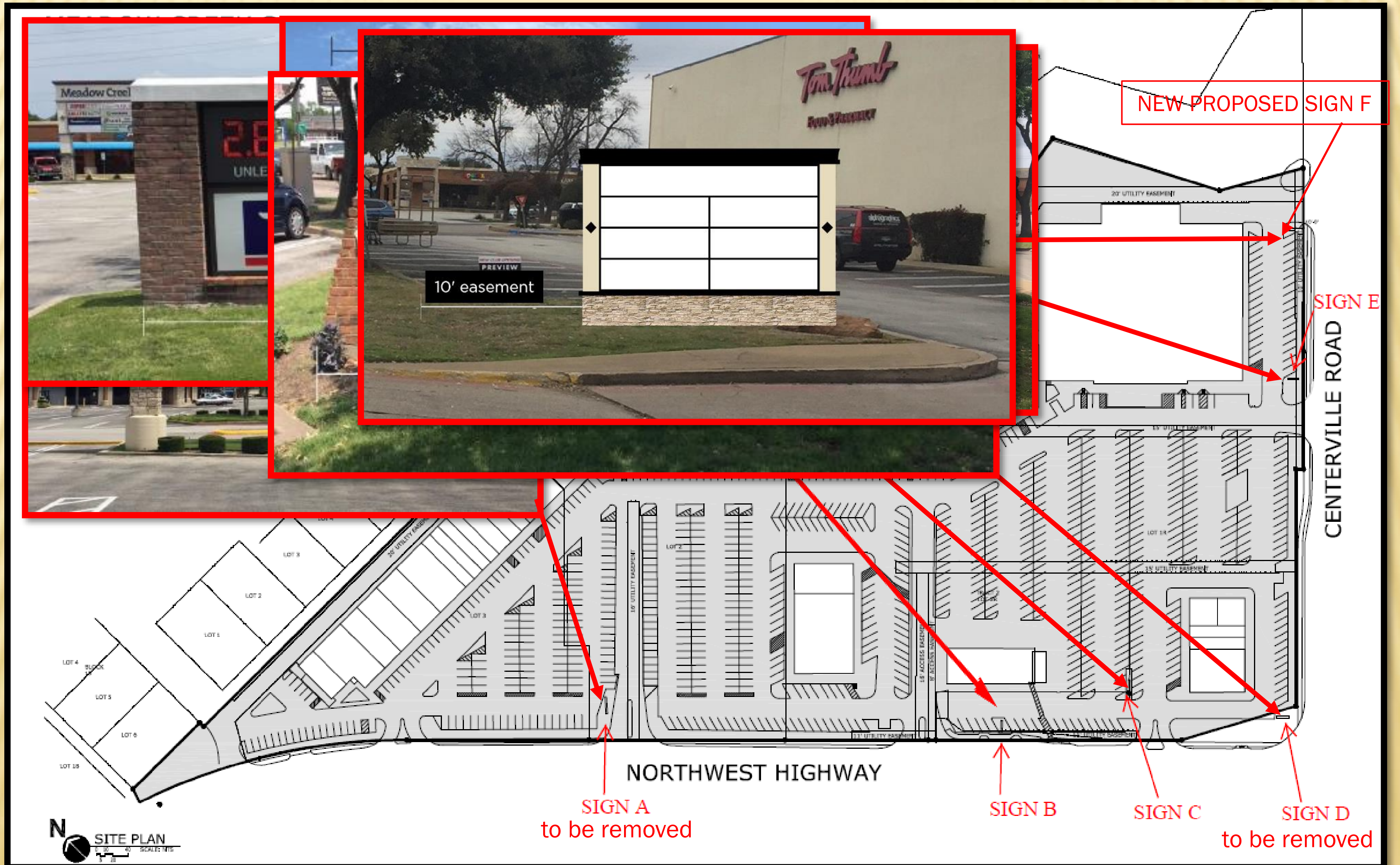
Zoning: Planned Development (PD) District 06-48 for Community Retail Uses

Location Map

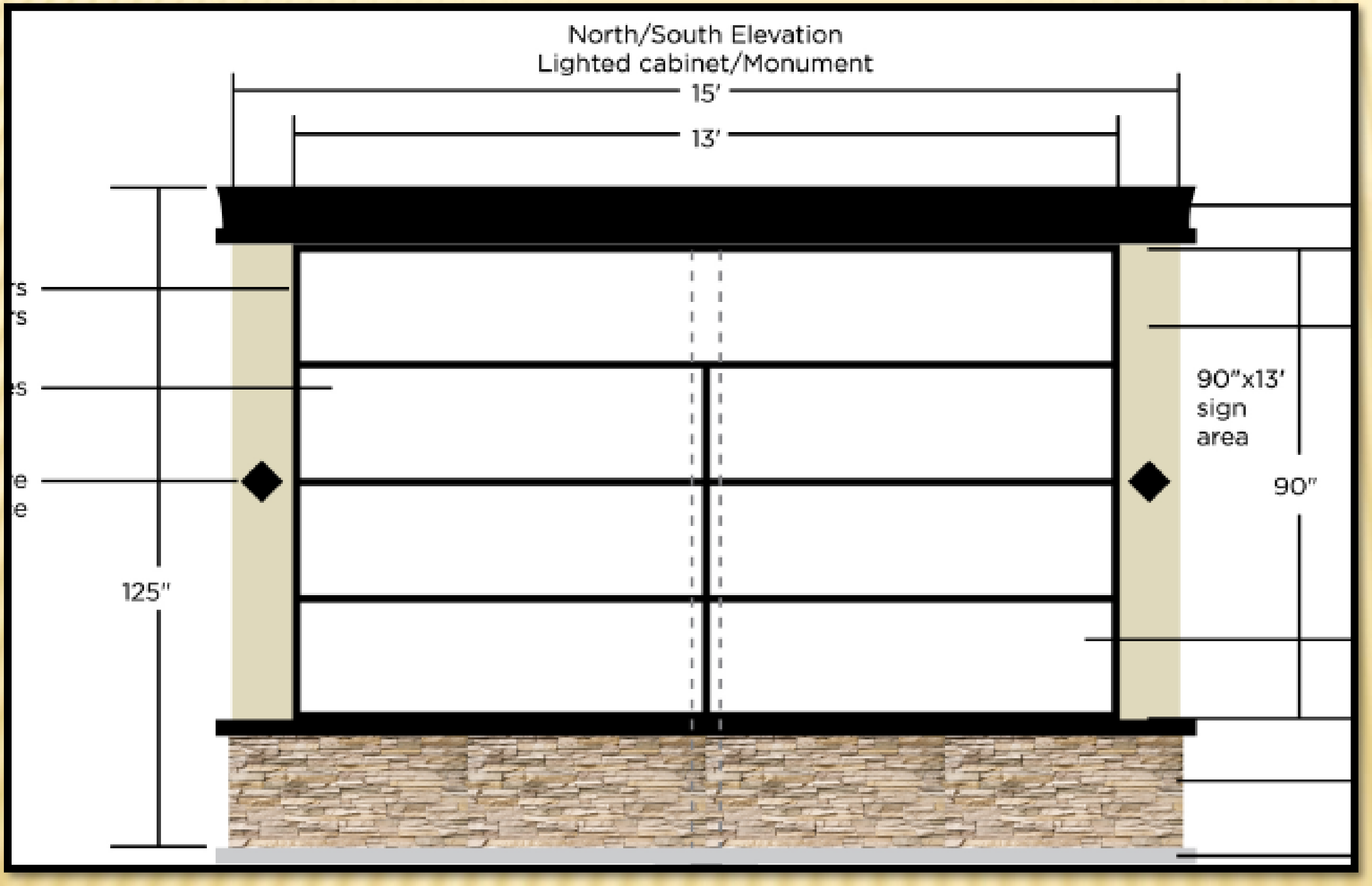


Z 19-09

Consideration (amendment to freestanding signage layout)



Considerations (freestanding signage layout)



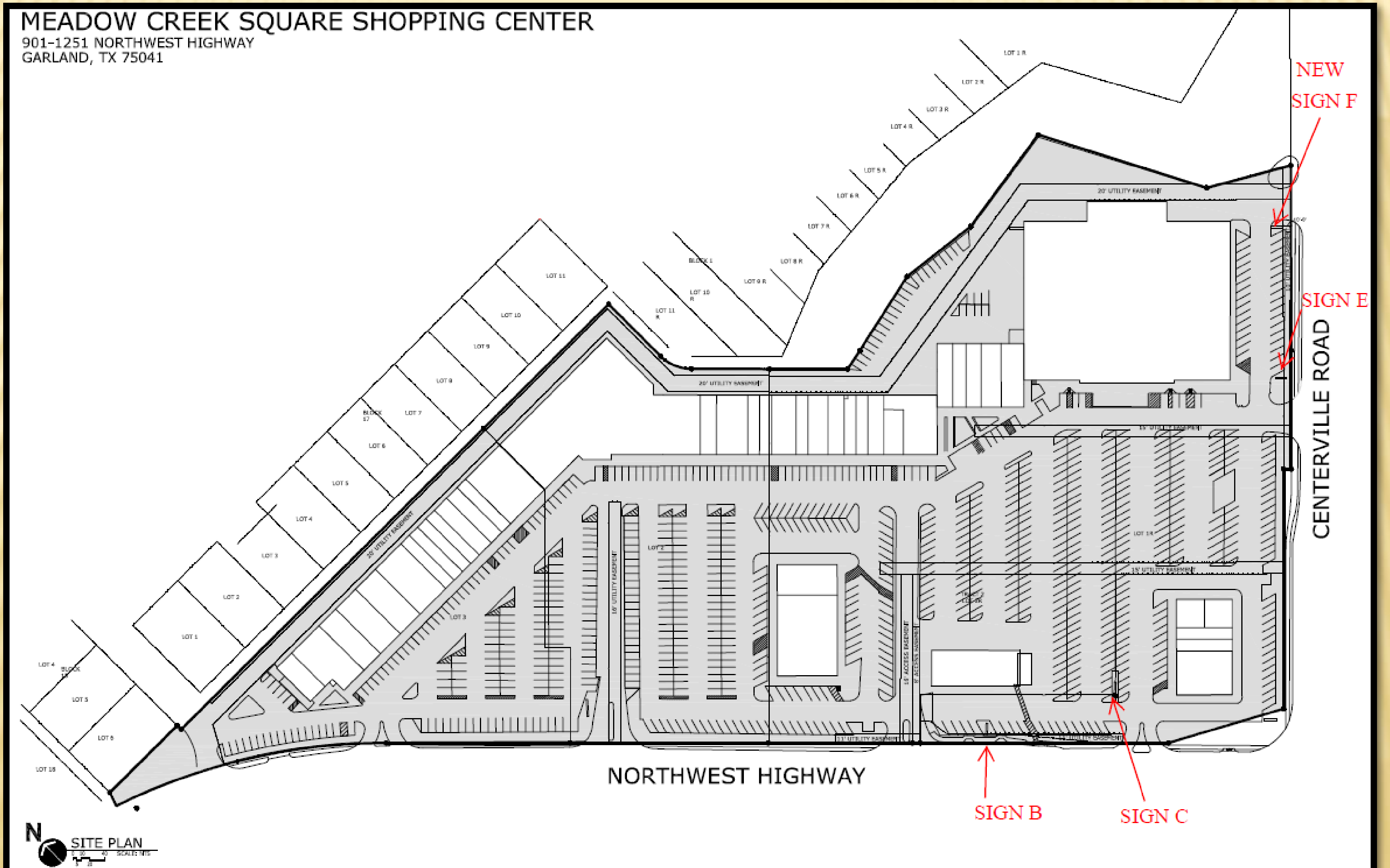
Proposed new multi-tenant, monument style sign

Height: 10.5 feet

Sign Area: 98 square feet

Setback: 10 feet

Consideration (amendment to freestanding signage layout)



New freestanding signage layout after modifications reduced from 5 signs to 4 signs

Z 19-09

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **6.b.**

Meeting Date: 06/04/2019
Item Title: Z 19-12 Habitat for Humanity of Greater Garland (District 5)
Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District.

OWNER

Frost Bank, a Texas State Bank

PLAN COMMISSION RECOMMENDATION

On May 13, 2019 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) for a period of twenty (20) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) for a period of twenty (20) years.

BACKGROUND

The applicant makes the above request to allow the operation of a Used Goods, Retail Sales (Indoors) on a 1.49-acre lease area (subject site) developed with a building and parking area. Used Goods, Retail Sales (Indoors) is defined by the Garland Development Code as an establishment that primarily sells used goods within a fully enclosed building.

SITE DATA

The site contains approximately 1.49 acres with 330 lineal feet of frontage along South Broadway Boulevard. The site is accessed from Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments. An example of an allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Used Goods, Retail Sales (Indoors) is allowed only upon approval of a Specific Use Provision (SUP) in a CR District.

CONSIDERATIONS

1. The site is developed with a 15,184 square-foot building and parking area with seventy-three (73) parking spaces. The applicant is proposing a Used Goods, Retail Sales (Indoors) business. The operation would include an administrative office within the building as well. The building, parking, and site improvements are proposed to remain as existing.

2. The Garland Development Code (GDC) establishes a parking requirement of sixty-one (61) parking spaces for the proposed used goods store. As indicated above, seventy-three (73) parking spaces are available, thus the parking standards are satisfied.

3. Given that the scope of the site improvements under this request is limited to the interior of the building, neither screening/landscape standards nor building design standards are triggered.

4. The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. Neighborhood centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area. This development type typically serves a three-mile radius trade area, within a 5-10 minute drive time, and serves a population of 3,000 to 40,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

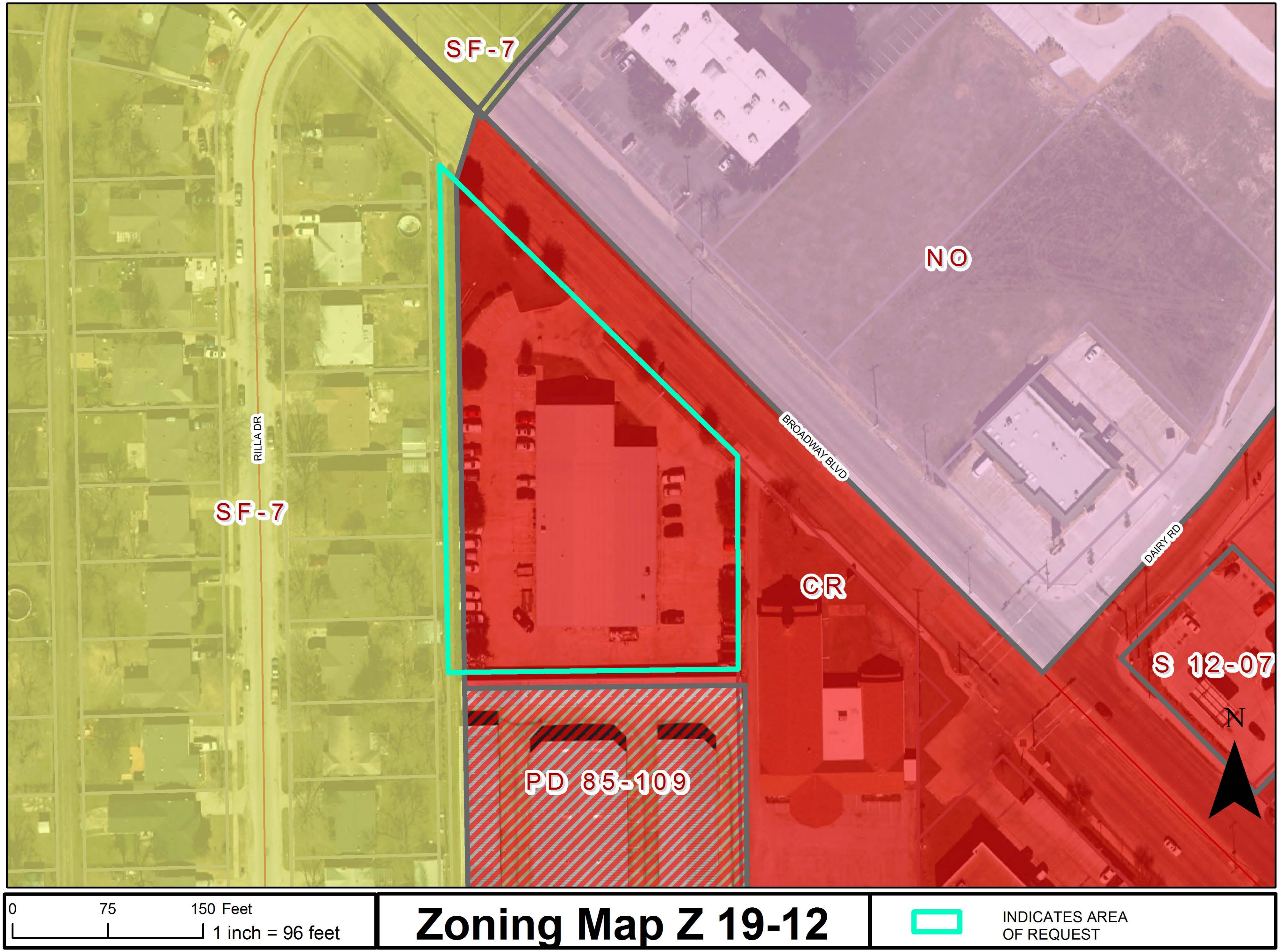
The properties to the north are zoned Neighborhood Office (NO) District and two of these properties are unimproved and the other properties are developed for office use. The property to the east is zoned Community Retail (CR) District and is improved with a church. The property to the south is zoned Planned Development (PD) District 85-109 and is developed with a self-storage facility, and the properties located to the west are developed with single-family detached dwellings zoned Single-Family-7 (SF-7) District.

Attachments

Z 19-12 Habitat for Humanity of Greater Garland Attachments and Exhibits

Z 19-12 Habitat for Humanity of Greater Garland Responses

Z 19-12 Staff Presentation



Zoning Map Z 19-12

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-12

2909 Broadway Boulevard

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow Used Goods, Retail Sales (Indoors).

II. Statement of Effect: This Specific Use Provision 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 Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

A. Site Layout: The site should be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the conditions listed below are to apply.

V. Specific Use Provision:

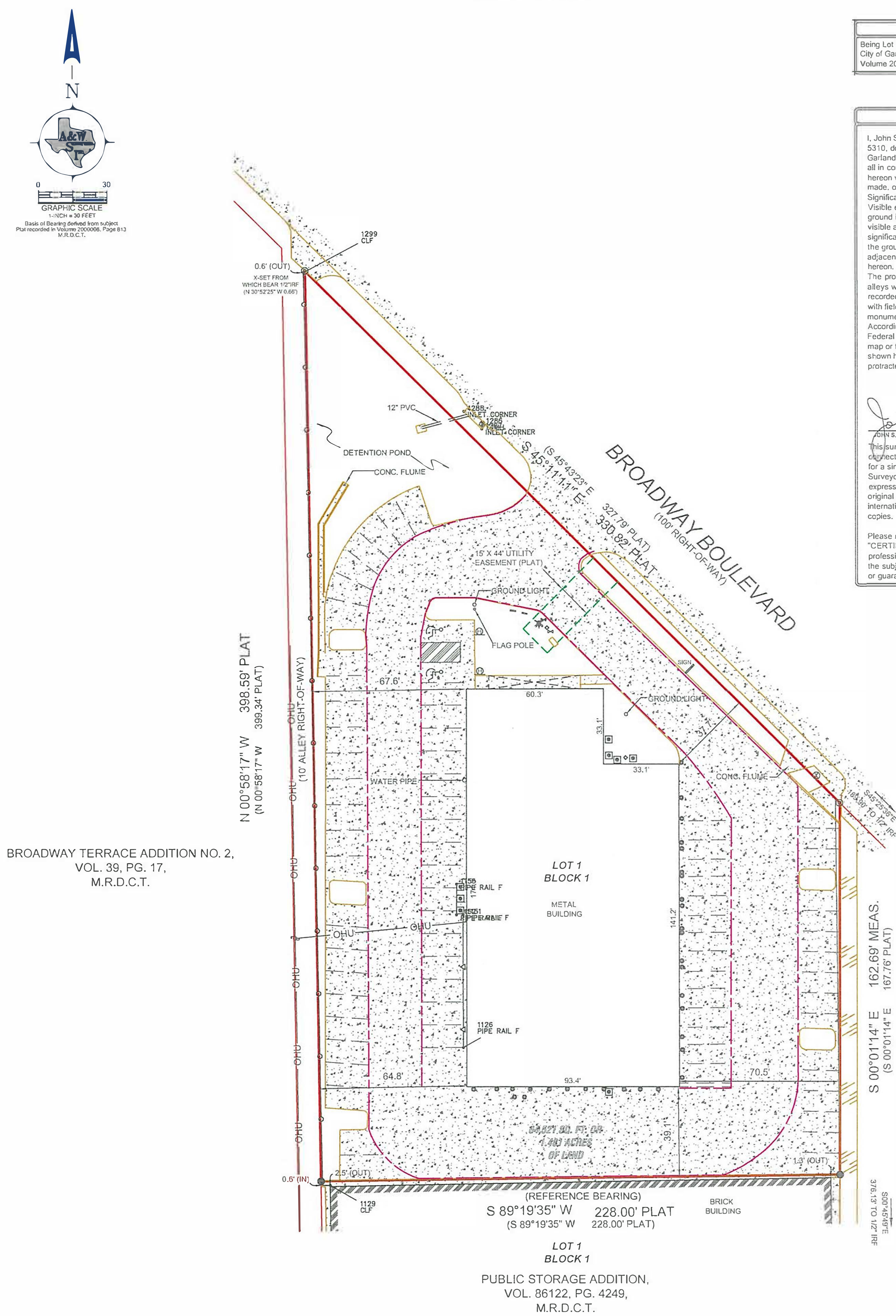
A. SUP Time Period: The Specific Use Provision for Used Goods, Retail Sales (Indoors) shall be in effect for a period of twenty (20) years.

B. The Used Goods, Retail Sales (Indoors) use shall be limited to the retail sales of new and used/repurposed home improvement items, with general office use.

C. No outdoor retail sales or outdoor storage is permitted.

EXHIBIT B

SURVEY PLAT



LEGAL DESCRIPTION
Being Lot 1, Block 1, of Broadway Car Care Center, an Addition to the City of Garland, Dallas County, Texas, according to the Plat, recorded in Volume 2000008, Page 813, Map Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Habitat for Humanity of Greater Garland, Inc., Frost Bank, and Stewart Title Guaranty Company, all in connection with G. F. NO. 19000230034, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 480113C 0240K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 07-07-14. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

John S. Turner

JOHN S. TURNER RPLS 5310

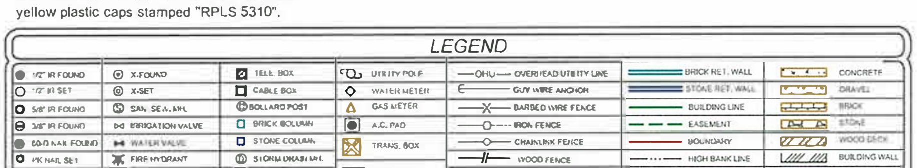
This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

EXHIBIT C

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND



2909 BROADWAY BOULEVARD

GARLAND, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 19-0487
DATE: 03-30-2019
DRAWN BY: 908

"A professional company operating in your best interest"

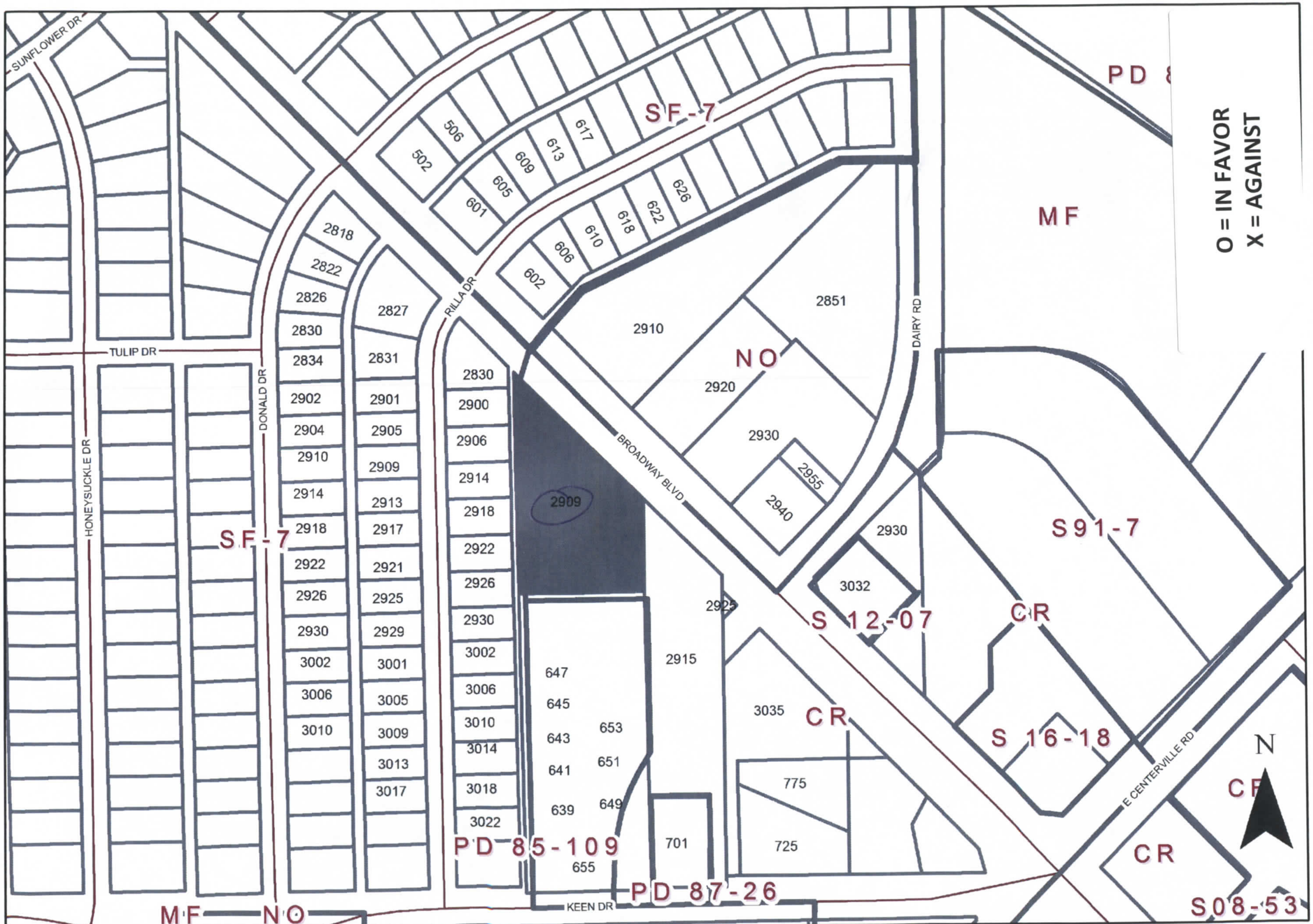
REPORT & MINUTES

P.C. Meeting, May 13, 2019

Consideration of the application of **Habitat for Humanity of Greater Garland**, requesting approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 2909 Broadway Boulevard. (District 5) (File Z 19-12)

The applicant was available for questions. There were no questions for this applicant.

Motion was made by Commissioner Williams, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7** Ayes, **0** Nays.



0 150 300 Feet

1 inch = 229 feet

Zoning Map Z 19-12

INDICATES AREA OF REQUEST

Allmendinger, Tracy

From:	Rich Buquet <rich.buquet@garlandhabitat.org>
Sent:	Monday, May 13, 2019 7:45 AM
To:	Planning Group
Cc:	Bobby Bradley; Wesley Johnson
Subject:	Habitat of Greater Garland's request for an SUP

Dear Plan Commission-

Two members from the Board of Directors for Habitat for Humanity of Greater Garland (HFHGG), Bobby Bradley and Wesley Johnson, will be attending the meeting on May 13th to represent HFHGG's request for an SUP re: 2909 Broadway Blvd. The SUP is for "Used Goods, Retail Sales (indoors)". Due to a previously scheduled out of state trip, I will not be able to attend the May 13th meeting in person, but I would like to respectfully request by email that the Plan Commission approve the SUP request for the 2909 Broadway Property, zoned Community Retail.

At Habitat, we are coming to the end of a 5 year lease at our current location at 2360 Crist Rd., ste. 700, and we have a contract to purchase the 2909 Broadway property to be used as the new location for our Habitat administrative offices and our ReStore. Habitat's ReStore sells new and gently used home improvement items to raise money for our core mission, building affordable housing in the Greater Garland area. HFHGG has served Garland for over 25 years and we look forward to continuing our mission of providing deserving, hard working families, a decent affordable house to call home. Our ReStore operation is a necessary component to our continued success and we believe the Broadway/Centerville area will be enhanced by our relocating there. Thank you for your consideration and approval of our SUP request.

Best Regards-

Rich

Richard L Buquet II – *Executive Director*

Habitat for Humanity of Greater Garland

o. 972.414.6894 x. 105

c. 972.841.2501

rich.buquet@garlandhabitat.org

www.GarlandHabitat.org

GARLAND

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

May 1, 2019

HEARING DATE/TIME: Plan Commission: May 13, 2019 – 7:00 PM

APPLICANT: Habitat for Humanity of Greater Garland

File Z 19-12

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, May 13, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Habitat for Humanity of Greater Garland**, requesting approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

> BEING Lot 1, Block 1, of Broadway Car Care Center, an Addition to the City of Garland, Dallas County, Texas, according to the Plat, recorded in Volume 2000008, Pago 813, Map Records, Dallas County, Texas. **The property is located at 2909 Broadway Boulevard. (District 5)**

Note: The applicant makes the above request to allow the operation of a home improvement retail store which sells new and repurposed/used items on an already developed site (an area of approximately 1.49 acres with a building and parking area).

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)
_√_ I am in favor of the request.
___ I am opposed to the request.

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

(Please complete the following information)

Centerville Elementary School, 600 Keen Road, Garland, Tx 75041
Your Property Address

Joel Falcon
Printed Name

701 N. First Street	Garland, TX	75040
Address	City, State	Zip

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

Joel Falcon	GISD Executive Director of Facilities & Maintenance
Signature	Title

Date: 5/9/19

Outside the Notification Area

Allmendinger, Tracy

From:	Lindsey Fiegelman <lnunn08@gmail.com>
Sent:	Tuesday, May 14, 2019 4:00 PM
To:	Planning Group
Subject:	re: File No: Z 19-12/District 5

REQUEST: Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District.
LOCATION: 2909 Broadway Boulevard
APPLICANT: Habitat for Humanity of Greater Garland

I would just like to say that as a nearby resident (1330 Surrey Court, Garland 75043), I am against this proposal, as Habitat for Humanity DALLAS already has a store approximately 3.3 miles away at 451 W Interstate 30, Garland, TX 75043, just off of Broadway Blvd. While I understand the desire to fill vacant buildings with tenants, I believe the existing REstore on IH30 is simply too nearby to justify another REstore so close.

Is this intended to replace the existing HfH GARLAND location on Crist Rd., or would it be a second location?

Thank you,
Lindsey Fiegelman

Outside the Notification Area

Allmendinger, Tracy

From: Janet Schwarz <jmschwarz@tx.rr.com>
Sent: Tuesday, May 14, 2019 5:04 PM
To: Planning Group
Cc: Jerry Nickerson
Subject: RE: Habitat for Humanity request for 3rd location in Garland

Chairman Will Guerin and members of Garland Planning Commission,

As homeowners for over 40 years in South Garland, and business owners for over 30 years we value the families and community that thrives here.

It is important to attract businesses that are viable rather than adding to the many not-for-profit opportunities Garland accepts, supports, attracts and perpetuates, particularly in South Garland.

Although Habitat for Humanity is an admirable non-for-profit organization, their spacious location in our community already occupies prime retail space along a viable/visible entrance to our City from the south. We do not need another location just up the street in the space being requested near the intersection of Broadway @ Kinglsey. If the City does indeed support vital, sustainable, solid growth for our City we must not permit "clustering" of these types of businesses.

We request that you deny Habit for Humanity use of this space, and at the same time request that the Habitat for Humanity organization be limited to only one location in our City. If they wish to expand their outreach we suggest other cities be contacted to join them in their efforts.

Thank you for setting plans in motion that benefit our citizens and communities now and at the same time lay the groundwork for a thriving City to build upon for the future.

Janet Schwarz
1914 Nancy Jane Circle
Garland 75043
214-697-4366

Outside the Notification Area

Z 19-12

Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District

City Council Meeting
June 4, 2019

GARLAND
TEXAS MADE HERE

Case Information

Location: 2909 Broadway Boulevard

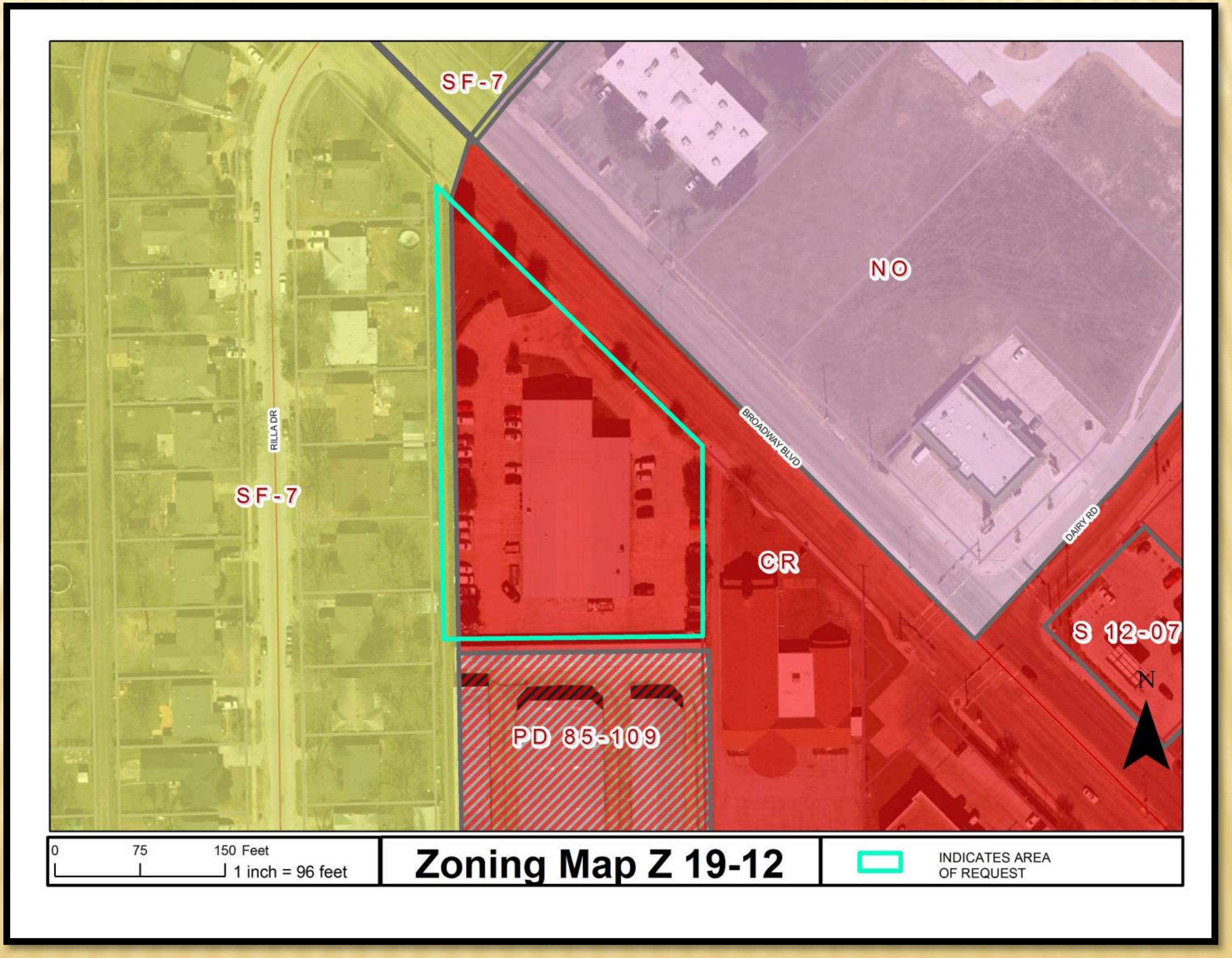
Applicant: Habitat for Humanity of Greater Garland

Owner: Frost Bank, a Texas State Bank

Acreage: Approximately 1.4 acres

Zoning: Community Retail (CR) District

Location Map



Background

View of the subject property from Broadway Blvd.

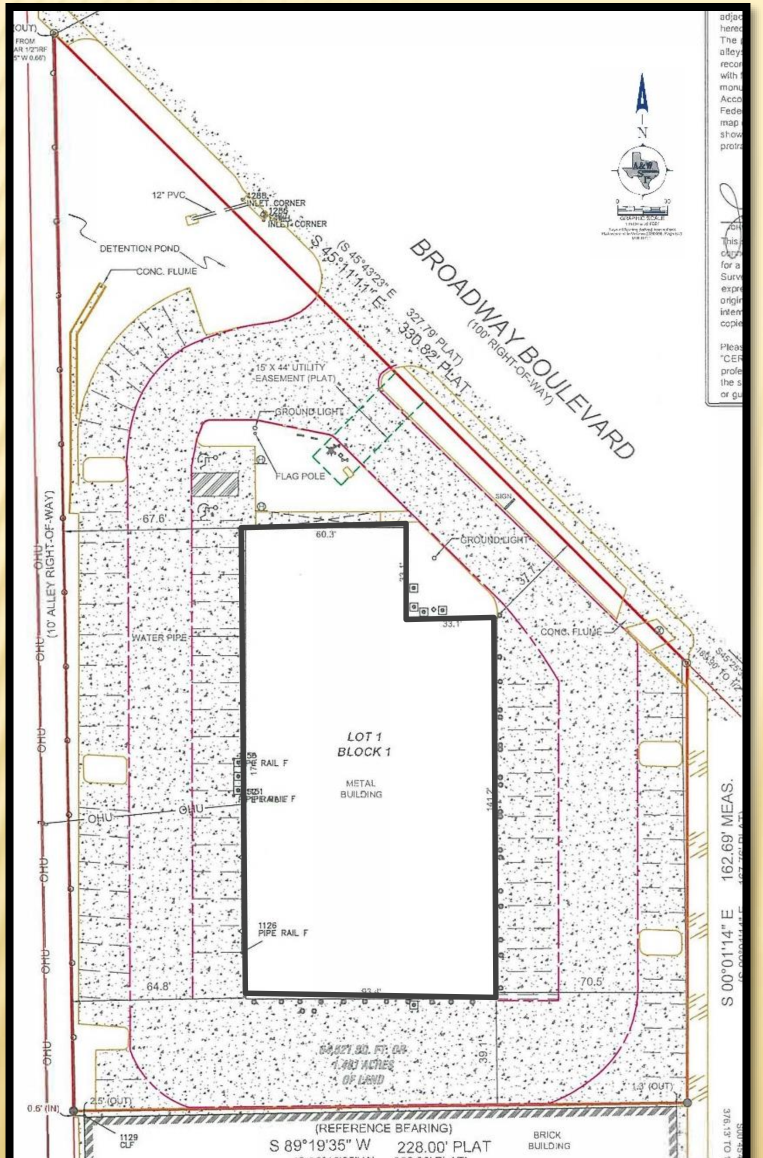
View of property to the east of the subject property.

View of properties located to the west of the subject property.

View of properties located to the north, across Broadway Blvd. from the subject property.

Z 19-12

Site Plan



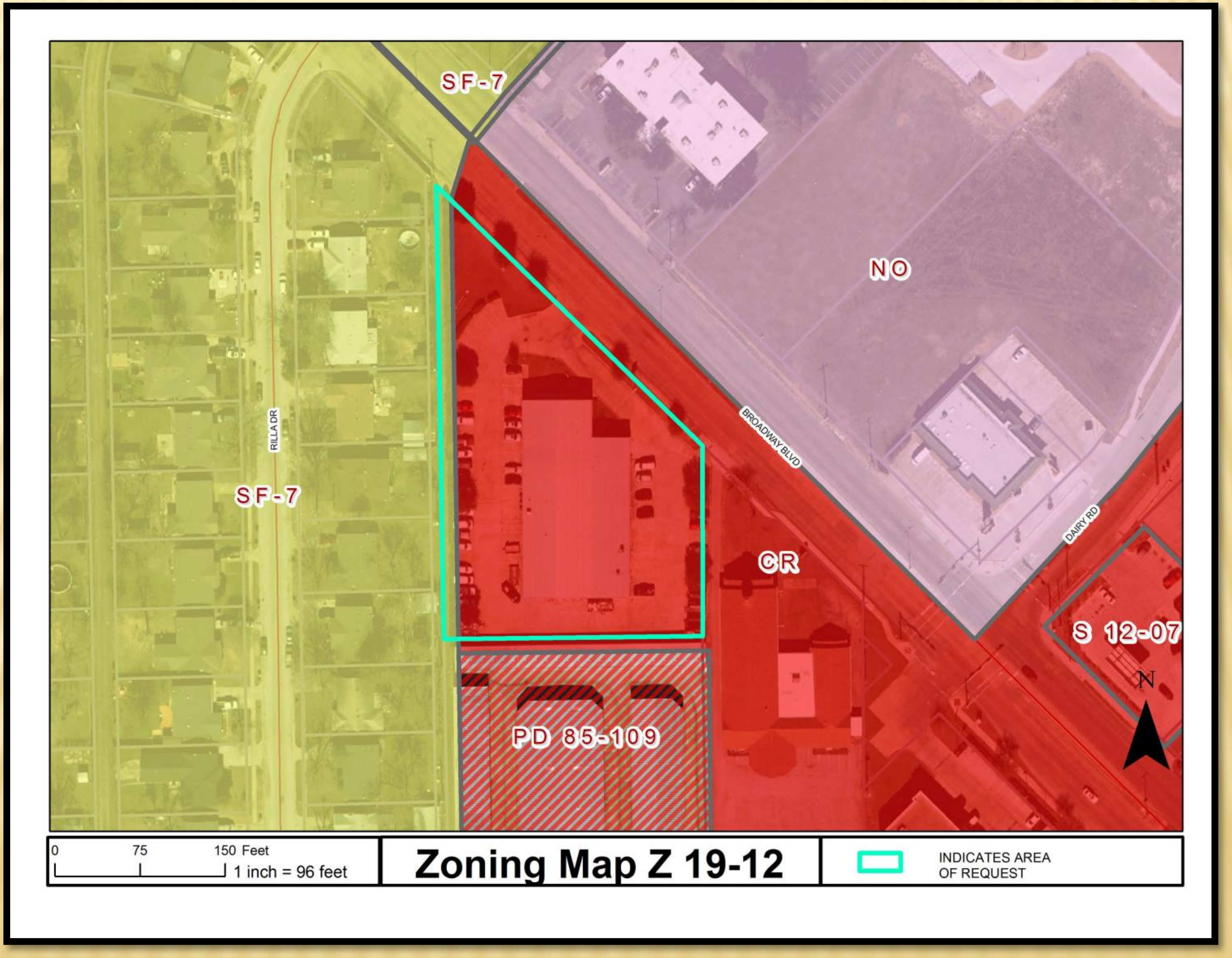
Repurpose existing building for a Used Goods, Retail Sales (Indoors) business

- 15,184 sf building
- 73 parking spaces (61 required)
- Existing landscaping, no new landscaping required
- Existing building, no building design standards are required

Consideration

The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years.

Location Map



Comprehensive Plan

Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. Neighborhood centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area. This development type typically serves a three-mile radius trade area, within a 5-10 minute drive time, and serves a population of 3,000 to 40,000.