



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

City of Garland

Work Session Room, City Hall

William E. Dollar Municipal Building

200 North Fifth Street

Garland, Texas

Monday, June 20, 2022

6:00 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. Public Comments on Work Session Items

Persons who desire to address the City Council on any item on the Work Session agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony.

Speakers are grouped by Work Session item and will be taken in the order of the Work Session agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order. Speaker cards are available in the lobby, at the visitor's side of the Work Session Room, and from members of staff.

Speakers are limited to addressing items on the Work Session agenda – any item relating to a Regular Session agenda item should be addressed at the Regular Session and any item not on an agenda may be addressed during the open microphone at the end of the Regular Session.

2. Consider the Consent Agenda

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

3. Written Briefings:

a. Capital Improvement Program Budget Amendment No. 1

Amend the 2022 Capital Improvement Program (CIP) to approve the changes discussed by the City Council at the Saturday, May 21, 2022, City Council Retreat.

b. COVID-19 Briefing

Staff will provide an update to Council and ask for direction, if needed, on various matters related to COVID-19 and actions being taken by the City.

c. First Street Bottleneck Improvements - Eminent Domain Omnibus Resolution

Council is requested to approve an omnibus resolution authorizing the use of eminent domain where necessary to acquire the property rights needed for First Street (W. Miller Rd. to Lavon Dr.). The property owners will be duly compensated. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 5, 2022 Regular Meeting.

d. Bottleneck Improvements Program - Eminent Domain Condemnation

Council is requested to approve a resolution authorizing the use of eminent domain where necessary to acquire the property rights needed for intersection improvements at Shiloh/Belt Line and Shiloh/Buckingham. Three property owners will be duly compensated. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 5, 2022 Regular Meeting.

4. Verbal Briefings:

a. Interviews for Appointment to the Dallas Area Rapid Transit Board

Information was posted on the City's website for 21 days regarding the qualifications of a DART Board Member in order to provide an opportunity for citizens to apply for the position. Applications were received from Jonathan Kelly, Mark Enoch and Theodore Patrick Spreng. Council is scheduled to interview the applicants at this meeting.

b. Mobile Food Vendors (Food Trucks)

Council will be updated by the Community Services and Development Services Committees regarding recommendations for the regulation of Mobile Food Vendors (Food Trucks).

c. Audit Committee Meeting Report

Council Member Rich Aubin, Chair of the Internal Audit Committee, will provide a committee report on the following items:

- Downtown Automotive Overlay District - Land Use Credit Program Audit*
- Vendor Master File Audit*
- Peer Review Report*

d. GP&L Recovery Adjustment Factor

Staff will provide Council with an update related to increasing GP&L's Recovery Adjustment Factor (RAF). The RAF is a charge per kWh that provides for the recovery of GP&L's revenue requirements not recovered by customer, demand, or energy charges. By ordinance the RAF may be adjusted on a monthly basis by the GP&L Managing Director.

e. Transportation, Infrastructure and Mobility Committee Report

Council Member Rich Aubin, Chair of the Transportation, Infrastructure and Mobility Committee, will provide a committee report on items pending in the committee.

5. Discuss Appointments to Boards and Commissions

Mayor Pro Tem Hedrick

- PC Mathew - Environmental and Community Advisory Board

Deputy Mayor Pro Tem Williams

- Bruce Bishop - Board of Adjustment
- CorSharra Jackson - Community Multicultural Commission
- Dr. Shibu Samuel - Environmental and Community Advisory Board
- Gwendolyn Daniels - Library Board
- Molly Bishop - Parks and Recreation Board
- John O'Hara - Plan Commission
- Sal Liberto - Senior Citizens Advisory Board
- Kathleen Hansrote - Tax Increment Finance #1 Board
- Phillip Johnson - Tax Increment Finance #3 Board
- James Alton Hall, Jr. - Unified Building Standards Board

6. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

7. Council will move into Executive Session

**EXECUTIVE SESSION
AGENDA**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

The City Council will adjourn into executive session pursuant to Sections 551.087 and 551.071 of the Texas Government Code to deliberate or discuss:

1. economic development matters related to commercial or financial information that the City has received from one or more business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations (551.087) related to Section 251.742 of the TABC and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071); and

2. economic development matters related to commercial or financial information that the City has received from one or more business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations (551.087) related to the MyPossibilities Project and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071).

8. Adjourn



GARLAND POLICY REPORT

City Council Work Session Agenda

3. a.

Meeting Date: June 20, 2022

Item Title: Capital Improvement Program Budget Amendment No. 1

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2022 Capital Improvement Program (CIP) to approve the changes discussed by the City Council at the Saturday, May 21, 2022, City Council Retreat.

OPTIONS

- (A) Approve CIP Budget Amendment No. 1 as discussed at the City Council Retreat.
- (B) Approve portions of CIP Budget Amendment No. 1.
- (C) Do not approve CIP Budget Amendment No. 1.

RECOMMENDATION

Option (A) – Approve CIP Budget Amendment No. 1 as proposed and as discussed at the May 21, 2022, City Council Retreat. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 21, 2022, Regular Meeting.

BACKGROUND

At the Saturday, May 21, 2022, City Council Retreat, staff presented proposed changes to the City's Capital Improvement Program to address factors impacting the program, including unprecedented inflation rates/cost escalation, scope correction, and scope additions. Staff identified \$141.8 million in additional project expenditures due to inflation/cost escalation (\$103.6 million), scope correction (\$10.6 million), and scope addition (\$27.6 million) over the CIP. Additionally, staff identified that based on projected tax base growth for 2023, there will be additional debt service capacity of \$67.4 million and available one-time cash reserves of \$1.0 million to be utilized to address the additional project expenditures. At the Retreat, City Council provided direction on changes to address the projected shortfall of \$73.4 million as a result of the \$141.8 million increase in projected expenditures.

The CIP Budget Amendment No. 1 seeks to reappropriate the 2022 CIP based on updated schedules to deliver projects underway in 2022 and to update the Capital Improvement Program multi-year plan as proposed and as discussed at the May 21, 2022, City Council Retreat.

- I. CIP Budget Amendment No. 1 will appropriate additional funding required for projects underway in 2022 by Program Area, as outlined in “**Attachment A: Amendments to 2022 CIP Appropriations**,” and detailed below:

(A) Park CIP

CIP Budget Amendment No. 1 proposed to increase the Park CIP 2022 Appropriation by the net amount of \$439,000 for the continuation of the Playground Replacement program, Sports Field/Park Renovation Program, Park System Parking and Park Roads program, Aquatics Program - Splash Pads, Trail Development Program, Watson Park improvements, and the Downtown Restroom, and an adjustment to the Garland Senior Activity Center, pushing project costs out to 2023 following a public engagement and design process in 2022.

(B) Street / Transportation CIP

CIP Budget Amendment No. 1 proposed to increase the Street/Transportation CIP 2022 Appropriation by the amount of \$151,000 for the continuation of Holford Road Segment B - Naaman Forest Blvd. to PGBT, Holford Segment C - Arapaho Rd. to Naaman Forest Blvd. land acquisition, Package 1 of the Bottleneck Improvements Program, and Railroad Crossing Improvements program, and an adjustment to the Lyons Road - I.H. 30 to Guthrie Road project pushing project costs out to a future year.

(C) Drainage CIP

CIP Budget Amendment No. 1 proposed to decrease the Drainage CIP 2022 Appropriation by the amount of \$3,089,000 for the postponement of the Lakewood Addition Drainage Improvements and Garvon West Industrial Park Drainage Improvements to be completed in a future year.

(D) Library CIP

CIP Budget Amendment No. 1 proposed to increase the Library CIP 2022 Appropriation by the amount of \$134,000 for the completion of the installation of two Library kiosks through the Library Modernizations/Upgrades program.

(E) Public Safety CIP

CIP Budget Amendment No. 1 proposed to increase the Public Safety CIP 2022 Appropriation by the amount of \$566,000 for the completion of the Police Property and Evidence Building.

(F) Economic Development CIP

CIP Budget Amendment No. 1 proposed to decrease the Economic Development CIP 2022 Appropriation by the amount of \$555,000 for the postponement of the Lavon Landscaping project.

(G) Municipal Facilities & Miscellaneous Tax-Supported CIP

CIP Budget Amendment No. 1 proposed to decrease the Municipal Facilities & Miscellaneous Tax-Supported CIP 2022 Appropriation by the net amount of \$396,700, including the postponement of the New Public Health Clinic design in the amount of \$500,000 until a future bond program and an increase of \$103,300 for the replacement of golf park carts for the Firewheel Golf Course.

- II. CIP Budget Amendment No. 1 will also detail the changes to the CIP's multi-year plan as discussed by the City Council on May 21st, as outlined in "**Attachment B: Changes to the CIP.**" These changes will be incorporated into the 2023 Proposed Capital Improvement Program.

(A) Project Changes to Address Shortfall

At the Retreat, City Council reviewed and deliberated on a plan of adjustments to 13 projects to address the projected shortfall of \$73.4 million. The following are the changes that will be made as part of the adjustments to the CIP:

1. Push out the Lyons Road - I.H. 30 to Guthrie Road project to beyond the five-year plan.
2. Push out the Leon Road - S. Garland Ave. to McCree Road project to beyond the five-year plan.
3. Push out the Lavon Landscaping project to beyond the five-year plan.
4. Push out the Lakewood Addition Drainage Improvements project to beyond the five-year plan.
5. Push out the Garvon West Industrial Park Drainage Improvements project to beyond the five-year plan.
6. Push out the Western Heights No. 4 Drainage Improvements project to beyond the five-year plan; Maintain \$500,000 for a drainage study in 2022.
7. Eliminate the Broadband Services project from the American Rescue Plan Act (ARPA) allocation due to a duplication of Federal and GISD programs.
8. Eliminate the New Public Health Clinic project from the ARPA allocation and bring forward in the next Bond Program.
9. Transfer the Audubon Park Service Road/Picnic Area Paving Replacement project from the 2004 Bond and American Rescue Plan Act allocation to be completed in-house with internal resources.
10. Cash-fund the Holford Park Sports Field Lighting in the FY 2021-22 Revised Operating Budget and reallocate the 2019 Bond funding to other needs.
11. Cash-fund the Ridgewood Master Plan in the FY 2021-22 Revised Operating Budget and reallocate the ARPA funding to other needs.
12. Cash-fund the Emergency Operations Center AV System in the FY 2021-22 Revised Operating Budget and reallocate the ARPA funding to other needs.
13. Cash-fund the On-Street Bicycle Facilities improvements in the FY 2021-22 Revised Operating Budget and reallocate the ARPA funding to other needs.

CONSIDERATION

I. Amendments to the 2022 CIP Appropriations

Staff seeks City Council approval to appropriate \$310,000 to the Playground Replacement Program, \$858,000 to the Sports Field/Park Renovation Program, \$603,000 to the Park System Parking and Park Roads Program, \$254,000 to the Aquatics Program - Splash Pads, \$204,000 to the Trail Development Program, \$480,000 to the Watson Park project, \$25,000 to the Downtown Restrooms project, \$154,000 to the Holford Road Segment B project, \$141,000 to the Holford Road Segment C project, \$1,209,000 to the Bottleneck Improvements Program, \$1,375,000 to the Railroad Crossing Improvements program,

\$134,000 to the Modernization/Upgrades - Library Kiosks project, \$566,000 to the Police Property and Evidence Building, and \$103,300 to the Firewheel Golf Park Cart Replacements project, to be expended in 2022.

(A) Funding from 2019 Bond Program

The City will issue Commercial Paper as expenditures are incurred in the Park System Parking and Park Roads Program, Trail Development Program, Holford Road Segment B, Holford Road Segment C, Bottleneck Improvements Program, Railroad Crossing Improvements program, Modernization/Upgrade - Library Kiosks, and Police Property and Evidence Building; and at a future date, 2019 General Obligation Bonds will be issued to refinance the outstanding Commercial Paper.

(B) Funding from Future Certificate of Obligation

The City's cash reserves will be used to fund the increases outlined to the Playground Replacement Program, Sports Field/Park Renovation Program, Aquatics Program - Splash Pads, and Watson Park; and a Reimbursement Certificate will be issued allowing the reserve to be replenished in May 2023 when Certificates of Obligation are issued to fund these requests and the upcoming 2023 CIP.

(C) Funding from Short-Term Tax Note Reserves

The City's available Short-Term Tax Note reserves will be used to fund the \$103,300 additional cost in the Firewheel Golf Park Cart Replacements project.

(D) Funding from One-Time Cash

The FY 2021-22 Revised Operating Budget will reflect a transfer to the CIP in the amount of \$25,000 for the Downtown Restroom project.

Staff seeks City Council approval to reduce the 2022 appropriation by \$2,295,000 for the Garland Senior Activity Center, \$2,728,000 for Lyons Road - I.H. 30 to Guthrie Road, \$346,000 for the Lakewood Addition Drainage Improvements, \$2,743,000 for the Garvon West Industrial Park Drainage Improvements, \$555,000 for Lavon Landscaping, and \$500,000 for the New Public Health Clinic. These project costs will be moved to a future year.

II. Changes to the multi-year Capital Improvement Program

Finally, the changes to the multi-year Capital Improvement Program will be incorporated into the 2023 Proposed Capital Improvement Program.

Changes to the allocation of the American Rescue Plan Act funding to capital projects based on recent U.S. Department of the Treasury guidance will be brought forward for Council's consideration on a future budget amendment.

Attachment A - Amendments to 2022 CIP Appropriations

Attachment B - Changes to CIP Multi-Year Plan

ATTACHMENT A

Proposed Budget Amendment No. 1 2022 Capital Improvement Program

	<u>BA #1</u>
Use of Funds - 2022 Project Costs:	
<u>Park CIP</u>	
Playground Replacement Program (CO)	\$310,000
Sports Field / Park Renovation Program (CO)	858,000
Park System Parking and Park Roads Program (GOB19)	603,000
Aquatics Program - Splash Pads (CO)	254,000
Trail Development Program (GOB19)	204,000
Garland Senior Activity Center (GOB19 - Costs Pushed Out to 2023)	(2,295,000)
Watson Park (CO)	480,000
Downtown Restroom (TIF #1 Cash Transfer)	25,000
<u>Street / Transportation CIP</u>	
Holford Segment B - Naaman Forest Blvd. to PGBT (GOB19)	\$154,000
Holford Segment C - Arapaho Rd. to Naaman Forest Blvd. (GOB19)	141,000
Lyons Road - I.H. 30 to Guthrie Road (GOB19)	(2,728,000)
Bottleneck Improvements Program (GOB19)	1,209,000
Railroad Crossing Improvements Program (GOB19)	1,375,000
<u>Drainage CIP</u>	
Lakewood Addition Drainage Imprvmnts. (GOB19)	(\$346,000)
Garvon West Industrial Park Drainage Imprvmnts. (GOB19)	(2,743,000)
<u>Library CIP</u>	
Modernization/Upgrades - Library Kiosks (GOB19)	\$134,000
<u>Public Safety CIP</u>	
Police Property and Evidence Building (GOB19)	\$566,000
<u>Economic Development CIP</u>	
Lavon Landscaping (2022 CO)	(\$555,000)

ATTACHMENT A

Proposed Budget Amendment No. 1 2022 Capital Improvement Program

	<u>BA #1</u>
Use of Funds - 2022 Project Costs:	
<u>Municipal Facilities & Miscellaneous Tax-Supp. CIP</u>	
New Public Health Clinic (ARPA Project)	(\$500,000)
Firewheel Golf Park Cart Replacements (Tax Note)	103,300
Total Net Change in 2022 Project Costs	<u><u>(\$2,750,700)</u></u>

ATTACHMENT B

**Proposed Budget Amendment No. 1
2022 Capital Improvement Program
Changes Reviewed at May Retreat**

	<u>Projected</u>
Total Change to Capital Improvement Program:	
Park	\$63,683,000
Street / Transportation	42,073,000
Drainage (Includes projects moved beyond Five-Year Plan)	16,355,000
Library	5,700,000
Public Safety	10,806,000
Economic Development	2,261,000
Municipal Facilities & Miscellaneous Tax-Supported (One project eliminated)	882,000
Total Increase in Project Costs	<u><u>\$141,760,000</u></u>

All changes will be incorporated in the upcoming 2023 Capital Improvement Program with allocations to the Project and Program levels.

	<u>Projected</u>
Total Project Changes to Address Shortfall:	
Lyons Road – I.H. 30 to Guthrie Rd.	(\$16,464,000)
Lavon Landscaping	(1,542,000)
Leon Road – S. Garland Ave. to McCree Rd.	(6,331,000)
Lakewood Addition Drainage Improvements	(12,750,000)
Garvon West Industrial Park Drainage Improvements	(20,246,000)
Western Heights No. 4 Drainage Improvements	(3,500,000)
Broadband Services (ARPA)	(1,000,000)
New Public Health Clinic (ARPA)	(8,119,000)

ATTACHMENT B

Proposed Budget Amendment No. 1 2022 Capital Improvement Program Changes Reviewed at May Retreat

	<u>Projected</u>
Audubon Park Service Road Replacement (2004 Bond/ARPA)	(\$3,475,000)
Holford Sports Field Lighting	(260,000)
Ridgewood Master Plan (ARPA)	(100,000)
Emergency Operations Center AV System (ARPA)	(384,000)
On-Street Bicycle Facilities (ARPA)	(250,000)
Total Net Change in Project Costs	<u>\$67,339,000</u>

The above projects were either postponed for completion after 2028, eliminated, or cash-funded.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3. b.

Meeting Date: June 20, 2022

Item Title: COVID-19 Briefing

Summary of Request/Problem

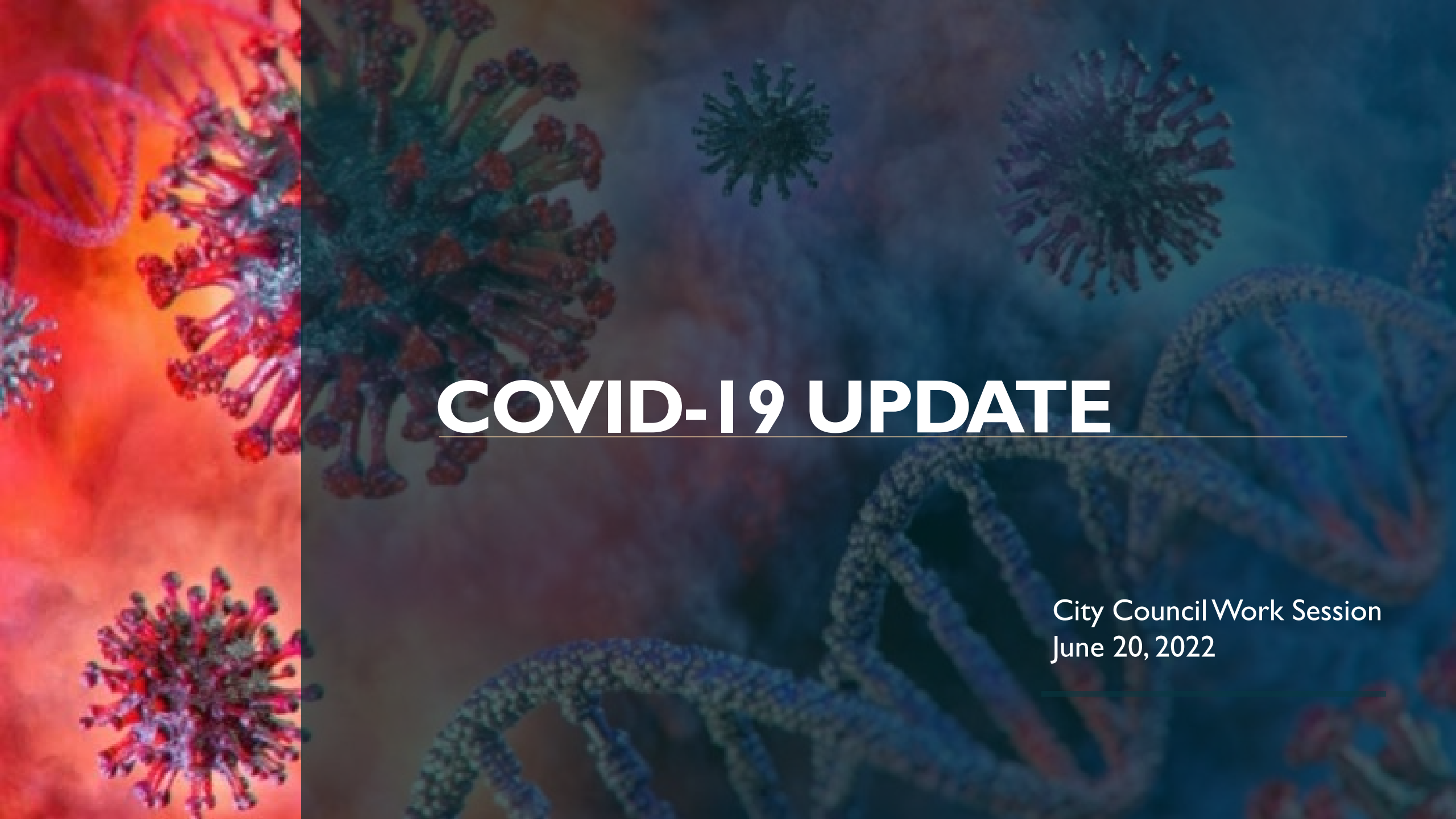
Staff will provide an update to Council and ask for direction, if needed, on various matters related to COVID-19 and actions being taken by the City.

Recommendation/Action Requested and Justification

Council discussion.

Attachments

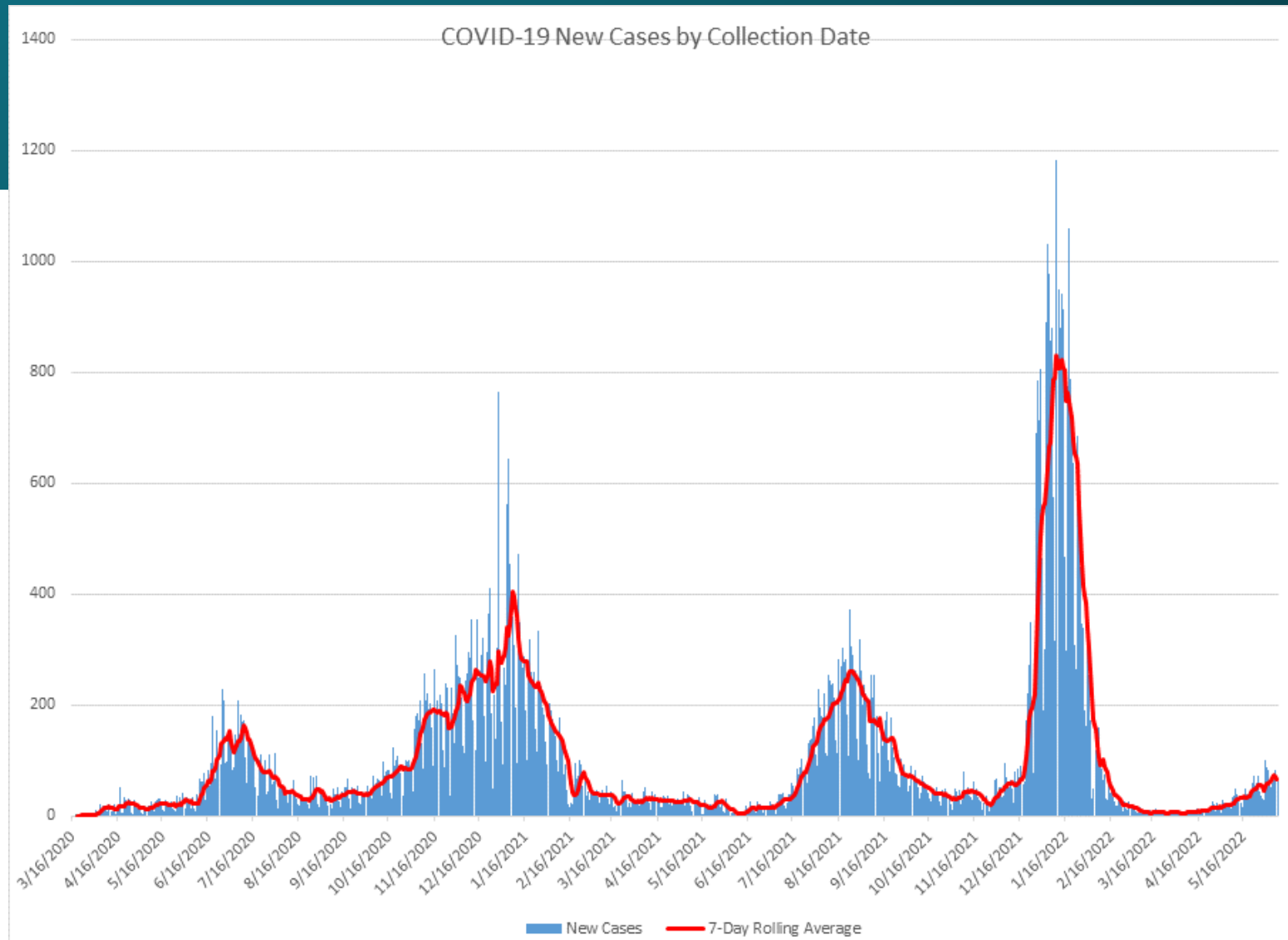
COVID-19 Presentation



COVID-19 UPDATE

City Council Work Session
June 20, 2022

Garland Impacts



Total Confirmed
61,975

Total Recovered
60,616

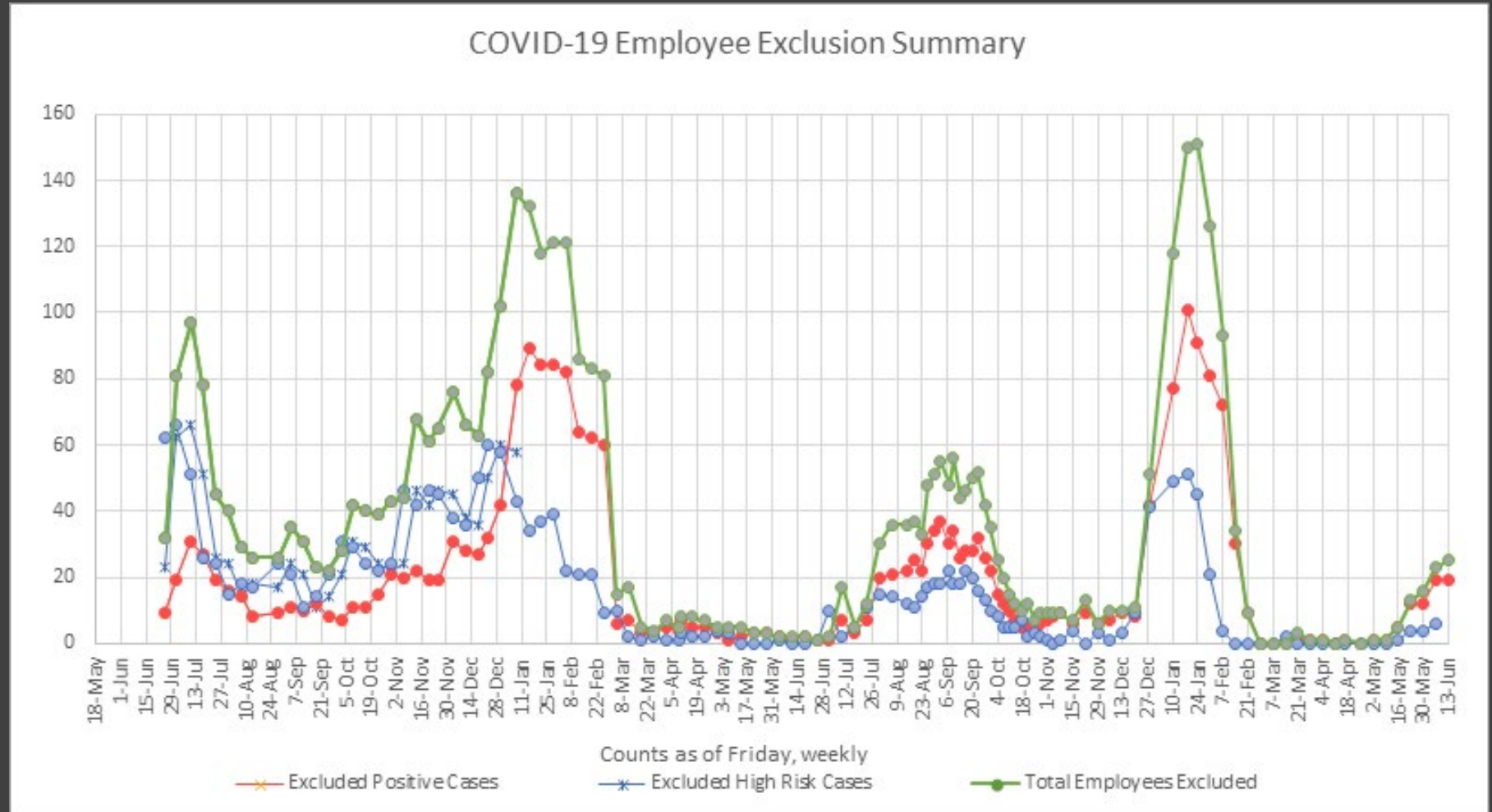
Total Deaths
764

Active Cases
595

Current Staff Impacts

25 COG employees excluded due to COVID-19 as of June 10, 2022

Total
Recovered
690
All
Departments



Garland Vaccinations Administered

Doses thru 6/10/22

First Doses	21,328
Second Doses	19,510
Third Doses	6,802
Fourth Doses	556
Single Doses (Initial + Booster)	885
Pediatric First Doses	1,660
Pediatric Second Doses	1,365
Pediatric Third Doses	9
Total	52,115

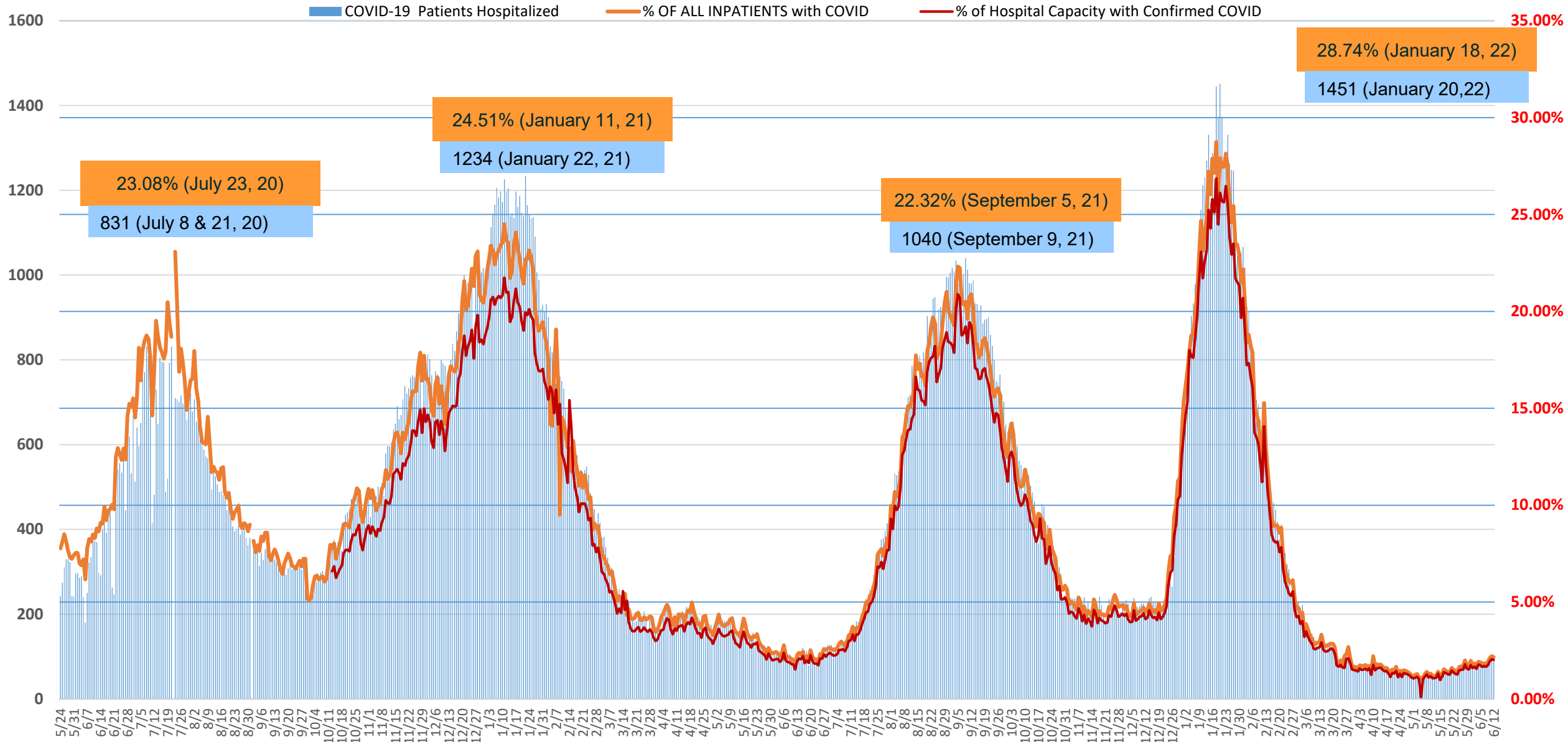
Hospitalized COVID Patients and Percent COVID Patients to All Hospital Patients Dallas County

06/12/22 Numbers

91

2.16%

2.01%





QUESTIONS



GARLAND POLICY REPORT

City Council Work Session Agenda

3. c.

Meeting Date: June 20, 2022

Item Title: First Street Bottleneck Improvements - Eminent Domain Omnibus Resolution

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Strategic Focus Areas: Well-Maintained City Infrastructure

ISSUE

As part of the 2019 Bond Program, voters approved Proposition A, which includes the Bottleneck Improvements Program, requiring the expansion of First Street from West Miller Road to Lavon Drive. The City does not own all the property necessary to construct the project and will engage in an effort to acquire the necessary easements and right-of-way.

On February 28, 2022, Council was briefed on Staff presenting roadway projects, which potentially require the use of eminent domain, as a single resolution encompassing the entire limits of the project rather than a series of individual resolutions for each piece of property. State law allows the Council to authorize the use of eminent domain to acquire rights to multiple tracts, so long as those tracts are all part of the same project.

On June 6, 2022, Council was briefed on the Bottleneck Improvements Program, specifically along First Street.

OPTIONS

1. Approve an omnibus resolution authorizing the use of eminent domain where necessary to acquire the property rights needed for First Street (W. Miller Rd. to Lavon Dr.). The property owners will be duly compensated.
2. Do not approve the omnibus resolution for the project. The process will default to Staff presenting a series of individual resolutions on a property-by-property basis should the use of eminent domain be required.

RECOMMENDATION

Council is requested to approve an omnibus resolution authorizing the acquisition of the property rights described in the proposed resolution. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 5, 2022 Regular Meeting. (The design contract for this project was previously awarded.)

BACKGROUND

The approved roadway alignment for First Street (W. Miller Rd. to Lavon Dr.) includes expanding the roadway for additional turn and through lanes. The approved roadway alignment anticipates the need for approximately 60 parcels or a portion thereof. Should efforts to obtain the necessary property interests be unsuccessful, Staff is seeking pre-authorization to pursue eminent domain on one or more parcels.

Council was briefed on requirements for land acquisition on the First Street Bottleneck Improvements project on February 28, 2022 and June 6, 2022 in Executive Session.

Based upon previous requests from Council, Staff is providing the DCAD value information as a supplementary attachment. It includes: (1) property address; (2) property ownership, per DCAD records; (3) the legal description of the parent tract; (4) the acquisition type; and (5) current DCAD value. This information is based on the most recent alignment as approved by the Council. In practice, the initial offers presented to the property owners will be based upon a private appraisal.

CONSIDERATION

Initiating condemnation is part of the negotiation process, and Staff makes every reasonable effort to successfully negotiate a purchase price before initiating condemnation. Staff will only initiate condemnation when a mutual agreement cannot be reached or there are significant title or lien issues.

Attachments

First Street Bottleneck Improvements
Supplementary Property Information

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY RIGHTS LOCATED ALONG FIRST STREET BETWEEN WEST MILLER ROAD AND LAVON DRIVE IN THE CITY OF GARLAND, COUNTY OF DALLAS, TEXAS, SAID PROPERTY INTERESTS BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A"; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland ("Garland") has found and determined the need to acquire property rights necessary for the improvement of mobility along First Street between W. Miller Road and Lavon Drive which will necessitate the acquisition of real property ("Project");

WHEREAS, public convenience and necessity requires the acquisition of certain rights of way and/or easements upon, over, under, and across all or a portion of one or more of the units of the properties identified in Exhibit "A" ("Properties"), attached hereto and incorporated herein by reference, for the construction, operation, reconstruction, and maintenance of the Project;

WHEREAS, in order to effectuate the Project, it will be necessary for the employees, agents, and/or representatives of Garland to lay out the Project and acquire all necessary easements and rights of way upon, over, under, and across one or more of the units of the Properties for the purpose of improving mobility along First Street between W. Miller Road and Lavon Drive;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the design, establishment, and acquisition of the Property Interests;

WHEREAS, it is necessary to set out procedures for the establishment and approval of just compensation for Property Interests to be acquired for the Project;

WHEREAS, Garland is required to engage in good faith negotiations as defined by, and in compliance with, Texas Property Code §21.0111, including a *bona fide* offer to acquire the Property Interests from the property owners voluntarily, as defined by, and in compliance with, Texas Property Code §21.0113 before beginning the acquisition of the Property Interests through a condemnation proceeding;

WHEREAS, the units of land are located in the City of Garland, Dallas County, Texas as described in Exhibit "A" and the current Property Owners of the units according to the Dallas County Appraisal District identified therein;

WHEREAS, before Garland may initiate a condemnation proceeding by filing a petition under Chapter 21 of the Texas Property Code, the Garland City Council must authorize the initiation of the condemnation proceedings at a public meeting by a record vote; and

WHEREAS, Chapter 21 of the Texas Property Code authorizes Garland to adopt a single resolution authorizing the initiation of condemnation proceedings for all units affected by a single project;

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

Section 1

There is a public necessity for Garland to undertake in an expeditious manner the improvement of mobility along First Street between W. Miller Road and Lavon Drive, including the re-alignment of public infrastructure, as necessary, for the public purpose of reducing traffic congestion and delays along the corridor and improving pedestrian connectivity.

Section 2

That Garland, its staff, its agents, and its attorneys are specifically authorized to hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to accomplish the laying out of the improvements for the Project and the establishment and acquisition of the required Property Interests.

Section 3

The public convenience and necessity requires the acquisition of permanent and temporary rights of way and easement rights upon, over, under, and across the units described in Exhibit "A".

Section 4

That Garland, its staff, its agents, and its attorneys are specifically authorized to engage independent professional appraisal reports of the Properties as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee will establish a certain amount determined to be just compensation for the Property Interests based on the appraisals and fair market value of the Property, the Property Interests, and any applicable fees necessary to acquire the Property Interests.

Section 5

That Garland, its staff, its agents, and its attorneys are authorized to enter into good faith negotiations with the owners of the Properties in order to acquire the Property Interests and to take all actions necessary to make a *bona fide* offer to acquire the Property Interests from the landowner(s) voluntarily as required by Chapter 21 of the Texas Property Code.

Section 6

That, should Garland's efforts to obtain the Property Interests voluntarily be unsuccessful, that Garland, its staff, and its attorneys are hereby authorized to proceed as necessary to condemn necessary Property Interests in one or more units of the Properties, if necessary and is further directed to file or cause to be filed against all property owners, lienholders, and any owners of any other property interests in the Properties, proceedings in condemnation to acquire in the name of and on behalf of Garland, the Property Interests necessary to Garland, as described herein, for the public uses set forth herein, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions, as provided in Section 21 of the Texas Property Code.

Section 7

That Garland, its staff, its agents, and its attorneys are specifically authorized to do all things necessary and proper to carry out the intent and purpose of this Resolution, including determination of the Property Interests that are proper and necessary for the Project.

Section 8

It is the intent of the City Council that this Resolution authorizes the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Property Interests necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 9

It is the intent of the City Council that this Resolution authorizes the condemnation, if necessary, of all Property Interests required for the improvement of mobility along First Street between W. Miller Road and Lavon Drive and the expansion of roadway and realignment of sidewalks, as necessary, located in the City, to serve the public and citizens of Garland.

Section 10

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Resolution authorizing condemnation of the corrected or revised Property Interests.

Section 11

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable Garland to take possession of the Property Interests without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City

Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council Policy, to settle disputes related to the value of the Property Interests.

Section 12

This Resolution is the first record vote and is intended to apply to all units of property to be condemned.

Section 13

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the ____ day of _____, 20____.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Exhibit "A"

Property Address	Property Ownership, per DCAD Records	Legal Description
524 S 1ST ST	BINDER SINGH & KIRPAL SINGH WALHA	1: SOUTHERN GARDENS 2: BLK D LOT 1.6 ACS 0.1228 3: 4: INT201900217620 DD01252019 CO-DC 5: 5555000400106 2CG55550004
502 S 1ST ST	TRANSGURU LLC	1: SOUTHERN GARDENS 2: BLK D PT LT 1 ACS 0.504 CALC 3: 4: INT202100045691 DD02112021 CO-DC 5: 5555000400101 2CG55550004
101 E AVE D	REINALDO VALENTIN TURCIOS	1: COOPERS 1 2: BLK A LOTS 1 & 2 3: 4: VOL2002024/15472 DD01312002 CO-DC 5: 1005000100100 32610050001
410 S 1ST ST	REINALDO VALENTIN TURCIOS	1: COOPERS 1 2: BLK A LOT 3 E 53.24X50 3: 4: VOL2002024/15472 DD01312002 CO-DC 5: 1005000100300 32610050001
406 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A E 53.24FT LTS 4 & 5 3: 4: VOL2000041/1756 DD02232000 CO-DC 5: 1005000100400 32610050001
402 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A E 53.24FT LT 6 3: 4: VOL2000041/1756 DD02232000 CO-DC 5: 1005000100600 32610050001
316 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A E 53.24' LOT 7 3: 4: VOL2000041/1756 DD02232000 CO-DC 5: 4801450100700 32610050001
312 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A PT LOT 8 E 53.24X50 3: 4: VOL2000082/3001 DD04252000 CO-DC 5: 4801450100800 32610050001
306 S 1ST ST	JOHN YOUNG	1: COOPERS 1 2: BLK A PG LOT 9 50X53.24 3: 4: VOL85115/2571 CO-DALLAS 5: 4801450100900 32610050001
302 S 1ST ST	JOHN YOUNG	1: COOPERS 1 2: BLK A E 53.24' LOT 10 50X46.76 3: 4: VOL85115/2579 CO-DALLAS 5: 1005000101000 32610050001

Property Address	Property Ownership, per DCAD Records	Legal Description
102 E AVE B	JOHN YOUNG	1: COOPERS 1 2: BLK A LOT 11 & E 53.24' LOT 12 3: 4: VOL84200/1978 CO-DALLAS 5: 4801450101100 32610050001
105 MAIN ST	FIVE POINTS JV	1: C B MCCALLUMS HOME 2: PT LT 19 & 20 & ALL LT 20A 3: ACS 0.8443 4: VOL85107/0205 CO-DALLAS 5: 3245000001900 32632450000
103 S 1ST ST	JVJP INVESTMENTS LLC	1: C B MCCALLUMS HOME 2: LTS 21-27 3: & 10X245 STRIP ADJ LT 21 4: INT201000061627 DD03122010 CO-DC 5: 3245000002100 2CG32450000
106 S 1ST ST	FIVE POINT JV	1: FIVE POINT COMMERCIAL 2: BLK 1 LT 1 ACS 0.8333 3: 4: VOL85226/1950 CO-DALLAS 5: 1794100100100 32617941001
201 S 1ST ST	ISMAIL GHABIN	1: T W BRACKETTS 2: LT 1 & PT LT 2 3: 4: VOL2002251/08625 DD12272002 CO-DA 5: 0445000000100 32604450000
202 S 1ST ST	BILLY J EDWARDS	1: COOPERS 1 2: BLK A PT LOT 15 NE 60X53.24 3: 4: VOL83114 PG2782 5: 1005000101500 32610050001
206 S 1ST ST	BILLY J EDWARDS	1: COOPERS 1 2: BLK A PT LOT 14 NE 27.27X53.24 3: 4: VOL83114 PG2782 5: 1005000101500 32610050001
301 S 1ST ST	HARN JOE BROOKS TRUST & NAKI ELIZABETH ANN TRUST	1: T W BRACKETTS 2: LOTS 4 & 5 3: 4: VOL2002219/7577 DD02151994 CO-DC 5: 0445000000400 2CG04450000
305 S 1ST ST	SHARIFULLAH SHARIF	1: T W BRACKETTS 2: LOTS 6 & 7 3: 4: INT201400150817 DD06132014 CO-DC 5: 0445000000600 2CG04450000
100 W AVE D	LAVINIA CORPORATION	1: CARLETONS 2: BLK 1 LT 6R ACS 0.8404 3: 4: VOL2004179/08238 DD08302004 CO-DC 5: 0795000106R00 3CG07950001
101 W AVE D	MELISSA GVENTURES LLC	1: KELLERS 2 2: BLK 1 LOT 1 3: 4: INT202200042360 DD02112022 CO-DC 5: 2916000100100 2CG29160001

Property Address	Property Ownership, per DCAD Records	Legal Description
101 W AVE D	MELISSA GVENTURES LLC	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 42.1 ACS 0.0961 3: 4: INT202200042360 DD02112022 CO-DC 5: 0328500504201 2cg03285005
103 W AVE D	BILLIELEWIS LLC	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 42 ACS 0.53 3: 4: INT202100301673 DD10072021 CO-DC 5: 0328500504200 1CG03285005
109 W AVE D	ALI SANI	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 41 ACS 0.48 3: 4: INT200600441627 DD11232006 CO-DC 5: 0328500504100 1CG03285005
111 W AVE D	ALI SANI	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 38 TS-71 3: SEE IMP ONLY 99 FOR ADDL TO 4: INT200600441636 DD11222006 CO-DC 5: 0328500503800 1CG03285005
116 W AVE D	SARAH L STAFFORD	1: CARLETONS 2: LOT 5 3: 4: VOL99028/0723 DD020399 CO-DALLAS 5: 0795000000500 32607950000
120 W AVE D	STAFFORD ALLAN M & SARAH L	1: CARLETONS 2: LOT 4 3: 4: 5: 0795000000400 32607950000
1938 DELMAR DR	SILVINA RAYAS GARCIA & AVELINA CAMARILLO JUAREZ	1: CRESTHAVEN 1 2: BLK 7 LOT 22 ACS 0.2201 CALC 3: 4: INT202100124996 DD04232021 CO-DC 5: 1125000702200 1CG11250007
1937 S 1ST ST	THE AUBREE FAMILY TRUST	1: CRESTHAVEN 1 2: BLK 7 LOT 23 & S 44.5' LOT 24 3: LESS 112.47 SF 15836.53 SF 4: INT201400096153 DD10252004 CO-DC 5: 1125000702300 2CG11250007
2000 DELMAR DR	JOSE ZUNIGA TORRES & MARIA JESUS TORRES	1: DAUGHERTY HEIGHTS 2 2: BLK 10 LOT 1 3: 4: INT201200275035 DD09142012 CO-DC 5: 1315001000100 1CG13150010
2001 S 1ST ST	RAMIRO & MARIA VARGAS	1: DAUGHERTY HEIGHTS 2 2: BLK 10 LT 32 ACS 0.2012 CALC 3: 4: VOL2002094/8985 DD04192002 CO-DC 5: 1315001003200 32613150010
1602 S 1ST ST	KECHEJIAN ENTERPRISES LP	1: MINYARD 2: BLK 1 LOT 1 3: ACRES 0.4576 4: INT201500088859 DD03312015 CO-DC 5: 3511000100100 2CG35110001

Property Address	Property Ownership, per DCAD Records	Legal Description
1560 S 1ST ST	GARLAND SHOPPING PLAZA LP	1: BALLAS GARLAND 1 2: BLK 1 LT 1 ACS 3.0534 3: 4: INT202100025169 DD01142021 CO-DC 5: 0288000100100 2CG02880001
102 ARMSTRONG DR	ALIZA PROPERTIES LLC	1: CRESTHAVEN 1 2: BLK 7 LT 1 3: 4: INT201400220210 DD07242014 CO-DC 5: 1125000700100 1CG11250007
103 ARMSTRONG DR	MENDOZA MARIA C	1: CRESTHAVEN 1 2: BLK 6 LT 1 3: 4: INT201600362105 DD12152016 CO-DC 5: 1125000600100 1CG11250006
102 WASHINGTON ST	REYES ALMA DELIA	1: CRESTHAVEN 2 2: BLK 2 LOT 1 3: 4: INT201900201254 08012019 CO-DC 5: 1135000200100 1CG11350002
1019 S 1ST ST	SWEET HOME MISSIONARY BAPTIST CHURCH GARLAND	1: MARYLAND 2: LOT 110 3: 4: VOL92196/1970 EX100292 CO-DALLAS 5: 3225000011000 32632250000
101 EDGEFIELD DR	LEMUS PAMELA	1: MARYLAND 2: LT 66 LESS E 10' 3: 4: VOL2000124/5977 DD06102000 CO-DC 5: 3225000006600 32632250000
100 EDGEFIELD DR	SANCHEZIBARRA MARTHA	1: MARYLAND 2: LT 67 LESS E 10FT 3: 4: INT201900215852 DD07222011 CO-DC 5: 3225000006700 1CG32250000
840 S 1ST ST	BYRUM BOB JACK & SHERRIE LEE	1: SOUTHERN GARDENS 2 2: BLK A LT 1 LESS ROW ACS 0.4161 3: 4: INT201100234259 DD08262011 CO-DC 5: 5556000100100 2CG55560001
100 W AVE G	AXS HOMES LLC	1: MARYLAND 2: E 65.1' LT 45 3: 4: INT201800119363 DD04192018 CO-DC 5: 3225000004500 1CG32250000
101 W AVE G	AMERIPRO HOME BUYERS LLC	1: MARYLAND 2: LT 44 3: 4: INT202100027141 DD01252021 CO-DC 5: 3225000004400 1CG32250000
100 W AVE F	MARTINON MARIA E	1: MARYLAND 2: E 1/2 LOT 23 3: 4: INT201300317530 DD10022013 CO-DC 5: 3225000002300 1CG32250000

Property Address	Property Ownership, per DCAD Records	Legal Description
701 S FIRST ST	GARLAND GENERAL AGENCY INC	1: MARYLAND 2: E 1/2 LT 22 3: 4: VOL87100/3432 DD04201986 CO-DC 5: 3225000002201 1CG32250000
601 S 1ST ST	TRAN VUI NGOC	1: MARYLAND 2: PT LT 1 ACS 0.136 3: 4: VOL2005028/01088 DD02042005 CO-DC 5: 3225000000101 1CG32250000
101 W AVE E	GUTIERREZ LUDVIN FRANCISCO	1: CARLETONS 2: LOT 9 3: 4: INT201900232091 DD08302019 CO-DC 5: 0795000000900 1CG07950000
1936 S 1ST ST	CCP TB 10 PACK LP	1: DEL TACO 1 12 2: ACS 0.4643 3: 4: INT202100123727 DD04262021 CO-DC 5: 1385200000100 2CG13852000

First Street Bottleneck Improvements - Supplementary Property Information

Property Address	Property Ownership, per DCAD Records	Legal Description	Acquisition Type	Current DCAD Value (Total of Parent Tract)
524 S 1ST ST	BINDER SINGH & KIRPAL SINGH WALHA	1: SOUTHERN GARDENS 2: BLK D LOT 1.6 ACS 0.1228 3: 4: INT201900217620 DD01252019 CO-DC 5: 5555000400106 2CG55550004	Full	\$ 42,790.00
502 S 1ST ST	TRANSGURU LLC	1: SOUTHERN GARDENS 2: BLK D PT LT 1 ACS 0.504 CALC 3: 4: INT202100045691 DD02112021 CO-DC 5: 5555000400101 2CG55550004	Full	\$ 700,000.00
101 E AVE D	REINALDO VALENTIN TURCIOS	1: COOPERS 1 2: BLK A LOTS 1 & 2 3: 4: VOL2002024/15472 DD01312002 CO-DC 5: 1005000100100 32610050001	Full	\$ 42,590.00
410 S 1ST ST	REINALDO VALENTIN TURCIOS	1: COOPERS 1 2: BLK A LOT 3 E 53.24X50 3: 4: VOL2002024/15472 DD01312002 CO-DC 5: 1005000100300 32610050001	Full	\$ 74,330.00
406 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A E 53.24FT LTS 4 & 5 3: 4: VOL2000041/1756 DD02232000 CO-DC 5: 1005000100400 32610050001	Full	\$ 124,650.00
402 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A E 53.24FT LT 6 3: 4: VOL2000041/1756 DD02232000 CO-DC 5: 1005000100600 32610050001	Full	\$ 21,300.00
316 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A E 53.24' LOT 7 3: 4: VOL2000041/1756 DD02232000 CO-DC 5: 4801450100700 32610050001	Full	\$ 25,550.00
312 S 1ST ST	TAN Q PHAM & HONG DINH NGUYN	1: COOPERS 1 2: BLK A PT LOT 8 E 53.24X50 3: 4: VOL2000082/3001 DD04252000 CO-DC 5: 4801450100800 32610050001	Partial	\$ 21,300.00
306 S 1ST ST	JOHN YOUNG	1: COOPERS 1 2: BLK A PG LOT 9 50X53.24 3: 4: VOL85115/2571 CO-DALLAS 5: 4801450100900 32610050001	Full	\$ 38,580.00
302 S 1ST ST	JOHN YOUNG	1: COOPERS 1 2: BLK A E 53.24' LOT 10 50X46.76 3: 4: VOL85115/2579 CO-DALLAS 5: 1005000101000 32610050001	Full	\$ 18,700.00
102 E AVE B	JOHN YOUNG	1: COOPERS 1 2: BLK A LOT 11 & E 53.24' LOT 12 3: 4: VOL84200/1978 CO-DALLAS 5: 4801450101100 32610050001	Full	\$ 61,790.00

Property Address	Property Ownership, per DCAD Records	Legal Description	Acquisition Type	Current DCAD Value (Total of Parent Tract)
105 MAIN ST	FIVE POINTS JV	1: C B MCCALLUMS HOME 2: PT LT 19 & 20 & ALL LT 20A 3: ACS 0.8443 4: VOL85107/0205 CO-DALLAS 5: 3245000001900 32632450000	Partial	\$ 1,399,170.00
103 S 1ST ST	JVJP INVESTMENTS LLC	1: C B MCCALLUMS HOME 2: LTS 21-27 3: & 10X245 STRIP ADJ LT 21 4: INT201000061627 DD03122010 CO-DC 5: 3245000002100 2CG32450000	Partial	\$ 1,008,810.00
106 S 1ST ST	FIVE POINT JV	1: FIVE POINT COMMERCIAL 2: BLK 1 LT 1 ACS 0.8333 3: 4: VOL85226/1950 CO-DALLAS 5: 1794100100100 32617941001	Partial	\$ 578,160.00
201 S 1ST ST	ISMAIL GHABIN	1: T W BRACKETTS 2: LT 1 & PT LT 2 3: 4: VOL2002251/08625 DD12272002 CO-DA 5: 0445000000100 32604450000	Full	\$ 229,630.00
202 S 1ST ST	BILLY J EDWARDS	1: COOPERS 1 2: BLK A PT LOT 15 NE 60X53.24 3: 4: VOL83114 PG2782 5: 1005000101500 32610050001	Partial	\$ 71,050.00
206 S 1ST ST	BILLY J EDWARDS	1: COOPERS 1 2: BLK A PT LOT 14 NE 27.27X53.24 3: 4: VOL83114 PG2782 5: 1005000101500 32610050001	Partial	\$ 11,620.00
301 S 1ST ST	HARN JOE BROOKS TRUST & NAKI ELIZABETH ANN TRUST	1: T W BRACKETTS 2: LOTS 4 & 5 3: 4: VOL2002219/7577 DD02151994 CO-DC 5: 0445000000400 2CG04450000	Partial	\$ 135,350.00
305 S 1ST ST	SHARIFULLAH SHARIF	1: T W BRACKETTS 2: LOTS 6 & 7 3: 4: INT201400150817 DD06132014 CO-DC 5: 0445000000600 2CG04450000	Partial	\$ 360,720.00
100 W AVE D	LAVINIA CORPORATION	1: CARLETONS 2: BLK 1 LT 6R ACS 0.8404 3: 4: VOL2004179/08238 DD08302004 CO-DC 5: 0795000106R00 3CG07950001	Partial	\$ 1,047,020.00
101 W AVE D	MELISSA GVENTURES LLC	1: KELLERS 2 2: BLK 1 LOT 1 3: 4: INT202200042360 DD02112022 CO-DC 5: 2916000100100 2CG29160001	Partial	\$ 913,880.00
101 W AVE D	MELISSA GVENTURES LLC	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 42.1 ACS 0.0961 3: 4: INT202200042360 DD02112022 CO-DC 5: 0328500504201 2cg03285005	Partial	\$ 41,860.00

Property Address	Property Ownership, per DCAD Records	Legal Description	Acquisition Type	Current DCAD Value (Total of Parent Tract)	
103 W AVE D	BILLIELEWIS LLC	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 42 ACS 0.53 3: 4: INT202100301673 DD10072021 CO-DC 5: 0328500504200 1CG03285005	Partial	\$	421,090.00
109 W AVE D	ALI SANI	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 41 ACS 0.48 3: 4: INT200600441627 DD11232006 CO-DC 5: 0328500504100 1CG03285005	Partial	\$	357,320.00
111 W AVE D	ALI SANI	1: JOEL CRUMPACKER ABST 328 PG 500 2: TR 38 TS-71 3: SEE IMP ONLY 99 FOR ADDL TO 4: INT200600441636 DD11222006 CO-DC 5: 0328500503800 1CG03285005	Partial	\$	458,600.00
116 W AVE D	SARAH L STAFFORD	1: CARLETONS 2: LOT 5 3: 4: VOL99028/0723 DD020399 CO-DALLAS 5: 0795000000500 32607950000	Partial	\$	175,000.00
120 W AVE D	STAFFORD ALLAN M & SARAH L	1: CARLETONS 2: LOT 4 3: 4: 5: 0795000000400 32607950000	Partial	\$	180,000.00
1938 DELMAR DR	SILVINA RAYAS GARCIA & AVELINA CAMARILLO JUAREZ	1: CRESTHAVEN 1 2: BLK 7 LOT 22 ACS 0.2201 CALC 3: 4: INT202100124996 DD04232021 CO-DC 5: 1125000702200 1CG11250007	Partial	\$	204,680.00
1937 S 1ST ST	THE AUBREE FAMILY TRUST	1: CRESTHAVEN 1 2: BLK 7 LOT 23 & S 44.5' LOT 24 3: LESS 112.47 SF 15836.53 SF 4: INT201400096153 DD10252004 CO-DC 5: 1125000702300 2CG11250007	Partial	\$	196,760.00
2000 DELMAR DR	JOSE ZUNIGA TORRES & MARIA JESUS TORRES	1: DAUGHERTY HEIGHTS 2 2: BLK 10 LOT 1 3: 4: INT201200275035 DD09142012 CO-DC 5: 1315001000100 1CG13150010	Partial	\$	160,490.00
2001 S 1ST ST	RAMIRO & MARIA VARGAS	1: DAUGHERTY HEIGHTS 2 2: BLK 10 LT 32 ACS 0.2012 CALC 3: 4: VOL2002094/8985 DD04192002 CO-DC 5: 1315001003200 32613150010	Partial	\$	156,770.00
1602 S 1ST ST	KECHEJIAN ENTERPRISES LP	1: MINYARD 2: BLK 1 LOT 1 3: ACRES 0.4576 4: INT201500088859 DD03312015 CO-DC 5: 3511000100100 2CG35110001	Partial	\$	240,000.00
1560 S 1ST ST	GARLAND SHOPPING PLAZA LP	1: BALLAS GARLAND 1 2: BLK 1 LT 1 ACS 3.0534 3: 4: INT202100025169 DD01142021 CO-DC 5: 0288000100100 2CG02880001	Partial	\$	2,861,220.00

Property Address	Property Ownership, per DCAD Records	Legal Description	Acquisition Type	Current DCAD Value (Total of Parent Tract)	
102 ARMSTRONG DR	ALIZA PROPERTIES LLC	1: CRESTHAVEN 1 2: BLK 7 LT 1 3: 4: INT201400220210 DD07242014 CO-DC 5: 1125000700100 1CG11250007	Partial	\$	220,400.00
103 ARMSTRONG DR	MENDOZA MARIA C	1: CRESTHAVEN 1 2: BLK 6 LT 1 3: 4: INT201600362105 DD12152016 CO-DC 5: 1125000600100 1CG11250006	Partial	\$	223,940.00
102 WASHINGTON ST	REYES ALMA DELIA	1: CRESTHAVEN 2 2: BLK 2 LOT 1 3: 4: INT201900201254 08012019 CO-DC 5: 1135000200100 1CG11350002	Partial	\$	206,160.00
1019 S 1ST ST	SWEET HOME MISSIONARY BAPTIST CHURCH GARLAND	1: MARYLAND 2: LOT 110 3: 4: VOL92196/1970 EX100292 CO-DALLAS 5: 3225000011000 32632250000	Partial		N/A
101 EDGEFIELD DR	LEMUS PAMELA	1: MARYLAND 2: LT 66 LESS E 10' 3: 4: VOL2000124/5977 DD06102000 CO-DC 5: 3225000006600 32632250000	Partial	\$	209,870.00
100 EDGEFIELD DR	SANCHEZIBARRA MARTHA	1: MARYLAND 2: LT 67 LESS E 10FT 3: 4: INT201900215852 DD07222011 CO-DC 5: 3225000006700 1CG32250000	Partial	\$	140,730.00
840 S 1ST ST	BYRUM BOB JACK & SHERRIE LEE	1: SOUTHERN GARDENS 2 2: BLK A LT 1 LESS ROW ACS 0.4161 3: 4: INT201100234259 DD08262011 CO-DC 5: 5556000100100 2CG55560001	Partial	\$	153,900.00
100 W AVE G	AXS HOMES LLC	1: MARYLAND 2: E 65.1' LT 45 3: 4: INT201800119363 DD04192018 CO-DC 5: 3225000004500 1CG32250000	Partial	\$	246,970.00
101 W AVE G	AMERIPRO HOME BUYERS LLC	1: MARYLAND 2: LT 44 3: 4: INT202100027141 DD01252021 CO-DC 5: 3225000004400 1CG32250000	Partial	\$	191,960.00
100 W AVE F	MARTINON MARIA E	1: MARYLAND 2: E 1/2 LOT 23 3: 4: INT201300317530 DD10022013 CO-DC 5: 3225000002300 1CG32250000	Partial	\$	11,250.00
701 S FIRST ST	GARLAND GENERAL AGENCY INC	1: MARYLAND 2: E 1/2 LT 22 3: 4: VOL87100/3432 DD04201986 CO-DC 5: 3225000002201 1CG32250000	Partial	\$	11,250.00

Property Address	Property Ownership, per DCAD Records	Legal Description	Acquisition Type	Current DCAD Value (Total of Parent Tract)	
601 S 1ST ST	TRAN VUI NGOC	1: MARYLAND 2: PT LT 1 ACS 0.136 3: 4: VOL2005028/01088 DD02042005 CO-DC 5: 3225000000101 1CG32250000	Partial	\$	11,250.00
101 W AVE E	GUTIERREZ LUDVIN FRANCISCO	1: CARLETONS 2: LOT 9 3: 4: INT201900232091 DD08302019 CO-DC 5: 0795000000900 1CG07950000	Partial	\$	251,830.00
1936 S 1ST ST	CCP TB 10 PACK LP	1: DEL TACO 1 12 2: ACS 0.4643 3: 4: INT202100123727 DD04262021 CO-DC 5: 1385200000100 2CG13852000	Partial	\$	451,150.00



GARLAND POLICY REPORT

City Council Work Session Agenda

3. d.

Meeting Date: June 20, 2022

Item Title: Bottleneck Improvements Program - Eminent Domain Condemnation

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Strategic Focus Areas: Well-Maintained City Infrastructure

ISSUE

As part of the 2019 Bond Program, voters approved Proposition A, which includes the Bottleneck Improvements Program, requiring the expansion of 12 major intersections to alleviate traffic congestion. Intersections will be expanded to provide additional turn bays and/or through lanes. The City does not own all the property necessary to construct the project and has engaged in an effort to acquire the necessary easements and right-of-way.

OPTIONS

1. Approve one resolution authorizing the use of eminent domain where necessary to acquire the property rights needed for intersection improvements at Shiloh/Belt Line and Shiloh/Buckingham. Three (3) property owners will be duly compensated.
2. Do not approve the resolution.

RECOMMENDATION

Council is requested to approve one resolution authorizing the acquisition of the property rights described in the proposed resolution. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 5, 2022 Regular Meeting.

BACKGROUND

The Bottleneck Improvements Program will widen intersections to provide additional turn bays and through lanes to alleviate congestion at 12 major intersections. The bottleneck improvements require the acquisition of "strips and clips" or portions of multiple parcels.

Because the City does not already own all the property upon which the project will be constructed, the City has engaged in efforts to acquire the necessary property rights and continues to negotiate with additional property owners for said property interests. If these negotiations are unsuccessful, additional properties may need to be included on a future resolution.

The resolution currently being considered focuses on improvements at the intersections of Shiloh at Buckingham and Shiloh at Belt Line.

Council was previously briefed on the land acquisition requirements for the Bottleneck Improvements Program in Executive Session.

CONSIDERATION

Initiating condemnation is part of the negotiation process, and staff makes every reasonable effort to reach a mutual agreement before initiating condemnation. Due to several owners' lack of responsiveness in negotiations and/or lack of mutual agreement on purchase price, pursuing the use of eminent domain is currently the method necessary for gaining the property rights required for the project.

Attachments

Bottleneck Improvements

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY RIGHTS LOCATED AT THE INTERSECTION OF BELT LINE AND SHILOH ROADS AND AT THE INTERSECTION OF BUCKINGHAM AND SHILOH ROADS, IN THE CITY OF GARLAND, TEXAS, SAID PROPERTY INTERESTS BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland, ("Garland"), has found and determined the need to acquire property rights necessary to widen intersection improvements for the Bottleneck Improvements Program ("Project"), which will necessitate the acquisition of properties at the intersection of Belt Line and Shiloh Roads and at the intersection of Buckingham and Shiloh Roads ("Properties");

WHEREAS, public convenience and necessity requires the acquisition of the properties described below (referred to as "Properties"), which exhibits are attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

WHEREAS, Garland is required to make an initial offer as defined by, and in compliance with, Texas Property Code §21.0111 ("Initial Offer"), and a bona fide offer, as defined by, and in compliance with, Texas Property Code §21.0113 ("Final Offer") to acquire the Properties for public use from the Property Owners (as hereinafter defined) voluntarily before beginning the acquisition of the Properties through a condemnation proceeding;

WHEREAS, the Properties are located in the City of Garland, Dallas County, Texas as described below, and the fee owners of the Properties are as follows:

SFG LL 2011-1, LLC: 3011 N. Shiloh Road - a 2,895 square foot (.066 acre) tract of land located in the John Casey Survey, Abstract Number 256, Dallas County, Texas and being part of Lot 1, Block 1, QT Addition, an addition to the City of Garland as recorded in instrument Number 2008037530, Official Public Records, Dallas County, Texas and being part of a tract of land conveyed by a Special Warranty Deed to SFG LL 2011-1, LLC as recorded in Instrument Number 201100234123 of the Official Public Records of Dallas County, Texas;

Amount Offered: \$67,833.00;

RACETRAC PETROLEUM, INC.: 2434 W. Buckingham Road - a 151 square foot (.003 acre) tract of land located in the I.D. Browder Survey, Abstract Number 70, Dallas County, Texas and being part of Lot 1R-2, Block 1 of the Winn Dixie Center, an addition to the City of Garland, Texas as recorded in Volume 99101, Page 33, Deed Records, Dallas County, Texas and being part of a tract of land conveyed by Special Warranty Deed to Racetrac Petroleum, Inc. as recorded in Volume 99106, Page 9601, Deed Records, Dallas County, Texas;

Amount Offered: \$4,120.00;

GARLAND CRT, LTD: 2046 N. Shiloh Road - a 1,031 square foot (.024 acre) tract of land located in the I.D. Browder Survey, Abstract Number 70, Dallas County, Texas and being part of Lot 1, Block 1 of the Park North Retail No. 3, an addition to the City of Garland as recorded in Volume 83055, Page 3155, Deed Records, Dallas County, Texas and being part of a tract of land conveyed by Special Warranty Deed to Garland CRT, LTD. as recorded in Instrument Number 20070234229, Deed Records, Dallas County, Texas;

Amount Offered: \$11,377.00;

WHEREAS, independent professional appraisal reports of the Properties have been submitted to the City as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee has established a certain amount determined to be just compensation for the Properties based on the appraisals and fair market values of the Properties and any applicable fees necessary to acquire the Properties;

WHEREAS, Garland, through agents or representatives employed by or contracted with Garland, has entered into good faith negotiations with the owners of the Properties in order to acquire necessary property rights on the Properties for the Project, and has been unsuccessful in acquiring the necessary property rights on the Properties; and

WHEREAS, in conjunction with the enactment of this Resolution, Garland authorized the initiation of eminent domain proceedings to acquire property rights to the Properties at a public meeting by a record vote, and the notice for the public meeting included all required information, including the consideration of the use of eminent domain to condemn property as an agenda item;

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

Section 1

That Garland, its staff, its designees, and its attorneys are specifically authorized to purchase property rights of the Properties; that the public convenience and necessity requires the acquisition of easement rights on the Properties for the public purpose of the Project; that Garland has made a good faith effort to negotiate a voluntary acquisition of easement and/or right-of-way rights on the Properties; that it appears to Garland that further negotiations to purchase easement rights on the Properties voluntarily would be futile; that the public necessity requires the condemnation of Properties for the Project; and that Garland, its staff, and its attorneys are hereby authorized and directed to institute proceedings in eminent domain against the owners of the Properties, and against all other owners, lienholders, or holders of an interest in the Properties, in order to acquire easement rights on the Properties.

Section 2

That Garland, its staff, and its attorneys are hereby authorized to do all things necessary and proper to carry out the intent and purpose of this Resolution, including determination of the property rights that are proper and necessary for the Project.

Section 3

It is the intent of the City Council that this Resolution authorizes the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Properties necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 4

It is the intent of the City Council that this Resolution authorizes the condemnation of all property rights required for the construction, improvement, maintenance, and reconstruction of bottleneck improvements on the properties at the intersection of Belt Line and Shiloh Roads and at the intersection of Buckingham and Shiloh Roads, located in the City of Garland, to serve the public and citizens of the City.

Section 5

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Ordinance authorizing condemnation of the corrected or revised property.

Section 6

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable the City to take possession of the Properties without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council policy, to settle disputes related to the value of the Properties.

Section 7

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the _____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
N. SHILOH ROAD
2,895 SQUARE FEET, OR 0.066 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION

Being a 2,895 square foot or 0.066 of an acre tract of land located in the John Casey Survey, Abstract Number 256, Dallas County, Texas and being part of Lot 1, Block 1, QT 907 Addition, an addition to the City of Garland as recorded in Instrument Number 2008037530, Official Public Records, Dallas County, Texas and being part of a tract of land conveyed by a Special Warranty Deed to SFG LL 2011-1, LLC as recorded in Instrument Number 201100234123 of the Official Public Records of Dallas County, Texas and being more particularly described as follows;

BEGINNING at an X-Cut found at the northwest intersection of the north right-of-way line of Beltline Road (variable width right-of-way) and the west right-of-way line of N Shiloh Road (100-foot right-of-way) and being the southeast corner of said Lot 1, Block 1;

THENCE South 89 degrees 32 minutes 51 seconds West along the north right-of-way line of said Beltline Road and the south line of said Lot 1, Block 1, a distance of 42.66 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner;

THENCE departing the north right-of-way line of said Beltline Road and the south line of said Lot 1, Block 1, over and across said Lot 1, Block 1, the following two (2) calls and distances:

North 42 degrees 54 minutes 49 seconds East, a distance of 51.64 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner;

North 02 degrees 21 minutes 49 seconds West, a distance of 307.44 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner on the north line of said Lot 1, Block 1 and the south line of Lot 2R, Block 1, ILT Addition, an addition to the City of Garland as recorded in Instrument Number 201500066626, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 32 minutes 51 seconds East along the north line of said Lot 1, Block 1 and the south line of said Lot 2R, Block 1, a distance of 6.66 feet to a X-Cut found for the northeast corner of said Lot 1, Block 1 same being the southeast corner of said Lot 2R, Block 1 and on the west right-of-way line of said N. Shiloh Road;

THENCE along the west right-of-way line of said N. Shiloh Road and the east line of said Lot 1, Block 1 the following two (2) calls and distances:

South 02 degrees 17 minutes 53 seconds East, a distance of 194.97 feet to a 5/8-inch iron rod with cap stamped "TNP" set for an angle point;

South 02 degrees 10 minutes 37 seconds East, a distance of 150.00 feet to the POINT OF BEGINNING and containing 2,895 square feet, or 0.066 acres of land.

PRELIMINARY

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ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

NOTES:

A drawing of even date accompanies this description



Brian J. Maddox II, R.P.L.S., No. 6659

RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK1

QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
N. SHILOH ROAD
2,895 SQUARE FEET, OR 0.066 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION

MATCH LINE PAGE 3

MATCH LINE PAGE 2

tnp

40 20 0 40

SCALE IN FEET
1" = 40'

LOT 1, BLOCK 1
QT 907 ADDITION
INST. NO. 20080375230
O.P.R.D.C.T.

SFG LL 2011-1, LLC.
INST. NO. 201100234123
O.P.R.D.C.T.

**JOHN CASEY SURVEY,
ABSTRACT NO. 256**

10' PEDESTRIAN AND UTILITY EASEMENT
INST. NO. 20080375230
O.P.R.D.C.T.

RIGHT-OF-WAY
DEDICATION
2,895 SQ.FT.
0.066 ACRE

STREET, PEDESTRIAN, UTILITY, DRAINAGE
AND TRAFFIC CONTROL EASEMENT
INST. NO. 20080375230
O.P.R.D.C.T.

S 02°17'53" E
194.97'

5/8" CIRS
"TNP"

N 02°21'49" W
307.44'

150.00'

S 02°10'37" E

N 42°54'49" E
51.64'

S 89°32'51" W
42.66'

P.O.B.
XF
(C.M.)

APPROXIMATE LOCATION ABSTRACT LINE

**BENJAMIN FROST SURVEY,
ABSTRACT NO. 480**

N. SHILOH ROAD
(A CALLED 100' R.O.W.)

BELTLINE ROAD
(A VARIABLE WIDTH R.O.W.)

NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0,0. All distances shown are reported as horizontal surface measurements.

This exhibit was performed without the benefit of an abstractor or title commitment, therefore, no search of record easements was performed on the subject property.

All objects noted as "set" on this graphical exhibit will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.

A description of even date accompanies this drawing

LEGEND

P.O.B. - Point of Beginning
ADS - 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "City of Garland R.O.W." set
XF - X-Cut Found
CIRS - Capped Iron Rod Set
R.O.W. - Right-of-Way
C.M. - Controlling Monument
SQ. FT. - Square feet
AC - Acres
VOL. - Volume
PG. - Page
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Brian J. Maddox II, R.P.L.S., No. 6659

RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK 1

QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

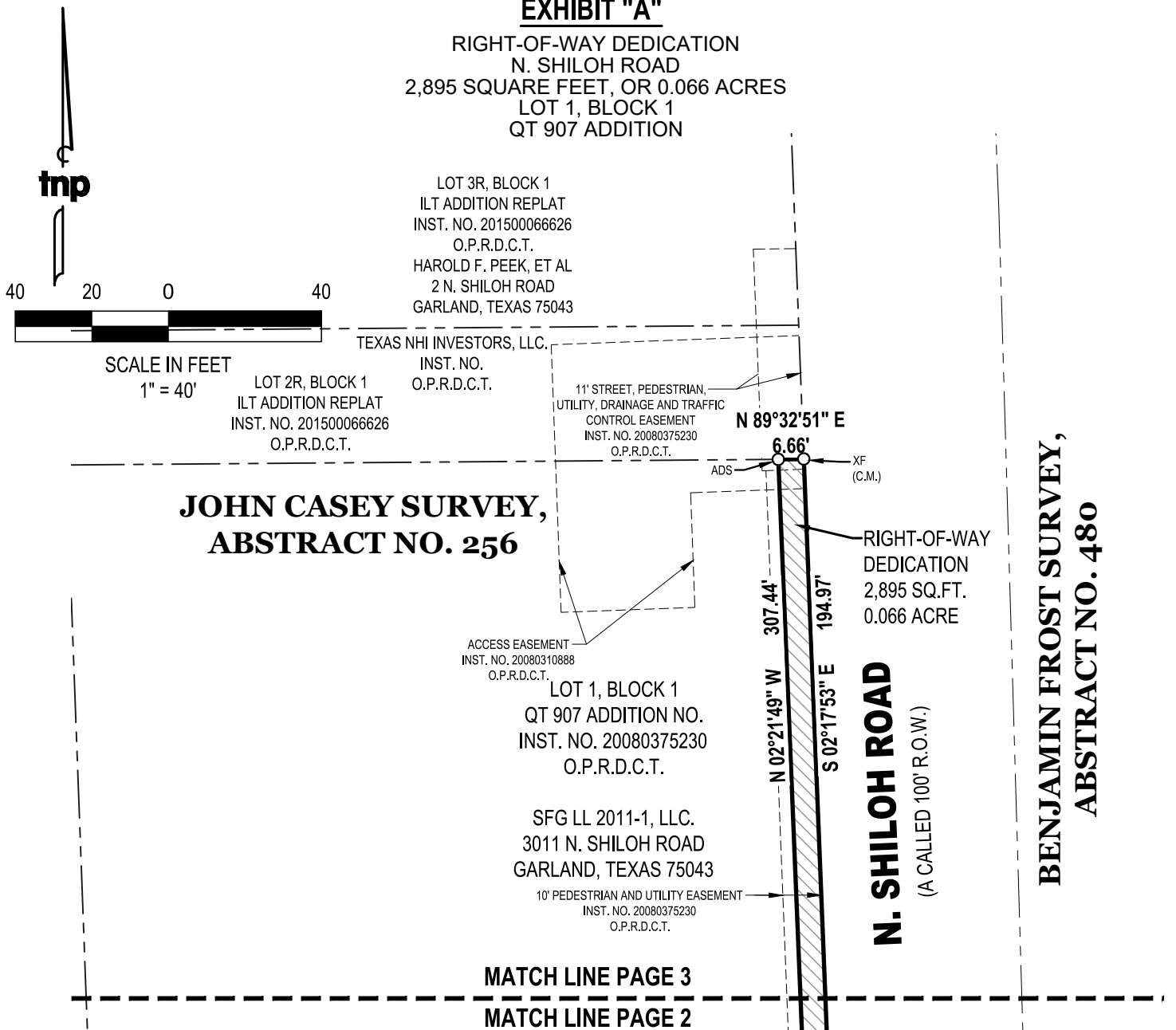
Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
N. SHILOH ROAD
2,895 SQUARE FEET, OR 0.066 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION



NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0,0. All distances shown are reported as horizontal surface measurements.

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LEGEND

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XF - X-Cut Found
CIRS - Capped Iron Rod Set
R.O.W. - Right-of-Way
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Brian J. Maddox II, R.P.L.S., No. 6659

RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK 1
QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

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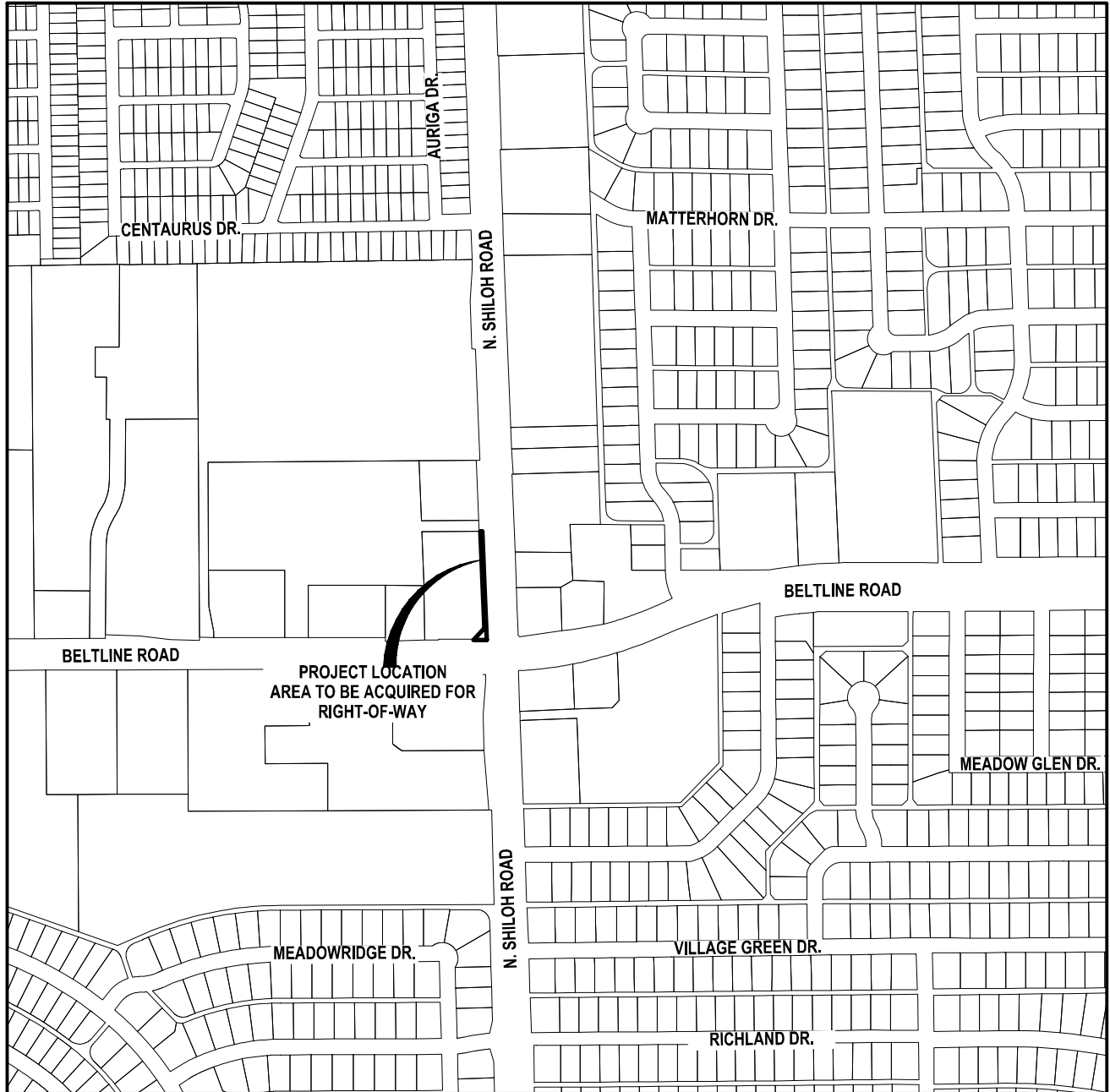
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EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
N. SHILOH ROAD
2,895 SQUARE FEET, OR 0.066 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION

tnp

"NOT TO SCALE"



RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK1

QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 40'

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EXHIBIT "A"

**PEDESTRIAN AND UTILITY EASEMENT
N. SHILOH ROAD
2,355 SQUARE FEET, OR 0.054 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION**

Being a 2,355 square foot or 0.054 of an acre tract of land located in the John Casey Survey, Abstract Number 256, Dallas County, Texas and being part of Lot 1, Block 1, QT 907 Addition, an addition to the City of Garland, Texas as recorded in Instrument Number 2008037530, Official Public Records, Dallas County, Texas and being part of a tract of land conveyed by a Special Warranty Deed to SFG LL 2011-1, LLC as recorded in Instrument Number 201100234123 of the Official Public Records of Dallas County, Texas and being more particularly described as follows;

COMMENCING at an X-Cut found at the northwest intersection of the north right-of-way line of Beltline Road (variable width right-of-way) and the west right-of-way line of N Shiloh Road (100-foot right-of-way) and being the southeast corner of said Lot 1, Block 1;

THENCE over and across said Lot 1, Block 1, the following four (4) calls and distances:

North 73 degrees 41 minutes 48 seconds West, a distance of 34.69 feet to the POINT-OF-BEGINNING;

South 89 degrees 32 minutes 51 seconds West, a distance of 13.76 feet to a point for corner;

North 42 degrees 54 minutes 49 seconds East, a distance of 43.15 feet to a point for corner;

North 02 degrees 21 minutes 49 seconds West, a distance of 303.60 feet to a point for corner on the north line of said Lot 1, Block 1 and on the south line of Lot 2R, Block 1, ILT Addition, an addition to the City of Garland as recorded in Instrument Number 201500066626, Official Public Records, Dallas County, Texas ;

THENCE North 89 degrees 32 minutes 51 seconds East along the north line of said Lot 1, Block 1 and the south line of said Lot 2R, Block 1, a distance of 5.66 feet to a point for corner from which an X-Cut found for the northeast corner of said Lot 1, Block 1 bears North 89 degrees 32 minutes 51 seconds East, a distance of 11.01 feet;

THENCE departing the north line of said Lot 1, Block 1 and the south line of said Lot 2R, Block 1, over and across said Lot 1, Block 1, the following five (5) calls and distances:

South 02 degrees 16 minutes 41 seconds East, a distance of 2.96 feet to a point for corner;

North 87 degrees 43 minutes 19 seconds East, a distance of 1.00 feet to a point for corner;

South 02 degrees 17 minutes 53 seconds East, a distance of 192.35 feet to a point for corner;

South 02 degrees 10 minutes 37 seconds East, a distance of 116.17 feet to a point for corner;

South 42 degrees 54 minutes 49 seconds West, a distance of 32.33 feet to a point for corner to the POINT-OF-BEGINNING and containing 2,355 square feet, or 0.054 acres of land.

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NOTES:

A drawing of even date accompanies this description



Brian J. Maddox II, R.P.L.S., No. 6659

PEDESTRIAN AND UTILITY EASEMENT

LOT 1, BLOCK1

QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
N. SHILOH ROAD
2,355 SQUARE FEET, OR 0.054 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION

MATCH LINE PAGE 3

MATCH LINE PAGE 2

tnp

40 20 0 40

SCALE IN FEET

1" = 40'

LOT 1, BLOCK 1
QT 907 ADDITION
INST. NO. 20080375230
O.P.R.D.C.T.

SFG LL 2011-1, LLC.
INST. NO. 201100234123
O.P.R.D.C.T.

**JOHN CASEY SURVEY,
ABSTRACT NO. 256**

10' PEDESTRIAN AND UTILITY EASEMENT
INST. NO. 20080375230
O.P.R.D.C.T.

PEDESTRIAN &
UTILITY EASEMENT
2,355 SQ.FT.
0.054 ACRE

STREET, PEDESTRIAN, UTILITY, DRAINAGE
AND TRAFFIC CONTROL EASEMENT
INST. NO. 20080375230
O.P.R.D.C.T.

N 42°54'49" E
43.15'

N 02°21'49" W
303.60'

S 02°17'53" E
192.35'

S 02°10'37" E
116.17'

N. SHILOH ROAD

(A CALLED 100' R.O.W.)

APPROXIMATE LOCATION ABSTRACT LINE

**BENJAMIN FROST SURVEY,
ABSTRACT NO. 480**

S 42°54'49" W
32.33'

N 73°41'48" W
34.69'

S 89°32'51" W
13.76'

P.O.B.

P.O.C.
XF
(C.M.)

BELTLINE ROAD

(A VARIABLE WIDTH R.O.W.)

NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0,0. All distances shown are reported as horizontal surface measurements.

This exhibit was performed without the benefit of an abstractor or title commitment, therefore, no search of record easements was performed on the subject property.

All objects noted as "set" on this graphical exhibit will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.

A description of even date accompanies this drawing

LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
R.O.W. - Right-of-Way
XF - X-Cut Found
C.M. - Controlling Monument
SQ. FT. - Square feet
AC - Acres
VOL. - Volume
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Brian J. Maddox II, R.P.L.S., No. 6659

PEDESTRIAN AND UTILITY EASEMENT

LOT 1, BLOCK 1

QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

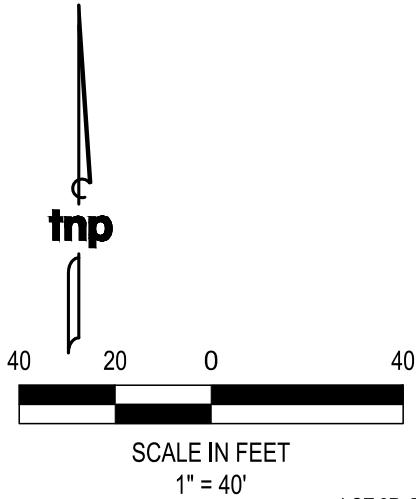
Project No.: GLD 20138
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EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
N. SHILOH ROAD
2,355 SQUARE FEET, OR 0.054 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION



LOT 3R, BLOCK 1
ILT ADDITION REPLAT
INST. NO. 201500066626
O.P.R.D.C.T.
HAROLD F. PEEK, ET AL
2 N. SHILOH ROAD
GARLAND, TEXAS 75043

TEXAS NHI INVESTORS, LLC.
INST. NO.
O.P.R.D.C.T.

LOT 2R, BLOCK 1
ILT ADDITION REPLAT
INST. NO. 201500066626
O.P.R.D.C.T.

**JOHN CASEY SURVEY,
ABSTRACT NO. 256**

ACCESS EASEMENT
INST. NO. 20080310888
O.P.R.D.C.T.

LOT 1, BLOCK 1
QT 907 ADDITION NO.
INST. NO. 20080375230
O.P.R.D.C.T.

SFG LL 2011-1, LLC.
3011 N. SHILOH ROAD
GARLAND, TEXAS 75043

10' PEDESTRIAN AND UTILITY EASEMENT
INST. NO. 20080375230
O.P.R.D.C.T.

**MATCH LINE PAGE 3
MATCH LINE PAGE 2**

11' STREET, PEDESTRIAN,
UTILITY, DRAINAGE AND TRAFFIC
CONTROL EASEMENT
INST. NO. 20080375230
O.P.R.D.C.T.

N 89°32'51" E
5.66'
S 02°16'41" E
2.96'
11.01'
N 87°43'19" E
1.00'
XF
(C.M.)

PEDESTRIAN &
UTILITY EASEMENT
2,355 SQ.FT.
0.054 ACRE

N. SHILOH ROAD
(A CALLED 100' R.O.W.)

**BENJAMIN FROST SURVEY,
ABSTRACT NO. 480**

NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0.0. All distances shown are reported as horizontal surface measurements.

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A description of even date accompanies this drawing

LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
R.O.W. - Right-of-Way
XF - X-Cut Found
C.M. - Controlling Monument
SQ.FT. - Square feet
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Brian J. Maddox II, R.P.L.S., No. 6659

PEDESTRIAN AND UTILITY EASEMENT
LOT 1, BLOCK1
QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 40'

teague nall & perkins

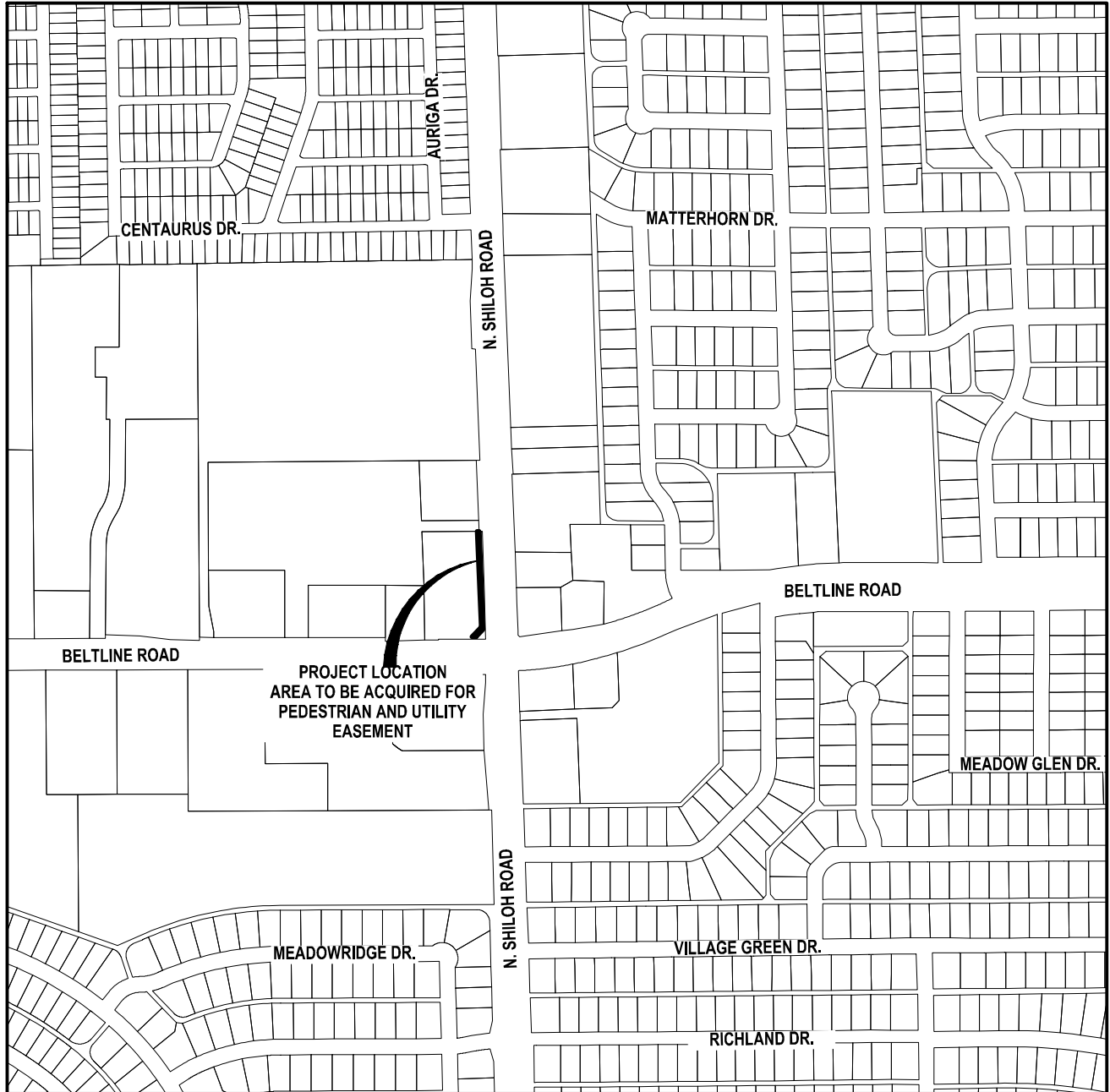
820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
N. SHILOH ROAD
2,355 SQUARE FEET, OR 0.054 ACRES
LOT 1, BLOCK 1
QT 907 ADDITION

tnp

"NOT TO SCALE"



PEDESTRIAN AND UTILITY EASEMENT

LOT 1, BLOCK1

QT 907 ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
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820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381



EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
WEST BUCKINGHAM ROAD
151 SQUARE FEET, OR 0.003 ACRES
LOT 1R-2, BLOCK 1
WINN DIXIE CENTER

Being a 151 square foot or 0.003 of an acre tract of land located in the I.D. Browder Survey, Abstract Number 70, Dallas County, Texas and being a part of Lot 1R-2, Block 1 of the Winn Dixie Center, an addition to the City of Garland, Texas as recorded in Volume 99101, Page 33 Deed Records, Dallas County, Texas and being a part of a tract of land conveyed by a Special Warranty Deed to Racetrac Petroleum, Inc. as recorded in Volume 99106, Page 9601, Deed Records, Dallas County, Texas and being more particularly described as follows;

COMMENCING at an X-Cut found for the southeast corner of said Lot 1R-2, Block 1 on the west line of Lot 2, Block 1 of Winn Dixie Center, an addition to the City of Garland, Texas as recorded in Volume 97109, Page 2903 Deed Records, Dallas County, Texas;

THENCE North 00 degrees 03 minutes 46 seconds East along the common line between said Lot 2, Block 1 and Lot 1R-2, Block 1, a distance of 223.23 feet to an X-Cut set for corner at the POINT-OF-BEGINNING;

THENCE departing the common line between said Lot 2, Block 1 and Lot 1R-2, Block 1, over and across said Lot 1R-2, Block 1, the following two (2) calls and distances:

North 75 degrees 31 minutes 46 seconds West, a distance of 44.49 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner at an angle point;

North 60 degrees 31 minutes 46 seconds West, a distance of 14.09 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner at the beginning of a curve to the right on the south right-of-way line of West Buckingham Road same being the north line of said Lot 1R-2, Block 1;

THENCE along the south right-of-way line of West Buckingham Road and the north line of said Lot 1R-2, Block 1, along said curve to the right having a radius of 942.50 feet, a central angle of 03 degrees 30 minutes 20 seconds, an arc length of 57.66 feet, a chord bearing and distance of South 73 degrees 43 minutes 53 seconds East, 57.65 feet to an X-Cut set at the end of said curve for the northeast corner of said Lot 1R-2, Block 1 and the northwest corner of said Lot 2, Block 1;

THENCE South 00 degrees 03 minutes 46 seconds West along the common line between said Lot 1R-2, Block 1 and Lot 1, Block 1, a distance of 1.90 feet to the POINT OF BEGINNING containing 151 square feet, or 0.003 acres of land.



NOTES:

A drawing of even date accompanies this description

RIGHT-OF-WAY DEDICATION

LOT 1R-2, BLOCK 1

WINN DIXIE CENTER

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 50'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381

Brian J. Maddox II, R.P.L.S., No. 6659

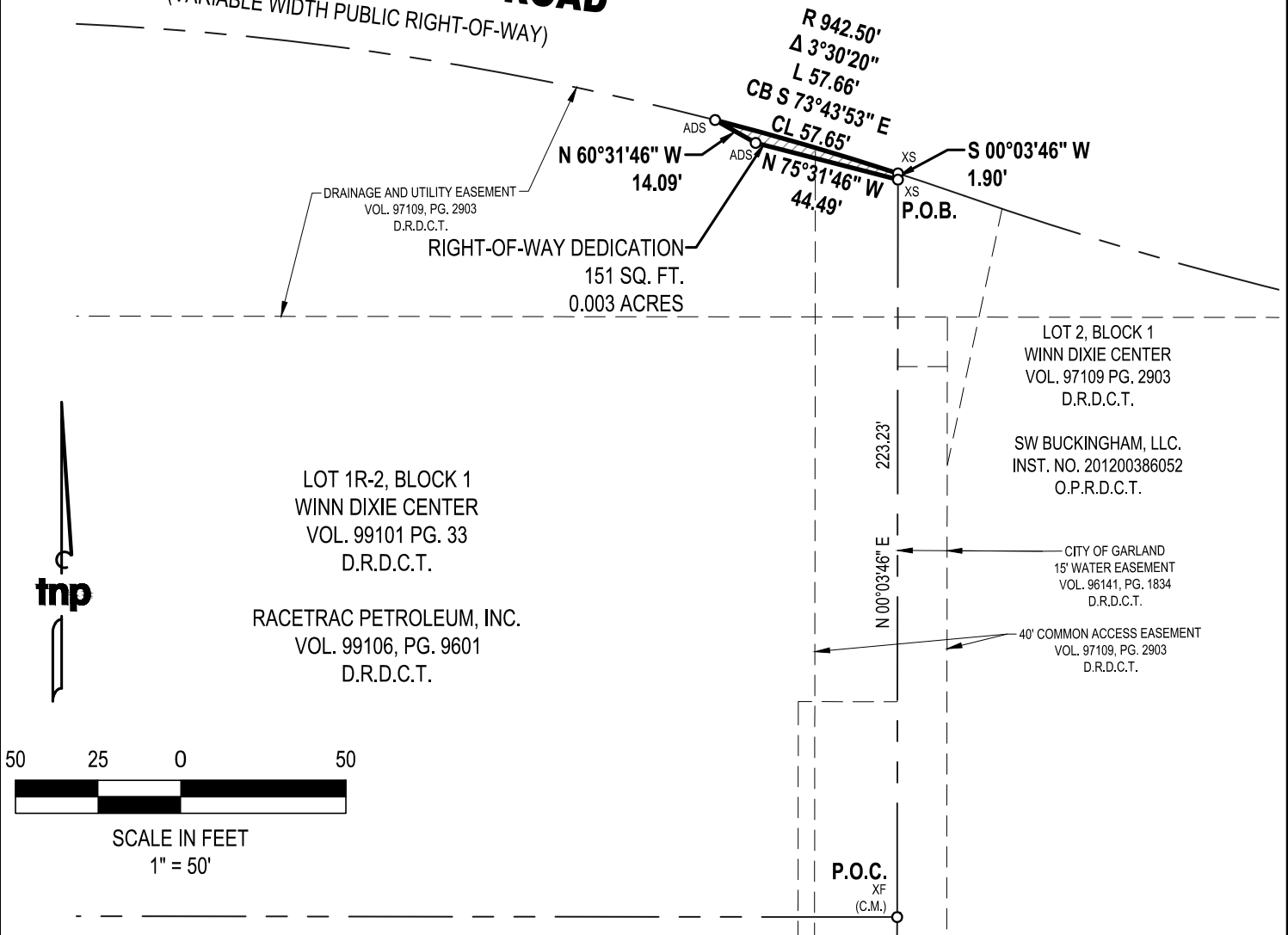


EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
WEST BUCKINGHAM ROAD
151 SQUARE FEET, OR 0.003 ACRES
LOT 1R-2, BLOCK 1
WINN DIXIE CENTER

WEST BUCKINGHAM ROAD

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0.0. All distances shown are reported as horizontal surface measurements.

This exhibit was performed without the benefit of an abstractor or title commitment, therefore, no search of record easements was performed on the subject property.

All objects noted as "set" on this graphical exhibit will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.

A description of even date accompanies this drawing

LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
ADS - 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "City of Garland R.O.W." set
IRF - Iron Rod Found
XS - X-Cut Set
XF - X-Cut Found
C.M. - Controlling Monument
SF - Square feet
VOL. - Volume
PG. - Page
INST. NO. - Instrument Number

RIGHT-OF-WAY DEDICATION

LOT 1R-2, BLOCK 1

WINN DIXIE CENTER

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 50'

teague nall & perkins

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T.B.P.L.S. Firm No. 10194381



Brian J. Maddox II, R.P.L.S., No. 6659



EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
WEST BUCKINGHAM ROAD
151 SQUARE FEET, OR 0.003 ACRES
LOT 1R-2, BLOCK 1
WINN DIXIE CENTER

tnp

"NOT TO SCALE"



RIGHT-OF-WAY DEDICATION

LOT 1R-2, BLOCK 1

WINN DIXIE CENTER

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
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T.B.P.L.S. Firm No. 10194381



EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
WEST BUCKINGHAM ROAD
1,031 SQUARE FEET, OR 0.024 ACRES
LOT 1, BLOCK 1
PARK NORTH RETAIL NO. 3

Being a 1,031 square foot or 0.024 of an acre tract of land located in the I.D. Browder Survey, Abstract Number 70, Dallas County, Texas and being a part of Lot 1, Block 1 of the Park North Retail No. 3, an addition to the City of Garland, Texas as recorded in Volume 83055, Page 3155, Deed Records, Dallas County, Texas and being a part of a tract of land conveyed by a Special Warranty Deed to Garland CRT, LTD. as recorded in Instrument Number 20070234229, Deed Records, Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 1/2-inch iron rod found on the north right-of-way line of West Buckingham Road (variable width right-of-way) and on the south line of Lot 1, Block 1 of Park North Retail No. 1, an addition to the City of Garland, Texas as recorded in Volume 79117, Page 1251, Deed Records, Dallas County, Texas;

THENCE along the north line of said West Buckingham Road same being the south line of said Lot 1, Block 1 of Park North Retail No. 1 and along a curve to the right having a radius of 1057.00 feet, a central angle of 06 degrees 16 minutes 59 seconds, an arc length of 115.91 feet, a chord bearing and distance of South 86 degrees 44 minutes 29 seconds East, 115.91 feet to a 5/8 inch iron rod with plastic yellow cap stamped "TNP" set at POINT-OF-BEGINNING for the southeast corner of said Lot 1, Block 1 of the Park North Retail No. 1 and the southwest corner of said Lot 1, Block 1 of the Park North Retail No. 3;

THENCE North 07 degrees 04 minutes 32 seconds West departing the north right-of-way line of West Buckingham Road and along the east line of said Lot 1, Block 1 of Park North Retail No. 1 and the west line of said Lot 1, Block 1 of Park North Retail No. 3, a distance of 5.14 feet to to a point for corner the beginning of a curve to the right;

THENCE departing the east line of said Lot 1, Block 1 of Park North Retail No. 1 same being the west line of said Lot 1, Block 1 of Park North Retail No. 3 and through the interior of said Lot 1, Block 1 of Park North Retail No. 3 and along said curve to the right having a radius of 1062.00 feet, a central angle of 11 degrees 11 minutes 11 seconds, an arc length of 207.34 feet, a chord bearing and distance of South 78 degrees 04 minutes 17 seconds East, 207.01 feet to a point for corner at the end of said curve;

THENCE South 18 degrees 49 minutes 35 seconds West continuing through the interior of said Lot 1, Block 1 of Park North Retail No. 3, a distance of 5.00 feet to a point for corner at the beginning of a curve to the left on the north line of said West Buckingham Road same being the south line of said Lot 1, Block 1 of the Park North Retail No. 3;

THENCE along the north right-of-way line of said West Buckingham Road and the south line of said Lot 1, Block 1 of the Park North Retail No. 3, along said curve to the left having a radius of 1057.00 feet, a central angle of 11 degrees 06 minutes 56 seconds, an arc length of 205.06 feet, a chord bearing of North 78 degrees 02 minutes 32 seconds West, a distance of 204.74 feet to the POINT OF BEGINNING containing 1,031 square feet, or 0.024 acres of land.



NOTES:

A drawing of even date accompanies this description

PEDESTRIAN AND UTILITY EASEMENT

LOT 1, BLOCK 1

PARK NORTH RETAIL NO. 3

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
Drawn By: JJ
Scale: 1" = 40'

teague nall & perkins

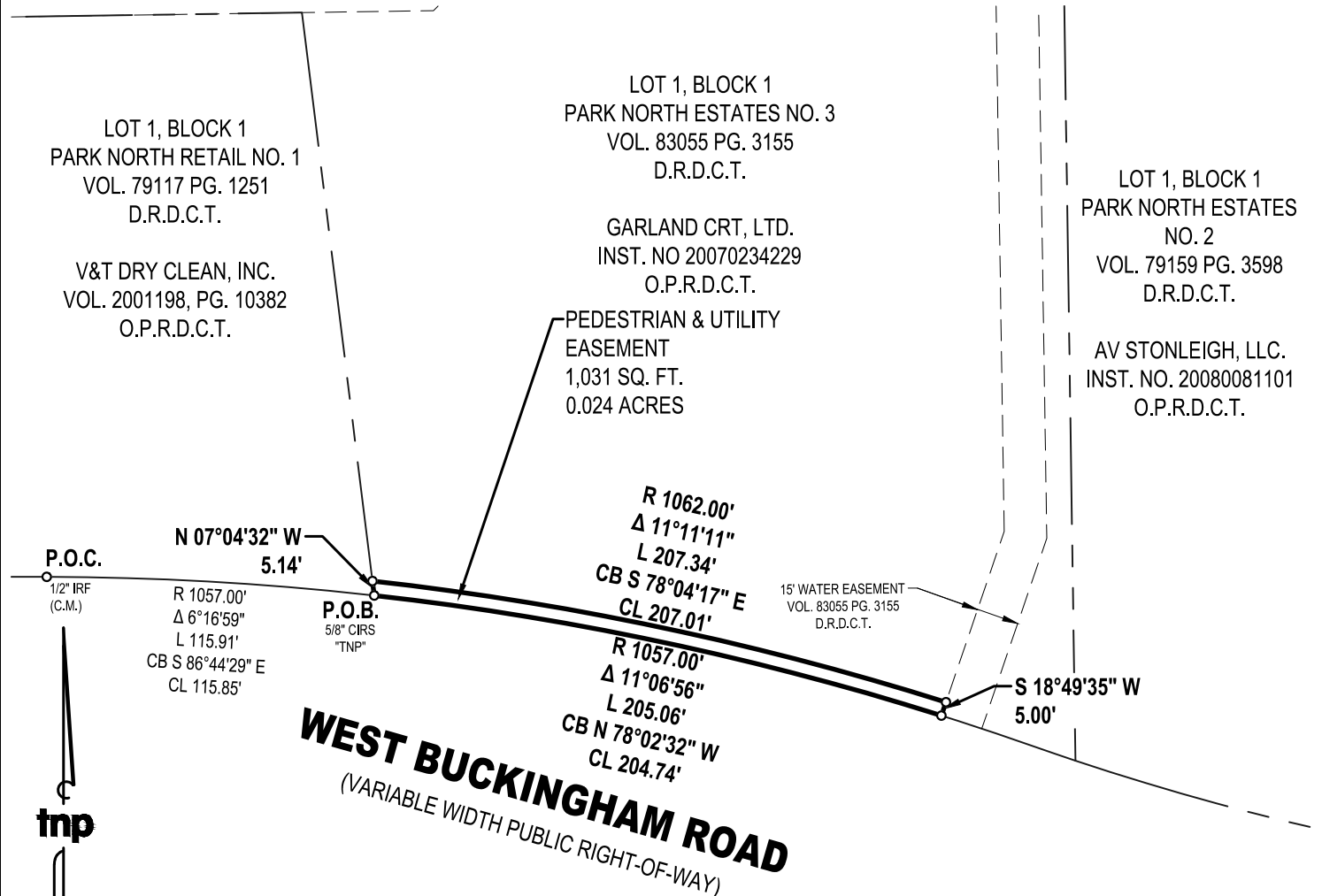
820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381


Brian J. Maddox II, R.P.L.S., No. 6659



EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
WEST BUCKINGHAM ROAD
1,031 SQUARE FEET, OR 0.024 ACRES
LOT 1, BLOCK 1
PARK NORTH RETAIL NO. 3



SCALE IN FEET
1" = 40'



NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0.0. All distances shown are reported as horizontal surface measurements.

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A description of even date accompanies this drawing

LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
IRF - Iron Rod Found
CIRS - 5/8 inch iron rod with plastic yellow cap stamped "TNP" set
C.M. - Controlling Monument
SF - Square feet
AC - Acres
VOL. - Volume
PG. - Page
INST. NO. - Instrument Number

PEDESTRIAN AND UTILITY EASEMENT

LOT 1, BLOCK 1

PARK NORTH RETAIL NO. 3

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
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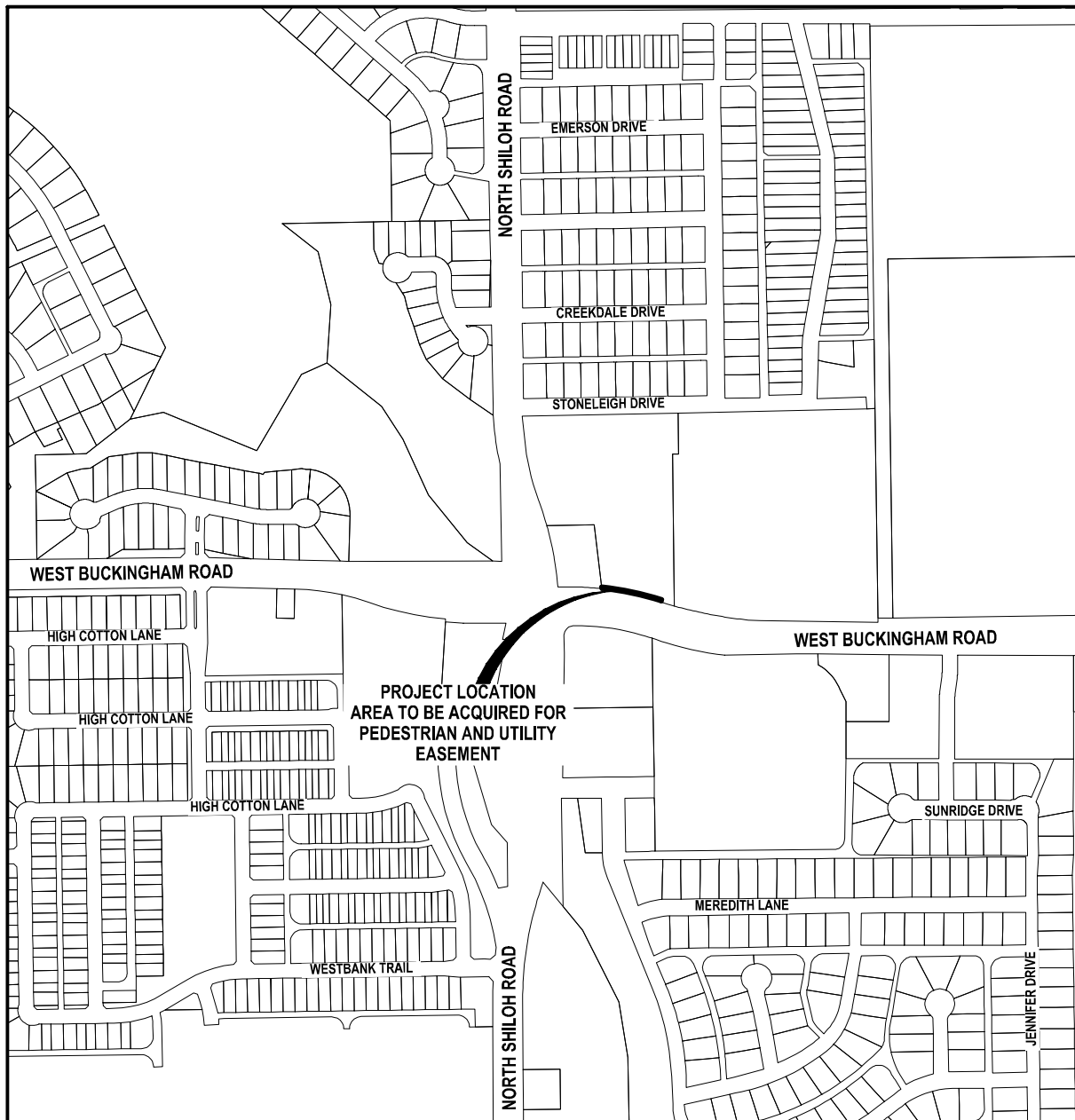


EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
WEST BUCKINGHAM ROAD
1,031 SQUARE FEET, OR 0.024 ACRES
LOT 1, BLOCK 1
PARK NORTH RETAIL NO. 3

tnp

"NOT TO SCALE"



PEDESTRIAN AND UTILITY EASEMENT

LOT 1, BLOCK 1

PARK NORTH RETAIL NO. 3

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: August 26, 2021
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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. a.

Meeting Date: June 20, 2022

Item Title: Interviews for Appointment to the Dallas Area Rapid Transit Board

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Information was posted on the City's website for 21 days regarding the qualifications of a DART Board Member in order to provide an opportunity for citizens to apply for the position.

By statute the DART Board consists of 15 Board Members. The City of Garland has a single full voting member, currently filled by Jonathan Kelly, and another member, currently Mark Enoch, that jointly represents the cities of Garland, Rowlett and Glenn Heights.

Applications were received from Jonathan Kelly, Mark Enoch and Theodore Patrick Spreng.

Council is scheduled to interview the applicants at this meeting.

Recommendation/Action Requested and Justification

Candidate interviews.

Attachments

Jonathan R. Kelly-DART

Mark Enoch-DART

Theodore Patrick Spreng-DART



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
MAY 27 2022
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 5/27/2022

Name: Jonathan Kelly

Phone: [REDACTED]

(Home)

Address: 6809 Galway Dr

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 51 years

Resident of Texas for 51 years

☒ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 1

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

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

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

6 years serving the City of Garland on the DART Board. BS in Intl Economics from Texas Tech; MBA from University of Dallas. Service on several boards for non-profits and government boards.

If you have previously served on a City Board or Commission, please specify and list dates of service.

DART Board 2016-2022; Garland TIF Board 2015-2020; Garland Bond Committee 2019

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

Bond Committee and multiple boards. Native Garland citizen. North Garland HS and all GISD Alumnus. Active in church and community events. Served on a lot of organizations while kids were in GISD, soccer, little league and school clubs and sports.

What is your educational background?

Masters degree. K-12 in GISD.

What is your occupational experience?

28 years in Wealth Managment. Former Senior VP at Bank of America and current VP at Northern Trust Bank

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

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

**** Garland Youth Council has a separate application**

*** DART**

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Utility Account Status

CSO Suit/Claim Filed

Clerk Signature & Date

Current ☒
Past Due ☐

Past Due ☐
Appointed By

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Courtney Vanover 5/31/22

Revised 05/2021



Dallas Area Rapid Transit
P.O. Box 660163
Dallas, Texas 75266-0163
[Redacted]



May 2, 2022

Ms. Rene Dowl
City Secretary
City of Garland
200 N. Fifth Street, 3rd Floor
Garland, Texas 75040
RDowl@garlandtx.gov

Re: Reappointment of City of Garland's Representative to DART's Board of Directors

Dear Ms. Dowl:

Members of DART's Board of Directors serve staggered two-year terms pursuant to Section 452.578 of the Texas Transportation Code. Mark C. Enoch and Jonathan R. Kelly were appointed to represent the City of Garland. Mr. Enoch's appointment is shared with Glenn Heights and Rowlett. Their terms of office will expire on June 30, 2022.

Please email (preferred) or send a copy of the resolution appointing or re-appointing your representative to the DART Board of Directors to the attention of:

Lon Nickles
Board Administrator, Office of Board Support
Dallas Area Rapid Transit
P.O. Box 660163
Dallas, Texas 75266
[Redacted]

If you have any questions regarding this matter, please call me at (214) 749-3347 or email me at the email address noted above.

Sincerely,

A handwritten signature in black ink, appearing to be "LN" followed by a horizontal line.

Lon Nickles
Board Administrator, Office of Board Support

Cc: Michele Wong Krause, Chair, DART Board of Directors
Mark C. Enoch, DART Board of Directors
Jonathan R. Kelly, DART Board of Directors
Nadine Lee, DART President and Chief Executive Officer
Gene Gamez, DART General Counsel

Vanover, Courtney

From: Dowl, Rene
Sent: Monday, May 2, 2022 3:45 PM
To: 'Lon Nickles'
Cc: Vanover, Courtney
Subject: RE: Appointment of Garland Representatives to DART's Board of Directors

Good afternoon Mr. Nickles,

Your appointment letter was received and the Garland City Council will interview candidates for the DART board in June. When the appointment(s) are made I will send the official minutes to confirm.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

ATTENTION PUBLIC OFFICIALS! A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Lon Nickles <LNickles@dart.org>
Sent: Monday, May 02, 2022 3:42 PM
To: Dowl, Rene <RDowl@garlandtx.gov>
Cc: [REDACTED]

Subject: [EXTERNAL] Appointment of Garland Representatives to DART's Board of Directors

Ms. Dowl-

Attached, please find the board appointment letter for Garland. Mr. Enoch and Mr. Kelly currently serve as Garland's representatives. Mr. Enoch is a shared representative with Glenn Heights and Rowlett. Please respond when you have received this letter.

Please let me know if I can answer any additional questions or be of further assistance in this matter.

Best regards,

Lon Nickles
Lon Nickles

Board Administrator

Office of Board Support

Dallas Area Rapid Transit | 1401 Pacific Avenue | Dallas TX 75202

[REDACTED]



Attention Board Members: A reply, forwarding or copying of this email/text to other Board members may lead to allegations of violating the Texas Open Meeting Act. Please reply only to sender.

NOTE: This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510 et seq. and is legally privileged. Additionally, this message and any attachments to it may contain PRIVILEGED AND CONFIDENTIAL ATTORNEY CLIENT INFORMATION AND/OR ATTORNEY CORE WORK PRODUCT and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this email, you are hereby notified that any unauthorized use, dissemination or copying of the email or the information contained in it or attached to it is strictly prohibited. If you have received this email in error, please delete it and immediately notify the person named above by reply email. Although this email and any attachments are believed to be free of viruses or other defects that might affect other computer systems, it is the responsibility of the recipient to ensure that it is virus free and Dallas Area Rapid Transit disclaims all responsibility for any loss or damages arising from its use.

Vanover, Courtney

From: City Secretary
Sent: Wednesday, May 4, 2022 9:27 AM
To: 'Laura Hallmark'
Cc: Vanover, Courtney
Subject: RE: Appointment of Representative to DART's Board of Directors

Good morning Ms. Hallmark,

We will contact the current applicants to determine if it is their desire to interview and be considered for reappointment in June; Mr. Enoch has been reappointed in previous cycles. We advertise the DART Board position(s) in order to give others an opportunity to serve in this capacity.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

ATTENTION PUBLIC OFFICIALS! A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: [REDACTED]
Sent: Wednesday, May 04, 2022 9:13 AM
To: City Secretary <CitySecretary@garlandtx.gov>; [REDACTED]
Subject: [EXTERNAL] Appointment of Representative to DART's Board of Directors

Good morning.

Since we share a representative on the DART Board of Directors, I wanted to touch base and see if your cities were going to reappoint Mr. Enoch.

Please advise.

Thank you,
Laura Hallmark



Laura Hallmark | City Secretary/Action Center
City of Rowlett | 4000 Main St. | Rowlett, TX 75088

Visit our Citizen Action Center at www.rowlett.com for questions or requests.

OUR PURPOSE IS TO SERVE!

"If you choose not to decide, you still have made a choice." But is it REALLY the choice you want? Use your voice – make an Active Choice.

From: Lon Nickles <[REDACTED]>
Sent: Monday, May 2, 2022 5:36 PM
To: Laura Hallmark [REDACTED]
Cc: Michele Krause [REDACTED]
Gene Gamez [REDACTED]
Subject: FW: Appointment of City of Rowlett's Representative to DART's Board of Directors

CAUTION: External Email

Ms. Hallmark-

Attached, please find the board appointment letter for Rowlett. Mr. Enoch is a shared representative with Garland and Glenn Heights. Please respond when you have received this letter.

Please let me know if I can answer any additional questions or be of further assistance in this matter.

Best regards,

Lon Nickles

Lon Nickles
Board Administrator

Office of Board Support
Dallas Area Rapid Transit | 11401 Pacific Avenue | Dallas, TX 75202

DART

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Dallas Area Rapid Transit
P.O. Box 660163
Dallas, Texas 75266-0163
[REDACTED]



May 2, 2022

Ms. Rene Dowl
City Secretary
City of Garland
200 N. Fifth Street, 3rd Floor
Garland, Texas 75040
RDowl@garlandtx.gov

Re: Reappointment of City of Garland's Representative to DART's Board of Directors

Dear Ms. Dowl:

Members of DART's Board of Directors serve staggered two-year terms pursuant to Section 452.578 of the Texas Transportation Code. Mark C. Enoch and Jonathan R. Kelly were appointed to represent the City of Garland. Mr. Enoch's appointment is shared with Glenn Heights and Rowlett. Their terms of office will expire on June 30, 2022.

Please email (preferred) or send a copy of the resolution appointing or re-appointing your representative to the DART Board of Directors to the attention of:

Lon Nickles
Board Administrator, Office of Board Support
Dallas Area Rapid Transit
P.O. Box 660163
Dallas, Texas 75266
[REDACTED]

If you have any questions regarding this matter, please call me at [REDACTED] or email me at the email address noted above.

Sincerely,

A handwritten signature in black ink, appearing to read "LN", is written over a horizontal line.

Lon Nickles
Board Administrator, Office of Board Support

Cc: Michele Wong Krause, Chair, DART Board of Directors
Mark C. Enoch, DART Board of Directors
Jonathan R. Kelly, DART Board of Directors
Nadine Lee, DART President and Chief Executive Officer
Gene Gamez, DART General Counsel

Vanover, Courtney

From: Dowl, Rene
Sent: Monday, May 2, 2022 3:45 PM
To: 'Lon Nickles'
Cc: Vanover, Courtney
Subject: RE: Appointment of Garland Representatives to DART's Board of Directors

Good afternoon Mr. Nickles,

Your appointment letter was received and the Garland City Council will interview candidates for the DART board in June. When the appointment(s) are made I will send the official minutes to confirm.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
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rdowl@garlandtx.gov
www.garlandtx.gov

ATTENTION PUBLIC OFFICIALS! A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Lon Nickles <[REDACTED]>
Sent: Monday, May 02, 2022 3:42 PM
To: Dowl, Rene <RDowl@garlandtx.gov>
Cc: [REDACTED]

Subject: [EXTERNAL] Appointment of Garland Representatives to DART's Board of Directors

Ms. Dowl-

Attached, please find the board appointment letter for Garland. Mr. Enoch and Mr. Kelly currently serve as Garland's representatives. Mr. Enoch is a shared representative with Glenn Heights and Rowlett. Please respond when you have received this letter.

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Lon Nickles

Board Administrator

Office of Board Support

Dallas Area Rapid Transit | 1401 Pacific Avenue | Dallas TX 75202



DART

Attention Board Members: A reply, forwarding or copying of this email/text to other Board members may lead to allegations of violating the Texas Open Meeting Act. Please reply only to sender.

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GLAST, PHILLIPS & MURRAY

A PROFESSIONAL CORPORATION

MARK C. ENOCH, J.D., M.B.A.

BOARD CERTIFIED – CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL
SPECIALIZATION

14801 QUORUM DRIVE, SUITE 500
DALLAS, TEXAS 75240-6657

May 26, 2022

Via email

Mayor@GarlandTX.gov

Mayor Scott LeMay
Mr. Jeff Bass
Mr. Rich Aubin
Ms. Deborah Morris
Mr. Robert Vera
Mr. Ed Moore
Mr. Dylan Hedrick
Mr. B.J. Williams
Mr. Robert John Smith
200 N. Fifth Street
Garland, Texas 75040

Re: Board of Directors Position on Dallas Area Rapid Transit

Dear Mayor LeMay and Honorable Council Members:

The purpose of this letter is to formally request reappointment to the DART Board of Directors. If you would like and when convenient, I would like to meet with you and the Council to answer any questions you might have. I will, of course, make myself available at any time convenient for you and the Council.

I look forward to discussing with council members matters of importance to the city including their thoughts about DART's bus network redesign project which has now been implemented and how we might improve DART's service to Garland.

The last two years have been very productive as we worked to improve scheduled bus service, implement a more robust GoLink service and continued construction of the Silver Line. Safety and security for DART's customers is always a high priority for me and if reappointed, I will continue my work with the board and staff to show tangible and objective improvements so our customers will feel safer and more comfortable, whether at our stops/stations or on our trains and buses.

May 26, 2022

Page 2

I am very interested in your thoughts about the current service that DART is providing to the region generally and Garland in particular as DART continues to implement these service enhancements.

I have very much appreciated the opportunity to serve Garland as one of its representatives on the DART Board of Directors and I again respectfully request that the Council favorably consider my application for reappointment.

If you or any of the Council members have questions, please do not hesitate to call.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark C. Enoch", with a long horizontal flourish extending to the right.

Mark C. Enoch

cc: Mr. Bryan Bradford, City Manager
( admin@GarlandTX.gov)



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 5/5/2022

Name: Theodore Patrick Spreng

Phone: _____

(Home)

Address: 6309 Duck Creek Dr Apt 1402

Phone: _____

(Other)

City, State, Zip: Garland TX 75043

Email: _____

Resident of Garland for 33 years

Resident of Texas for 62 years

Dallas County Voter Registration Number _____

Garland City Council District Number 4

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

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

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

Daily mass transit rider for more than 40 years

If you have previously served on a City Board or Commission, please specify and list dates of service.

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

Landmark Museum, 2010-2012

What is your educational background?

BS in Mathematics and English Literature from East Texas State University, 1972

What is your occupational experience?

Computer Software Consultant for 40 years

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

Signature of Applicant

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

****Garland Youth Council has a separate application**

** DART*

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current _____
Current _____

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No _____

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018

Vanover, Courtney

From: Dowl, Rene
Sent: Thursday, May 5, 2022 11:37 AM
To: Vanover, Courtney
Subject: Fwd: [EXTERNAL] Re: DART Board Appointment

Sent from my iPhone

Begin forwarded message:

From: Patrick Spreng [REDACTED]
Date: May 5, 2022 at 10:07:30 AM CDT
To: "Dowl, Rene" <RDowl@garlandtx.gov>
Subject: [EXTERNAL] Re: DART Board Appointment

Thank you for your help. I did finally find the application PDF on the website, which I sent to you yesterday.

I have been a dedicated user of mass transit for 45 years, using Dallas Transit System and DART, along with transit systems in New York City, Tulsa, Tampa, and everywhere else I have lived and worked.

Below I have provided a summary of my resume:

T Patrick Spreng
6309 Duck Creek Dr
Apt 1402
Garland, Texas 75043 m
[REDACTED]

Objective

To represent the transportation needs and desires of the city of Garland with Dallas Area Rapid Transit

Education w

- South Garland High School 1965-1968
- East Texas State University 1969-1972
Bachelor of Science in Mathematics and English Literature (double major)
- University of Texas at Dallas 1978-1981 18 hours towards a Masters

Experience

Computer Software Consultant with Lone Star Gas Company, American Airlines, IBM, EDS, Nielson Media Research, UTD Callier Center and more than a dozen other companies 1972-2012

On Thu, May 5, 2022 at 8:14 AM Dowl, Rene <RDowl@garlandtx.gov> wrote:

Good morning Mr. Spreng,

To apply for the DART board a letter of interest and resume are the only requirement; please send those to me at this email address.

Thank you,

René Dowl

Eloyce René Dowl, TRMC, CMC

City Secretary

200 N. 5th Street

4th Floor

Garland, TX 75040

P: 972-205-2404

F: 972-205-2504

rdowl@garlandtx.gov

www.garlandtx.gov

ATTENTION PUBLIC OFFICIALS! A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Patrick Spreng [REDACTED]
Sent: Wednesday, May 04, 2022 5:00 PM



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. b.

Meeting Date: June 20, 2022

Item Title: Mobile Food Vendors (Food Trucks)

Summary of Request/Problem

Council will be updated by the Community Services and Development Services Committees regarding recommendations for the regulation of Mobile Food Vendors (Food Trucks).

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. c.

Meeting Date: June 20, 2022

Item Title: Audit Committee Meeting Report

Submitted By: Jed Johnson, Internal Auditor

Summary of Request/Problem

Council Member Rich Aubin, Chair of the Internal Audit Committee, will provide a committee report on the following items:

- Downtown Automotive Overlay District - Land Use Credit Program Audit
- Vendor Master File Audit
- Peer Review Report

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. d.

Meeting Date: June 20, 2022

Item Title: GP&L Recovery Adjustment Factor

Submitted By: Darrell Cline, GP&L General Manager & CEO

Summary of Request/Problem

This will be a verbal briefing related to increasing Garland Power & Light's Recovery Adjustment Factor (RAF). The RAF is a charge per kWh that provides for the recovery of GP&L's revenue requirements not recovered by customer, demand, or energy charges. By ordinance the RAF may be adjusted on a monthly basis by the GP&L Managing Director.

Natural gas prices have almost tripled since this time last year. The rapid and significant surge in the cost of natural gas is increasing the cost to produce power for GP&L and in ERCOT. Although GP&L has prudently set aside reserve funds to help mitigate rate increases, a balance must be maintained between the use of these funds and maintaining reserves for future events. GP&L senior management will present the proposal of this balance of the use of reserves and rates.

Recommendation/Action Requested and Justification

This is an oral briefing for information purposes only.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. e.

Meeting Date: June 20, 2022

Item Title: Transportation, Infrastructure and Mobility Committee Report

Summary of Request/Problem

Council Member Rich Aubin, Chair of the Transportation, Infrastructure and Mobility Committee, will provide a committee report on items pending in the committee.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND

City Council Work Session Agenda

Meeting Date: June 20, 2022

Item Title: Board and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Mayor Pro Tem Hedrick

- PC Mathew - Environmental and Community Advisory Board

Deputy Mayor Pro Tem Williams

- Bruce Bishop - Board of Adjustment
 - CorSharra Jackson - Community Multicultural Commission
 - Dr. Shibu Samuel - Environmental and Community Advisory Board
 - Gwendolyn Daniels - Library Board
 - Molly Bishop - Parks and Recreation Board
 - John O'Hara - Plan Commission
 - Sal Liberto - Senior Citizens Advisory Board
 - Kathleen Hansrote - Tax Increment Finance #1 Board
 - Phillip Johnson - Tax Increment Finance #3 Board
 - James Alton Hall, Jr. - Unified Building Standards Board
-

Attachments

PC Mathew

Bruce Bishop BOA

CorSharra Jackson - CMC

Dr. Shibu Samuel - ECAB

Gwendolyn H. Daniels - Library

Molly Bishop - Parks

John O'Hara - Plan Commission

Sal Liberto - Senior Citizens Advisory Board

Kathleen Hansrote - TIF 1

Phillip Johnson - TIF 3

James Alton Hall, Jr. - Unified Bldg. Standards



**CITY OF GARLAND
RECEIVED
APR 22 2022
CITY SECRETARY**

COURTNEY VANOVER 4/25/22



GARLAND

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**CITY OF GARLAND
RECEIVED
MAY 31 2022
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 5/30/2022

Name: Bruce Bishop

Phone: _____

Address: 438 Trail View Lane

Phone: _____

City, State, Zip: Garland, TX 75043

Email: _____

Resident of Garland for 20 years

Resident of Texas for 63 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4 ✓

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

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

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

Currently serving as the Vice Chairman for the Board of Adjustments. Past member of the Parks Board.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Parks Board

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

Coached & refereed Youth Soccer in Garland for 7 years and Upward Basketball for 2 years.

What is your educational background?

BS in Computer Science from UT Dallas.

What is your occupational experience?

Operations Analyst and Product Manager at RealPage.

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

Bruce Bishop

Board or Commission of first, second, and third choice:

☒ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
*Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

*nockums filed 5/31/22
Courtney Vander*



GARLAND

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CITY OF GARLAND
RECEIVED
AUG 04 2020

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: [REDACTED]

Name: CorSharra Jackson

Phone: [REDACTED] (Home)

Address: 214 Country View Lane

Phone: [REDACTED]

City, State, Zip: Garland, TX 75043

Email: [REDACTED]

Resident of Garland for 18 years Resident of Texas for 21 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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

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

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

I am currently serving on the Library Board

If you have previously served on a City Board or Commission, please specify and list dates of service.

I've been on the Library Board since 2012

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

MLK Youth Extravaganza Coordinator, NAACP Garland Unit

What is your educational background?

Associates Degree

What is your occupational experience?

Engineer and Project Manager in IT.

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

CS Jackson

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

Courtney Vanover
8-4-20

Revised 03/2018



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
MAY 31 2022
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: R.Dowd@ciarland.tx.gov

Please Type or Print Clearly:

Date: 05/30/2022

Name: Dr. Shibu Samuel, PhD

Phone:

Address: 809 Meadowside CT

Phone:

City, State, Zip: Garland, TX, 75043

Email:

Resident of Garland for 10 years

Resident of Texas for 10 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4 ✓

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

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

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

25 years experience in Management & Administration.

If you have previously served on a City Board or Commission, please specify and list dates of service.

CMC Board from 2013 To 2017

ECA Board 2021 To Present

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

Asian Community, NACCA Member, World Malayalee Council President, Indian Overseers Congress Dallas Secretary,

What is your educational background?

Masters in Computer Science, Masters in Theology, PhD in Doctor of Science in Counseling Psychology & Doctor in Clinical Pastoral Care.

What is your occupational experience?

Management, CEO & Administration.

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

Shibu Samuel

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☒ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plan Commission *

☐ Civil Service Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ✓

Past Due

Date Appointed

Utility Account Status

Current ✓

Past Due

Appointed By

CSO Suit/Claim Filed

Yes No

Date Notified

Clerk Signature & Date

Carney Vander 5/31/22

Disclosure Form Filed

Revised 05/2021

2 & 3 - Business Entity & Substantial Interest

- A. Bishop Hospice, LLC / DBA – Elite Hospice of Texas (Sole Proprietorship) 100% Ownership
- B. Oriental General Trading, LLC- USA/ UAE (Sole Proprietorship) 100% Ownership
- C. Springfield Senior Living, LLC (20% Ownership)

4. Identify Real Property: 809 Meadowside Ct, Garland, TX 75043



GARLAND

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Dr. Shibu Samuel, PhD

Title: Environmental Community Advisory Board Member
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: Susan Shibu

Minor Children
or Dependents: Allan Shibu & Angela Shibu

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: June 30, 2021 - June 6, 2022

Name: Gwendolyn H. Daniels

Phone

(Home)

Address: 537 Ivy Way

Phone

(Other)

City, State, Zip: Garland, TX, 75043-3223

Email

Resident of Garland for 46 years

Resident of Texas for 70 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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

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

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

32-year community service volunteer in Garland; 21 years volunteer service outside Garland, within Dallas County

If you have previously served on a City Board or Commission, please specify and list dates of service.

2014-2020 Sr. Citizens Commission; 2004 Charter Review Board; Garland's City Block Grant Board-1990s

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

Garland's annual MLK parade & march & MLK program for 28 yrs; So Dallas Women's Club President-2yrs

What is your educational background?

BA, Newburgh College; Certifications, TWU-Denton; Diploma-Lincoln High School, Dallas

What is your occupational experience?

Retired, 39-year health insurance career with Blue Cross Blue Shield of Texas

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

Gwen Daniels

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plan Commission *

☐ Civil Service Commission

☒ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current

Past Due

Date Appointed

Utility Account Status

Current

Past Due

Appointed By

CSO Suit/Claim Filed

Yes

No

Date Notified

Clerk Signature & Date

Courtney Vanover
6/17/22

Disclosure Form Filed

Revised 05/2021



GARLAND

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CITY OF GARLAND
RECEIVED
MAY 31 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 5/31/2022

Name: Molly Bishop

Phone: [REDACTED]

Address: 438 Trail View Lane

Phone: [REDACTED]

City, State, Zip: Garland TX 75043

Email: [REDACTED]

Resident of Garland for 25 years

Resident of Texas for 42 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4 ✓

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

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

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

I have the availability and the ability to analyze and contribute due to my education and years of life

If you have previously served on a City Board or Commission, please specify and list dates of service.

Parks and recreation board March 2003 to present

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

PTA, Youth sports leadership and coach, relief and rebuild projects

What is your educational background?

Bachelor of Science in Accounting

What is your occupational experience?

Accountant

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

Molly Bishop

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ✓
Current ✓

Past Due
Past Due

Date Appointed _____

Appointed By _____

no claims filed 5/31/22
Courtney Vanover

GARLAND

Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- | | | |
|---|---|--|
| ☐ Advisory Board of Adjustment | ☐ Garland Cultural Arts Commission | ☐ Parks and Recreation Board |
| ☐ Building and Fire Codes Board | ☐ Garland Youth Council | ☒ Plan Commission * |
| ☐ Citizens Environmental and Neighborhood Advisory Committee | ☐ Housing Standards Board | ☐ Plumbing and Mechanical Code Review |
| ☐ Community Multicultural Commission | ☐ Library Board | ☐ Senior Citizens Advisory Committee |
| ☐ Electrical Board | | |

Full Name: JOHN DAVID OHARA
Home Address: 3814 CAMBRIDGE DR Bus. Address: RETIRED
City, State, Zip: GARLAND TX. 75043 City, State, Zip: GARLAND TX. 75043
Home Phone: [REDACTED] Phone (Other): [REDACTED]
Email Address: [REDACTED]

Resident of Garland for 37 years Resident of Texas for 46 years

Are you a registered voter in Dallas County? ☒ Yes ☐ No

✓ Voter Registration No. [REDACTED] Precinct No. 1717 City Council District No. 4

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

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

Please list any experience that qualifies you to serve in the areas you have indicated. TOURNERMAN
PLUMBING LICENSE 11/17/89 STATE INSPECTOR LICENSE
I-1273 BOTH STATE OF TX.

If you have served on a City Board or Commission, please specify and list dates of service.
PLAN COMMISSIONER 3-12-12 - PRESENT

List all other community endeavors in which you have been involved. 8 YRS CHAIR OF
7 YRS BOARD OF TRUSTEES
AT ST. PHILIPS U.M.C. EVANGELISM

What is your educational background?

What is your occupational experience? 2 YRS COLLEGE / 3 YRS TRADE SCHOOL
BUILDING INSPECTOR / CODE SPECIALIST WITH CITY OF
DALLAS

* Plan Commission members must own property within the city.

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

John D. Ohara

Signature of Applicant

John D. Ohara 7.9.2022

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒ Past Due ☐

Signatures

Status of Utility Accounts

Current ☒ Past Due ☒

Suit/Claim Filed in City Secretary's Office

Yes ☐ No ☒

Accompanied By

Courtney Vanover
City Secretary
6/9/22

Date Appointed

Appointed By

Date Notified

Date Disclosure Form Filed



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 08 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 06/07/2022

Name: SAL LIBERTO

Phone:

(Home)

Address: 4833 SAN GABRIEL DR.

Phone:

(Other)

City, State, Zip: GARLAND, TX 75043

Email:

Resident of Garland for 35 years

Resident of Texas for 75 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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

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

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

Currently member of Advisory Committee

If you have previously served on a City Board or Commission, please specify and list dates of service.

Building and Fire Code and TIF 3 Board

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

Volunteer for charitable work, food distribution, etc.

What is your educational background?

BBA-Finance and Marketing

What is your occupational experience?

Atmos Energy for 44 years; purchase, sale and transport of natural gas. Monitor franchise fee application.

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

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover 6/8/22

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 6-10-22

Name: KATHLEEN HANSBROS Phone: None

Address: 234 TULANE ST. Phone: [REDACTED]

City, State, Zip: GARLAND, TX. 75043 Email: [REDACTED]

Resident of Garland for 35 years Resident of Texas for 41 years DOB 5-1-56

Dallas County Voter Registration Number [REDACTED] and City Council District Number 4

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

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

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

INTERIOR DESIGNER, DESIGN BACKGROUND, ART BACKGROUND
BUSINESS OWNER

If you have previously served on a City Board or Commission, please specify and list dates of service.

DALLAS CHILDREN THEATER / BOARD MEMBER, 2001 & 02, DOWNTOWN TFF, 2018-
EI CENTRO, ADVISORY BOARD, INTERIOR DESIGN, MULTICULTURAL COMMISSION
GARLAND, 2005 TO 2007

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

VOLUNTEERING, (KIDD SPRINGS PARK, BUILDING PLAYGROUND) (RAINBOW DAYS, ART)
(DALLAS WOMEN'S COUNTY JAIL, DANCE INSTRUCTOR) (CHALLENGE DAY, CA. INSTRUCT)
(DALLAS CHILDREN'S TH)

What is your educational background?

ILLINOIS INSTITUTE OF ART, CHICAGO. LICENSED INTERIOR DESIGNER
PEACE STUDIES, ART, DANCE & ELEMENTARY TEACHER

What is your occupational experience?

INTERIOR DESIGNER, TEACHER ART & DANCE, GALLERY OWNER.

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

Board or Commission of first (1st), second (2nd), and third (3rd) choice:

☐ Board of Adjustment

☐ Community Multicultural Commission

☐ Environmental and Community Advisory Board

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Library Board

☐ Parks and Recreation Board

☐ Planning Commission

☐ Property Standards Board

☐ Senior Citizens Advisory Committee

☒ TIF Development

☐ TIF Medical District

☐ TIF North

☐ Unified Building Standards Commission

Return completed application to:

Verified by:
Courtney Vanover 6/14/22

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-203-2504
Email: rdowdy@GarlandTX.gov

*Plan Commission members must live in district

** Garland Youth Council has a separate application

Revised 02/2020



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 07 2022

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

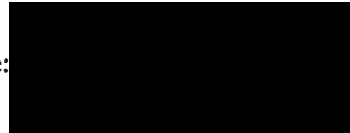
Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: 5/30/22

Name: Phillip Johnson

Phone:



(Home)

Address: 6349 Duck Creek Dr #2457

Phone:



(Other)

City, State, Zip: Garland, Texas, 75043

Email:



Resident of Garland for 22 years

Resident of Texas for 26 years

✓ Dallas County Voter Registration Number [Redacted] Garland City Council District Number 4

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

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

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

TIF #3 Board 2020-2022

If you have previously served on a City Board or Commission, please specify and list dates of service.

TIF #3 Board 2020-2022

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

TIF #3 Board

What is your educational background?

B.A. M.S.

What is your occupational experience?

TIF #3 Board

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

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

6/17/22

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 01 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowling@GarlandTX.gov

Please Type or Print Clearly:

Date: 5/31/22

Name: James Alton Hall, Jr.

Phone: None

Address: 442 Biscay Dr.

Phone: [REDACTED]

(Home)

Other

City, State, Zip: Garland, Tx 75043

Email: [REDACTED]

Resident of Garland for 40 years

Resident of Texas for 78 years

☒ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4 ☒

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

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

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

Licensed Texas Master Plumber with Master Medical Gas and RMP endorsements 1980 - present, Licensed Texas HVAC/R Contractors "A" License with "C" endorsement, CFC EPA - 608 Technician Certification, Life member of Plumbers, Pipefitters and HVAC technicians UA Local Union #100.

If you have previously served on a City Board or Commission, please specify and list dates of service.

2010 until present

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

N/A

What is your educational background?

Garland High School, Dallas Plumbers and Pipefitters Apprenticeship Training, DCCCD Eastfield campus.

What is your occupational experience?

50 years in the Plumbing, Pipefitting and HVAC/R industry.

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

James Hall, Jr.

Board or Commission of first, second and third choice:

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Garland Youth Council **	☐ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Community Multicultural Commission	☐ Property Standards Board	☒ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current ☒
Current ☐
Yes ☐ No ☒

Past Due
Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Clerk Signature & Date

Courtney Vanover
6/1/22

Revised 05/2021