



AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street
Garland, Texas
November 18, 2013**

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.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

**[Public comment will not be accepted during Work Session
unless Council determines otherwise.]**

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]

(6:00) 1. Written Briefings:

a. Emergency Landfill Equipment Purchase

Council is requested to consider authorizing the purchase of a Landfill D-8 bulldozer in the amount of \$760,000 which is not scheduled for replacement until March 2014 as part of the 2014 Capital Improvement Program (CIP). This critical piece of equipment has become operationally unreliable. If Council concurs, this item will be scheduled for formal consideration at the December 3, 2013 Regular Meeting.

b. Change Order No. 1 – Tubular Steel Structures and Components

Council is requested to consider authorizing Change Order Number 1 to PO 21408 in the amount of \$32,957 with Techline, Inc. due to engineering modifications resulting in a height change requirement to three of the transmission poles being relocated for the TMPA Greenville Industrial Park Transmission Line Relocation project. This item is scheduled for formal consideration at the November 19, 2013 Regular Meeting.

Item	Key Person
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(6:15) 2. Verbal Briefings:

a. 2013 Texas Downtown Development and Revitalization Conference

Athas

Council Member Anita Goebel attended the 2013 Texas Downtown Development and Revitalization Conference that was held November 5 – 8, 2013. At the request of Mayor Athas, Council Member Goebel will provide a brief report on information learned.

b. Grow Garland Initiative

Dollar

The City Manager will present the Grow Garland Initiative to Council.

c. DIY Garland Program

Montgomery

Representatives from the Planning and Community Development Department, Home Depot and Habitat for Humanity, will make a presentation to Council on the DIY Garland Program. At the November 4, 2013 City Council Work Session, Council requested a presentation regarding the DIY Garland Program be placed on an upcoming Work Session agenda.

3. Consider the Consent Agenda

Council

A member of the City Council may ask that an item on the consent agenda for the next regular meeting be pulled from the consent agenda and considered separate from the other consent agenda items. No substantive discussion of that item will take place at this time.

4. Announce Future Agenda Items

Council

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.

(7:30) 5. Adjourn

Council

(Estimated time to consider)



Meeting: Work Session

Date: November 18, 2013

Policy Report

EMERGENCY LANDFILL EQUIPMENT PURCHASE

ISSUE

Staff is requesting approval to purchase a Landfill D-8 bulldozer that is not scheduled for replacement until March 2014 as part of the 2014 Capital Improvement Program (CIP). This critical piece of equipment has become operationally unreliable. A replacement bulldozer will have to be rented at a cost of \$22,000 a month if replacement is delayed until after approval of the CIP. The cost of the D-8 Bulldozer is \$760,000.

OPTIONS

1. Approve the purchase of a D-8 Bulldozer at a cost of \$760,000.
2. Delay the purchase of a new D-8 and lease a replacement until adoption of the 2014 CIP.

RECOMMENDATION

1. Approve the purchase of a D-8 Bulldozer at a cost of \$760,000. A bid award will be placed on the Consent Agenda for the December 3rd Regular Meeting.

COUNCIL GOALS

Financially Stable Government with Tax Base that Supports Community Needs
Consistent Delivery of Reliable City Services

BACKGROUND

Currently, the Landfill is utilizing a 2006 Caterpillar D-8 bulldozer to gather, push, spread, and compact disposed refuse as required by the State permit. This piece of equipment is beyond its useful life and has become unreliable, requiring ongoing repairs that have hindered the operation of the Landfill. The unit is scheduled for replacement in the 2014 CIP. However, staff is requesting that the bulldozer be approved in advance of the CIP to avoid having to pay \$22,000 a month to lease a replacement unit. The cost of a new D-8 bulldozer is \$760,000.

CONSIDERATION

If approved, the bulldozer will be purchased using cash reserves. A Reimbursement Resolution will be issued allowing the reserves to be replenished in March 2014 when Certificates of Obligation are issued to fund the request and the remainder of the 2014 CIP. No tax rate impact is anticipated as a result of this purchase.

Submitted By:

Approved By:

Terry Anglin
Director of Fleet Services

William E. Dollar
City Manager

Date: November 7, 2013

Date: November 12, 2013



Meeting: Work Session

Date: November 18, 2013

Policy Report

CHANGE ORDER NUMBER 1 TO PO 21408 TUBULAR STEEL STRUCTURES & COMPONENTS

ISSUE

Change Order Number 1 to PO 21408 in the amount of \$32,957 (a 36% increase) due to engineering modifications resulting in a height change requirement to three of the transmission poles being relocated for the TMPA Greenville Industrial Park Transmission Line Relocation project.

OPTIONS

- (1) Authorize the City Manager to execute Change Order #1 with Techline, Inc and allocate the additional funds necessary to support the modifications. If Council concurs, this item will be scheduled for formal consideration at the November 19th, 2013 Regular Meeting.
- (2) Take no action.

RECOMMENDATION

Staff recommends that Council consider approval of option number one and direct the City Manager to execute the Change Order Number 1 totaling \$32,957.00 with Techline, Inc. If Council concurs, this item will be scheduled for formal consideration at the November 19, 2013 Regular Meeting.

COUNCIL GOAL

Consistent Delivery of Reliable City Services

BACKGROUND

In October of this year, Purchase Order 21408 was issued for the purchase of tubular steel structures and components for the TMPA Greenville Industrial Park Transmission Line Relocation. An error in the engineering model resulted in a dead end pole design that was too short to meet the regulated height requirement.

CONSIDERATION

The relocation of the TMPA Greenville Industrial Park Transmission Line has a required installation date of March 2014. To meet that deadline and avoid issues that may be associated with a delay, this change order needs to be in place quickly so that scheduled work on the project can continue.

It is requested that a resolution authorizing the City Manager, or his representative, execute Change Order Number 1 to PO 21408 in the amount of \$32,957 (a 36% increase) to provide for the required pole height increases. The PO 21408 issue amount of \$91,068.00 will be increased to \$124,025.00.

ATTACHMENT(S)

Submitted By:

Approved By:

Jeff Janke
Garland Power & Light

William E. Dollar
City Manager

Date: November 11, 2013

Date: November 11, 2013



City Council Item Summary Sheet

Work Session

Date: November 18, 2013

Agenda Item

2013 Texas Downtown Development and Revitalization Conference

Summary of Request/Problem

Council Member Anita Goebel attended the 2013 Texas Downtown Development and Revitalization Conference that was held November 5 – 8, 2013. At the request of Mayor Athas, Council Member Goebel will provide a brief report on information learned.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

**William E. Dollar
City Manager**



City Council Item Summary Sheet

Work Session

Date: November 18, 2013

Agenda Item

Grow Garland Initiative

Summary of Request/Problem

The City Manager will present the Grow Garland Initiative to Council.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

Work Session

Date: November 18, 2013

Agenda Item

DIY Garland Program

Summary of Request/Problem

Representatives from the Planning and Community Development Department, Home Depot and Habitat for Humanity will brief the Council on this new program. At the November 4, 2013 City Council Work Session, Council requested a presentation regarding the DIY Garland program be placed on an upcoming Work Session agenda.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

**Anita Russelmann
Director of Planning and Community
Development**

Approved By:

**William E. Dollar
City Manager**