

AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street, Garland, Texas
January 3, 2012**

5:15 p.m.

Executive Session

- 1. Discuss, deliberate, vote or take 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 [Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]:**
 - **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.**
- a. FY2011 wholesale energy results including generation costs/profits, fuel costs, hedging activities, and other revenues and expenses including QSE revenues and expenses.**

Executive Session (continued)

- 2. 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.**
 - a. Consider the reassignment of the Managing Director of Electric Utility to a consulting basis.**
 - b. Consider the appointment of an interim City Secretary.**

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.

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. Change Order No. 1 – Declared Emergency to ROP #2 Generator Field

Council is requested to consider authorizing Change Order No. 1 to Regenco in the amount of \$663,435 for a declared emergency on unforeseen damage to the ROP Unit #2 Generator Field. If Council concurs, this item will be scheduled for formal consideration at the January 17, 2012 Regular Meeting.

b. Centerville Marketplace Economic Development Strategy

Council is requested to consider authorizing the acceptance of a grant award from the U. S. Department of Housing and Urban Development for a Centerville Marketplace economic development strategy. If Council concurs, staff will proceed with the execution of the necessary agreements with HUD.

Item	Key Person
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(6:10) 2. Verbal Briefing:

a. Emergency/Severe Weather Notification Systems **Glenn**

As previously discussed with Council, staff is providing information on options for emergency/severe weather notification systems.

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.

(6:45) 5. Adjourn

Council

(Estimated time to consider)

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

Council Chambers, City Hall

200 North Fifth Street, Garland, Texas

January 3, 2012

7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

The Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the north side of City Hall and the building may be accessed by a sloped ramp from the parking area to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2403 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRaille IS NOT AVAILABLE.**

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- **Sustainable quality development and redevelopment**
- **Financially stable government with tax base that supports community needs**
- **Defends rightful powers of municipalities**
- **Fully informed and engaged citizenry**
- **Consistent delivery of reliable City services**
- **Safe, family-friendly neighborhoods**
- **Embrace diversity**

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the December 13, 2011 Regular Meeting.

2. Consider approval of the following bid:

Erosion Annual Maintenance

Bid No. 2708-12

Knight Erosion Control, Inc.

\$500,000

This request is to provide erosion maintenance on an annual basis which includes installing R-Rap Bag walls to repair erosion problems as requested by property owners.

3. Consider an ordinance amending Chapter 30, "Building Inspection," of the Code of Ordinances of the City of Garland; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland.

At the November 14, 2011 Work Session, the chair of the Community Services Committee presented a report on proposed modifications to the ordinance regulating carnivals in the City of Garland. The modification being considered would increase the separation requirement between such a use and a residential zoning district. This item was then brought forward for a discussion by the full Council at the December 5, 2011 Work Session. At that meeting, the City Attorney presented a draft ordinance which was reviewed and discussed.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

4. Hold public hearings on the following zoning cases:

- a. Consider the application of Audio Zone Garland requesting approval of a Specific Use Permit for Automobile Repair, Minor on property zoned Shopping Center (SC) District within the IH 635 Overlay District. The property is located at 1750 Northwest Highway, Suite 250 B. (File 11-34)

The proposal is for approval of a Specific Use Permit for Minor Automobile Repair on property zoned Shopping Center. At the December 12, 2011 meeting, the Plan Commission (by an 8 vote) recommended approval of the request for a period of 20 years tied to Audio Zone Garland.

- b. Consider the application of Onyx Builders requesting approval of 1) a change of zoning from Planned Development (PD) District 05-55 for Single Family Attached Uses (Townhouses) to a Planned Development (PD) District for Single Family Uses, 2) a Detail Plan for 63 single family residences, and 3) a waiver of Section 31.27 of the City of Garland Code of Ordinances regarding the requirement of alleys. The property is located north of the intersection of Roan Road and Rowlett Road. (File 11-31)

The proposal is for approval of 1) a change of zoning from a Planned Development for Single Family Attached Uses to a Planned Development for Single Family, 2) a Detail Plan for 63 single family residences, and 3) a waiver regarding the requirement of alleys. At the October 24, 2011 meeting, the Plan Commission (by an 8 to 0 vote) recommended approval of the request.

5. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

6. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Verizon FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.