

Agenda



Arlington City Council Meeting

City Hall Council Chamber
101 W. Abram St.

Tuesday, June 24, 2014
6:30 PM

- I. CALL TO ORDER
- II. INVOCATION AND PLEDGE
- III. SPECIAL PRESENTATIONS
- IV. APPOINTMENTS TO BOARDS AND COMMISSIONS
- V. SPEAKER GUIDELINES AND GENERAL DECORUM
- VI. APPROVAL OF ITEMS FROM EXECUTIVE SESSION

A. *The consideration of the use of eminent domain to condemn property. (Requires separate motion and vote). (If there is a council member objection to any item, then that item must be read separately)*

1. **Stadium Drive (Abram Street to Division Street) – BSL, Inc., Project No. PWST09001**

Condemnation Resolution. A resolution ordering condemnation of 4,664 square feet of right-of-way and 22,572 square feet of temporary construction easement rights for public use in, over and through land being situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being out of Lot C1, Block 4, Hillview Addition, an addition to the City of Arlington as recorded in Volume 388-51, Page 41, Plat Records, Tarrant County, Texas, otherwise known as 122 Stadium Drive, City of Arlington, Tarrant County, Texas, for the public use of constructing, reconstructing, maintaining and using a permanent right-of-way and all necessary appurtenances for the Stadium Drive (Abram Street to Division Street) project.

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- Council meetings are broadcast live on Arlington's Government Channel, and rebroadcast throughout the week at the following times:

	Afternoon meetings	Evening Meetings
Sunday	1:00 p.m.	6:00 p.m.
Wednesday	1:30 p.m.	6:30 a.m.
Saturday	6:00 p.m.	6:30 a.m.

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2. **Stadium Drive (Abram Street to Division Street) – BSL, Inc., Project No. PWST09001**
Condemnation Resolution. A resolution ordering condemnation of 6,474 square feet of right-of-way and 20,586 square feet of temporary construction easement rights for public use in, over and through land being situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being out of Lot D, Block 4, Hillview Addition, an addition to the City of Arlington as recorded in Volume 388-51, Page 41, Plat Records, Tarrant County, Texas, otherwise known as 118 Stadium Drive, City of Arlington, Tarrant County, Texas, for the public use of constructing, reconstructing, maintaining and using a permanent right-of-way and all necessary appurtenances for the Stadium Drive (Abram Street to Division Street) project.
3. **Stadium Drive (Abram Street to Division Street) – BSL, Inc., Project No. PWST09001**
Condemnation Resolution. A resolution ordering condemnation of 8,715 square feet of right-of-way and 18,345 square feet of temporary construction easement rights for public use in, over and through land being situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being out of Lot E, Block 4, Hillview Addition, an addition to the City of Arlington as recorded in Volume 388-51, Page 41, Plat Records, Tarrant County, Texas, otherwise known as 114 Stadium Drive, City of Arlington, Tarrant County, Texas, for the public use of constructing, reconstructing, maintaining and using a permanent right-of-way and all necessary appurtenances for the Stadium Drive (Abram Street to Division Street) project.
4. **Stadium Drive (Abram Street to Division Street) – BSL, Inc., Project No. PWST09001**
Condemnation Resolution. A resolution ordering condemnation of 7,720 square feet of right-of-way and 11,898 square feet of temporary construction easement rights for public use in, over and through land being situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being out of Lot F, Block 4, Hillview Addition, an addition to the City of Arlington as recorded in Volume 388-51, Page 41, Plat Records, Tarrant County, Texas, otherwise known as 110 Stadium Drive, City of Arlington, Tarrant County, Texas, for the public use of constructing, reconstructing, maintaining and using a permanent right-of-way and all necessary appurtenances for the Stadium Drive (Abram Street to Division Street) project.
5. **Stadium Drive (Abram Street to Division Street) – BSL, Inc., Project No. PWST09001**
Condemnation Resolution. A resolution ordering condemnation of 40 square feet of right-of-way and 67 square feet of pedestrian easement rights for public use in, over and through land being situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being out of Lot A1, Block 4, Hillview Addition, an addition to the City of Arlington as recorded in Volume 388-27, Page 105, Plat Records, Tarrant County, Texas, otherwise known as 1717 E. Abram Street, City of Arlington, Tarrant County, Texas, for the public use of constructing, reconstructing, maintaining and using a permanent right-of-way and all necessary appurtenances for the Stadium Drive (Abram Street to Division Street) project.

B. Approval of Executive Session Consent Agenda Items

1. **1608 N. Collins Street – State of Texas**
A resolution authorizing the City Manager, or his designee, to negotiate and execute the appropriate documents necessary to facilitate the purchase of fee simple property rights in approximately 18.37 acres of land, out of the G.W. Ragan Survey, Abstract No. 1288, City of Arlington, Tarrant County, Texas; otherwise known as 1608 N. Collins Street, City of Arlington, Tarrant County, Texas.

2. **1701 E Sanford Street and 608 Stadium Drive –Contract of Sale – Ballpark Parking Partners, LLC**
A resolution authorizing the City Manager, or his designee, to execute a contract of sale and related documents with Ballpark Parking Partners, LLC, for the purchase and transfer of fee determinable property rights in approximately 17.601 acres of land, being all of Lots 1 and 2, Stonegate Addition, an addition to the City of Arlington, Texas, as recorded in Instrument No. D209186698, Plat Records, Tarrant County, Texas; otherwise known as 1701 E. Sanford Street and 608 Stadium Drive, City of Arlington, Tarrant County, Texas.

3. **Execution of a Use Agreement with Texas MMJV, Sapphire, LP**
A resolution authorizing the City Manager or his designee to execute a Use Agreement with Texas MMJV Sapphire, L.P., for the placement of a temporary construction trailer on property located at 119 Hosack Street, City of Arlington, Tarrant County, Texas.

4. **Stadium Drive (Abram Street to Division Street) – Stadium/Division Properties, Inc., Project No. PWST09001**
A resolution determining the necessity of acquiring 144 square feet of right-of-way and 1,014 square feet of temporary construction easement rights for public use in, over and through land being situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being out of Lot 8B1 of Pilant Acres, an addition to the City of Arlington, otherwise known as 1808 E. Division Street, City of Arlington, Tarrant County, Texas, for the public use of constructing, reconstructing, maintaining and using a permanent right-of-way and all necessary appurtenances for the Stadium Drive (Abram Street to Division Street) project.

5. **Stadium Drive (Abram Street to Division Street) – BSL, Inc., Project No. PWST09001**
A resolution determining the necessity of acquiring 5,749 square feet of right-of-way, 68 square feet of pedestrian and 1,433 square feet of temporary construction easement rights for public use in, over and through land being situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being out of Lot B1, Block 4, Hillview Addition, an addition to the City of Arlington as recorded in Cabinet B, Slide 2139, Plat Records, Tarrant County, otherwise known as 134 Stadium Drive, City of Arlington, Tarrant County, Texas, for the public use of constructing, reconstructing, maintaining and using a permanent right-of-way and all necessary appurtenances for the Stadium Drive (Abram Street to Division Street) project.

VII. APPROVAL OF MINUTES

Afternoon Meeting, June 10, 2014

Evening Meeting, June 10, 2014

VIII. APPROVAL OF CONSENT AGENDA

Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations and all votes on final reading will be recorded as reflected on first reading unless otherwise indicated. Public comment will be accepted on items, with the exception of those items on which a public hearing has been held and closed by Council, which will be indicated as **(CLOSED)** on the agenda.

A. Minute Orders

1. **Annual Requirements Contract for Newspaper Advertising, Bid Project 14-0156 (MO#06242014-001)**
Authorize the City Manager or his designee to execute an annual requirements contract for newspaper advertising with Fort Worth Star-Telegram of Fort Worth, Texas in the estimated amount of \$108,645.50, and execute any and all documents necessary to carry out such contract. Funds are budgeted in various departmental accounts.
2. **Purchase of a Mobile Command Vehicle, Bid Project 14-0164 (MO#06242014-002)**
Authorize the City Manager or his designee to approve the purchase of a mobile command vehicle with MBF Industries, Inc. of Sanford, Florida, through the United States General Services Administration (GSA) in the estimated amount of \$639,890, and execute any and all documents necessary to carry out such purchase. Funds for the mobile command vehicle are available in UASI Grant Fund Account No. 228601-68900-228911. Annual maintenance and fuel costs funds are available in Police Fleet Maintenance Account No. 810701-67004.
3. **Purchase of Two Fire Apparatus, Bid Project 14-0150 (MO#06242014-003)**
Authorize the City Manager or his designee to approve the purchase of two fire apparatus with Metro Fire Apparatus Specialists, Inc. of Houston, Texas, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program, in an amount not to exceed \$1,196,956. Funds are budgeted in Fire Department Fire Operations Account No. 220201-68200.
4. **Construction Contract for Martin Luther King Jr. Sports Center Phase II Development (MO#06242014-004)**
Authorize the City Manager or his designee to execute a construction contract with Reeder General Contractors, Inc., of Fort Worth, Texas for phase II development at Martin Luther King Jr. Sports Center in the amount of \$1,380,000. Funding is available in Park Bond Account No. 508503-53350599-68101 [\$1,227,739] and Park Capital Account No. 508501-53540598-68101 [\$152,261].

5. **Modification to Arlington Gateway Monuments Consultant Contract (MO#06242014-005)**
Authorize the City Manager or his designee to execute an amendment to the Professional Services Contract with Schrickel, Rollins and Associates to create construction documents for the Entertainment District Gateway Monuments in an amount not to exceed \$93,580.00. Funding in the amount of \$93,580.00 is available in the Convention and Event Services Fund Account No. 970104-68900.
6. **Annual Requirements Contract for Tree Trimming Services, Bid Project 14-0137 (MO#06242014-006)**
Authorize the City Manager or his designee to execute an annual requirements contract for tree trimming services with Arbor Master Service, Inc. of Grapevine, Texas in the estimated amount of \$316,725, and execute any and all documents necessary to carry out such contract. Funds are budgeted in various Parks and Recreation Department accounts.
7. **Two-Year Requirements Contract for Local and Long Distance Telephone and Internet Services, Bid Project 14-0169 (MO#06242014-007)**
Authorize the City Manager or his designee to execute a two-year requirements contract for local and long distance telephone and internet services with the Department of Information Services (DIR) of Austin, Texas through the State of Texas Cooperative Purchasing Program in the estimated amount of \$454,500, and execute any and all documents necessary to carry out such contract. Funds are budgeted various departmental accounts and subject to future budgeting requirements.
8. **Annual Requirements Contract for the Purchase of Computer Equipment and Related Services, Bid Project 14-0125 (MO#06242014-008)**
Authorize the City Manager or his designee to execute an annual requirements contract for the purchase of computer equipment and related services, including but not limited, to computer hardware, servers, storage, networking equipment, and maintenance for improvements to the City's existing IT environment through the State of Texas Department of Information Resources (DIR) of Austin, Texas, which is part of the State of Texas Cooperative Purchasing Program, in an estimated amount of \$2,350,000, and execute any and all documents necessary to carry out such contract. Funds are budgeted in various departmental accounts.
9. **Annual Requirements Contract for the Purchase of Software for Desktop and Network Operations, Bid Project 14-0126 (MO#06242014-009)**
Authorize the City Manager or his designee to execute an annual requirements contract for the purchase of software and other services including maintenance, services related to maintenance and advice for desktop and network operations through the State of Texas Department of Information Resources (DIR) of Austin, Texas, which is part of the State of Texas Cooperative Purchasing Program in the estimated amount of \$1,000,500, and execute any and all documents necessary to carry out such contract. Funds are budgeted in various departmental accounts.

10. **Purchase of a Crane Truck, Bid Project 14-0174 (MO#06242014-010)**
Authorize the City Manager or his designee to approve the purchase of a crane truck with Chastang Ford of Houston, Texas, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program in the estimated amount of \$97,737, and execute any and all documents necessary to carry out such purchase. Funds are budgeted in Water Utilities Fleet Replacement Account No. 600101-68200.
11. **Upgrade of the Building Automation Control System for the Water South Service Center, Bid Project 14-0166 (MO#06242014-011)**
Authorize the City Manager or his designee to approve the purchase of an upgrade of the Building Automation Control System at the Water South Service Center with Schneider Electric Buildings Americas, Inc. of Carrollton, Texas, through the Interlocal Purchasing System TIPS/TAPS (Region VII Education Service Center) in the estimated amount of \$107,671. Funds are budgeted in Water Utilities Bond Account No. 658502-18083205-68303.
12. **Construction Contract for Center Street Rebuild (Arkansas Lane to Nottingham Gate Street); Project No. PWST10021 (MO#06242014-012)**
Authorizing the City Manager or his designee to execute a construction contract with RKM Utility Services, Inc., of Dallas, Texas, for the Center Street (Arkansas Lane to Nottingham Gate) project in the amount of \$4,387,704.05. This contract includes a maximum bonus of \$110,000, for a total contract amount not to exceed \$4,497,704.05. Funding is available in the following accounts: Street Bond Fund Account No. 358504-68153-65380699 [\$3,320,422.05], Storm Water Utility Fund Account No. 308501-68151-10850199 [\$150,000.00], Water Bond Fund Account No. 658502-68252-19940205 [\$598,668.50], Sanitary Sewer Bond Fund Account No. 648502-68250-19940204 [\$428,613.50].
13. **Annual Requirements Contract for the Fuel Card Services Program, Bid Project 14-0158 (MO#06242014-013)**
Authorize the City Manager or his designee to approve a contract for fuel card services with Mansfield Oil Company of Gainesville, Georgia, through the interlocal agreement with the City of Plano in an estimated amount of \$1,110,000, and execute any and all documents necessary to carry out such contract. Funds are budgeted in Fleet Services Account No. 790101-60018.
14. **Renewal of Annual Requirements Contract for Traffic Control Signage and Materials, Bid Project 11-0115 (MO#06242014-014)**
Authorize the City Manager or his designee to exercise the third of four, one-year renewal options in the contract for traffic control signage and materials with Vulcan Signs of Foley, Alabama, in the estimated amount of \$69,604, and execute any and all documents necessary to carry out such renewal. Funds are budgeted in Public Works and Transportation Traffic Control Account No. 720105-60012.
15. **Purchase and Installation of a Cooling Tower for the Bob Duncan Center, Bid Project 14-0168 (MO#06242014-015)**
Authorize the City Manager or his designee to approve the purchase and installation of a cooling tower for the Bob Duncan Center with Heat Transfer Solutions, Inc., of Houston, Texas, through the Texas Local Government Purchasing Cooperative (TLGPC) in the estimated amount of \$79,729. Funds are available in Maintenance of Buildings Account No. 350408-63101.

16. **Engineering Services Contract for Pavement Survey (MO#06242014-016)**
 Authorizing the City Manager or his designee to execute an Engineering Services Contract with Data Transfer Solutions, LLC, of Orlando, Florida, for the collection, analysis, and integration of data into the existing Pavement Management System. The total award for the three-year term of the contract will be for an amount not to exceed \$396,896. Funding is available in Sales Tax Fund Account No. 720101-61002.

17. **FY15 Tarrant County Tax Assessment/Collection Agreement (MO#06242014-017)**
 Authorize the City Manager or his designee to execute an Agreement for the Collection of Taxes with Tarrant County Tax Assessor-Collector and Tarrant County relative to assessment and collection services of ad valorem taxes for the City of Arlington, in the estimated amount of \$319,605, which represents a \$92,329 increase over FY14 due to an increased number of accounts. These additional funds are subject to FY15 budget approval. The funding source for this contract will be the Treasury Division Account No. 140401-61002.

18. **FY15 Tarrant County Tax Assessment/Collection Agreement (MO#06242014-018)**
 Authorize the City Manager or his designee to execute an Agreement for the Collection of Business Improvement District (BID) assessments with Tarrant County Tax Assessor-Collector and Tarrant County relative to assessment and collection services of special assessments for the Arlington Downtown BID, in the estimated amount of \$450. Funding is available in Arlington Downtown BID Account No. 3028-480701-61002, subject to FY15 BID adoption and budget approval.

B. Consent Agenda Ordinances – Final Readings

Public comment will be accepted on items, with the exception of those items on which a public hearing has been held and closed by Council, which will be indicated as **(CLOSED)** on the agenda.

1. **Westador Neighborhood Plan (CLOSED)**
 Consider an ordinance of the City of Arlington, Texas, amending the West Sector Plan component of the Comprehensive Plan to include the Westador Neighborhood Plan. Final reading of an ordinance adopting the Westador Neighborhood Plan, a component of the West Sector Plan of the Arlington Comprehensive Plan.

2. **Zoning Case ZA14-2 (310 E Randol Mill - 310 East Randol Mill Road) (CLOSED)**
 Consider a request to change the zoning of property to Entertainment District Overlay-Office (ED-O) on approximately 0.45 acres currently zoned Entertainment District Overlay-Residential (ED-R) and generally located south of East Randol Mill Road and east of North Mesquite Street. Final reading of an ordinance changing the zoning classification on certain property known as 310 East Randol Mill Road to Entertainment District Overlay - Office (ED-O) and amending the Zoning District Map accordingly.

C. Consent Agenda Resolutions

1. **Continued Participation in the Atmos Cities Steering Committee and payment of the participation fee**
A resolution authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.
2. **Modifying Boards and Commissions Policy Statement**
A resolution amending the Boards and Commissions Policy Statement for the City of Arlington, Texas.
3. **Reappointment of Associate Municipal Court Judge**
A resolution reappointing Kathleen Weisskopf an Associate Municipal Court Judge for the Municipal Court of Record for the City of Arlington, Texas.
4. **Construction Manager at Risk Authorization for Central Library; Project No. CMLIB-14001**
A resolution authorizing the Construction Manager at Risk method of construction to build the new facility for the Central Library.
5. **Emergency Repair of Culvert on Webb Ferrell Road; Project No. PWDR14003**
A resolution declaring an emergency and ratifying the emergency repair of a box culvert on Webb Ferrell Road and authorizing payment to Humphrey & Morton Construction Company of Fort Worth, Texas, in the amount of \$113,207.60.
6. **Execution of a Lease Agreement with American Towers, LLC for the Lease of Space for the 800 MHZ Radio System**
A resolution authorizing the execution of a Lease Agreement with American Towers, LLC, relative to the lease of tower space for the 800 MHZ radio system on a portion of the property located at 6100 Willard Road; City of Fort Worth, Tarrant County, Texas.
7. **Arlington Air Associates Lease Assignment and Sale of Leasehold Improvements to Arlington Hangars LLC.**
A resolution authorizing the City Manager or his designee to negotiate and execute a consent to assignment of the lease between Arlington Air Associates, LLC and the City to Arlington Hangars, LLC, and any and all other documents necessary to effectuate the sale of leasehold improvements from Arlington Air Associates, LLC to Arlington Hangars, LLC.

END OF CONSENT AGENDA

IX. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

X. CONSIDER AND VOTE ON WITHDRAWN ITEMS

XI. PUBLIC HEARINGS: ORDINANCES FIRST& FINAL READING

Speaker Regulations: Anyone wishing to speak for or against a Public Hearing must fill out a card at the entrance to the Council Chamber.

A. Public Hearing – Ordinances First and Final Emergency Reading

1. **Zoning Case PD14-3 (iMix Rx Pharmacy - 1102 Orchard Drive, Suite B)**

Following the public hearing, consider first and final emergency reading of a request to change the zoning on approximately 0.55 acres zoned Office (O) to Planned Development (PD) for all Office (O) uses, plus a Pharmacy, limited to 341 square feet, with a Concept Brief and generally located north of West Randol Mill Road and west of Orchard Drive. First and final emergency reading of an ordinance changing the zoning classification on certain property known as 1102 Orchard Drive to Planned Development (PD) for Office (O) uses, plus pharmacy, with a Concept Brief and amending the Zoning District Map accordingly.

XII. ORDINANCES – FIRST AND/OR FINAL READINGS

Public comment will be accepted on items, with the exception of those items on which a public hearing has been held and closed by Council, which will be indicated as **(CLOSED)** on the agenda.

A. Ordinances- First Reading

1. **Ordinance Granting Electric Franchise to Oncor Electric Delivery Company LLC**

An ordinance amending the “Utilities” Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article IV, entitled Electricity, whereby the City grants to Oncor Electric Delivery Company LLC a franchise for the purpose of constructing, maintaining and operating an electric delivery system in the City; prescribing compensation to the City from the Company for the franchise privilege; prescribing the term and effective date of said franchise; providing this ordinance be cumulative; providing for severability; providing for governmental immunity; and providing for publication and providing an effective date.

B. Ordinances Final Reading

1. **Unified Development Code (CLOSED)**

Approve an ordinance of the City of Arlington, Texas, amending in their entirety the “Zoning” Chapter and “Subdivision Regulations” Chapter of the Code of the City of Arlington, Texas, 1987, through the adoption of a new “Unified Development Code” Chapter consisting of Article 1 entitled “General Provisions”; Article 2 entitled “Zoning Districts”; Article 3 entitled “Use Regulations”; Article 4 entitled “Dimensional Standards”; Article 5 entitled “Design and Development Standards”; Article 6 entitled “Subdivision Regulations”; Article 7 entitled “Signs”; Article 8 entitled “Enforcement and Penalties”; Article 9 entitled “Review Authorities”; Article 10 entitled “Review Procedures”; Article 11 entitled “Nonconformities”; and Article 12 entitled “Definitions”. Final reading of an ordinance amending in their entirety the “Zoning” Chapter and “Subdivision Regulations” Chapter of the Code of the City of Arlington, Texas, 1987, through their replacement by the adoption of a new “Unified Development Code” Chapter consisting of Article 1 entitled “General Provisions”; Article 2 entitled “Zoning Districts”; Article 3 entitled “Use Regulations”; Article 4 entitled “Dimensional Standards”; Article 5 entitled “Design and Development Standards”; Article 6

entitled "Subdivision Regulations"; Article 7 entitled "Signs"; Article 8 entitled "Enforcement and Penalties"; Article 9 entitled "Review Authorities"; Article 10 entitled "Review Procedures"; Article 11 entitled "Nonconformities"; and Article 12 entitled "Definitions".

XIII. RESOLUTIONS

Public comment will be accepted at this time on the following items.

A. Resolutions:

1. **Americredit Financial Services, Inc. Chapter 380 Grant Agreement**

A resolution authorizing the execution of a Chapter 380 Grant Agreement by and between AmeriCredit Financial Services, Inc. and the City of Arlington, Texas relative to the acquisition and modification of the property located at 3801 S. Collins St. in Arlington, Texas for the expansion of financial services operations into the building located on the premises.

XIV. ANNOUNCEMENTS

XV. CITIZEN PARTICIPATION– Recognition of visitors with items of business not on the agenda.