GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, December 5, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay Mayor Pro Tem Jeff Bass Deputy Mayor Pro Tem Ed Moore Council Member Deborah Morris Council Member B.J. Williams Council Member Margaret Lucht Council Member Carissa Dutton Council Member Dylan Hedrick Council Member Chris Ott
Staff Present:	City Manager Jud Rex Deputy City Manager Mitch Bates Assistant City Manager Andy Hesser Assistant City Manager Crystal Owens Assistant City Manager Phillip Urrutia City Attorney Brian England City Secretary Eloyce Rene' Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

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

The motion was made by Council Member Hedrick to approve the Consent Agenda, seconded by Council Member Dutton.

Vote: 9 - 0

1. **APPROVED** **Consider approval of the minutes of the November 14, 2023, Regular Meeting.**

2. **Consider approval of the following bids:**

a. **APPROVED** **GP&L Lookout Substation Expansion Project- Steel Structures** **Bid No. 0570-23**

Techline, Inc.	**$51,133.70**

This request is to approve a change order for GP&L Lookout Substation Steel Structures. Additional bus support structures are needed to optimize planned delivery points and allow for future growth flexibility at the substation.

b. **APPROVED** **GP&L Girvin Switch Station Control Enclosure** **Bid No. 0923-23**

Electrical Power Products, Inc.	**$1,127,079.00**
Owner's Contingency	**112,707.90**
TOTAL:	**$1,239,786.90**

This request is for the purchase of a control enclosure for the GP&L Girvin Switch Station as part of the approved Girvin Switch Station CIP project.

c. **APPROVED** **GP&L Oakland Substation Structure** **Bid No. 1097-23**

DIS-TRAN Packaged Substations, LLC.	**$878,360.00**
Owner's Contingency	**$87,836.00**
TOTAL:	**$966,196.00**

This request is for the purchase of a factory-built substation to be installed at the GP&L Oakland Substation site.

d. **APPROVED** **Water Utilities Building - Construction Services** **Bid No. 0840-21**

Hill & Wilkinson General Contractors	**$947,302.78**

This request is to approve a change order for construction services for the new Water Utilities Building.

e. **APPROVED** **TMPA Sabine Creek Tap Station Control Enclosure** **Bid No. 1297-23**

Thermo Bond Buildings	**$260,705.00**
Owner's Contingency	**26,070.50**
TOTAL:	**$286,775.50**

This request is for the purchase of a Control Enclosure for the TMPA Sabine Creek Tap Station as part of the approved TMPA Rayburn Country 138kV Point of Interconnection CIP project and will be reimbursed at 100%.

f. **APPROVED** **GP&L Girvin Switch Station Steel Structures** **Bid No. 1298-23**

SAE Towers, Ltd.	**$1,678,846.00**
Owner's Contingency	**83,942.30**
TOTAL:	**$1,762.788.30**

This request is for the purchase of steel structures and associated materials needed for the construction of the GP&L Girvin Substation.

g. APPROVED **Powertrain Rebuild** **Bid No. 0231-24**

Holt Cat **$445,678.41**

This request is for a manufacturer rebuild of the powertrain on unit 160-1819R, a 2018 Caterpillar D6T Dozer utilized by the landfill.

h. APPROVED **NG 9-1-1 ESInet and NGCS Implementation Project** **Bid No. 1231-22**

Motorola Solutions **$1,024,238.20**

This request is to approve a ten-year contract for services related to Next Generation 9-1-1 Core Services and Emergency Services Internet Protocol Network (ESInet).

3. APPROVED **2023 Capital Improvement Program Budget Amendment No. 2**

Council approved **Ordinance No. 7484** amending the 2023 Capital Improvement Program to appropriate supplemental funding for various Capital Projects and Programs in 2023.

4. APPROVED **2023 Edward Byrne Memorial Justice Assistance Grant (JAG)**

Council approved **Resolution No. 10601** authorizing the Police Department to apply for the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) program.

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

a. APPROVED **Z 23-23 ClayMoore Engineering (District 1)**

Ordinance No. 7485 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Specific Use Provision for a Restaurant, Drive-through use and 2) a Detail Plan for a commercial building including a Restaurant, Drive-through use on a 1.033-acre tract of located at 5050 North Garland Avenue zoned Planned Development (PD) District 01-16 for Community Retail uses; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

6. APPROVED **Public Hearing on a Revised TIF #3 Project and Finance plan that includes the expansion of the boundaries, extension of the termination date, and revised project listing.**

On November 13, 2023, Council was briefed on the proposed boundary expansion, termination date extension and revised Project and Financing Plan. Sec. 311.003. of the Texas Tax Code specifies the procedure for expanding the boundaries, extending the termination date and adopting a Project and Financing Plan for reinvestment zones.

There were no speakers on this item.

Motion was made by Council Member Dylan Hedrick, and seconded by Council Member Carissa Dutton

Vote: 9 - 0

7. **Hold public hearings on:**

a. APPROVED **Consider a request by Marcer Construction to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard in District 5.**

Consider and take appropriate action of the application of Marcer Construction, requesting approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development. This property is located at 2920 Broadway Boulevard. (File Z 22-29, District 5)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Raul Estrada Jr. (applicant)

There was discussion by the Council.

Motion was made by Council Member Margaret Lucht, and seconded by Deputy Mayor Pro Tem Ed Moore

Vote: 9 - 0

b. APPROVED **Consider a request by Marta Nambo de Flores for a Guest House in the backyard. The site is located at 609 Lawson Drive in District 6.**

Consider and take appropriate action of the application of Marta Nambo de Flores, requesting approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House. This property is located at 609 Lawson Drive. (File Z 23-31, District 6)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Marta Nambo de Flores (applicant).

There was discussion by the Council regarding amending the Specific Use Provision to a five (5) year time period.

Motion was made by Council Member Carissa Dutton, and seconded by Council Member Margaret Lucht

Vote: 9 - 0

c. APPROVED **Consider a request by MC Office, LLC for a Contractor's Office/Warehouse Use in an existing building. The site is located at 601 North First Street in District 8.**

Consider and take appropriate action of the application of MC Office, LLC., requesting approval of a 1) Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use. This property is located at 601 North First Street. (File Z 23-32, District 8)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were Lisa Whatley McCord and Anthony Casa (applicant)

There was discussion by the Council.

Motion was made by Council Member Chris Ott, and seconded by Council Member Deborah Morris

Vote: 9 - 0

d. APPROVED Consider a request by Shearer, Monk & Voigt for a Truck Repair facility with 3 service bay doors. The site is located at 3877 Miller Park Drive in District 6.

Consider and take appropriate action of the application of Shearer, Monk & Voigt, requesting approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision [S 21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use. This property is located at 3877 Miller Park Drive. (File Z 23-37, District 6)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Charles Voigt (applicant)

There was discussion by the Council.

Vote: 9 - 0

e. APPROVED Consider a request by Peak Health Diagnostics for a laboratory use in an existing medical/dental office building. The site is located at 1605 North Garland Avenue, Suite A in District 8.

Consider and take appropriate action of the application of Peak Health Diagnostics, requesting approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use. This property is located at 1605 North Garland Avenue. (File Z 23-39, District 8)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Mohammed Inran (applicant)

There was discussion by the Council.

Motion was made by Council Member Chris Ott, and seconded by Deputy Mayor Pro Tem Ed Moore

Vote: 9 - 0

8. 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.

Citizen Comments: Cecilia Jan Alexander, Andres Vargas, and Linda Fernicola.

9. Adjourn.

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

There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:18 p.m.

Submitted By:

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Scott LeMay, Mayor

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Eloyce Rene Dowl, City Secretary