



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 4, 2020, 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 Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member David Gibbons
Council Member Deborah Morris
Council Member Jerry A. Nickerson
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
City Attorney Brad Neighbor
City Secretary Eloyce René 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.

Amy Dunphy, Operations Coordinator, Health Department, presented the Pet of the Month.

Mayor LeMay presented a Special Recognition to Connor Neuenswander for earning Scouting's highest rank of Eagle Scout; his Troop 1044 was present to see him receive the recognition.

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.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Council Member Dylan Hedrick motion to approve the Consent Agenda as presented. Motion carried:

Vote: 9 - 0

1. **APPROVED Consider approval of the minutes of the January 14, 2020 Regular Meeting.**

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

a. **APPROVED GP&L Cirrus EIS Priority Support** **Bid No. 0577-18**

Wunderlich-Malec	\$6,092.00
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The request is to approve Change Order #1 to enhance the current emissions software support coverage at the GP&L Spencer Plant to meet EPA requirements.

b. **APPROVED GP&L Electrical Ductline Improvements** **Bid No. 0126-20**

Primoris T&D Services, LLC	\$215,622.00
Optional Contingency	<u>43,125.00</u>
TOTAL:	\$258,747.00

This request is to provide labor for the installation of approximately 1,400 feet of ductline along Rosehill Road between Bobtown Road and I.H..30. An Optional Contingency is included for any additional work that may be required.

- c. **APPROVED Rowlett Creek Administration HVAC Renovations** **Bid No. 1130-19**
- TD Industries** **\$22,328.94**
- This request is to approve Change Order #1 for the addition of 10 variable air volume (VAV) boxes and updated graphics for the HVAC renovation at Rowlett Creek Administration.*
- d. **APPROVED Audubon Recreation Center Architectural Services** **Bid No. 4978-15**
- Brown Reynolds Watford Architects** **\$53,125.00**
- This request is to approve Change Order #4 for the Audubon Recreation Center architectural services.*
- e. **APPROVED Rowlett Creek Wastewater Treatment Plant Effluent Filter Rehabilitation Project** **Bid No. 0152-20**
- Archer Western Construction, LLC** **\$7,274,590.00**
- This request is to provide construction services for the rehabilitation of the effluent filters at the Rowlett Creek Wastewater Treatment Plant.*
- f. **APPROVED Professional Engineering Design Services for Water and Sewer Improvements** **Bid No. 0392-20**
- LAM Consulting Engineering** **\$123,750.00**
- This request is to provide Professional Engineering Design Services for the replacement of water and wastewater lines on Avenue A, Haskell Street and Second Street.*
- g. **APPROVED Professional Engineering Design Services for Sewer Improvements** **Bid No. 0391-20**
- Kimley-Horn and Associates, Inc.** **\$171,700.00**
- This request is to provide Professional Engineering Design Services for the replacement of wastewater lines at the Patricia Lane and Morningside Drive alley, Morningside Drive and Arrow Lane, and Arrow Lane and Westway Avenue.*
- h. **APPROVED Nevill Road Switching Station Grading** **Bid No. 0186-20**
- Kwest Group, LLC** **\$5,690,788.56**
Optional Contingency **569,079.00**
TOTAL: **\$6,259,867.56**

This request is to provide grading services for the construction of the GP&L Nevill Road Switch Station. An Optional Contingency is included for any additional work that may be required.

- i. **APPROVED GP&L King Mountain Transmission Line Construction Labor** **Bid No. 0902-19**

RES System 3, LLC **\$2,101,058.28**

This request is to approve Change Order #1 for the GP&L 345kV King Mountain Switch to Roadrunner Solar Transmission Line project.

- j. **APPROVED GP&L Apollo Substation Construction Services** **Bid No. 0241-20**

RES System 3, LLC **\$2,874,105.02**
Optional Contingency **287,410.50**
TOTAL: **\$3,161,515.52**

This request is to provide construction services for the GP&L Apollo Substation rebuild as part of the approved GP&L Apollo Substation Rebuild CIP project. An Optional Contingency is included for any additional work that may be required.

- k. **APPROVED GP&L Nevill to Greasewood 345kV Transmission Line Materials** **Bid No. 0106-20**

KBS Electrical Distributors, Inc. **\$1,024,614.52**
Optional Contingency **102,461.00**
TOTAL: **\$1,127,075.52**

This request is to provide insulators, line hardware, conductor, optical ground wire, and associated materials for the construction of the Nevill to Greasewood 345kV Transmission Line. An Optional Contingency is included for any additional materials that may be required.

- l. **APPROVED Boiler Repairs** **Bid No. 3353-13**

Hi-Tech Industrial Services, Inc. **\$99,000.00**

This request is to approve Change Order #1 for boiler repair services.

- m. **APPROVED Engineering Services for Electrical Duct Line and Service Conduit Improvements** **Bid No. 0035-19**

R-Delta Engineers, Inc. **\$15,000.00**

This request is to approve Change Order #1 to R-Delta Engineers, Inc., for Services Agreement SOW COG190 Glenbrook & Briarwood Electrical Duct Line and Service Conduit Improvements.

(CTS) Crown Texas, Inc.	\$798,651.00
Optional Contingency	<u>79,865.10</u>
TOTAL:	\$878,516.10

This request is to purchase a control house for the GP&L Nevill Road Switch as part of the approved Nevill Road Switch CIP project. An Optional Contingency is included for any additional work that may be required.

3. **APPROVED Ordinance No. 7121 reappointing Rick Schimmel as an Associate Judge of the Municipal Court of the City of Garland, Texas; appointing Sonja Galbraith as an Associate Judge of the Municipal Court of the City of Garland, Texas and providing an effective date.**

Council is requested to reappoint Judge Rick Schimmel as an Associate Judge of the Garland Municipal Court and appoint Sonja Galbraith as an Associate Judge of the Garland Municipal Court.

4. **APPROVED Resolutin No. 10428 of the City Council of the City of Garland, Texas confirming its support of a proposed senior living development project to be funded with Texas Department of Housing and Community Affairs 2020 Competitive 9% Housing Tax Credits; acknowledging that the proposed project is located within one linear mile or less from a development that services the same target population as the proposed project but approving same; authorizing a reduction in development fees to be collected from the developer in the amount not to exceed \$500 and the issuance of a letter to that effect on behalf of the City to the Texas Department of Housing and Community Affairs; authorizing the City Secretary to certify this resolution to the Texas Department of Housing and Community Affairs; and providing an effective date.**

At the January 13, 2020 Work Session, Council considered adopting a Resolution of Support for Garland Senior Living, LTD, a 9% Low-Income Housing Tax Credit Project.

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.

5. **APPROVED Ordinance No. 7122 ordering of a General Election for the City of Garland, Texas to be held on the 2nd day of May, 2020 for the purpose of electing Council Members to Districts 1, 2, 4, and 5 and for the purpose of submitting to the voters a proposition regarding the use of a portion of Hollabaugh Park as a library, if approved; providing for the conduct of the election; providing a date for a run-off election; providing for a process to determine position of names on ballots; providing for locations of polling places; providing for early voting; providing for notice, publication, and posting of this order; and providing an effective date.**

Council approved an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 2nd day of May 2020.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member David Gibbons motion to approve a General Election ordinance for May 2, 2020. Motion carried:

Vote: 9 - 0

6. **Presentation of 2020 Proposed CIP**

City Manager Bradford formally presented the 2020 Proposed Capital Improvement Program (CIP) for the City Council's review and deliberation.

7. **Hold public hearings on:**

- a. **APPROVED Consider the application of Jimmy D. Newton, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. This property is located at 1901 South Jupiter Road, Suite 103. (File No. Z 19-38, District 6)**

The applicant requests approval of a Specific Use Provision to continue operating a tattooing establishment from Suite 103 of the subject property. A Specific Use Provision was previously approved for a period of six (6) years.

The staff report was presented by Kimberly Hopkins, Development Planner. Speaker on this item was Jimi Newton, applicant. There was discussion by the Council.

Motion was made by Deputy Mayor Pro Tem Vera, seconded by Council Member Aubin to approve the application based on staff and Plan Commission recommendation.

A motion to amend the Specific Use Provision to ten years was made by Council Member Bookhout, seconded by Council Member Morris. Motion failed:

Vote: 7 nays, 2 ayes (Bookhout / Morris)

A vote was cast on the main motion. Motion carried:

Vote: 8 ayes, 1 nay (Bookhout)

- b. **APPROVED** Consider the application of Jonathan Escarcega, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 3131 Cortez Drive. (File No. Z 19-41, District 5)

The applicant proposes to build a single-family detached home.

The staff report was presented by Nabiha Ahmed, Development Planner. Speaker on this item was Jonathan Escarcega. There was discussion by the Council.

Motion was made by Council Member Rich Aubin, and seconded by Mayor Pro Tem Robert John Smith motion to approve the item as presented. Motion carried:

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.

9. **Adjourn:** There being no further business to come before the Council, Mayor LeMay adjourned the meeting at 7:34 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary