



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, May 5, 2020, pursuant to Section 551.045, by telephone or internet in 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
Assistant City Manager John Baker
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.

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

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the April 13 Special and April 21 Regular Meetings .

2. Consider approval of the following bids:

- a. **APPROVED** **Playground Replacement Program - Design Services** **Bid No. 0829-20**

MHS Planning & Design, LLC	\$636,360.00
Optional Contingency	<u>60,000.00</u>
TOTAL:	\$696,360.00

This request is to obtain professional services for the design and construction administration of replacing playground equipment at 24 public parks throughout the city. The services include planning, engineering, landscape architecture, surveying, geotechnical, and construction administration services to facilitate the construction of the playground improvements. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

- b. **APPROVED** **Water and Sewer Main Improvements: Hartford Drive, Beverly Alley, and Cuero Drive** **Bid No. 0497-20**

SYB Construction Company	\$828,139.50
Optional Contingency	<u>82,813.95</u>
TOTAL:	\$910,953.45

This request is to provide water and sewer main improvements on Hartford Drive, Beverly Alley, and Cuero Drive. An Optional Contingency is included for any additional work that may be required.

- c. **APPROVED Water and Sewer Line Improvements:** **Bid No. 0425-20**
Noble, Victoria, and Lakeshore Drive

KIK Underground, LLC	\$1,597,572.00
Optional Contingency	<u>159,757.20</u>
	\$1,757,329.20

This request is to provide water and sewer line improvements on Noble, Victoria, and Lakeshore Drive. An Optional Contingency is included for any additional work that may be required.

- d. **APPROVED Sanitary Sewer Interceptor Line** **Bid No. 0771-20**
Rehabilitation

Insituform Technologies, LLC	\$1,110,808.75
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This request is to provide trenchless rehabilitation of approximately 2,415 feet of 48-inch sanitary sewer interceptor line that flows from north of Pleasant Valley Road to the Rowlett Creek Wastewater Treatment Plant.

- e. **APPROVED GP&L Vegetation Management** **Bid No. 6354-16**

Asplundh Tree Expert Company	\$85,000.00
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This request is to approve Change Order #1 for GP&L vegetation management. The additional funding is needed to continue tree trimming services until a new contract can be awarded in May.

- f. **APPROVED Wynn Joyce to Ben Davis 138kV** **Bid No. 0795-20**
Transmission Line Rebuild Construc.
Oversight

Burns & McDonnell	\$294,000.00
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This request is to obtain construction management support services for the partial rebuild of the Wynn Joyce to Ben Davis 138kV Transmission Line. This is part of the approved Wynn Joyce - Miller Road Lake Crossing CIP project.

- g. **APPROVED Professional Engineering Services for Avenue** **Bid No. 0583-18**
H Repaving

R-Delta Engineers, Inc.	\$30,000.00
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This request is to consider approval of Change Order #1 for professional engineering services associated with design for repaving of Avenue H within Central Park.

- h. APPROVED Stonewall Street Alley Improvement Construction Bid No. 0531-20**

Vescorp Construction, LLC \$419,433.50

This request is for the construction of approximately 500 LF of alley improvements from 1110 to 1134 Stonewall Street.

- i. APPROVED Drainage Improvements Study for Garvon West Industrial Park Bid No. 0825-20**

Pacheco Koch Consulting Engineers, Inc. \$124,250.00
Optional Contingency 15,000.00
TOTAL: \$139,250.00

This request is to obtain professional services for the preparation of a drainage study in the Garvon West and Innovation Industrial Parks area.

- j. APPROVED Engineering Services for Olinger to Wylie East Reconstruction Bid No. 4307-14**

R-Delta Engineers, Inc. \$60,000.00

This request is to approve Change Order #5 to provide finalized construction plans needed for the reconstruction of four (4) transmission circuits across Lake Lavon as part of the approved GP&L Olinger Wylie East Circuit CIP project.

- k. APPROVED Central Park Sports Field Lighting Bid No. 0821-20**

Musco Sports Lighting, LLC \$603,538.00
Optional Contingency 60,353.00
\$663,891.00

This request is to replace the existing football and baseball field light fixtures at Central Park Sports Fields with new LED fixtures. Utilizing LED lights results in energy savings over time and will reduce light spill and glare.

- l. APPROVED Drainage Improvements Study for Country Club Park Estates Bid No. 0826-20**

Metropolitan Infrastructure, PLLC \$108,250.00
Optional Contingency 9,500.00
TOTAL: \$117,750.00

This request is to obtain professional services for the preparation of a drainage study in the Country Club Park Estates area in and around James Good Lane and adjacent streets.

m. APPROVED Playground Construction for Eastern Hills Park and One Eleven Ranch Park Bid No. 0827-20

Whirlix Designs, Inc. \$380,824.00

This request is to furnish and install playground equipment, playground surfacing, and shade structures at Eastern Hills Park and One Eleven Ranch Park.

n. APPROVED Bottleneck Improvements Design Services Bid No. 0828-20

Teague Nall and Perkins, Inc. \$2,428,200.00
Optional Contingency 100,000.00
TOTAL: \$2,528,200.00

This request is to obtain professional services for the design of 16 intersection improvements throughout the city. The services include topographic and boundary surveying, detailed design and construction documents, right-of-way acquisition, and construction administration services to facilitate the construction of the improvements. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

o. APPROVED Design Services for Rick Oden Park Bid No. 0830-20

Kimley-Horn and Associates, Inc. \$1,020,000.00
Optional Contingency 100,000.00
TOTAL: \$1,120,000.00

This request is to obtain professional services for the design and construction administration of improvements to Rick Oden Park. The services will include geotechnical investigation, hydraulic and environmental analysis, preparation of detailed design and construction documents, and construction administration services to facilitate the improvements to the park. This project will coordinate with the paving and lighting plan design adjacent to the Skate Park, which is being completed under a separate contract. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

p. APPROVED Engineering Services for GP&L Lookout Substation Voltage Control Bid No. 1241-19

Siemens PTI \$27,600.00
Optional Contingency 2,400.00
TOTAL: \$30,000.00

This request is to approve Change Order #2 for Lookout Substation voltage control engineering services. At the request of ERCOT, this Change Order will allow for studies to create simulations for the phased implementation of the composite load model. An Optional Contingency is included for any additional services that may be required.

- q. **APPROVED GP&L King Mountain Switch Station Construction** **Bid No. 0882-19**

Primoris T&D Services, LLC **\$325,479.20**

This request is to approve Change Order #3 for King Mountain Switch Station construction services. This will allow for additional station testing and commissioning, construction services, and equipment rental due to project delays caused by late material deliveries and delayed outage approvals.

- r. **APPROVED King Mountain Switch Station Engineering and Project Management Services** **Bid No. 0540-19**

Power Engineers, Inc. **\$194,790.00**

This request is to approve Change Order #1 for King Mountain Switch Station engineering and project management services. Additional services include: modification to the station layout due to site topology; additional design of switch structures and motor operators; improvements to standard wiring diagrams to monitor breaker trip coils and blown fuses; enhanced modeling of the West Texas grid to ensure relay coordination; incorporating backup telecommunication requirements; revisions to conduit and cable designs drawings due to unavailable materials; troubleshooting support; and expediting materials to facilitate completion schedule.

- s. **APPROVED Grass Sod** **Bid No. 0697-20**

A & W Turf, LLC **\$144,350.00**

This request is for the purchase of grass sod for restoring vegetation in the right-of-way upon the completion of rehabilitation and/or reconstruction by Street Department crews. This approval is for a Term Agreement with four (4) optional renewals.

- t. **APPROVED GP&L Distribution System Vegetation Management** **Bid No. 0633-20**

Trees, Inc. **\$800,000.00**

This request is to provide vegetation management activities as part of the GP&L Distribution System maintenance operations. This approval is for a Term Agreement with four (4) optional renewals.

3. **APPROVED Ordinance No. 7140 adopting recommendations from the Texas Department of Transportation Speed Study for IH 30.**

Council is adopted an ordinance adopting the TxDOT speed study of IH 30 through Garland. This speed study indicates that the speed limit should be raised to 70 MPH from its current 65 MPH.

4. **APPROVED Ordinance No. 7141 amending Ordinance No. 7132, as amended, by adopting and implementing the provisions of Governor Abbott's latest executive orders.**

The City Council is adopted further revisions to Ordinance No. 7132 consistent with its discussions of this item at the May 4, 2020 Work Session.

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. **Hold public hearing(s) on:**

- a. **APPROVED Ordinance No. 7142 amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.**

Council considered and adopted amendments to Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding parking ratios for Retail Store use and Commercial Amusement, Indoor use. The Council had an initial Work Session discussion regarding this subject matter on February 17, 2020 and staff is bringing forward the changes accordingly. A briefing item has been included on the May 4, 2020 Work Session agenda.

Motion was made by Council Member David Gibbons, and seconded by Council Member Deborah Morris to approve as presented. Motion carried:

Vote: 9 - 0

- b. **APPROVED Consider the application of Westwood Professional Services, requesting approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses. This property is located at 1122 West Centerville Road. (File No. Z 20-06, District 5)**

The applicant requests to build an office/retail building. This item serves as the applicant's Planned Development (PD) amendment request.

The staff report was presented by Nabiha Ahmed, Development Planner. Speakers on this item were Alicia Coronilla, applicant. There was discussion by the Council.

Motion was made by Council Member Rich Aubin, and seconded by Deputy Mayor Pro Tem Robert Vera to approve the item in accordance with staff and Plan Commission recommendation. Motion carried:

Vote: 9 - 0

- c. **APPROVED Consider the application of Westwood Professional Services, requesting approval of a Detail Plan for an Office / Retail Building. This property is located at 1122 West Centerville Road. (File No. Z 20-06, District 5)**

The applicant requests to build an office/retail building. This item serves as the applicant's Detail Plan request.

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

Vote: 9 - 0

The staff report was presented by Will Guerin, Director of Planning. Speakers on this item were: Frances Hiner and Alicia Coronilla, applicant. There was discussion by the Council.

- d. **Consider the application of Allstate Carriers LLC, requesting approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage. (File No. Z 20-08, District 6) (The applicant has requested postponement to the May 19, 2020 Regular City Council meeting.)**

The applicant proposes a five (5) year operation of a warehouse/storage distribution use with truck and bus repair, truck sales/leasing/rental, and truck bus storage on a property developed for industrial uses. The applicant has requested postponement of this request to May 19.

Motion was made by Deputy Mayor Pro Tem Robert Vera, and seconded by Council Member Rich Aubin to approve the request to postpone to May 19. Motion carried

Vote: 9 - 0

e. APPROVED Hold a public hearing for comments on Implementation of a Rental and Mortgage Assistance Program using CDBG and ESG Funding

At the May 4 2020, Work Session Meeting, City Council was provided information regarding \$648,962 in Emergency Solutions Grant funding provided through the Coronavirus Aid, Relief and, Economic Security Act and considered reprogramming \$400,000 in FY19-20 Community Development Block Grant funding to implement a Rental and Mortgage Assistance Program for eligible Garland residents.

As part of the process, a public hearing is required to solicit comments from any interested parties relating to this issue.

The staff report was presented by Becky King, Managing Director and Mona Woodard, Neighborhood Services Administrator. Speakers on this item were: Susan McMahon, Rosalba Cetz Medina and Frances Hiner. There was discussion by the Council.

Motion was made by Council Member David Gibbons, and seconded by Council Member Rich Aubin to approve the item as presented. Motion carried:

Vote: 9 - 0

6. Citizen comments: There were no speakers.

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.

7. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:40 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary