GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, October 13, 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 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 Jerry A. Nickerson, and seconded by Council Member Rich Aubin to approve the Consent Agenda as presented, with the exception of pulling Item 4 for further consideration. Motion carried:

Vote: 8 - 0

1. **APPROVED** **Consider approval of the minutes of the September 15, 2020 Regular Meeting.**

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

a. **APPROVED** **Williams Estates Wastewater Main Replacement** **Bid No. 1111-20**

Aushill Construction, LLC	**$1,133,879.21**
Optional Contingency	**113,387.92**
TOTAL:	**$1,247,267.13**

This request is to provide approximately 1.1 miles of wastewater main replacements in Williams Estates. An Optional Contingency is included for any additional work that may be required.

b. **APPROVED** **GP&L Centerville 1 Overhead to Underground Line Relocation** **Bid No. 1134-20**

Primoris T&D Services, LLC	**$721,454.10**
Optional Contingency	**57,200.00**
TOTAL:	**$778,654.10**

This request is to provide construction services to relocate the Centerville 1 overhead feeder from Duck Creek to underground service at the front of the property line. An Optional Contingency is included for any additional work that may be required.

c. **APPROVED** **Liquefied Suspended Cement Slurry** **Bid No. 1150-20**

Martin Marietta	**$308,490.00**

This request is to provide Concrete Super Slurry for the Street Department to strengthen the crushed concrete base material used on street reconstruction projects. This approval is for a Term Agreement with four optional renewals.

d. **APPROVED** **EMS Supplies and Medications** **Bid No. 1347-20**

Bound Tree Medical, LLC	**$369,872.44**

This request is for the purchase of EMS Pharmaceuticals and Medical Supplies for the Garland Fire Department. This approval is for a one-year Term Agreement.

e. **APPROVED** **Belt Press Rental for Duck Creek & Rowlett Creek Wastewater Treatment Plants** **Bid No. 1228-20**

Aspen Rentals, Inc.	**$120,050.00**

This request is to rent two belt presses to process biosolids at Duck Creek and Rowlett Creek Wastewater Treatment Plants.

f. **APPROVED** **Sanitary Sewer Mainline Rehabilitation** **Bid No. 1390-20**

Insituform Technologies, LLC	**$1,430,352.50**
Optional Contingency	**69,647.50**
TOTAL:	**$1,500,000.00**

This request is to provide sanitary sewer pipe lining and pipe bursting services for the following locations: south of Guthrie Road and west of Ablon Drive, Belt Line Road to North Garland Avenue east of Wagon Wheel, North Garland Road to Apollo Drive west of Woodland Park, Matador to Doss Drive, Holm to Royal Drive and Glynn to Curtis Drive. An Optional Contingency is included for any additional work that may be required.

g. **APPROVED** **Security Fence Replacement for Rowlett Creek Wastewater Treatment Plant** **Bid No. 1180-20**

Triple-C Fence, LLC	**$158,578.10**
Optional Contingency	**20,000.00**
TOTAL:	**$178,578.10**

This request is to provide labor and equipment to replace approximately 3,708 feet of security fencing and gates surrounding the Rowlett Creek Wastewater Treatment Plant. An Optional Contingency is included for any additional work that may be required.

h. **APPROVED** **Engineering Services for Miller Road and Nash Street Water and Wastewater Improvements** **Bid No. 0469-17**

Kimley-Horn and Associates, Inc.	**$16,000.00**

This request is to provide additional Engineering Services for the Miller Road and Nash Street Water and Wastewater Improvements project to include the design of a left-turn lane at the Walmart Neighborhood Market.

i. APPROVED **GP&L & TMPA Transmission and Substation Maintenance and Repair Services** **Bid No. 1225-20**

Primoris T&D Services, LLC **$750,000.00**

This request is to provide as-needed maintenance and repair of GP&L and TMPA transmission lines and substation infrastructure. This approval is for a Term Agreement with four optional renewals.

j. APPROVED **Engineering Services for King Mountain to Queen BESS 345 kV Transmission Line** **Bid No. 1418-20**

Burns & McDonnell **$483,100.00**

This request is to obtain engineering services to support the transmission line design of a new single circuit, 345 kV transmission line in Upton County, Texas.

k. APPROVED **Wallace Pump Station Generator Upgrade** **Bid No. 1123-20**

C.F. McDonald Electric, Inc.	**$4,129,469.00**
Optional Contingency	**412,946.90**
TOTAL:	**$4,542,415.90**

This request is to provide upgrades to the Wallace Pump Station generator and ancillary equipment which includes: Installation of a new 2400V, 2000 kW Tier IV generator and paralleling switchgear including a 2400V medium voltage switch, construction of new generator, storage building and transformer pad structures including structural and architectural modifications at the switchgear room, furnish and install programming for SCADA interface cabinet as well as modifications to existing SCADA system located at Apollo Control Center, furnish and install all materials for the Pump Station HVAC work, field inspection and start-up services including factory and site acceptance testing and training. An Optional Contingency is included for any additional work that may be required.

l. APPROVED **2019 Miscellaneous Concrete Repair Project** **Bid No. 0313-20**

NPL Construction Company **$285,160.00**

This request is to provide additional quantities of concrete removal and replacement for streets and alleys in various locations of the city.

3. **A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

a. APPROVED Zoning File No. Z 20-23, Rene Mandujano (District 2)

Ordinance No. 7177 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and located at 532 Main Street, Suite B; 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; a Savings Clause, and a Severability Clause; and providing an effective date.

4. TABLED Consider a resolution approving a schedule for meetings of the City Council to be held in Calendar Year 2021; and providing an effective date.

At the October 12, 2020 Work Session, Council considered the meeting dates for the 2021 calendar year.

At the request of staff, this item was pulled for consideration at the next Work Session on October 19.

5. APPROVED Resolution No. 10454 authorizing the City Manager to execute an Interlocal Agreement with the Garland Independent School District regarding the use of certain facilities during emergencies; and providing an effective date.

At the October 12, 2020 Work Session, Council considered approving a resolution allowing the City Manager to execute an updated Interlocal Agreement with GISD allowing the City of Garland to utilize any of the district's facilities as a Point of Dispensing site for medications or commodities in mass quantity to the public, which may be necessary in disaster response or recovery efforts.

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 Resolution No. 10455 for Texas Parks and Wildlife Department Grant - Watson Park

Council adopted a funding resolution and authorization to submit a grant application for the Local Park Grant Program from the Texas Parks and Wildlife Department in order to improve Watson Park.

The staff report was presented by Andy Hesser, Managing Director, Parks and Recreation. Deputy Mayor Pro Tem Vera expressed his support for the approval.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Deputy Mayor Pro Tem Robert Vera to approve a resolution for the application to the Texas Parks and Wildlife Department for a grant to improve Watson Park. Motion carried:

Vote: 8 - 0

7. Hold public hearing(s) on:

a. APPROVED Consider Approval of QuikTrip Travel Center in District 3 at 524 East Interstate Highway 30.

QuikTrip Corporation and Glenn Engineering Corporation, requesting approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use. This application was submitted prior to September 1, 2019. (File No. Z 19-22, District 3)

The staff report was presented by Nabiha Ahmed, Development Planner. Speakers on this item were Jake Petras and Gwen Keene, applicant.

There was discussion by the Council.

Mayor LeMay recessed the meeting at 8:30 p.m.

Mayor LeMay reconvened the meeting at 8:40 p.m.

Michael Landers, Vernon Chin, Georgia Ray, Alex Alexander, Marja Rom, Sehar Knight, Barbara Murray, Stephanie Sutherland, Shannon Wilson (Rachel Shriever spoke on her behalf), Melissa Massey, John White, Simon Mathew, Alexander Rom and Antonio Jimenez. The following persons submitted written responses: Simon Mathew, Joffrin Alexander, Kayla Scott and Carolyn Ferguson.

There were additional comments by Council.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Deputy Mayor Pro Tem Robert Vera to approve the application as submitted. Motion carried:

Vote: 7 - 1

Mayor LeMay recessed the meeting at 9:50 p.m.

Mayor LeMay reconvened the meeting at 10:00 p.m.

b. APPROVED **Consider a request by U-Haul to build a 42,580 square-foot Bus/Truck Repair shop at 2700-2816 McCree Road in District 5.**

Application of Kimley-Horn and Associates, Inc., requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses; and 2) a Detail Plan for a Truck/Bus Repair Use. This application was submitted prior to September 1, 2019. (File No. Z 19-27, District 5) (This case was postponed from the September 15, 2020 Regular City Council meeting.)

Motion was made by Council Member Rich Aubin, and seconded by Council Member Jim Bookhout to approve the modification to the Planned Development (PD), Industrial (IN) Uses and Site Plan, with a denial of the deviation for the bay doors to face south, allowing those doors to face north at McCree. Motion carried:

Vote: 6 - 2

The staff report was presented by Nabiha Ahmed, Development Planner. Speakers on this item were: Jonathan Vinson, and Matt Merrill, applicant, Joe Fraccaro, Kimley Horn, Holli Sanborn and Melissa Massey. Stephen Yearout submitted a written statement in opposition of the application.

There was discussion by the Council. City Manager provided responsive comments to Council Member Bookhout's questions.

8. Consider appointments to Boards and Commissions.

Council Member Morris and Deputy Mayor Pro Tem Vera presented their nominations for boards and commissions.

Council Member Deborah Morris

- Herman Puckett - Board of Adjustment
- Kymberlaine Banks - Community Multicultural Commission
- Jocelyne Garcia - Cultural Arts Commission
- John Ball - Environmental and Community Advisory Board
- Michael Degen - Library Board
- Jonathan Ferguson - Parks and Recreation Board
- Julius Jenkins - Plan Commission
- John Spencer - Property Standards Board
- Manuel Ojeda - Senior Citizens Advisory Board
- Daniel Montenegro - Tax Increment Finance District - Downtown
- Bob Duckworth - Tax Increment Finance #3 - Medical District
- Darryl Quigley - Tax Increment Finance - South
- Dwight Nichols - Unified Building Standards Commission

<u>Mayor Pro Tem Robert Vera</u>

- Mindy Le - Community Multicultural Commission

A vote was cast to approve the appointments:

Vote 8 - 0

9. **Citizen comments:**

10. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 11:04 p.m.

Submitted By:

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Scott LeMay, Mayor

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Eloyce René Dowl, City Secretary