



# GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, June 22, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present: Mayor Scott LeMay  
Deputy Mayor Pro Tem Deborah Morris  
Council Member Jeff Bass  
Council Member Ed Moore  
Council Member B. J. Williams  
Council Member Rich Aubin  
Council Member Robert Vera  
Council Member Dylan Hedrick  
Council Member Robert John Smith

Staff Present: City Manager Bryan Bradford  
Deputy City Manager Mitch Bates  
Assistant City Manager John Baker  
Assistant City Manager Judson Rex  
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 Williams to approve the Consent Agenda as presented, seconded by Council Member Aubin. Motion carried:

**Vote:** 8 ayes, 0 nays

Council Member Smith did not participate in this vote due to a technical disconnection.

1. **APPROVED** Consider approval of the minutes of the June 8 Regular Meeting and June 15 Special Meeting.

2. Consider approval of the following bids:

- a. **APPROVED** Casualty Insurance Coverage

**Bid No. 0809-21**

**Willis Towers Watson**

**\$913,717.00**

The City is seeking an insurance broker to place casualty coverage for its employees and operations ("Casualty Insurance"). This approval is for a Term Agreement with four optional renewals.

- b. APPROVED Rowlett Creek 48-Inch Interceptor Main Rehabilitation, Phase VII Bid No. 0882-21**

**Insituform Technologies, LLC \$1,332,786.00**

The request is for Phase VII of the Rowlett Creek 48" Wastewater Interceptor Rehabilitation project.

- c. APPROVED Lyons Road Water, Wastewater Mains and Street Improvements Bid No. 0889-21**

**Criado & Associates, Inc. \$292,035.00**

This request is to obtain Professional Engineering Services to replace approximately 4,200 linear feet of existing water and wastewater lines along Lyons Road between the intersections of Guthrie Road and Bobtown Road, including street improvements.

- d. APPROVED Rowlett Creek 36-Inch Parallel Sewer Interceptor Bid No. 0804-21**

**Freese and Nichols, Inc. \$1,400,500.00**

This request is to provide Professional Engineering Services for the design of a new 36-inch sewer pipeline that will parallel the existing 48-inch Rowlett Creek interceptor.

- e. APPROVED GP&L Underground Maintenance and Construction Bid No. 0807-21**

**Infratech Corporation \$3,000,000.00**

This request is to provide construction labor to support Garland Power & Light's underground distribution operations. This approval is for a Term Agreement with four optional renewals.

- f. APPROVED Shady Lane to Redbud Lane Channel Improvements Bid No. 0799-21**

**Klutz Construction, Inc. \$747,609.00**

This request is to provide replacement construction of an existing concrete-lined channel T03, a tributary of Duck Creek, between Shady Lane and Redbud Lane.

- g. APPROVED Instrument Transformers & Surge Arrestors for GP&L Substations Bid No. 0745-21**

**J.H. Davidson & Associates, LLC \$900,000.00**

This request is for the purchase of instrument transformers and surge arrestors for use in GP&L substations. This approval is for a Term Agreement with four optional renewals.

- h. APPROVED TMPA 138kV and 345kV Transmission Line As-Built Modeling and Clearance Verification Bid No. 0885-21**

**Stanley Consultants \$561,660.00**

This request is to obtain as-built and clearance verification studies in compliance with Texas House Bill 4150, relating to safety and inspections requirements for certain utilities. This approval is for a Term Agreement with four optional renewals.

- i. APPROVED Vesta 911 Training Equipment Bid No. 0969-21**

**Vesta Solutions, Inc. \$169,086.64**

This request is to provide the Garland Police Department with additional training stations for new Public Safety Dispatchers.

- 3. Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.**

- a. APPROVED Zoning File No. Z 21-10, Spiars Engineering (District 1)**

**Ordinance No. 7228** amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision extension for a Fuel Pumps, Retail Use on a 1.094-acre tract of land zoned Community Retail (CR) District and located at 2602 Lavon Drive; 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. APPROVED Council approved an ordinance amending Chapter 4, Article 5 of the Garland Development Code, by adding a Section 4.79, "Historic Signs".**

**Ordinance No. 7229** amending Chapter 4, Article 5 "Signs" of the Garland Development Code of the City of Garland, Texas, by adding a Section 4.79, "Historic Signs"; providing a Savings Clause and a Severability Clause;

providing a Penalty Clause; and providing an effective date. This item was discussed during the June 7, 2021 City Council Work Session and was recommended by the Development Services Committee.

5. **APPROVED Resolution No. 10490** for a Project Specific Agreement with Dallas County to Share Concrete Repair Project Costs

The City of Garland and Dallas County entered into a Master Interlocal Agreement for maintenance of Type "B" roads on January 2, 2018. That agreement stipulates that Dallas County will participate in cost sharing up to 50% of the cost of certain street maintenance projects. Dallas County Public Works Department recently contacted the Street Department on behalf of Commissioner's District 1 Road and Bridge Office indicating that they had funds available for cost share on concrete street repair projects that could begin this year.

6. **APPROVED Ordinance No. 7230** amending multiple provisions of Chapter 31, Article IX, "Construction or Repair of Sidewalks," of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.

At the June 7, 2021 Work Session, Council considered amendments to Chapter 31, Article IX Construction or Repair of Sidewalks, Section 31.138 of the Code of Ordinances.

7. **APPROVED Ordinance No. 7231** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council adopted the ordinance for parking, standing and stopping prohibiting it on the north side of Colonel Drive from Broadway to Commonwealth Drive and on the south side of Colonel Drive between Broadway to Monticello Court during the hours of 6:30 AM to 3:30 PM on school days.

## 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.

### 8. Hold public hearing(s) on:

- a. **APPROVED** Consider a Zoning request by Civil Point Engineering, Inc. to allow 120 dwelling units for Independent Living and Assisted Living. This site is located at 2055 Arapaho Road in District 7.

Consideration of the application of Civil Point Engineering, Inc., requesting approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (File No. Z 21-01, District 7)

Mayor LeMay requested to have Items 8a and 8b approved in one motion, Council Member Hedrick concurred.

The staff report was presented by William Guerin, Director of Planning. Speaker on this item was Steven Balliet, applicant.

There was discussion by the Council. Council Member Hedrick asked why the applicant is returning to request less density than previously approved. The applicant explained to Council Member Hedrick why the amendment is being requested.

Motion was made by Council Member Hedrick to approve the Amendment to Planned Development and Detail Plan, seconded by Council Member Vera. Motion carried:

**Vote:** 9 ayes 0 nays.

- b. **APPROVED** Consider a Detail Plan request by Civil Point Engineering, Inc. to amend the previously approved site layout for Independent Living and Assisted Living. This property is located at 2055 Arapaho Road in District 7.

Consideration of the application of Civil Point Engineering, Inc., requesting approval of a Detail Plan for Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (File No. Z 21-01, District 7)

**9. Consider appointments to Boards and Commissions.**

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

**Council Member Dylan Hedrick**

- John "Chip" VanPelt - Cultural Arts Commission

Council Member Hedrick presented his appointee for the Cultural Arts Commission. A vote was cast as follows:

**Vote:** 9 ayes, 0 nays

**10. Citizen comments:** Joshua Garcia

**11. ADJOURN:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:28 p.m.

**Submitted By:**

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**Scott LeMay, Mayor**

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**Eloyce René Dowl, City Secretary**