



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, October 19, 2021, 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 Dylan Hedrick
Deputy Mayor Pro Tem B. J. Williams
Council Member Jeff Bass
Council Member Deborah Morris
Council Member Ed Moore
Council Member Rich Aubin
Council Member Robert Vera
Council Member Robert John Smith

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager Judson Rex
Interim City Attorney Brian England
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 Deputy Mayor Pro Tem Williams to approve the Consent Agenda, with the exception, of Item 2c, pulled by Deputy Mayor Pro Tem Williams, seconded by Council Member Aubin. Motion Carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the October 12, 2021, Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Scale House Remodel

Bid No. 0999-21

Tegrity Contractors, Inc.

\$225,777.00

This request is to remodel the CM Hinton Landfill scale house in addition to adding drive-up windows communication devices, so customers will not be required to exit their vehicles when arriving at the site.

- b. **APPROVED** **Jupiter to Walnut Retail Addition - Water Line Improvements** **Bid No. 1078-21**

Muniz Construction, Inc. **\$289,200.00**

This request is to provide water main improvements to the retail shops located at 3504 through 3620 West Walnut Street.

- d. **APPROVED** **GP&L College to Jupiter 138kV Transmission Line Construction Services** **Bid No. 1210-21**

Higher Power Electrical, LLC **\$1,235,283.23**
Optional Contingency **123,528.32**
TOTAL: **\$1,358,811.55**

This request is to provide construction labor for the upgrade of the GP&L College to Jupiter Transmission Line as part of the 138kV voltage conversion of the North 69kV Loop. An Optional Contingency is included for any additional work that may be required.

- e. **APPROVED** **Tactical Thermal Imaging Cameras** **Bid No. 1386-21**

Metro Fire Apparatus Specialists, Inc. **\$172,410.00**

This request is for the purchase of twenty-two tactical thermal imaging cameras for Garland Fire Department truck and engine companies.

- f. **APPROVED** **Police Pursuit Vehicles** **Bid No. 0029-22**

Caldwell Country Chevrolet **\$1,847,970.00**

This request is to purchase forty-seven replacement Chevrolet Tahoe police pursuit vehicles.

- g. **APPROVED** **Armored Vehicle** **Bid No. 0030-22**

Lenco Industries, Inc. **\$271,963.00**

This request is for a new armored vehicle for the Garland Police Department.

- h. **APPROVED** **Downtown Infrastructure, Square and Broader Area Streetscapes - GMP #2** **Bid No. 1002-20**

Hill & Wilkinson General Contractors **\$23,685,532.00**

i. APPROVED Garland Public Safety Radio System Support and Maintenance **Bid No. 0031-22**

This request is for the support and maintenance of the Garland Public Safety Radio System.

This request is for the renewal of firewall and related applications on the GP&L system.

Ordinance No. 7262 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family Detached Homes on a 41.7904-acre tract of land located at 4698 and 4701 Bunker Hill Road; 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.

c. APPROVED Zoning File No. Z 21-26, Venture Distilling Land LLC (District 6)

Ordinance No. 7264 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan on a 0.84-acre tract of land located at 406 and 412 South Barnes 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.

d. APPROVED Zoning File No. Z 21-30, Vincent Gerard & Associates, Inc. (District 1)

Ordinance No. 7265 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District, 2) a Specific Use Provision for Antenna, Commercial, and 3) a Detail Plan for an Antenna, Commercial Use on a 0.057-acre tract of land located at 213 Holford Road 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 Minute action approving the 2021-2022 Garland Cultural Arts Commission, Inc. (GCACI) budget, the sub-grant recipients and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

At the October 18, 2021 Work Session, Council considered approval of the 2021-2022 budget of the Garland Cultural Arts Commission, Inc. (GCACI), sub-grant recipients and authorization of the City Manager's execution of the "Hotel Occupancy Tax Program Management Agreement" between the City of Garland and the GCACI in the amount of \$155,230.

5. APPROVED Ordinance No. 7266 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.

At the October 11, 2021 Work Session, Council considered parking restrictions at all times on Naaman Forest Blvd. from Campbell Road to 200 feet South of Black Swan Circle.

6. APPROVED Minute action approving the Investment Strategy and Policy with no changes.

At the October 18, 2021 Work Session, Council considered approving the Investment Strategy and Policy with no changes.

7. **APPROVED Resolution No. 10507** adopting and approving the allocation and plan of action for the Coronavirus State and Local Fiscal Recovery Funds appropriated by the American Rescue Plan Act; and providing an effective date.

Council will consider a resolution adopting and approving the Allocation and Plan of Action regarding the use of the ARPA funds. A draft resolution is attached based on feedback received at the October 9, 2021 Special Work Session. Based on final direction received from City Council at the October 18, 2021 Work Session, this resolution will be updated to reflect the final decisions regarding the use of the American Rescue Plan Act funds for the Mayor's signature. Projects approved by this resolution will be incorporated into the 2022 Capital Improvement Program process.

8. **APPROVED Vision Energy Consultants, Inc. Agreement Approval**

Vision Energy Consultants, Inc.'s President, Ray Schwertner, currently provides governmental affairs and management consulting services for Garland Power and Light (GP&L). The City's agreement with Vision Energy Consultants, Inc. expires this month. GP&L requests City Council approval of a new, one-year agreement with Vision Energy Consultants, Inc. for governmental affairs consulting services.

9. **APPROVED Resolution No. 10508** authorizing the transfer of funds to the Garland Foundation for Development, Inc. for the purchase of real property and providing an effective date.

Council approved a resolution authorizing the transfer of funds to the Garland Foundation for Development, Inc. for the purchase of 3 acre tract of real property near the intersection of LBJ and South Garland Avenue. This item was previously discussed by Council in Executive 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.

- 2c. **APPROVED Garland Senior Activity Center
Construction Services**

Bid No. 1130-20

Core Construction

\$3,463,444.00

This request is for construction of the improvements at Garland Senior Activity Center.

Rick Galceran, Capital Project Management Director, presented an overview of the project.

Motion was made by Deputy Mayor Pro Tem Williams to approve the Item 2c, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

10. Hold public hearings on:

- a. APPROVED Consider a Specific Use Provision (SUP) request by Masterplan for outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street in District 8.**

Consideration of the application of Masterplan, requesting approval of a Specific Use Provision for Truck/Bus Storage [RV's and Boats] Use. This property is located at 1674 and 1702 North First Street. (File Z 20-14, District 8)

The staff report was presented by William Guerin, Director of Planning and Michael Polocek, Engineering Director, was asked by Council Member Smith, to speak on the flood plain issues on the property. Speaker on this item was Maxwell Fisher, applicant.

There was discussion by the Council.

Motion was made by Council Member Smith to approve the Specific Use Provision (10a) and Site Plan (10b), including the Plan Commission amendments, seconded by Council Member Bass. Motion carried:

Vote: 8 ayes, 1 nay (Deputy Mayor Pro Tem Williams)

- b. APPROVED Consider a Site Plan request by Masterplan for outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street in District 8.**

Consideration of the application of Masterplan, requesting approval of a Plan for Truck/Bus Storage [RV's and Boats] Use. This property is located at 1674 and 1702 North First Street. (File Z 20-14, District 8)

- c. APPROVED Consider a Specific Use Provision (SUP) renewal request by Geral DeWitt for an existing Auto Sales use. This site is located at 925 Lavon Drive in District 8.**

Consideration of the application of Geral DeWitt, requesting approval of a Specific Use Provision Extension for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, New or Used. This property is located at 925 Lavon Drive.

(File Z 21-28, District 8)

The Staff report was presented by William Guerin, Planning Director. Speaker on this item was Shannon DeWitt, applicant.

There was discussion by the Council.

Motion was made by Council Member Smith to approve the Specific Use Provision (10c) and Site Plan (10d), based on Plan Commission recommendation, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

- d. APPROVED Consider a Site Plan request by Geral DeWitt for an existing Auto Sales use. This site is located at 925 Lavon Drive in District 8.**

Consideration of the application of Geral DeWitt, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, New or Used. This property is located at 925 Lavon Drive. (File Z 21-28, District 8)

- e. APPROVED Consider a Specific Use Provision (SUP) request by R-Delta Engineers, Inc. to expand an existing electric substation that is maintained by Garland Power & Light. This site is located at 2900 and 3180 Elm Grove Road in District 1.**

Consideration of the application of R-Delta Engineers, Inc., requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (File Z 21-33, District 1)

The staff report was presented by William Guerin, Planning Director. Speaker on this was Frank Polma, applicant, representing Garland Power & Light, who is owner of the property.

There was Council discussion.

Motion was made by Council Member Bass to approve the Specific Use Provision (10e) and Site Plan (10f), seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- f. APPROVED Consider a Site Plan request by R-Delta Engineers, Inc. to expand an existing electric substation that is maintained by Garland Power & Light. This site is located at 2900 and 3180 Elm Grove Road in District 1.**

Consideration of the application of R-Delta Engineers, Inc., requesting approval of a Plan for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (File Z 21-33, District 1)

- g. APPROVED Consider a Specific Use Provision (SUP) renewal by Amar Patel for an existing [Days Inn] Hotel. This site is located at 3645 Leon Road in District 5.**

Consideration of the application of Amar Patel, requesting approval of a Specific Use Provision Extension for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (File Z 21-35, District 5)

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

There was discussion by the Council.

Council Member Aubin requested a workable timeframe from Mr. Patel for the Specific Use Provision. Mr. Patel stated his request remains a 25-year timeframe. Council Member Aubin stated he would give ten years, if Mr. Patel could not present a workable answer. Mr. Patel then stated 20 years would be acceptable to him.

Motion was made by Council Member Aubin to approve the Specific Use Provision (10g) for a 15-year time period and Site Plan (10h) as presented, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- h. APPROVED Consider a Site Plan by Amar Patel for an existing [Days Inn] Hotel. This site is located at 3645 Leon Road in District 5.**

Consideration of the application of Amar Patel, requesting approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (File Z 21-35, District 5)

11. Citizen comments: There were no speakers on this item.

12. Adjourn: There being no further business to come before the City Council, the meeting was adjourned by Mayor LeMay at 8:10 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary