



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, December 7, 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
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

Absent: Deputy Mayor Pro Tem B. J. Williams

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.

Amy Dunphy, Community Outreach Coordinator, Animal Services, presented The Pet of the Month.

Mayor LeMay, along with Council Member Aubin and Council Member Morris, presented the Neighborhoods USA Awards to the Orchard Hills Neighborhood Association for the Neighborhood Newsletter Competition, the Who's Who in Garland's Neighborhoods USA Award to Margi Bice, and the Neighborhood of the Year Award to the Travis College Hill with Kay Moore, Louis Moore, and Trayc Claybrook accepting the award.

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 Mayor Pro Tem Hedrick to approve the Consent Agenda as presented, seconded by Council Member Vera. Motion carried:

Vote: 8 ays, 0 nays

1. **APPROVED** Consider approval of the minutes of the November 16, 2021 Regular Meeting.
2. Consider approval of the following bids:
 - a. **APPROVED** Information Technology Data Backup Bid No. 0142-22
Solution Licensing and Support Agreement
EC America, Inc. \$144,284.32

This request is for the renewal of the licensing and support agreement for the City's IT data backup solution.

b. APPROVED Data Center Video Storage Capacity Expansion Bid No. 0145-22

Unique Digital, Inc. \$106,800.61

This request is for the hardware, software and support necessary for data center video storage capacity expansion due to an increase in video surveillance storage requirements.

c. APPROVED GP&L LED Street Light Conversion Labor and Equipment Bid No. 1393-21

Highway Intelligent Traffic Solutions, Inc. \$1,849,181.25

This request is to provide labor and equipment needed for the completion of the LED Street Light Conversion project.

d. APPROVED Hyland OnBase Document Management Renewal Bid No. 0146-22

DataBank IMX, LLC \$220,223.54

This request is for the renewal of support and maintenance services for the City's Hyland OnBase enterprise document management system.

e. APPROVED Laboratory Ventilation Preventive Maintenance and Repair Service Agreement Bid No. 0047-22

Siemens Industry, Inc. \$167,797.26

The request is to provide preventive maintenance and repair services for the City of Garland Laboratory Service Buildings ventilation system. This approval is for a Term Agreement with four optional renewals.

f. APPROVED Ford and Belmont Alleys Wastewater Mains Replacement Bid No. 0014-22

Joe Funk Construction, Inc. \$886,206.48
Optional Contingency 100,000.00
TOTAL: \$986,206.48

This request is to provide construction services to replace approximately 3,000 linear feet of wastewater mains, including manholes and service laterals. An Optional Contingency is included for any additional work that may be required.

- g. APPROVED Final Effluent Pump Motors Bid No. 0175-22**
Jersey Equipment Company \$193,610.00

This request is for the replacement purchase of two General Electric motors for the Final Effluent Pumps, to pump plant effluent to the final outfall.

- h. APPROVED GP&L College to Brand 138kV Bid No. 0073-22**
Transmission Line Upgrade Materials
Techline, Inc. \$1,433,990.10
Optional Contingency 143,399.01
TOTAL: \$1,577,389.11

This request is for the purchase of conductor, optical ground wire, and associated construction materials needed for the College to Brand 138kV Transmission Line upgrade. An Optional Contingency is included for any additional materials that may be required.

- i. APPROVED Parking Lot Improvements at Various Bid No. 1363-21**
Park Sites
Home Run Construction \$3,044,516.30
Optional Contingency 305,500.00
TOTAL: \$3,350,016.30

This request is to provide pavement and drainage improvements at eight parking lots. An Optional Contingency is included for any additional work that may be required.

- j. APPROVED Montclair No. 2 & No. 3 Drainage Bid No. 0187-22**
Improvements Design Services
O'Brien Engineering, Inc. \$473,943.00

This request is to obtain professional services for the design of drainage, roadway, water and sanitary sewer improvements within the Montclair Subdivision along La Jolla Drive, as well as the intersecting streets of Intervale Drive, Mill River Drive, Tahoe Drive, and Birchwood Drive.

- k. APPROVED Downtown Improvements - Construction Bid No. 0188-22**
Materials Testing Services
Alliance Geotechnical Group \$127,707.00

This request is to obtain Construction Materials Testing Services in support of the Downtown Improvements - Public Space, Infrastructure and Surrounding Streetscapes.

- l. APPROVED Saturn Springs Estates Drainage Bid No. 0189-22**
Improvements Design Services

O'Brien Engineering**\$1,183,860.00**

This request is to obtain professional services for the design of drainage, roadway, water and sanitary sewer improvements within the Briarwood, Glenbrook and Saturn Springs Drainage Systems, located in the Saturn Springs Estates neighborhood.

m. APPROVED GP&L Elm Grove Switch Station Cut-In Materials Bid No. 0095-22

KBS Electrical Distributors, Inc.	\$108,185.93
Optional Contingency	<u>10,818.59</u>
TOTAL:	\$119,004.52

This request is for the purchase of a 75' tubular structure and associated materials needed for the cut-in of the Wylie to Elm Grove transmission line to the Elm Grove Switch Station. An Optional Contingency is included for any additional materials that may be required.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. APPROVED Zoning File No. Z 21-29, Millennium Village, L.P. / Masterplan (District 7)

Ordinance No. 7273 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 85-20 for Community Retail Uses to a Planned Development (PD) District for Multi-family Use and 2) a Detail Plan for Multi-family development on a 4.540-acre tract of land located at 1602 Belt Line 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; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 21-34, Westfall Engineering, PLLC (District 1)

Ordinance No. 7274 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Specific Use Provision for Restaurant, Drive-Through and 2) a Detail Plan for Restaurant, Drive-Through on a 0.784-acre tract of land zoned Planned Development (PD) District 13-02 and located at 5300 North Garland Avenue; 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; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. APPROVED Zoning File No. Z 21-40, Mousa Abudaabes, Plato's Closet Store (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use and 2) a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use on a 9.9224-acre tract of land located at 4430 Lavon Drive, Suite 374; 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; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Minute action approving the Council Rules of Order and Policies

At the August 2, 2021 and August 16, 2021 Work Session, Council Member Robert John Smith, chair of the Administrative Service Committee, presented several changes to the Council Rules of Order and Policies that were agreed upon by the Council. These changes to the Council policies included items regarding facility naming and dedication plaques, donation handling, businesses engaging in the creation of economic brownfield's, dignitary recognition protocols, and City facilities' usage policies and procedures.

5. APPROVED Ordinance No. 7276 amending section 4.61, "Administrative Approval of Alternative Compliance," of Chapter 4, Article 4, Division 5, of the Garland Development Code for the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

Council approved an ordinance amending Section 4.61, "Administrative Approval of Alternative Compliance," of Chapter 4, Article 4, Division 5, of the Garland Development Code. Council was briefed on this item at the November 8, 2021 Work Session.

6. APPROVED Ordinance No. 7277 adding an Article II, "Property Maintenance and Nuisance Abatement," of Chapter 32, "Property Sanitation and Housing Services," 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 Severability Clause; and providing and effective date.

Council approved an ordinance adding an Article II, to Chapter 32, of the Code of Ordinances, "Property Maintenance and Nuisance Abatement" and "Property Sanitation and Housing Services." This item was presented to Council at the November 8, 2021 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.

7. Hold public hearings on:

- a. **APPROVED** Consider a Zoning request by Kimley-Horn to allow 13 additional Single-Family Detached Homes at Riverset. This site is located at 1902 Patterson Lane in District 6.

Consideration of the application of Kimley-Horn, requesting approval of an amendment to Planned Development (PD) District 17-37 to allow additional Single-Family Detached Homes. This property is located at 1902 Patterson Lane. (File Z 21-38, District 6)

Mayor LeMay stated that Council Member Vera asked to take action on Items 7a and 7b with one vote:

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Bryce Echenberger, Consultant.

There was discussion by the Council.

Motion was made by Council Member Vera to approve the request as presented, seconded by Council Member Moore. Motion carried:

Vote: 8 ayes, 0 nays

- b. **APPROVED** Consider a Detail Plan request by Kimley-Horn to allow 13 additional Single-Family Detached Homes at Riverset. This site is located at 1902 Patterson Lane in District 6.

Consideration of the application of Kimley-Horn, requesting approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 17-37. This property is located at 1902 Patterson Lane. (File Z 21-38, District 6)

8. Citizen comments: Joshua Garcia

9. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:35 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary