GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, February 1, 2022, 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
	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.

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 Moore to approve the Consent Agenda, with the exception of Item 2b, which was pulled by Cecile Lopez (virtual attendee), seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED **Consider approval of the minutes of the January 18, 2022, Regular Meeting.**

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

a. APPROVED **Fire Station No. 1 Design Services** **Bid No. 0313-22**

Brown Reynolds Watford Architects, Inc. **$1,110,220.00**

This request is to obtain professional architectural and engineering design services for Fire Station No. 1 and site planning assistance for the area around the new station known as the Triangle.

c.	**APPROVED**	**Zion Road and I.H. 30 Service Road Water System Improvements**		**Bid No. 0163-22**
		A & B Construction, LLC	**$2,741,890.00**	
		Optional Contingency	**<u>250,000.00</u>**	
		TOTAL:	**$2,991,890.00**	

This request is to upsize the existing 8'' water lines to 12" lines along the eastbound and westbound Interstate 30 Service Roads from Bobtown Road to Zion Road. An Optional Contingency is included for any additional work that may be required.

d.	**APPROVED**	**GP&L Elm Grove Substation Expansion Control House**		**Bid No. 0238-22**
		Electrical Power Products, Inc.	**$795,674.00**	
		Optional Contingency	**<u>79,567.00</u>**	
		TOTAL:	**$875,241.00**	

This request is for the purchase of a control enclosure to be installed at the Elm Grove Substation. An Optional Contingency is included for any additional work that may be required.

e.	**APPROVED**	**Detention Center Camera Replacement**		**Bid No. 0356-22**
		Convergint Technologies, LLC	**$106,219.08**	

This request is for the replacement of the security cameras at the City of Garland Detention Center.

f.	**APPROVED**	**GP&L Elm Grove Substation Expansion Conduit & Control Cable**		**Bid No. 0363-22**
		Graybar	**$237,895.81**	

This request is for the purchase of conduit, control cable and other associated materials needed for the expansion of the Elm Grove Substation.

g.	**APPROVED**	**GP&L Olinger Unit 1 Circulating System Cross Tie Feasibility Study**		**Bid No. 0361-22**
		Sargent & Lundy, LLC	**$119,000.00**	

This request is to obtain engineering services to determine the feasibility of providing cross-tie connectivity of the Ray Olinger Power Station Unit 1 circulating water pumps to the Unit 2 and Unit 3 circulating water systems.

h.	**APPROVED**	**Olinger Unit 4 Gas Turbine High Velocity Hot Oil Flush**		**Bid No. 0378-22**
		Gaubert Oil Company, Inc.	**$142,619.23**	
		Optional Contingency	**<u>8,825.00</u>**	

TOTAL: **$151,444.23**

This request is for the purchase of 3,520 gallons of hydraulic oil, labor and equipment needed to perform a hydraulic oil flush on the Olinger 4 Gas Turbine unit. An Optional Contingency is included for any additional work that may be required.

i. **APPROVED** **TMPA Keith Switch to Steep Hollow 138kV Transmission Line Rebuild Engineering Design Services Addendum** **Bid No. 0479-20**

M&S Engineering, LLC **$58,500.00**

This request is to approve Change Order #3 to Engineering Services Agreement COG002 to M&S Engineering.

j. **APPROVED** **Police Station Security Improvements - Design Services** **Bid No. 0364-22**

MPI Architects **$106,700.00**

This request is for professional architectural and engineering design services for improvements to the Garland Police Department building.

k. **APPROVED** **GP&L Interconnection Study** **Bid No. 0358-22**

DNV Energy USA, Inc. **$100,000.00**

This request is to obtain engineering services associated with a full interconnection study in response to a Generation Interconnection Request with ERCOT.

l. **APPROVED** **Fire Station No. 6 Additional Design Services** **Bid No. 0754-20**

Brown Reynolds Watford Architects, Inc. **$125,375.00**

This request is to approve Change Order #2 for design services for Fire Station No. 6.

m. **APPROVED** **Transformers for Warehouse Inventory** **Bid No. 0162-22**

Techline, Inc. **$145,756.00**

This request is for the purchase of electrical transformers for Warehouse inventory.

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 21-42, Lars Andersen & Associates, Inc. (District 1)**

Ordinance No. 7288 amending the Garland Development Code of the City of Garland, Texas, by approving a 1) an amendment to Planned Development (PD) District 97-23 for Community Retail (CR) uses and 2) a Detail Plan for a building expansion and outdoor rentals of vehicles and equipment on a 11.661-acre tract of land located at 3261 North President George Bush Turnpike; 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** **Ordinance No. 7289** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

Parking on Scott Drive by patrons of the adjacent business have resulted in congestion at this intersection. Council is requested to restrict parking on Scott Drive from Miller Road to 185 feet south.

5. **APPROVED** **Ordinance No. 7290** reappointing Rick Schimmel as an Associate Judge of the Municipal Court of the City of Garland, Texas; appointing Sonja Galbraith as as Associate Judge of the Municipal Court of the City of Garland, Texas and providing an effective date.

The City of Garland Municipal Court utilizes, by contract, associate judges to provide such things as magisterial duties, warrant application review and issuance and related services as a back-up to the two full-time judges. Appointments to associate judge positions are made by ordinance. Associate Judges Rick Schimmel and Sonja Galbraith have served their two-year term of office. In order to continue utilizing their services, the City Council must reappoint each to the position.

6. **APPROVED** **Minute action for the approval of a purchase agreement negotiated to date with the property owner, in the amount of $723,144.**

As part of the 2019 Bond Program, voters approved expanding Holford Road Segment B (from Naaman Forest Boulevard to PGBT) from a two-lane asphalt street to a divided concrete street with curbs and dedicated bike lanes and trails. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. Council has previously been briefed on multiple occasions regarding the need for right-of-way for the Holford Road Segment B (Naaman Forest Boulevard to PGBT) project. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

7. **APPROVED** **Minute action for the approval of a purchase agreement negotiated to date with the property owner in the amount of $181,968.**

As part of the 2019 Bond Program, voters approved reconstruction of Naaman School Road (from Brand Road to State Highway 78/Lavon) from a two-lane roadway into a four-lane divided street. This project will alleviate road congestion by providing twice the number of travel lanes in each direction and alleviate flooding issues during significant rainfall. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. Council has previously been briefed on multiple occasions regarding the need for right-of-way for the Naaman School Road (from Brand Road to State Highway 78/Lavon) project. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

8. **APPROVED** **Resolution No. 10527** authorizing the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement and homeland security projects; and providing an effective date.

The Department of Homeland Security Grant Program (HSGP) is managed, at the state level, by the Texas Office of the Governor (OOG). One of the mandates by OOG, in order to receive HSGP funding requires jurisdictions applying for HSGP funding to have a council approved resolution each year prior to receiving HSGP awarded funds, which identifies the Authorized Official who will perform administration of the grant as well as a list of current year submitted projects.

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.

2b. **APPROVED** **Landfill Cell No. 9 Construction** **Bid No. 0168-22**

4X Construction Group, LLC **$5,825,000.00**

This request is to provide an additional area to maintain sufficient trash burial at Hinton Landfill.

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

Vote: 9 ayes, 0 nays

9. **PUBLIC HEARING HELD:** **Hold a Public Hearing on the 2022 Proposed CIP**

A public hearing will be held on the 2022 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed CIP Program. The 2022 Proposed CIP is available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 19, 2022.

Mayor LeMay opened the public hearing at 7:14 p.m. There were no speakers on this item; the Mayor closed the public hearing and stated there would be additional Capital Improvement Program meetings on February 14 and 15.

10. **Hold public hearings on:**

a. **APPROVED** **Consider a Specific Use Provision (SUP) renewal request by Amro Issa – Crown Castle for an existing cell tower. This property is located at 3209 South Shiloh Road in District 5.**

Consideration of the application of Amro Issa – Crown Castle, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial on a property zoned Industrial (IN) District. This property is located at 3209 South Shiloh Road. (File Z 21-44, District 5)

The staff report was presented by William Guerin, Director of Planning.

There was no additional discussion by the Council.

Motion was made by Council Member Aubin to approve the Specific Use Provision (Item 10a) and Detail Plan (Item 10b) as presented, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

b. **APPROVED** **Consider a Site Plan request by Amro Issa – Crown Castle for an existing cell tower. This property is located at 3209 South Shiloh Road in District 5.**

Consideration of the application of Amro Issa – Crown Castle, requesting approval of a Plan for the continued use of an Antenna, Commercial on a property zoned Industrial (IN) District. This property is located at 3209 South Shiloh Road. (File Z 21-44, District 5)

c. **APPROVED** **Consider a Zoning Change request by Summit Designs, from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow for the construction of a single-family home. This site is located at 5809 Lyons Road located in District 3.**

Consideration of the application of Summit Designs, requesting approval for a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District. This property is located at 5809 Lyons Road. (File Z 21-58, District 3)

The staff report was presented by William Guerin, Director of Planning.

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

Vote: 9 ayes, 0 nays

d. APPROVED **Consider a Zoning request by Via Bayou, Inc., to add Recreational Vehicles (RV's) to the Phase 2 area of the Lakeshore RV Resort previously approved for Cabins, thus allowing both Cabins and Recreational Vehicles. This site is located at 3926 Zion Road in District 3.**

Consideration of the application of Via Bayou, Inc., requesting approval of an amendment to Planned Development (PD) District 20-13 to add Recreational Vehicles to the Phase 2 area previously approved for Cabins, thus allowing both Cabins and Recreational Vehicles. This property is located at 3926 Zion Road. (File Z 21-61, District 3)

The staff report was presented by William Guerin, Director of Planning. Speakers on this item were Craig Turner, applicant, Sean Davis and Cecile Lopez (virual).

There was extensive discussion and questioning on this item with Craig Turner and Sean Davis.

Motion was made by Council Member Moore to approve the Zoning request (Item 10d) based on Plan Commission recommendation (cabins only in spaces one through five, mixed use in spaces six through 18 and no Specific Use Provision), Detail Plan (Item 10e) and landscaping changes, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

e. APPROVED **Consider a Detail Plan request by Via Bayou, Inc. to allow Cabins and Recreational Vehicles in the Phase 2 area of the Lakeshore RV Resort. This site is located at 3926 Zion Road in District 3.**

Consideration of the application of Via Bayou, Inc., requesting approval of a Detail Plan to allow Cabins and Recreational Vehicles in Phase 2 of Planned Development (PD) District 20-13. This property is located at 3926 Zion Road. (File Z 21-61, District 3)

11. **Citizen comments:** Joshua Garcia

12. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 9:30 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary