



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, March 15, 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 Deborah Morris
Council Member Jeff Bass
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.

Mayor LeMay presented a Special Recognition to Gary Holcomb, Director of Purchasing, along with the Purchasing Department staff, proclaiming March to be Public Procurement Month and acknowledging them for receiving the 2021 Achievement of Excellence Award in Procurement for the 23rd consecutive year.

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 Vera to approve the Consent Agenda as presented, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

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

2. Consider approval of the following bids:

a. APPROVED	Duck Creek Wastewater Treatment Plant Filter Rehabilitation and UV Conversion Project-	Bid No. 0469-22
	Carollo, Inc.	\$3,220,995.00
	Optional Contingency	<u>322,000.00</u>
	TOTAL:	\$3,542,395.00

This request is for professional engineering services for the design and rehabilitation of the sand filters and the chlorination system at the Duck Creek Wastewater Treatment Plant. This project will convert the disinfection process from chlorination to UV disinfection and convert the sand filtration system to a modern cloth filtration system.

b. APPROVED GP&L Naaman to Apollo Transmission Line Rebuild Steel Structures Bid No. 0228-22

Techline, Inc.	\$1,476,131.00
Optional Contingency	<u>73,806.55</u>
TOTAL:	\$1,549,937.55

This request is for the purchase of thirty-two (32) steel structures to be used for the rebuild and upgrade of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any structure modifications that may be required.

c. APPROVED Rowlett Creek Wastewater Treatment Plant Centrifuge Rotating Assembly Inspection and Repair Bid No. 0474-22

Alfa Laval, Inc.	\$85,800.00
Optional Contingency	60,000.00
TOTAL:	<u>\$145,800.00</u>

This request is to provide inspections and repairs to three (3) centrifuge rotating assemblies. The centrifuge rotating assemblies are used to dewater biosolids at Rowlett Creek Wastewater Treatment Plant. This approval is for a Term Agreement with four (4) optional renewals.

d. APPROVED GP&L Naaman to Apollo 138kV Transmission Line Rebuild Materials Bid No. 0229-22

Techline, Inc.	\$510,955.14
Optional Contingency	<u>51,095.51</u>
TOTAL:	\$562,050.65

This request is for the purchase of materials needed for the upgrade and rebuild of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any additional materials that may be required.

e. APPROVED GP&L Elm Grove Substation Cable Trench Bid No. 0287-22

KBS Electrical Distributors, Inc.	<u>\$65,932.00</u>
TOTAL:	\$65,932.00

This request is to approve a Change Order for the Elm Grove Substation Cable Trench. The total length of the trench has been recalculated to add approximately 181 additional linear feet.

- f. APPROVED GP&L Millwood Switch Station Cable Trench** **Bid No. 0391-226**
- Trenwa, Inc.** **\$125,848.00**
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This request is for the purchase of a 380-foot precast concrete cable trench and associated materials needed for the construction of the Millwood Switch Station. This is part of the approved GP&L Millwood Switch Station CIP project.

- g. APPROVED Naaman 138kV Substation Rebuild Engineering and Construction Support Services** **Bid No. 0503-22**
- Black & Veatch** **\$493,260.00**
TOTAL: **\$493,260.00**

This request is for engineering and construction support services for the rebuild of the GP&L 138kV Naaman Substation. This is part of the approved GP&L Naaman Substation Rebuild CIP project.

- h. APPROVED GP&L Millwood Switch Station Control Enclosure** **Bid No. 0401-22**
- Electric Power Products, Inc.** **\$780,108.00**
\$780,108.00

This request is for the purchase of a control enclosure for the Millwood Switch Station as part of the approved Millwood Switch Station CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment.

- i. APPROVED NIBIN Cartridge Cases Acquisition and Triage Package** **Bid No. 0498-22**
- Forensic Technology, Inc.** **\$243,762.00**
TOTAL: **\$243,762.00**

This request is to purchase the National Integrated Ballistic Information Network (NIBIN) Cartridge Cases Acquisition and Triage Package which is a component of the Integrated Ballistic Identification System (IBIS). IBIS provides timely actionable intelligence for the investigation of firearm-related crimes and is the search engine that helps law enforcement agencies quickly find links between firearm-related incidents.

- j. APPROVED Explosive Ordinance Disposal Robots** **Bid No. 0505-22**
- ICOR Technology, Inc.** **\$205,500.98**
TOTAL: **\$205,500.98**

This request is for the purchase of two (2) explosive ordinance disposal (EOD) Mini-Caliber Robots with accessories. The robots will replace an aged-out HD robot that was purchased with 2004 grant funds and a Mini Andros robot purchased with 1998 grant funds.

k. APPROVED Electric Distribution Hardware for Warehouse Inventory Bid No. 0437-20

Techline, Inc.	<u>\$33,216.95</u>
TOTAL:	\$33,216.95

This request is to approve a Change Order to the Electric Distribution Hardware Term Agreement.

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 21-56, DEC (District 1)

Ordinance No. 7298 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 19-18 for Community Retail Uses and 2) a Detail Plan for a Restaurant Use on a 1.23-acre tract of land located at 3900 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; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 21-57, Kimley-Horn (District 1)

Ordinance No. 7299 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.50-acre tract of land located at 4401 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; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. APPROVED Zoning File No. Z 21-25, 7LC, LLC (District 6)

Ordinance No. 7300 amending the Garland Development Code of the City of Garland, Texas, by approving by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.482-acre tract of land zoned Planned Development (PD) District 89-30 for Community Retail (CR) Uses and located at 519 North Jupiter 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.

4. **APPROVED Ordinance 7301** amending the 2021-22 Adopted Budget.

At the February 28, 2022, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2021-22 Adopted Budget (2021-22 Budget Amendment No. 2). The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2020-21 fiscal year, and (3) expenditures not anticipated in the 2021-22 Adopted Budget.

5. **APPROVED Resolution No. 10536** for a Project Specific Agreement with Dallas County for Garland Avenue Underpass Trail

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for "partnering" on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

6. **APPROVED Resolution No. 10537** for a Project Specific Agreement with Dallas County for the Naaman Forest Connection Trail.

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for "partnering" on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

7. **APPROVED Resolution No. 10538** for a Project Specific Agreement with Dallas County for Duck Creek Audubon Trail.

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for "partnering" on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

8. **APPROVED Ordinance No. 7302** 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 by tractor trailers along Miller Park Drive has increasingly become an issue for local businesses, blocking sight distance from driveways. Local businesses have requested these restrictions. Council is requested to restrict parking at all times on both sides of Miller Park South and Miller Park North from International Road to Jupiter Road.

9. **APPROVED Ordinance No. 7303** 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.

The Transportation Department has conducted speed limit studies on Garland Avenue between Buckingham Rd and Belt Line Rd and determined the appropriate speed limit to be 40mph.

10. **APPROVED Ordinance No. 7304** 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.

Traffic on the Pleasant Valley Road bridge has normalized since its reconstruction and the new wider roadway has enabled safer travel at slightly higher speeds. Based on traffic studies, the current speed limit of 40mph can be safely raised to 45mph.

11. **APPROVED Ordinance No. 7305** 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.

Windsor Park II was developed with 24-foot wide streets which are often blocked by parking on both sides of the street. The homeowners association has requested parking restrictions to ensure that the streets remain open for vehicles to traverse the neighborhood. Council is requested to adopt an ordinance to restrict parking as shown on the attached exhibit.

12. **APPROVED Ordinance No. 7306** amending Section 25.04, "Park Names," of Article I, "in general," of Chapter 25, "Parks and Recreation;" to allow the naming of the skate park to be "The Boneyard at Garland; Providing a savings clause, providing a severability clause; and providing an effective date.

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.

13. Hold public hearing(s) on:

a. **PUBLIC HEARING HELD:** Hold a Public Hearing and consider Re-adoption of the Juvenile Curfew Ordinance

A public hearing was held on the Re-adoption of the Juvenile Curfew Ordinance. At the public hearing, all interested persons will be given the opportunity to be heard for or against the re-adoption of the juvenile curfew ordinance. Immediately after, City Council will consider re-adoption of the curfew.

Mayor LeMay opened the public hearing at 7:13 p.m. There were not speakers on this item and the hearing was closed at 7:14 p.m.

b. **APPROVED Ordinance No. 7307** approving the re-adoption of Chapter 26 "Police-Miscellaneous Provisions and Offences," of the Code of Ordinances of the City of Garland, Subsection 26.10 related to curfew hours for minors.

At the March 14, 2022, Council Work Session, Council considered the re-adoption of the Juvenile Curfew Ordinance.

Council Member Morris requested an explanation about the necessity for a Juvenile Curfew Ordinance.

Chief Jeff Bryan presented information on the necessity for and use of the ordinance.

Motion was made by Council Member Aubin to approve the Juvenile Curfew Ordinance as presented, seconded by Council Member Vera .
Motion carried:

Vote: 9 ayes, 0 nays

c. **APPROVED Consider a Zoning request by Advantage Self-Storage Advisors, LLC, to allow a Self-Storage (Mini Warehouse) Use. The property is located at 3599 North Garland Avenue in District 7.**

Consideration of the application of Advantage Self Storage Advisors, LLC, requesting approval of 1) an amendment to Planned Development (PD)

District 85-49 and 2) a Specific Use Provision to allow a Self- Storage Facility (Mini warehouse). This property is located at 3599 North Garland Avenue. (File Z 21-59, District 7)

The staff report was presented by Nabiha Ahmed, Lead Development Planner. The speaker on this item was Brian Baca, applicant.

There was discussion by the Council.

Motion was made by Mayor Pro Tem Hedrick to approve the Zoning request (Item 13c), Detail Plan (Item 13d) and Specific Use Provision, seconded by Council Member Moore. Motion carried:

Vote: 8 ayes, 1 nay (Council Member Smith)

- d. APPROVED Consider Detail Plan request by Advantage Self-Storage Advisors, LLC, to allow Self-Storage (Mini Warehouse) facility. The property is located at 3599 North Garland Avenue in District 7.**

Consideration of the application of Advantage Self Storage Advisors, LLC, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49. This property is located at 3599 North Garland Avenue. (File Z 21-59, District 7)

- e. APPROVED Consider a Planned Development amendment request by KRG Civil Engineers, Inc. to allow for the construction of a Church. This property is located at 2313 Naaman School Road in District 1.**

Consideration of the application of KRG Civil Engineers, Inc. requesting approval of an amendment to Planned Development (PD) District 06-78 for Community Retail Uses. This property is located at 2313 Naaman School Road. (File Z 21-37, District 1)

The staff report was presented by Nabiha Ahmed, Lead Development Planner. The speaker on this item was Kelly Gomez, KRG Civil Engineers, applicant.

Motion was made by Council Member Bass to approve the Planned Development (Item 13e) and the Detail Plan (Item 13f), seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

- f. APPROVED Consider a Detail Plan request by KRG Civil Engineers, Inc. to allow for the construction of a Church. This property is located at 2313 Naaman School Road in District 1.**

Consideration of the application of KRG Civil Engineers, Inc. requesting approval of a Detail Plan for a Church Use. This property is located at 2313 Naaman School Road. (File Z 21-37, District 1)

14. **Citizen comments:** There were no speakers on this item.
15. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:49 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary