GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 17, 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 Ed Moore
	Council Member Rich Aubin
	Council Member Robert Vera
	Council Member Robert John Smith
Absent:	Council Member Deborah Morris
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 the family of Jerry DeFeo, to honor him for his service on boards and commission in Garland and his many years of service to the Noon Exchange Club; Mr. DeFeo passed away on April 1, 2022. Mary DeFeo and the children thanked the Mayor and Council for the recognition.

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 as presented, seconded by Mayor Pro Tem Hedrick . Motion carried:

Vote: 8 ayes, 0 nays

1. APPROVED Consider approval of the minutes of the May 3, 2022 Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Evaluation and Restoration of Concrete Ground Storage Tanks — Bid No. 0578-22

DN Tanks, LLC — $576,000.00

This request is to provide cleaning and repair services for the five concrete ground storage tanks located at the Apollo Road, Broadway and Firewheel pump stations.

b. APPROVED Windridge Lift Station Wet Well Rehabilitation **Bid No. 0715-22**

Insituform Technologies, LLC	**$177,335.00**

This request is for the rehabilitation and relining of the Windridge Lift Station Wet Well located at 2101 E. Oates Road.

c. APPROVED GP&L Lookout Substation Static VAR Installation and Commissioning Services **Bid No. 0445-21**

Hitachi ABB Enterprise Software	**$6,639,855.00**
Optional Contingency	**995,978.25**
TOTAL:	**$7,635,833.25**

This request is for the procurement and installation of equipment for the Static VAR at the Lookout Substation. An Optional Contingency is included for any additional services or materials that may be required.

d. APPROVED GP&L Oakland 69kV Substation Upgrade Engineering Services **Bid No. 0724-22**

GAI Consultants, Inc.	**$1,279,000.00**

This request is to obtain civil and structural engineering services for the upgrade of the GP&L Oakland 69/13.2kV Substation.

e. APPROVED GP&L Naaman Substation Upgrade Materials **Bid No. 0650-22**

Texas Electric Cooperatives, Inc.	**$137,727.50**
Optional Contingency	**27,545.50**
TOTAL:	**$165,273.00**

This request is for the purchase of materials for the rebuild of the Naaman Substation. An Optional Contingency is included for any additional materials that may be required.

f. APPROVED HVAC Services at Various City Buildings **Bid No. 0535-22**

Denali Construction Services (Primary)	**$350,000.00**
United Mechanical (Secondary)	**250,000.00**
TOTAL:	**$600,000.00**

This request is for as-needed HVAC (heating, ventilation, and air conditioning) services for the repair and replacement of HVAC equipment at various City of Garland facilities. This approval is for a Term Agreement with four optional renewals.

g. **APPROVED** **Plumbing Services at Various City Buildings** **Bid No. 0534-22**

Denali Construction Services **$250,000.00**

This request is for as-needed plumbing services for the repair and replacement of plumbing systems at various City of Garland facilities. This approval is for a Term Agreement with four optional renewals.

h. **APPROVED** **Traffic Signal Cabinets** **Bid No. 0731-22**

Consolidated Traffic Controls, Inc. **$482,482.00**

This request is for the purchase of traffic signal cabinets for Warehouse inventory.

i. **APPROVED** **Three-Phase Transformers** **Bid No. 0614-22**

Anixter, Inc. **$369,587.00**

This request is for the purchase of three-phase transformers for Warehouse inventory.

j. **APPROVED** **Chlorine and Sulfur Dioxide** **Bid No. 0574-22**

DPC Industries, Inc. **$1,054,132.00**

This request is to provide liquid chlorine and sulfur dioxide (1-ton cylinders) for the City of Garland's Rowlett and Duck Creek Wastewater Treatment Plants. This approval is for a Term Agreement with four optional renewals.

k. **APPROVED** **GP&L Olinger Unit 3 Boiler Feed Pump 3A & 3B Repairs** **Bid No. 0592-22**

AW Chesterton **$136,410.00**

This request is to provide repair services on two GP&L Olinger Unit 3 Boiler Feed Pump seals.

l. **APPROVED** **GP&L Spencer Unit 5 Circulating Water Pump Motor Rebuild** **Bid No. 0332-22**

Brandon & Clark, Inc. **$255,401.98**

This request is for the rebuild of the GP&L Spencer Unit 5 Circulating Water Pump motor.

m. APPROVED Water Utilities Building **Bid No. 0840-21**

Hill & Wilkinson Construction **$1,909,681.00**

This request is for the purchase of structural steel and roofing materials for the Water Utilities building.

n. APPROVED Aluminum Sign Blanks **Bid No. 0776-19**

Vulcan, Inc. **$30,572.45**

This request is to approve a Change Order for a price increase to the aluminum sign blank Term Agreement.

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 22-01, ClayMoore Engineering (District 1)

Ordinance No. 7329 amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for a Multi-Tenant Retail/Restaurant building, including a Restaurant, Drive-Through Use on a 1.348–acre tract of land located at 5345 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 Resolution No. 10545 authorizing the acceptance of a Texas Department of Transportation Selective Traffic Enforcement Program Operation Slowdown Grant in the amount of $6,262.15; and providing an effective date.

At the May 16, 2022 Work Session, Council considered accepting the TxDOT Selective Traffic Enforcement Program (STEP) Operation Slowdown grant in the amount of $6,262.15. The purpose of this grant is to increase effective enforcement and adjudication of traffic safety-related laws to reduce fatal and serious injury crashes, as well as public information and education efforts during the enforcement period of June 4, 2022 to June 24, 2022. The grant requires the City to provide $1,266.82 in matching funds. This will be accomplished in part through fringe benefits expenditures and directs costs. Consequently, the City can satisfy the contractual match requirements without expending any additional funds.

5. APPROVED **Texas Department of State Health Services (DSHS) Public Health Immunization Grant**

Council authorized the City Manager or his designee to execute the DSHS Immunization Grant that would operate an immunizatio program for children, adolescents and adults with special emphasis on improving immunization coverage for children 3 years and younger. This grant amendment provides continued funding of $481,929 through August 31, 2023.

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.

6. APPROVED Consider an ordinance canvassing the results of a General Election for the purpose of electing Council Members to Districts 1, 2, 4, and 5 of the City of Garland, Texas; declaring the results of that election; and providing an effective date.

Motion was made by Mayor Pro Tem Hedrick to approve the ordinance canvassing the election results, seconded by Council Member Smith. Motion carried:

Vote: 8 ayes, 0 nays, adopting **Ordinance No. 7328** canvassing the May 7, 2022 election results.

7. CEREMONIALS: **Conduct the swearing in of Council Members for Districts 1, 2, and 4.**

Conduct the swearing in of Council Members for Districts 1, 2, and 4.

Council Member Morris, District 2, was unable to attend the meeting and will be sworn in at a future date.

Council Member Jeff Bass was sworn in by his son, Preston Bass. He thanked the citizens of Garland for their trust to re-elect him to represent District 1; he committed to making Garland a better place to work, play and live.

Deputy Mayor Pro Tem B. J. Williams was sworn in by his daughter, Chonda Williams. He expressed his appreciation to the citizens for their public trust and expressed his appreciation for the Council he is serving with and committed to making Garland better through his service.

8. Hold public hearings on:

a. APPROVED **Consider a Variance request by Garland Hawaiian Falls Holdings LLC to allow alcoholic beverages to be sold from a proposed bar area at Hawaiian Falls, closer than the required distance of 300 feet to a public school. The site is located at 4550 North Garland Avenue in District 8.**

Consideration of a variance to Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. This property is located at 4550 North Garland Avenue. (File BW 22-01, District 8)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Chris Shillcutt, applicant.

There was discussion by the Council.

Motion was made by Council Member Smith to approve the variance as presented, seconded by Council Member Aubin. Motion carried:

Vote: 8 ayes, 0 nays

b. APPROVED **Consider a Specific Use Provision request by Turn Compost, LLC to operate a compost facility. The site is located at 196 South International Road in District 6.**

Consideration of the application of Turn Compost, LLC, requesting approval of a Specific Use Provision for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District. This property is located at 196 South International Road. (File Z 21-46, District 6)

The staff report was presented by William Guerin, Director of Planning. Jason Chessher provided comments on pathogens and composting. The speakers on this item were: Peter Kavanagh and Lauren Clark, Turn Compost, Amy Heath, Texas Tree Surgeons and Aaron Young.

There was discussion by the Council.

Motion was made by Council Member Vera to approve the Specific Use Provision for five years with an amendment prohibiting specific materials in the composting process, seconded by Council Member Aubin. Motion carried:

Vote: 7 ayes, 1 nay (Deputy Mayor Pro Tem Williams)

c. APPROVED **Consider a Site Plan request by Turn Compost, LLC to operate a compost facility. The site is located at 196 South International Road in District 6.**

Consideration of the application of Turn Compost, LLC, requesting approval of a Plan for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District. This property is located at 196 South International Road. (File Z 21-46, District 6)

Motion was made by Council Member Vera to approve the Site Plan, seconded by Council Member Aubin. Motion carried:

Vote: 7 ayes, 1 nay (Deputy Mayor Pro Tem Williams)

Mayor LeMay recessed the meeting at 8:50 p.m.

Mayor LeMay readjourned the meeting at 9:00 p.m.

d. APPROVED **Consider a Zoning request by Triangle Engineering, LLC for a restaurant (coffee shop) with a drive-through. The site is located at 1943 Northwest Highway in District 5.**

Consideration of the application of Triangle Engineering, LLC, requesting approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses. The property is located at 1943 Northwest Highway (File Z 22-07, District 5)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Megan Voissem, Scooters Coffee, applicant.

There was discussion by the Council.

Motion was made by Council Member Aubin to approve the Zoning request (8d), Specific Use Provision (8e) and Detail Plan (8f), seconded by Council Member Vera. Motion carried:

Vote: 8 ayes, 0 nays

e. APPROVED **Consider a Specific Use Provision request by Triangle Engineering, LLC for a restaurant (coffee shop) with a drive-through. The site is located at 1943 Northwest Highway in District 5.**

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through. The property is located at 1943 Northwest Highway. (File Z 22-07, District 5)

f. **APPROVED** **Consider a Detail Plan request by Triangle Engineering, LLC for a restaurant (coffee shop) with a drive-through. The site is located at 1943 Northwest Highway in District 5.**

Consideration of the application of Triangle Engineering, LLC, requesting approval of a Detail Plan for a property zoned Planned Development (PD) District 94-35 for Community Retail Use. This property is located at 1943 Northwest Highway. (File Z 22-07, District 5)

g. **APPROVED** **Consider a Zoning request by Garland Storage LP for a Self-Storage Facility with Retail and Office Uses. The site is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike in District 1.**

Consideration of the application of Garland Storage LP, requesting approval of an Amendment to Planned Development (PD) District 20-17. The property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (File Z 22-11, District 1)

The staff report was presented by William Guerin, Director of Planning. The speaker on this team was Dallas Cothrum, applicant.

There was discussion by the Council.

Motion was made by Council Member Bass to approve the Zoning request (8g), Specific Use Provision (8h) and Detail Plan (8i), seconded by Council Member Vera. Motion carried:

Vote: 8 ayes, 0 nays

h. **APPROVED** **Consider a Specific Use Provision request by Garland Storage LP for a Self-Storage Facility with Retail and Office Uses. The site is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike in District 1.**

Consideration of the application of Garland Storage LP, requesting approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse). The property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (File Z 22-11, District 1)

i. **APPROVED** **Consider a Detail Plan request by Garland Storage LP for a Self-Storage Facility with Retail and Office Uses. The site is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike in District 1.**

Consideration of the application of Garland Storage LP, requesting approval of a Detail Plan for a property Planned Development (PD) District 20-17 for Mixed Uses. The property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (File Z 22-11, District 1)

j. **APPROVED** **Consider a Zoning request by Kimley-Horn for a Self-Storage Facility. The site is located at 2200 and 2202 North Jupiter Road in District 7.**

Consideration of the application of Kimley-Horn, requesting approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. The property is located at 2200 and 2202 North Jupiter Road. (File Z 22-12, District 7)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Dallas Cothrum, applicant.

There was discussion by the Council.

Motion was made by Mayor Pro Tem Hedrick to approve the Zoning request (8j), Specific Use Provision (8k) and Detail Plan (l), seconded by Council Member Smith. Motion carried:

Vote: 8 ayes, 0 nays

k. **APPROVED** **Consider a Specific Use Provision request by Kimley-Horn for a Self-Storage Facility. The site is located at 2200 and 2202 North Jupiter Road in District 7.**

Consideration of the application of Kimley-Horn, requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). The property is located at 2200 and 2202 North Jupiter Road. (File Z 22-12, District 7)

l. **APPROVED** **Consider a Detail Plan request by Kimley-Horn for a Self-Storage Facility on the subject property. The site is located at 2200 and 2202 North Jupiter Road in District 7.**

Consideration of the application of Kimley-Horn, requesting approval of a Detail Plan for on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. The property is located at 2200 and 2202 North Jupiter Road. (File Z 22-12, District 7)

9. **Citizen comments:** Gregory Cole

10. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 9:48 p.m.

Submitted By:

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Scott LeMay, Mayor

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Eloyce René Dowl, City Secretary