GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, December 6, 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 Deborah Morris
	Deputy Mayor Pro Tem Robert John Smith
	Council Member Jeff Bass
	Council Member Ed Moore
	Council Member B.J. Williams
	Council Member Margaret Lucht
	Council Member Robert Vera
	Council Member Dylan Hedrick
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.

Crystal Lazo, Adoption Specialist, 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.

The motion was made by Council Member Hedrick to approve the Consent Agenda as presented, seconded by Council Member Lucht. Motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED Consider approval of the minutes of the November 15, 2022, Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Sanitary Sewer Cleaning and Televised Inspections — Bid No. 0044-23

Acme Utility Inspection Services, Inc. $400,000.00

This request is to provide cleaning and televised inspections of wastewater mains as required by the Texas Commission on Environmental Quality's Sanitary Sewer Overflow Initiative. This approval is for a Term Agreement with four optional renewals.

b. **APPROVED** **GP&L Water Treatment Equipment Rental** **Bid No. 0869-20**

Suez Water Technologies & Solutions **$57,550.00**

This request is to approve a Change Order to the current Blanket Order BL 9005 for emergency water trailer and polishing tank equipment rental.

c. **APPROVED** **GP&L CEMS RATA and Linearity Testing Change Order No. 1** **Bid No. 0615-21**

Alliance Source Testing **$6,865.00**

The purpose of this bid award is to obtain Change Order #1 to Blanket Services Contract 8864 for Relative Accuracy Test Audits (RATA) performed on GP&L emissions analyzers.

d. **APPROVED** **GP&L Production Plant Project Management & Engineering Services** **Bid No. 0213-23**

Sargent & Lundy, LLC **$225,000.00**

This request is to obtain construction management and support services for capital improvement projects associated with GP&L power plants.

e. **APPROVED** **GP&L GIS System Upgrade** **Bid No. 0208-23**

SSP Innovations, LLC **$257,624.46**

This request is to implement an upgrade to the GP&L GIS system.

f. **APPROVED** **GP&L Ben Davis Substation Control Building Flood Mitigation Engineering Services** **Bid No. 0222-23**

Black & Veatch **$1,598,719.00**

This request is to obtain engineering and construction management services to support the replacement and elevation of the control enclosure at the GP&L Ben Davis station.

g. **APPROVED** **GP&L Olinger & Spencer Plant Equipment Rentals** **Bid No. 0221-23**

Sunbelt Rentals, Inc. **$150,000.00**

This request is for as-needed rental equipment including generators, SkyTraks, diesel tanks, air compressors, pumps, forklifts, and welders for day-to-day operations at the Olinger and Spencer Plants. This approval is for a Term Agreement with one optional renewal.

h. APPROVED Country Club Park Estates Drainage Improvements Additional Design Services **Bid No. 1051-21**

Metropolitan Infrastructure, PLLC **$108,900.00**

This request is for additional design services required for drainage improvements in the Country Club Park Estates Addition area.

i. APPROVED Demolition Services for Multiple Properties **Bid No. 0232-23**

Intercon Environmental, Inc. **$149,167.68**

This request is for the demolition of three properties to prepare for upcoming facility and roadway construction projects.

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 22-53, Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) (District 6)

Ordinance No. 7383 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Detail Plan for a Medical and Dental Office/Clinic Use on a 1.856-acre tract of land located at 3318 West Buckingham 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 22-55, William Bebb Francis, III (District 3)

Ordinance No. 7384 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for an Antenna, Commercial Use on a 4.97-acre tract of land zoned Agricultural (AG) District and located at 5200 Bobtown 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 Minute action authorizing the Managing Director of Public Works to execute the Easement Modification Agreement with Oncor.

At the November 14, 2022, Work Session, Council considered authorizing the Mayor to execute an Easement Modification Agreement with Oncor.

5. APPROVED Minute action authorizing the Managing Director of Public Works to execute the Contract of Sale to purchase the vacant lot from Ivan and Emily De Santiago for $66,500.

At the November 14, 2022, Work Session, Council considered approving the purchase of 1510 High Meadow from Ivan & Emily De Santiago in the amount of $66,500.

6. APPROVED Ordinance No. 7385 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.

Council approved an ordinance removing the parking restrictions on Mallards Pond St., Heathers Moor St. and Shannons Pl.

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. APPROVED Hold a Public Hearing on the Removal of Ferris Road from the Thoroughfare Plan

Council is requested to hold a public hearing on the removal of Ferris Road from the Thoroughfare Plan. If there are no objections and Council concurs, Ferris Road will be removed from the Garland Thoroughfare Plan.

Mayor LeMay opened the Public Hearing at 7:13 p.m. There were no speakers on this item and the hearing was closed at 7:14 p.m.

Paul Luedtke, Director of Transportation, presented the staff report.

The motion was made by Council Member Hedrick to remove Ferris Road from the Thoroughfare Plan, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 ayes

8. Hold public hearings on:

a. APPROVED Consider a Zoning request by Atlantic Urbana Acquisition Company II, LLC to construct 301 multi-family units in a single-family style format. The site is located at 2201 East Miller Road and 2370 East Centerville Road in District 2.

Consideration of the application of Atlantic Urbana Acquisition Company II, LLC, requesting approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (File Z 21-45, District 2)

The staff report was presented by William Guerin, Director of Planning. The speakers for the applicant were: Bill Dahlstrom, Zach Hinman and Jim Campbell. Jerry Carter, testified but did not register a position; other speakers in opposition were: Barbara Johnson, Nancy Click, John Blair and Pamela Rucker, registered in opposition but did not testify.

There was discussion by the Council.

The motion twas made by Mayor Pro Tem Morris o approve the Zoning request (Item 8a) and Detail Plan (Item 8b), seconded by Council Member Moore. Motion carried:

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

b. APPROVED Consider a Detail Plan request by Atlantic Urbana Acquisition Company II, LLC to construct 301 multi-family units in a single-family style format. The site is located at 2201 East Miller Road and 2370 East Centerville Road in District 2.

Consideration of the application of Atlantic Urbana Acquisition Company II, LLC, requesting approval of a Detail Plan for Multi-Family development. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (File Z 21-45, District 2)

c. APPROVED Consider a Specific Use Provision request by JC Collision to add automobile sales to an existing automobile repair facility. The site is located at 2905 Forest Lane in District 6.

Consideration of the application of JC Collision, requesting approval of a Specific Use Provision for Automobile Sales, New or Used. This property is located at 2905 Forest Lane. (File Z 22-39, District 6)

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

There was discussion by the Council.

The motion was made by Council Member Vera to approve the Specific Use Provision (Item 8c) for five (5) years and the Site Plan (Item 8d) as presented, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

d. APPROVED **Consider a Site Plan request by JC Collision to add automobile sales to an existing automobile repair facility. The site is located at 2905 Forest Lane in District 6.**

Consideration of the application of JC Collision, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 2905 Forest Lane. (File Z 22-39, District 6)

e. APPROVED **Consider a Detail Plan request by Digital Garland Ferris, LP to construct a Data Center. The site is located at 1805 Holford Road and 1505 Ferris Road in District 1.**

Consideration of the application of Digital Garland Ferris, LP, requesting approval of a Detail Plan for a Data Center. This item may include amendments to Planned Development (PD) District 20-17. This property is located at 805 Holford Road. (File Z 22-47, District 1)

The staff report was presented by William Guerin, Director of Planning. The applicant was present to answer questions; there were no questions for the applicant.

The motion was made by Council Member Bass to approve the Detail Plan, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

9. **Consider appointments to Boards and Commissions.**

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Mayor Pro Tem Deborah Morris

- Amador Castro Jr. - Senior Citizens Advisory Board

Mayor Pro Tem Morris presented her nominee and a vote was cast with the following result:

Vote: 9 ayes, 0 nays

10. **Citizen comments:** There were no speakers on this item.

11. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:40 p.m.

Submitted By:

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Scott LeMay, Mayor

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Eloyce René Dowl, City Secretary