GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 2, 2024, 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 Jeff Bass
Deputy Mayor Pro Tem Ed Moore
Council Member Deborah Morris
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Carissa Dutton
Council Member Dylan Hedrick
Council Member Chris Ott

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Phillip Urrutia
Assistant City Manager Crystal Owens
City Attorney Brian England
Deputy City Secretary Tracy Allmendinger

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate. The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Pet of the Month
- 2024 Proclamation for National Surveyor's Week
- 2024 Registered Dietitian Nutritionist Day
- Salvation Army's Special Recognition for Mayor and Council for Red Kettle Challenge
- GHFC Check Presentation

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Council Member Williams requested item #7 Water and Sewer System Refunding Bonds be pulled for individual consideration.

Council Member Dutton requested item #8 Agreement with Good Samaritans of Garland, Inc. Regarding the Purchase and Leaseback of 210/214 N. Twelfth St. and the Lease of 3319 Edgewood Drive be pulled for individual consideration.

Motion was made by Council Member Hedrick to approve all items of the Consent Agenda except for items #7 Consider an ordinance to issue Water and Sewer System Revenue Refunding and item #8 Agreement with Good Samaritans of Garland, Inc. Regarding the Purchase and Leaseback of 210/214 N. Twelfth St. and the Lease of 3319 Edgewood Drive, seconded by Council Member Ott. **Vote:** 9 ayes, 0 nayes

1. APPROVED **Consider Approval of Minutes from the March 19, 2024 Meeting**

2. **Approve the following bids:**

a. APPROVED **Woodbury, Ticonderoga & Quail Paving Water Wastewater Improvements** — **Bid No. 0652-24**

Lam Consulting Engineering — **$345,291.00**

This contract is to provide Professional Engineering Services for designing 8-inch water and wastewater mains replacement for E. Woodbury Drive from S. First Street to 114 E. Woodbury Drive, Ticonderoga Drive from Spindrift Passage to Windward Passage, and Quail Drive from S. Country Club Road East to High Meadow Drive. This project will include approximately 3,085 linear feet of 8" water and wastewater main replacement with full concrete street pavement replacement.

b. APPROVED **GP&L Firewall Replacements** — **Bid No. 0729-24**

DISYS Solutions, Inc. — **$331,841.79**

This request is to obtain replacement firewalls for the main and backup GP&L system sites. These end-of-life replacements are needed for GP&L to meet cyber security requirements. Associated software will provide firmware and anti-virus updates as well as vendor support for the deployed firewalls.

c. APPROVED **GP&L and TMPA Transmission Line Tree Trimming** — **Bid No. 0465-24**

F&F Expert Tree Service, LLC. — **$412,000.00**

This request is to obtain transmission line tree trimming services for GP&L and TMPA transmission right-of-ways. TMPA expenses will be reimbursed at 100%.

d. APPROVED **Police Vehicle Safety Equipment** — **Bid No. 0741-24**

Stop Stick, Plastx Plus LLC, Kustom Signals & GT Distributors — **$363,917.47**

This request is to provide the purchase of the safety and technology equipment for the new Police vehicles that were purchased through BID# 0517-24. Most of the peripheral equipment will not transfer to the new vehicles.

e. APPROVED **Ancilla/ Bethany Alley, Bethany/ Concord Alley, Plano Road Water & Wastewater Improvements** — **Bid No. 0366-24**

Iron T Construction, Inc. **$4,249,763.00**

The purpose of this request is to provide construction services to remove and replace the existing 6" clay wastewater main with 3,460 linear feet of 8" PVC wastewater main, existing 10" clay wastewater main with 2,072 linear feet of 10" PVC wastewater main, existing 6" ductile iron water pipe with 1,119 linear feet of 8" PVC pipe, existing concrete street, alley, driveway, and sidewalk pavement (11,296 square yard), and all incidentals as shown on the approved plans. An owner contingency is included for any additional work or materials that may be required.

f. APPROVED **Ashville, Colonel, Palm Valley, Tobin Trail Drainage Improvements** — **Bid No. 0199-24**

Iron T Construction, Inc. **$2,533,936.00**

This request is for the construction of drainage, water and wastewater improvements along Ashville Drive, Colonel Drive, Palm Valley Drive, Tobin Trail and Nancy Jane Circle Drainage Easement Area. The scope of work consists of drainage improvements including construction of 3,300 linear feet of storm drain pipe, 5,600 square yards of concrete pavement, and adjustments of water and wastewater facilities due to conflicts with the storm drain pipe improvements.

3. APPROVED **Ordinance Adopting FY 2023-24 Budget Amendment No. 2**

***Ordinance No. 7516** amending the FY 2023-24 Annual Operating Budget for Budget Amendment No. 2, as presented at the March 18, 2024, Work Session. FY 2023-24 Budget Amendment No. 2 includes adjustments to the General Fund and Federal Coronavirus Relief and Recovery Fund appropriations to allocate American Rescue Plan Act funds according to Federal guidance.*

4. APPROVED **Sale of Property at 600 Rayburn Street**

***Resolution No. 10609** approving the sale of 600 Rayburn Street to Garland Housing Finance Corporation and provide an executed deed without warranty. This item was previously presented at the March 18, 2024 Work Session.*

5. APPROVED **Resolution Approving the Urban & Community Forestry Grant with the Arbor Day Foundation**

***Resolution No. 10610** authorizing the acceptance of a sub-award agreement for a grant from the National Arbor Day Foundation.*

6. APPROVED **Consider an Ordinance related to the issuance of up to $112,500,000 in General Obligation Refunding and Improvement Bonds, Series 2024**

***Ordinance No. 7517** considering all matters incident and related to the issuance, sale and delivery of up to $112,500,000 in principal amount of "City of Garland, Texas General Obligation Refunding and Improvent Bonds, Series 2024"*

7. APPROVED **Water and Sewer System Refunding Bonds**

***Ordinance No. 7518** refunding approximately $45 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately $10.5 million Water and Sewer System Revenue Bonds, Series 2012 with Water and Sewer System Revenue Refunding Bonds, Series 2022.*

Matthew Watson, Chief Financial Officer provided a briefing to Council on the Water and Sewer System Revenue Refunding Bonds, Series 2024.

There was no discussion by the Council.

Motion was made by Council Member Williams, seconded by Mayor Pro Tem Bass. Motion Carried: 9 ayes, 0 nayes.

8. APPROVED **Agreement with Good Samaritans of Garland, Inc. Regarding the Purchase and Leaseback of 210/214 N. Twelfth St. and the Lease of 3319 Edgewood Drive**

Approve an Agreement regarding the purchase of 210/214 N. Twelfth Street and the lease of 3319 Edgewood Drive., Garland, TX and authorize the City Manager and Mayor to execute such documents necessary to complete the transactions.

Becky King, Managing Director Community and Neighborhood Development provided a briefing to Council on the Agreement with Good Samaritans of Garland, Inc. Regarding the Purchase and Leaseback.

There was no discussion by Council.

Motion was made by Council Member Dutton, seconded by Council Member Hedrick. Motion carried 9 ayes, 0 nayes.

9. **A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:**

a. APPROVED **Z 24-03 ZoneDev (District 5)**

Ordinance No. 7519 *amending the Garland Development Code of the City of Garland, Texas, by approving an Amendment of Conditions to Planned Development (PD) District 01-26 for Heavy Commercial (HC) Uses to allow Automobile Sales, New or Used by right; and Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (New and Used-- Indoors only); Personal Watercraft Sales, Leasing and Repair (New or Used); and Recreational Vehicles/Trailer sales, Leasing and Repair by Specific Use Provision only on a 6.150-acre tract of land located at 11675 Lyndon B. Johnson Freeway; 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 **Z 23-47 Prime Data Centers / Munsch Hardt Kopf & Harr (District 7)**

Ordinance No. 7520 *amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District based in the Community Office (CO) District and 2) a Detail Plan for a Data Center and Electric Substations on a 48.93-acre tract of land located at 2000 Holford 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.*

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

10. **Hold public hearing(s) on the following Zoning Case(s):**

a. APPROVED **Consider a request by SignSmiths of TX for a "Major Waiver" to the Downtown Sign Standards to install a new sign on the existing awning. The site is located at 823 Main Street in District 2.**

Consider and take appropriate action on the application of SignSmiths of TX, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an awning sign on a property zoned Downtown (DT) District, Uptown (U) sub-district. This property is located at 823 Main Street. (District 2) (File DD 24-01)

The staff report was presented by William Guerin, Director of Planning. The applicant was present but did not speak.

There was no discussion by the Council.

Motion was made by Council Member Morris, seconded by Deputy Mayor Pro Tem Moore. Motion carried: 9 ayes, 0 nayes.

b. APPROVED **Consider a request by Texas Taco Cabana, LP to renew the Specific Use Provision for an existing restaurant with a drive-through [Taco Cabana]. The site is located at 5959 Broadway Boulevard in District 4.**

Consider and take appropriate action on the application of Texas Taco Cabana, LP, requesting approval of 1) a Specific Use Provision Renewal for a Drive-Through, Restaurant Use and 2) a Plan on a property zoned Community Retail (CR) District with a Specific Use Provision (S 02-36). This property is located at 5959 Broadway Boulevard. (District 4) (File Z 24-09)

The staff report was presented by William Guerin, Director of Planning. The applicant was present but did not speak.

There was no discussion by the Council.

Motion was made by Council Member Williams, seconded by Council Member Lucht. Motion carried: 9 ayes, 0 nayes.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

Citizen comments were by: Thomas

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are $1 each and DVD's are $3 each).

There being no further business to come before the City Council, Mayor LeMay, adjourned the meeting at 7:47 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Tracy Allmendinger, Deputy City Secretary