



GARLAND

MINUTES

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

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phil Urrutia
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.

- **Public Service Recognition Week**

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.

Motion was made by Mayor Pro Tem Bass to approve the Consent Agenda as presented, seconded by Deputy Mayor Pro Tem Moore. Motion carried: 9 ayes, 0 nays.

1. **MINUTES**

a. **APPROVED Approval of minutes of the April 16, 2024, Regular Meeting**

Consider approval of the minutes from the April 16, 2024 meeting.

2. **Approve the following bids:**

a. **APPROVED GP&L Holford Switch Station Security Fence** **Bid No. 0701-24**

Construction Rent-A-Fence, Inc. \$1,050,000.00

The purpose of this bid is for the purchase and installation of an anti-scale security fence and security-controlled access gates for the Holford Switch Station. This is part of the approved Holford 138kV Line Loop Addition CIP project. An owner's contingency has been included for any unforeseen material items needed.

b. **APPROVED GP&L & TMPA Crane Rental & Equipment Services** **Bid No. 0889-16**

Davis Motor Crane \$100,000.00

This request is to obtain change order No. 1 to Contract Bid Award 0889-19 for as-needed crane rental and equipment relocation services for GP&L and TMPA necessary to install and relocate transformers, generation circuit breakers, and other electrical apparatus in the delivery of electric service. The contract is at the end of its term and a change order is needed to continue scheduled operations while a new contract is bid. Expenses associated with TMPA will be reimbursed at 100%.

c. **APPROVED GP&L College to Jupiter Distribution Underbuild Reconstruction** **Bid No. 0584-24**

Mas Tec North America, Inc. \$820,088.37

This request is to obtain labor services for the reconstruction of the distribution underbuild service on the GP&L College to Jupiter 138kV Transmission Line. This is part of the approved GP&L College to Jupiter 138kV Transmission Line CIP project.

d. **APPROVED Purchase of Furniture for Central Library** **Bid No. 0821-24**

Library Interiors of Texas, LLC \$1,333,591.22

This request is to provide new furniture for Central Library as part of the major renovations underway. The furniture being purchased from Library Interiors of Texas includes study room tables and chairs, tables and a stage for the multi-purpose room, a work bench table, chairs and storage carts for the maker space, furniture for the teen and children spaces, and staff work stations. This project is part of the 2019 Bond Program and approved in the 2024 CIP.

e. **APPROVED Purchase of Furniture for Central Library** **Bid No. 0820-24**

My Unique Office \$284,204.00

This request is to provide new furniture for Central Library as part of the renovations underway. The furniture being purchased from My Unique Office includes the service desk and shelving in the children's area, display cabinets, self check-out tables, and study pods. This project is part of the 2019 Bond Program and approved in the 2024 CIP.

f. APPROVED GP&L Shiloh to Marquis 138kV Transmission Line Conductor Upgrade Materials **Bid No. 0513-24**

Techline, Inc. \$633,745.20

This request is for the purchase of steel structures and associated materials needed for the conductor upgrade of the GP&L Shiloh to Marquis Transmission Line. This is part of the approved GP&L Shiloh to Marquis 138kV Transmission Line Upgrade CIP project. An optional contingency has been included for any additional material items that may be needed.

g. APPROVED GP&L Nevada Switch Station Grading and Site Work **Bid No. 0512-24**

DynaGrid Construction Group, LLC. \$1,963,701.19

This request is to obtain grading and site work needed for a terminal addition at the Nevada Switch Station to serve a battery storage facility. This is part of the approved Nevada Switch Terminal CIP project. An optional contingency has been included for any additional material items that may be needed.

h. APPROVED GP&L Ben Davis to Olinger 138kV Transmission Line Engineering Services **Bid No. 0850-24**

Burns & McDonnell Engineering Company, Inc. \$411,700.00

This request is to obtain professional environmental, permitting, and engineering support services to obtain a Certificate of Convenience and Necessity (CCN) for the rerouting of the GP&L Ben Davis to Olinger 138kV Transmission Line. Services will also include land acquisition and survey services to acquire a new easement for the reroute. This is part of the approved GP&L OPGW Install-OL1-BD 138kV CIP project.

i. APPROVED GP&L Holford Switch Station Steel Structures **Bid No. 0695-24**

Texas Electric Cooperatives, Inc. \$980,000.00

This request is for the purchase of steel structures and associated materials for the construction of the GP&L Holford Switch Station. This is part of the approved GP&L Holford Road Switch Station CIP project. An optional contingency has been included for any additional material items that may be needed.

j. APPROVED Lou Huff Park - Design Services **Bid No. 1188-22**

Teague Nall and Perkins, Inc. \$316,500.00

This request and change order is to initiate Task 2 of the Lou Huff Park design services, which was contemplated in the RFP.

k. APPROVED TMPA Ben Davis Flood Mitigation Engineering Services Addendum **Bid No. 0900-21**

Black & Veatch \$277,762.51

This request is to obtain Addendum No. 1 Black & Veatch services agreement COG053 TMPA Ben Davis Substation Flood Mitigation. Black & Veatch will provide additional engineering design services to support the raising of breakers and other equipment at the substation for flood mitigation and provide construction management services to monitor project schedules and outage coordination. This is part of the approved TMPA Ben Davis 345kV Breaker

Replacement CIP project and will be reimbursed at 100%.

I. APPROVED GP&L Substation Wildlife Protection Guards

Bid No. 0788-24

Techline, Inc.

\$331,400.00

This request is for the purchase of Green Jacket Wildlife protection guards to be used in GP&L Substations to protect critical infrastructure and to prevent outages caused by wildlife.

- 3. 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 24-11 Kimley Horn (District 7)

Ordinance No. 7525 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 99-49 for Neighborhood Office Uses to Community Retail (CR) District and 2) a Specific Use Provision for a Restaurant, Drive-through Use on a 1.148-acre tract of land located at 2301 Arapaho 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 Z 23-28 David Gibbons (District 2)

Ordinance No. 7526 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 17-25 for Multi-family-1 (MF-1) uses and 2) a Detail Plan for an Elder Care -- Assisted Living Use on a 2.52-acre tract of land located at 1922 Castle 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.

c. APPROVED Z 24-04 Golden Bee Trove, LLC (District 4)

Ordinance No. 7527 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Used Goods, Retail Sales (Indoors) Use at 5501 Broadway Boulevard, Suite 105; 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.

d. APPROVED Consider an ordinance approving the sale of Certificates of Obligation, Series 2024

Ordinance No. 7528 to issue Certificates of Obligation, Series 2024 to fund a portion of the 2024 CIP.

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.

- 4. Hold public hearing(s) on the following Item(s):**

a. **Public Hearing to Solicit Input from Stakeholders for the 2024-2025 Upcoming Federal Grant Programs**

Conduct a Public Hearing to gather feedback from all Stakeholders regarding the upcoming CDBG, HOME, and ESG grant programs for the 2024-2025 fiscal year.

Mona Woodard, Neighborhood Services Administrator spoke to Council on the next steps for the CDBG, HOME and ESG grant programs for 2024-2025.

Speakers for this item were Rhonda McTyre, Stars Camp; Andrew Melcheck, Achievement Center of Texas; Tonya Downing, Hope Clinic; Susan Hennum and Jeffrey Sheldon, Council Institute of Texas; Brian Gaddis, After School Program; Pastor Robert Sheppard, Restoration Community Fellowship Church Summer Enrichment Program, Haphen Muchapudra, Transcend STEM Education; Suzanna Sulfstede, The Senior Source, Verna Jones, Under One Roof; David Swavey, Garland Police Boxing Gym; Christina DeJesus, VNA Meals on Wheels.

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

a. **APPROVED Consider a request by Barraza Consulting Group proposing to construct a general office use. The site is located at 2002 West Campbell Road in District 7.**

Consider and take appropriate action on the application of Barraza Consulting Group, requesting approval of 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General Use. This property is located at 2002 West Campbell Road (District 7) (File Z 24-06)

Staff Report was presented by Will Guerin, Director of Planning. The applicant was present, but did not speak.

There was discussion by the Council with Mr. Guerin.

Motion was made by Council Member Hedrick to approve the request as presented, seconded by Council Member Lucht. **Motion** carried 9 ayes, 0 nays.

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 made by: Pa Batch Semba Sey

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).

Submitted By:

Scott LeMay, Mayor

Tracy Allmendinger, Deputy City Secretary