



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 6, 2025, 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 Ed Moore
Deputy Mayor Pro Tem Margaret Lucht
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember B.J. Williams
Councilmember Carissa Dutton
Councilmember Dylan Hedrick
Councilmember 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
Assistant to the City Manager Letecia McNatt
Chief Financial Officer Matt Watson
Planning and Development Director Nabila Nur
City Secretary Jennifer Stubbs
Public Information Coordinator Courtney Vanover

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.

Councilmember Beard provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

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
- Special Recognition for Garland's Recycled Water Program Honored with 2024 Texas American Water Works Association Bob Derrington Reuse Award
- Proclamation recognizing Public Service Recognition Week
- Proclamation recognizing Asian American Pacific Islander Heritage Month

- Proclamation recognizing National Day of Prayer

Christine Fuentes announced the pet of the month; Iris.

Mayor LeMay read and presented the proclamation for National Day of Prayer to Yajaira Trejo. Mayor LeMay read and presented the proclamation for Asian American Pacific Islander Heritage Month to Jennifer Nguyen. Mayor LeMay read and presented the special recognition for Garland's Recycled Water Program to Michael Brinkman. Mayor LeMay read and presented the proclamation recognizing Public Service Recognition Week to Jud Rex.

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.

Councilmember Beard made a motion to approve the consent agenda as presented with item 2f. to be pulled and considered separately for individual consideration. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

Ms. Owens provided background to the Council regarding item 2f. Councilmember Beard made a motion to approve item 2f. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

1. **Approve the minutes of the April 15, 2025 Regular Meeting**
2. **Approve the following bids:**
 - a. **Replacement Dozer for the Hinton Landfill** **Bid No. 0651-25**

RDO Equipment Company **\$975,198.83**

This request is for a single 2025 John Deere 1050P Dozer for the Hinton Landfill.
 - b. **Police Gun Range Bullet Trap System Replacement** **Bid No. 0929-25**

Action Target **\$762,000.00**

This request is for the total replacement of the Police Gun Range bullet trap system.
 - c. **Side and Rear Loader Chassis for Sanitation Department** **Bid No. 0966-25**

Bond Equipment Company, Inc. **\$1,283,986.00**

This request is for four new 2025 Battle Motors LET2 4X2 Side Loader Chassis and two replacement 2025 Battle Motors LET2 4X6 Rear Loader Chassis for the Sanitation Department.
 - d. **GP&L Walnut Substation Tap Engineering Services** **Bid No. 0978-25**

Burns & McDonnell Engineering Company, Inc. **\$849,500.00**

This request is to obtain engineering services to support the installation of a tap structure at the GP&L Walnut Substation. Services include substation civil, structural, and electrical design engineering; protection, control, and communications design services; and project, planning, and control services. This is part of the approved Walnut Substation Bypass CIP project.
 - e. **GP&L and TMPA Fiber Installation and Maintenance Services** **Bid No. 0628-25**

Superior Network Systems **\$500,000.00**

This request is for as-needed installation and maintenance of fiber in GP&L and TMPA substations.

f. Holford Multipurpose Recreational Facility **Bid No. 1038-25**

Overland Partners **\$2,000,000.00**

This request is to award a professional services contract to Overland Partners in a not-to-exceed amount of \$2,000,000 for the design of the Multipurpose Soccer Training Facility, generally located at the southeast corner of Holford Road and President George Bush Tollway (Hwy190).

g. TMPA Gibbons Creek Switchyard Civil Improvements **Bid No. 0991-25**

POWER Engineers, Inc. **\$297,000.00**

This request is to obtain design engineering services for the TMPA Gibbons Creek Switchyard Civil Improvement project. Services include station civil and structural design services, construction phase and field engineering services, and environmental and permitting services. This is part of the approved TMPA Gibbons Creek Switchyard Surface and Subsurface Modifications CIP project and will be reimbursed at 100%.

h. New Bodies for Sanitation Department Trucks **Bid No. 0984-25**

Reliance Truck and Equipment **\$2,784,671.70**

This request is for ten side loader bodies, two front loader bodies, and two rear loader bodies.

i. 2025 Hino XL8 Semi-Tractor Cab/Chassis Trucks **Bid No. 0967-25**

Industrial Power Truck & Equipment **\$473,420.00**

This request is for four replacement 2025 Hino XL8 Single Axle Semi-Tractors for Brush Collection in the Sanitation Department.

j. GP&L Lookout Substation Bay Addition Construction Services **Bid No. 0820-25**

Primoris T&D Services, LLC **\$550,000.00**

This request is to obtain electrical construction services for the addition of a service bay at the GP&L Lookout Substation. This is part of the approved GP&L Lookout Terminal to Holford CIP project. An owner's contingency is included for any additional services that may be required.

k. Trucks for Sanitation and Wastewater Departments **Bid No. 0994-25**

Chastang Ford **\$3,320,263.00**

This request is for six 2026 Autocar ACX42 4X2 Side Loader Chassis, two Autocar ACX64 Front Loader Chassis, two Autocar DC64 Transfer Semi Tractor trucks, and three Autocar DC64 Roll Off trucks.

l. GP&L Holford Switch Station Testing and Commissioning **Bid No. 1001-25**

Power Testing & Energization **\$505,714.00**

This request is to obtain substation acceptance testing at the GP&L Holford Switch Station. Testing areas include substation apparatus, control house, station batteries, AC/DC panels and relays. Ground grid and yard lighting will be tested, followed by commissioning and energization of the station equipment and end-to-end testing. This is part of the approved Holford Switch Station CIP project.

- m. **TMPA Gibbons Creek to Zenith Protection Scheme Engineering Services** **Bid No. 1002-25**

Power Engineers, Inc. \$495,000.00

This request is to obtain substation design engineering services associated with the modification of the Zenith 345kV line terminal at the TMPA Gibbons Creek Substation. Services include civil, structural, and electrical substation design, as well as construction and field engineering services. This is part of the approved TMPA Gibbons Creek -- Zenith Circuit 18 Protection Scheme CIP project and will be reimbursed at 100%.

- n. **GP&L Transmission Services Storage Facility Laydown Yard Construction Services** **Bid No. 0821-25**

Tri-Con Services, Inc. \$4,100,219.00

This request is to obtain construction labor for the construction of the GP&L Transmission Services Storage Facility Laydown Yard. This is part of the Transmission Services Storage Facility CIP project. An optional contingency has been added for any unforeseen services that may be needed.

- o. **GP&L and TMPA Substation Testing and Commissioning Services Change Order** **Bid No. 1156-22**

Power Testing and Energization \$641,987.41

This request is to obtain a dollar amount increase to the blanket services contract awarded for as-needed GP&L and TMPA substation testing and commissioning services. GP&L is moving from blanket contracts to per-project purchase orders for these services. This change order is needed to cover the interim between the BL process and individual PO process.

- p. **GP&L Miller Road to Newman 138kV Transmission Line Rebuild Engineering Services** **Bid No. 1002-25**

Burns & McDonnell Engineering \$2,360,600.00

This request is to obtain design engineering services to support the rebuild of the GP&L Miller Road to Newman 138kV Transmission Line in Dallas County, Texas. Services include transmission and distribution line design and engineering, project planning and control services, and field engineering services. Other services will include geotechnical investigations, preconstruction and as-built LIDAR support, SUE surveys, boundary surveys, and survey construction support. This is part of the approved GP&L Miller Road - Newman Line Capacity Increase CIP project.

- q. **GP&L Plant Staffing Services Contract** **Bid No. 0527-25**

Renegade Group, LLC (Primary) and NAES Corporation \$820,000.00 (Secondary)

This request is to obtain experienced power plant operators for the Spencer and Olinger Power Plants. Two vendors were selected, each with \$410,000 initial term contracts. Renegade Group, LLC will serve as the primary vendor and NAES Corporation as the secondary vendor for these services. These outside labor sources will help with staffing augmentation, unit reliability, and facility safety. These initial term contracts have two optional renewals.

3. **Shiloh Road Project - Acquisition of Real Property Located at 2328 Brooks Street**

Approve a purchase agreement and relocation assistance package negotiated with Deyanira and Gabriel A. Solis for the acquisition of fee simple interest from real property located at 2328 Brooks Street for additional right-of-way along Shiloh Road, and authorize the City Manager to execute such documents necessary to complete the transaction. Council was briefed on this item at the May 5, 2025 Work Session.

4. Shiloh Road Project - Acquisition of Real Property Located at 2329 Brooks Street

Approve a purchase agreement and relocation assistance package negotiated with Felipe Chavez and Dimas Carbajal for the acquisition of fee simple interest from real property located at 2329 Brooks Street for additional right-of-way along Shiloh Road, and authorize the City Manager to execute such documents necessary to complete the transaction. Council was briefed on this item at the May 5, 2025 Work Session.

5. Proposed Development Agreement with Blooming Investments Group 1, LLC

Approve a Proposed Development Agreement and Sale Agreement with Blooming Investments Group 1, LLC, in regard to a 2.695 acre site at the corner of West Avenue D and South 1st Street. Council was briefed on this item at the March 31, 2025 Work Session.

6. TMPA Asset Exchange

Approve an Asset Exchange Proposal between Texas Municipal Power Agency (TMPA) and Bryan Texas Utilities for the exchange of certain transmission and station assets. Council was briefed on this item at the April 14, 2025 Work Session.

7. Fire and Police Staffing Realignment

Approve revisions to the 24-25 Civil Service Classifications & Compensation Ordinance to reflect the reallocation of one Firefighter position and the elimination of Police Lateral Academy Pay. Council was briefed on this item at the May 5, 2025 Work Session.

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.

8. Agreement for Real Property Contract of Sale Between The Owl Icehouse Garland, LLC and the City of Garland Regarding Property Located at 519 State Street in the Downtown Historic Sub-district.

Approve a Development Agreement and Real Property Contract of Sale between The Owl Icehouse Garland, LLC and the City of Garland regarding property located at 519 State Street in the Downtown Historic Sub-district. Council was briefed on this item at the April 14, 2025 Work Session.

Mrs. McNatt provided an overview of the proposed project's history to date. Mr. Watson then presented a financial analysis outlining projected revenues and expenditures over a 20-year period.

Speakers on the item: Don Day, Applicant, Mike Luther, Applicant, Amber Ray, AJ Cole, Mary Ehrendeldt, John Johnston, Tom de Nolf, Josh Yingling, Chad Jones, Robert A. Smith, Todd Allen and David Hogue.

Councilmember Beard made a motion to approve item 8 as presented. Deputy Mayor Pro Tem Lucht seconded the motion. The vote was: Mayor LeMay, yes, Deputy Mayor Pro Tem Lucht, yes, Councilmember Beard, yes, Mayor Pro Tem Moore, yes, Councilmember Bass, yes, Councilmember Williams, yes, Councilmember Duttton, no, Councilmember Hedrick, yes, and Councilmember Ott, yes. The motion carried.

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

- a. **Consider a request by Prime Data Centers/Munsch Hardt Kopf & Harr proposing an expansion of the existing Planned Development (PD) District 23-47 for a Data Center and Electric Substations to the northeast corner of Arapaho Road and Holford Road, currently zoned Agricultural (AG) District. The site is located at 2000 Holford Road in District 7.**

The developer has requested that this item be considered at the June 17, 2025 Regular Meeting. Consider

and take appropriate action on the application of Prime Data Centers / Munsch Hardt Kopf & Harr, requesting approval of 1) an expansion of the existing Planned Development District 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations. The site is located at the Northeast Corner of Arapaho Road and Holford Road. (District 7) (File Z 24-37)

Mayor LeMay announced that the applicant requested to postpone the item. Motion was made by Councilmember Hedrick to postpone the item. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

- b. **Consider a request by Leslie Montena, requesting a "Major Waiver" to the Downtown Sign Standards to install a 30-square-foot wall sign positioned lower on the facade, where only 10-square-foot signs are permitted below 12 feet above grade. The site is located at 622 West State Street. (District 2) (File DD 25-01)**

Consider and take appropriate action on the application of Leslie Montena, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install a 30-square-foot wall sign positioned lower on the facade, where only 10-square-foot signs are permitted below 12 feet above grade on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. The site is located at 622 West State Street. (District 2) (File DD 25-01)

Ms. Nur provided a presentation and answered questions of the Council. She stated that staff and the Plan Commission recommended approval. Councilmember Beard made a motion to approve the item. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

10. Citywide Appointment

- Art Munoz, Animal Services Advisory Committee

Councilmember Beard made a motion to appoint Art Munoz to the Animal Services Advisory Committee. Councilmember Williams seconded the motion. All voted in favor. The motion carried.

11. Citywide Appointment

- Ashton Tassin, Animal Services Advisory Committee

Councilmember Beard made a motion to appoint Ashton Tassin to the Animal Services Advisory Committee. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

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.

Mary Ehlenfeldt.

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).

Mayor LeMay adjourned the meeting at 8:44 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Jennifer Stubbs, City Secretary