



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on June 17, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Outgoing Mayor, Scott LeMay
Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Jud Rex, City Manager
Mitch Bates, Deputy City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Phil Urrutia, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Courtney Vanover, Public Information Coordinator

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.

Deputy Mayor Pro Tem Lucht 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.

- Special Recognition of The Knightly News Award-Camelot Neighborhood

Mayor LeMay presented a special recognition to some residents of the Camelot Neighborhood.

- Special Recognition of the Who's Who in Neighborhoods USA Award-Tommy Zapata

Mayor LeMay presented a special recognition to Tommy Zapata.

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.

Deputy Mayor Pro Tem Lucht made a motion to approve the consent agenda. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the June 3, 2025 Regular Meeting

2. Approve the following bids:

- a. **GP&L Oates Road to Lyons Road 138kV Transmission Line Rebuild Engineering Services** **Bid No. 1142-25**

Burns & McDonnell Engineering Company, Inc. **\$2,231,800.00**

This request is to obtain engineering services to design the rebuild of the GP&L Oates Road to Lyons Road 138kV Transmission Line. This is part of the approved Oates Road to Lyons Road 138kV Transmission Line Rebuild CIP project.

- b. **GP&L King Mountain Terminal to Grandfalls Steel Structures** **Bid No. 0956-25**

Techline, Inc. **\$315,000.00**

This request is for the procurement of steel structures for the GP&L King Mountain Switch terminal addition. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP project. An optional contingency has been included for any unforeseen material items needed.

- c. **GP&L Wylie Switch Station Reconfiguration Engineering Services** **Bid No. 1115-23**

Stanley Consultants, Inc. **\$451,156.00**

This request is to obtain Change Order No. 1 to Purchase Order 35250 issued for engineering services to support the reconfiguration of the GP&L Wylie Switch Station. This is part of the GP&L Wylie Switch Reconfiguration CIP project.

- d. **TMPA Steep Hollow to Keith Switch Transmission Line Grounding Services** **Bid No. 1075-25**

Primoris T&D Services, LLC. **\$1,800,000.00**

This request is to obtain grounding enhancement construction services along the TMPA Steep Hollow to Keith Switch Transmission Line. This is part of the approved TMPA Steep Hollow to Keith Switch Transmission Line Rebuild CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional services that may be required.

- e. **On-Demand Maintenance Contract Award for Pleasant Valley Road and Elm Grove Road**

Bid No. 0529-25

Rabine Paving Texas, LLC

\$2,261,758.00

This request is to award an on-demand maintenance contract to Rabine Paving Texas, LLC in the not-to-exceed amount of \$2,261,758 for the maintenance of Pleasant Valley Road and Elm Grove Road. This request is a companion to the construction contract award approved at the May 20, 2025 City Council Regular Meeting for the rehabilitation of Pleasant Valley Road and Elm Grove Road.

3. **A public hearing was previously conducted for the cases below. Council approved the requests and instructed staff to bring forth the following ordinances:**

- a. **Z 24-02 Trak Group Inc. (District 6)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on a property zoned Community Retail (CR) District and (2) a Concept Plan for the existing Fuel Pumps, Retail Use on a 21,060 square ft lot addressed at 3420 W. Walnut Street; 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. **Z 25-08 City of Garland (District 5)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a change in zoning from multiple zoning districts to Urban Residential (UR) and Urban Business (UB) Districts on two areas approximately 317 acres in total, generally located on the north side of I-635, on both sides of S Garland Avenue; 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. **Z 25-16 CCM Engineering (District 3)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an Amendment of Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and reduce the number of provided parking spaces on a 4.67 tract of land addressed at 2126 Rowlett 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.

- d. **Garland Development Code (GDC) Amendment 25-05**

Approve an ordinance amending Chapter 2 Zoning Regulations, Attachment 1 - Land Use Chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) Districts; providing a Savings Clause; a Severability Clause; and an effective date.

4. **Garland Youth Council Appointee Selection**

Approve amendments to the Code of Ordinances regarding the Garland Youth Council. Amendments include an increase to the number of appointees each City Councilmember is able to select. Council was briefed on this item at the June 16, 2025 Work Session.

5. Notice of Intention to Issue Certificates of Obligation

Approve a resolution directing the publication of notice of intention to issue Certificates of Obligation to fund Capital Projects. Council was briefed on this item at the June 16, 2025 Work Session.

OLD BUSINESS

6. Approval of a Term Sheet for the Lease of a Multi-Use Soccer Fields Complex

City Council will consider approval of a term sheet for the lease of a multi-use soccer fields complex and authorize the City Manager to negotiate and the Mayor to execute a lease agreement consistent with said terms. Council was briefed on this item at the June 16, 2025 Work Session.

Presenter: Judson Rex, City Manager, Andy Hesser, Assistant City Manager

Mr. Hesser provided a presentation on the lease terms of a multi-use soccer fields complex and answered questions of the Council.

Applicant on the item: Matt Valentine.

Mayor Pro Tem Moore made a motion to approve the item. Councilmember Bass seconded the motion. The vote was: Mayor Pro Tem Moore, yes; Councilmember Williams, yes; Deputy Mayor Pro Tem Lucht yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Councilmember Ott, yes; Mayor LeMay, yes; Councilmember Bass, yes; and Councilmember Beard, yes. The motion carried.

7. 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 2000 Holford Road in District 7.

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)

Presenter: Nabila Nur, Planning & Development Director

Mayor LeMay announced that item 7 had been withdrawn.

8. Consider Approval of an Ordinance Canvassing and Declaring the Results of the Runoff Election for Mayor held on June 7, 2025 and Issue a Certificate of Election to the Newly Elected Mayor

Adopt the ordinance canvassing the June 7, 2025 Runoff Election results.

Councilmember Bass made a motion to approve the ordinance as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

9. Councilmember Kris Beard

- Kay Moore, Parks & Recreation Advisory Board

Councilmember Beard made a motion to approve the appointment. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

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. Conduct Swearing in Ceremony

Conduct swearing in ceremony for the newly elected Mayor of the City Council of the City of Garland, Texas, following the June 7, 2025 Runoff Election.

Mr. Rex presented a plaque to outgoing Mayor LeMay. Mayor LeMay provided a farewell speech. Mayor Hedrick was sworn in and provided a speech.

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.

Randy Smith, Dave Brady, Dee Doai, PC Mathew, and Saminul Haqur.

ADJOURN

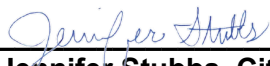
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 Hedrick adjourned the meeting at 8:24 p.m.

Submitted By:

A handwritten signature in black ink, appearing to read 'Dylan Hedrick', written above a horizontal line.

Dylan Hedrick, Mayor

A handwritten signature in blue ink, appearing to read 'Jennifer Stubbs', written above a horizontal line.

Jennifer Stubbs, City Secretary