GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 4, 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 Council Member Jeff Bass Council Member Kris Beard Council Member B.J. Williams 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 Crystal Owens Assistant City Manager Phil Urrutia City Attorney Brian England City Secretary Jennifer Stubbs 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.

Councilmember Dutton 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

Christine Fuentes announced the pet of the month; Curly Fry.

- North Texas Community Cleanup Challenge Proclamation

Mayor LeMay read the proclamation and presented it to city staff.

- Red Cross Month Proclamation

Mayor LeMay read the proclamation and presented it to Dominica McCarthy, Red Cross Chief Volunteer Services Officer for North Texas.

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.

Mayor LeMay announced that Councilmember Dutton requested to pull item 5 from the consent agenda. Councilmember Dutton made a motion to approve the consent agenda without item 5. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

1. APPROVED **Approve the minutes of the February 18, 2025 Regular Meeting**

2. **Approve the following bids:**

a. APPROVED **Police Station Locker Room Renovations** — **Bid No. 0559-25**

CORE Construction Services of Texas, Inc. — **$658,059.00**

This request is to provide construction services to remodel the existing locker rooms at Police Headquarters.

b. **2022 Alley Improvements Group B Construction-Change Order** — **Bid No. 0060-24**

La Banda, LLC — **$68,944.95**

This request is to approve Change Order No. 1 for the 2022 Alley Improvements Group B construction project.

c. APPROVED **Construction Contract for the 2023 Alley and Wastewater Improvements Project** — **Bid No. 0083-25**

Tri-Con Services, Inc. — **$2,922,706.30**

This request is to award a contract for construction of the 2023 Alley and Wastewater Improvements project.

d. APPROVED **Cooper and Southern Gardens Drainage Improvements Construction Award** — **Bid No. 1316-24**

DDM Construction Corporation — **$11,800,671.00**

This request is for construction of the Cooper and Southern Gardens Drainage Improvements project.

e. APPROVED **Design Contract for Emberwood Drive and Sugarberry Lane Paving, Drainage, and Utility Improvements** — **Bid No. 0631-25**

Lockwood, Andrews & Newnam, Inc. — **$336,861.00**

This request is for the design of paving, drainage, and utility improvements to Emberwood

Drive and Sugarberry Lane.

f. APPROVED **Fire Station 1 Construction Services** **Bid No. 0196-25**

Cerris Builders, Inc. **$16,967,800.00**

This request is for construction services to rebuild Fire Station 1.

g. APPROVED **GP&L Wylie to Mallard Transmision Line Steel Structures** **Bid No. 0497-25**

KBS Electrical Distributors, Inc. **$3,800,000.00**

This request is to obtain structures needed for the construction of the GP&L Wylie to Mallard transmission line as part of the approved OPGW Install-OL1-BD 138kV CIP project. An owner's contingency is included for any additional materials that may be required.

h. APPROVED **GP&L King Mountain 345kV Switch Station Terminal Engineering Services** **Bid No. 0642-25**

Burns & McDonnell Engineering Company, Inc. **$1,366,000.00**

This request is to obtain engineering services to design the addition of a terminal at the GP&L King Mountain 345kV Switch Station. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP project.

i. APPROVED **GP&L Newman 138kV Substation Expansion Engineering Services** **Bid No. 0640-25**

Burns & McDonnell Engineering Company, Inc. **$2,099,000.00**

This request is to obtain engineering services to support the expansion of the GP&L Newman 138kV Substation. This is part of the approved Newman Substation Expansion CIP project.

j. APPROVED **GP&L Naaman to Newman 138kV Transmission Line Rebuild Engineering Services** **Bid No. 0641-25**

Burns & McDonnell Engineering Company, Inc. **$1,980,500.00**

This request is to obtain engineering services to design the rebuild of the GP&L Naaman to Walnut 138kV Transmission Line to become the Naaman to Newman 138kV Transmission Line. This is part of the approved GP&L Line Capacity Increase CIP project.

k. APPROVED **GP&L Apollo to Naaman 138kV Transmission Line Rebuild Engineering Services** **Bid No. 0639-25**

Burns & McDonnell Engineering Company, Inc. **$2,020,500.00**

This request is to obtain engineering services to design the remaining portion of the rebuild of the GP&L Apollo to Naaman 138kV Transmission Line. This is part of the GP&L Apollo to Naaman 138 kV Transmission Line Rebuild CIP project.

l. APPROVED **GP&L Olinger 2 Evaporation Pond Flood Mitigation** **Bid No. 0648-25**

TAS Environmental **$292,500.00**

This request is for emergency flood mitigation of the GP&L Olinger 2 Evaporation Pond.

3. APPROVED **Employment Contracts of City Manager, City Attorney, City Auditor, and Municipal Judges**

Approve employment contracts of the City Manager, City Attorney, City Auditor, and Municipal Judges reflecting amendments to benefits and compensation for the 2025 calendar year, as previously determined by City Council.

4. APPROVED **Ordinance Adopting 2025 Capital Improvement Program Budget (CIP) Amendment No. 1**

Ordinance No. 7571 *amending the 2025 Capital Improvement Program to adopt CIP Budget Amendment No. 1 for the Holford Youth & Recreation Soccer Facilities new project. Council considered the proposed project at the February 3, 2025 Work Session and the proposed CIP Budget Amendment No. 1 at the February 17, 2025 Work Session.*

5. APPROVED **School Street Alley Petition Project**

Approve by minute action a Determination of Necessity for authorizing improvements to the School Street Alley Petition project and order a Public Hearing for the Levying of Assessments for the March 18, 2025 Regular Meeting. Council considered this item at the March 3, 2025 Work Session.

6. APPROVED **Neighborhood Vitality Matching Grant Fall 2024 Applications**

Approve the funding request for the Fall 2024 Neighborhood Vitality Matching Grant cycle. Council considered this item at the February 17, 2025 Work Session.

7. **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 24-40 Yesenia Morales (District 8)**

Ordinance No. 7572 *amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Change in Zoning from Community Retail (CR) District to Single-Family-5 (SF-5) District on a 0.197-acre tract of land located at 409 School 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.*

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. DENIED **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 previously briefed on this item at the March 3, 2025 Work Session.

This item was previously removed from the consent agenda. Mr. Rex and Mr. Hesser provided a presentation covering the project timeline, overview, parking concerns, and financial analysis. They also responded to questions from the Council. Additionally, Rae Luther, the developer, gave a presentation and addressed questions from the Council.

Citizens who signed up to speak on the item: Lori Dodson, Chad Jones, Alice Oldenburg, John Johnston, Eric Stuyvesant, Amy Karp, Tammy Hauck-Norwell, Lindsey Fiegelman, and Rich Aubin. Mark McCain donated his time to John Johnston.

Ms. Rae provided additional context. Mr. Rex answered questions of the Council. Councilmember Dutton made a motion to deny item 5. Councilmember Williams asked for clarification on the item. Discussion followed. Councilmember Hedrick seconded the motion. Deputy Mayor Pro Tem Lucht proposed an amendment to table this item for the next Council meeting. Councilmember Dutton accepted the amendment. Mr. Hedrick emphasized the importance of voting on the item as presented. Mr. England noted that Council procedures are guided by ordinance and Council policy, with Robert's Rules of Order generally followed. Mayor LeMay announced that we are going back to the original motion to deny the item. Mr. Hedrick did not second the motion. Mayor LeMay clarified that the intent of the motion was to deny the item and come back with additional or another agreement. Discussion followed. Mayor LeMay clarified that there was a motion on the floor to deny the item with a second.

The vote was: Councilmember Dutton, yes; Councilmember Hedrick, yes; Councilmember Ott, no; Mayor LeMay, yes; Councilmember Bass, yes; Councilmember Beard, no; Mayor Pro Tem Moore, no; Councilmember Williams, yes; and Deputy Mayor Pro Tem Lucht, yes. The motion carried.

9. Hold public hearing(s) on:

a. Garland Development Code (GDC) Amendment (25-01)

Hold a public hearing to consider amendments to Attachment 1 -- Land Use Matrix as it relates to the allowable districts for Laundry, Self-Service (Laundromat) use and Restaurant use. The GDC amendment request is proposing to require a Specific Use Provision (SUP) for the Laundry, Self-Service (Laundromat) use in the CR, Community Retail district and to allow the Restaurant use by right in the NS, Neighborhood Services District.

Ms. Nur provided a presentation on the item. She stated that the Plan Commission recommended approval of the resolution, denial of the laundromat, and provided additional information. Ms. Nur answered questions of the Council. There was no one present who wished to speak under the public hearing.

Deputy Mayor Pro Tem Lucht made a motion to approve laundromats for SUP use in Community Retail (CR) zoning and approve by right for NS Zoning. Mayor Pro Tem Lucht clarified that future laundromats should require an SUP. Discussion followed. Councilmember Ott requested to split the vote out. Mayor LeMay stated the vote would be split by laundry self-service and community retail restaurant.

Deputy Mayor Pro Tem Lucht made a motion to approve the required SUP for laundromats in Community Retail (CR) zoning with an amendment to allow current businesses operating as laundromats to continue, while future ones will require an SUP. Councilmember Dutton seconded the motion. The vote was: Deputy Mayor Pro Tem Lucht, yes; Councilmember Dutton, yes; Councilmember Hedrick, no; Councilmember Ott, no; Mayor LeMay, yes; Councilmember Bass, yes; Councilmember Beard, yes; Mayor Pro Tem Moore, no; and Councilmember Williams, yes. The motion carried.

Deputy Mayor Pro Tem Lucht made a motion to approve restaurant use by right in NS zoning. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

b. Garland Development Code (GDC) Amendment (25-02)

Ordinance No. 7573 *Hold a public hearing to consider amendments to the plat approval and relevant procedures. The GDC amendment request is proposing to allow the plat approval procedure to become administrative.*

Ms. Nur provided a presentation on the item. She stated that the Plan Commission recommended approval. There was no one who wished to speak on the public hearing. Councilmember Dutton made a motion to approve the proposed amendment to allow the plat approval procedure to become administrative. Councilmember Williams 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. Councilmember B.J. Williams

- Jordan Cotton -TIF #2 South Board

Councilmember Williams made a motion to approve the appointment. Councilmember Hedrick 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.

Arlandria Houston and Terry Reece.

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 9:48 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Jennifer Stubbs, City Secretary