GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 18, 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 Kris Beard Council Member B.J. Williams Council Member Jeff Bass 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 City Attorney Brian England City Secretary Jennifer Stubbs Planning Director Nabila Nur Engineering Director Michael Polocek

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 Hedrick 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.

- Proclamation for National Surveyor's Week

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

- Salvation Army's Special Recognition for the Mayor and City Council for the Red Kettle Challenge

Mayor LeMay accepted a Special Recognition for the Red Kettle Challenge from Matt Hosek and Sgt. Bernard Tolan.

Mayor LeMay announced that Councilmember Dutton has pulled item 3, Councilmember Bass has pulled item 4, and

Item 8C has been requested for postponement by the developer.

Councilmember Williams announced that he would have a District 4 Town Hall Meeting at the South Garland Branch Library this Thursday at 6:30 p.m. Mayor Pro Tem Moore announced that he would have a District 3 Town Hall Meeting at the South Garland Branch Library on the following Thursday, March 27th.

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 Hedrick made a motion to approve the consent agenda with the exception of items 3 and 4. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

1. APPROVED **Approve the minutes of the March 4, 2025 Regular Meeting**

2. **Approve the following bids:**

a. APPROVED **Generator and Switchgear for Firewheel Pump Station Project** — **Bid No. 0204-25**

Cummins Southern Plains, LLC — **$3,987,039.00**

This request is for procuring a generator to replace the existing 32-year-old generator at Firewheel Pump Station. The City of Garland is rehabilitating the existing Firewheel Pump Station to improve the reliability of the water distribution system.

b. APPROVED **Sensus Water Meters** — **Bid No. 0644-25**

Aqua-Metrics Sales Company — **$1,000,000.00**

This request is for the purchase of positive displacement water meters of various sizes for stocking the Water Utilities Department, installing new water services, and replacing existing water meters to ensure billing accuracy.

c. APPROVED **Term Contract for Service Line Inspections** — **Bid No. 0679-25**

Insituform Technologies, LLC — **$799,834.00**

This request is for cured in place pipelining of wastewater mains at three locations to reduce inflow and infiltration into the main. The three locations are on Miami Drive, Longbeach Drive, and Centerville Road. An owner's contingency is included for any additional work or materials that may be required.

d. APPROVED **Fire Station 7 Construction** — **Bid No. 0277-25**

Cerris Builders, Inc. — **$11,973,500.00**

This request is to provide construction services for the Relocation of Fire Station No. 7.

e. APPROVED **GP&L Plant Staffing Services Contract Change Order No. 1** — **Bid No. 0497-23**

NAES Corporation — **$240,000.00**

This request is to obtain change order No. 1 to the final renewal of Blanket Services Contract

10110 for the NAES Staffing Services Contract. A new contract is currently out for bid and this change order will allow for uninterrupted services while a new bid is awarded.

f. APPROVED **GP&L Shiloh to Marquis Transmission Line Construction Services** **Bid No. 0502-25**

DD Grid, LLC **$2,250,000.00**

This request is to obtain construction services for the GP&L Shiloh to Marquis 138kV Transmission Line upgrade. This is part of the approved GP&L Shiloh to Marquis Transmission Line Upgrade CIP project. An owner's contingency is included for any additional materials that may be required.

g. APPROVED **GP&L Walnut to Newman 138kV Transmission Line Rebuild Engineering Services** **Bid No. 0744-25**

Burns & McDonnell Engineering Company, Inc. **$1,354,000.00**

This request is to obtain engineering services to design the rebuild of the GP&L Walnut to Newman 138kV Transmission Line. Services include transmission and distribution line design, field engineering, survey, easement, and permitting support. This is part of the approved GP&L Line Capacity Increase CIP project.

h. APPROVED **Trickling Filters Distribution Arms** **Bid No. 0311-25**

WesTech Engineering, Inc. **$781,191.00**

This request is to procure and install the distribution arms assembly of two trickling filters. The existing distribution arms on two trickling filters are 40 years old and corroded beyond repair. The design and installation of distribution arms shall be performed by WesTech Engineering, Inc. An owner's contingency is included for any additional work or materials that may be required.

i. APPROVED **GP&L Transmission and Substation Technical Consulting Services Change Order No. 1** **Bid No. 0945-24**

Principle Services, LLC **$2,000,000.00**

This request is to obtain change order No. 1 to purchase order 36951 issued for technical consulting services for GP&L and TMPA Transmission and Substation operations and CIP projects. GP&L and TMPA project activities have created a substantial increase to the number of field and office personnel needed under this contract. This change order will apply to each of the available renewals for these services.

j. APPROVED **GP&L Brand Road UG Electric Distribution Relocations** **Bid No. 0469-25**

Tri-Con Services, Inc. **$517,855.00**

This request is to obtain construction labor for the relocation of GP&L distribution underground services as part of the City of Garland Brand Road Widening project.

k. APPROVED **Demolish and Replace the Golf Greens on the Old Course** **Bid No. 0758-25**

Greenscapes Six **$1,204,500.00**

This request is to replace Firewheel Old Course golf greens. The golf greens on the Old Course are overtaken by a variety of other grasses, which not only disrupt the playability and ball roll, but have resulted in a considerable reduction of the putting green area.

I. **APPROVED** **Greens Mowers for Firewheel Golf Park** **Bid No. 0726-25**

Professional Turf Products **$279,117.75**

This request is for the purchase of one new greens mower and the replacement of four greens mowers that have been in use for over 13 years, exceeding their expected life cycle.

3. **APPROVED** **GDC Amendment ORD 25-01**

Ordinance No. 7574 *amending Section 2.51, Land Use Matrix, of Article 4, Chapter 2, of the Garland Development Code and Section 2.74, Nonconforming Use or Structure Criteria, of Article 6, Chapter 2, of the Garland Development Code of the City of Garland, Texas; providing a Savings Clause, providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.*

4. **APPROVED** **GPS: Garland's Pathway to Success**

Approval of GPS: Garland's Pathway to Success, the City Manager's work plan for aligning City Council direction with the work of Team Garland. Council was briefed on this item at the November 18, 2024 Work Session (verbal) and the March 17, 2025 Work Session (written).

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.

5. **APPROVED** **Proposed Development Agreement with Trilogy - BRD Acquisitions, LLC**

Approve a proposed development agreement with Trilogy -- BRD Acquisitions, LLC, in regard to a 178-acre residential development in the former Eastern Hills Country Club.

This item was removed from the consent agenda to be voted on separately. Mr. Hesser provided a presentation on the proposed development agreement and stated the total investment was valued at $150M. He stated that there was a trail connection that will connect to the City's Trail Master Plan. He added additional details on the project and answered questions of the Council.

Speakers on this item: Lindsey Fiegelman, Wesley Johnson, Robin Johnson, and Kenneth Haynes.

Mayor Pro Tem Moore made a motion to approve the item as presented. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

6. **APPROVED** **Proposed Development Agreement with Garage of America**

Approve a proposed development agreement with Garage of America in regard to an 8-acre self-storage condo development on President George Bush Turnpike and Brand Road.

The following speakers on this item: Fred Gans, applicant, William Warburton, and Albert Palmer.

Discussion followed. Councilmember Bass made a motion to approve the Development Agreement with a 50% tree mitigation fee rebate. Councilmember Hedrick seconded the motion. The vote was: Councilmember Bass, yes; Councilmember Beard, yes; Mayor Pro Tem Moore, yes; Councilmember Williams, no; Mayor LeMay, yes; Deputy Mayor Pro Tem Lucht, no, Councilmember Dutton, no; Councilmember Hedrick, yes; and Councilmember Ott, yes. The motion carried.

7. **Hold public hearing(s) on:**

a. APPROVED **Consider approval of an ordinance for the Levying of Assessments for the School Street Alley Petition project located behind the addresses of 401, 405 and 409 School Street**

Ordinance No. 7575 *Hold a public hearing and consider approval of an ordinance for the Levying of Assessments for the School Street Alley Petition project located behind the addresses of 401, 405 and 409 School Street. Council considered this item at the March 3, 2025 Work Session and the March 4, 2025 Regular Meeting.*

Mr. Polocek provided a presentation and answered questions of the Council. He stated that staff recommended approval. There was no one who wished to speak under the public hearing. Mayor LeMay closed the public hearing. Councilmember Ott made a motion to approve the ordinance. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

b. APPROVED **Garland Development Code (GDC) Amendment 25-03**

Ordinance No. 7576 *Hold a public hearing to consider amendments to Chapter 2, Division 5 Telecommunications Towers and Antennas and Chapter 2, Attachment 1 -- Land Use Matrix as it relates to Antenna, Commercial use. This GDC amendment is proposing to require a Specific Use Provision (SUP) for Antenna, Commercial use and eliminate the current distance requirement between Antenna, Commercial uses.*

Ms. Nur stated that she brought this item back following previous Council discussions. She provided some information about the proposed amendments. Councilmember Hedrick made a motion to approve the item as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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

a. DENIED **Consider a request by Hugo Olvera Galindo proposing a Specific Use Provision (SUP) for a Tattoo/Body Piercing Establishment. The site is located at 977 West Centerville Road, Suite 6, in District 5.**

Consider and take appropriate action on the application of Hugo Olvera Galindo, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 76-15 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use. The site is located at 977 West Centerville Road, Suite 6. (District 5) (File Z 23-38)

Ms. Nur provided a presentation on the item. She stated that staff recommended denial and the Plan Commission recommended approval.

Speakers on the item: Hugo Olivera, applicant, and Lindsey Fiegelman.

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

b. DENIED **Consider a request by Nayeb Management, LLC, proposing a Specific Use Provision (SUP) for a Tattoo/Body Piercing Establishment. The site is located at 1350 Northwest Highway, Suite 107, in District 5.**

Consider and take appropriate action on the application of Nayeb Management, LLC, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 82-59 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use. The site is located at 1350 Northwest Highway, Suite 107. (District 5) (File Z 24-29)

Ms. Nur provided a presentation on the item. She stated that staff recommended denial and the Plan Commission recommended approval for five years. She answered questions of the Council.

Speakers on this item: Cynthia Olalde, applicant and Priscilla Gonzalez.

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

c. POSTPONED **Consider a request by Development Engineering Consultants, LLC, proposing an amendment to Planned Development (PD) District 00-39 to allow a Landscape Nursery Retail Use. The site is located near 4400 President George Bush Highway, in District 1.**

Consider and take appropriate action on the application of Development Engineering Consultants, LLC, requesting approval of 1) an Amendment to Planned Development (PD) District 00-39 for a Landscape Nursery Retail Use and 2) a Concept Plan for a Landscape Nursery Retail Use. The site is located at 4400 North President George Bush Highway. (District 1) (File Z 24-41)

Mayor LeMay announced earlier in the meeting that this item would be postponed. Councilmember Bass made a motion to postpone the request to the April 1, 2025 Regular Meeting. 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.

Dave Brady, Rashad Haiddar, and Lindsey Fiegelman.

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 8:57 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Jennifer Stubbs, City Secretary