GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 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 Councilmember B.J. Williams Councilmember Jeff Bass Councilmember Kris Beard 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 Chief Financial Officer Matthew Watson 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.

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.

- Webelos Pack 1978

Mayor LeMay welcomed Webelos Pack 1978 in attendance for their Scout Adventure. Mayor LeMay stated that item 6a. would be postponed at the request of the developer.

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 Dutton seconded the motion. All voted in favor. The motion carried.

1. APPROVED **Approve the minutes of the February 4, 2025 Regular Meeting and the January 22, 2025 Joint Meeting with the Plan Commission**

2. **Approve the following bids:**

a. APPROVED **Ronald E. Jones Municipal Building** **Bid No. 0594-25**

McKinstry Essention, LLC **$5,175,267.00**

This request is to provide for facility upgrades for building automation, and improved mechanical and electrical systems for the Ronald E. Jones Municipal Building.

b. APPROVED **North Garland Branch Library Improvements** **Bid No. 0593-25**

McKinstry Essession, LLC **$367,670.00**

This request is for critical facility upgrades at the North Garland Branch Library to improve efficiency, safety, and sustainability.

c. APPROVED **South Garland Branch Library Improvements** **Bid No. 0592-25**

McKinstry Essention, LLC **$1,198,613.00**

This request is for essential facility upgrades at the South Garland Branch Library to enhance efficiency, reliability, and sustainability.

d. APPROVED **Peripheral Equipment for 2025 Police Vehicles** **Bid No. 0522-25**

GT Distributors Inc., Dana Safety Supply, Stop Stick Ltd, and Kustom Signals, Inc. **$517,085.14**

This request is to authorize the City Manager or his designee to execute the purchase of safety and technology equipment for the police vehicles that were purchased through BID# 0442-25. Most of the peripheral equipment will not transfer to the new vehicles.

e. APPROVED **EMS Supplies** **Bid No. 0493-25**

Bound Tree Medical, LLC **$350,000.00**

This request is for Garland Fire Department Emergency Medical Service (EMS) Supplies.

f. **APPROVED** **GP&L Emergency Restoration Management Services** **Bid No. 0268-25**

Midcon Energy and Collective Strategic Resources, LLC. **$1,000,000.00**

This request is to obtain an emergency restoration management company for use in securing electrical contractors to perform emergency restoration work for the GP&L overhead and underground distribution system.

g. **APPROVED** **GP&L Grandfalls to King Mountain 345kV Transmission Line Engineering Services** **Bid No. 0552-25**

Burns & McDonnell Engineering Company, Inc. **$1,264,000.00**

This request is to obtain engineering services needed to provide project design and support for the construction of a 345kV transmission line in Upton County, Texas that will connect the existing GP&L King Mountain Station to the new Grandfalls Station. This is part of the GP&L King Mountain Station to Grandfalls Station 345kv Transmission Line CIP project.

3. **APPROVED** **2024 Edward Byrne Memorial Justice Assistance Grant (JAG)**

Resolution No.10628 *authorize the City Manager to execute a Funds Sharing and Fiscal Agency Agreement Memorandum of Understanding (MOU) with the City of Dallas in order to obtain funding for the FY24 Edward Byrne Memorial Justice Assistance Grant (JAG) program. Council considered this item at the February 17, 2025 Work Session.*

4. **APPROVED** **Agreement to Purchase Real Property near LBJ & South Shiloh Road**

Authorize the City Manager to execute an Agreement to Purchase Real Property located between South Shiloh and Leon Roads south of the intersection of South Garland and South Shiloh Roads. Council considered this item at the February 17, 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.

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

a. **APPROVED** **Consider approval of an ordinance amending the TIF #3 Project and Financing Plan**

Ordinance No. 7570 *Hold a public hearing and consider approval of an ordinance amending the TIF #3 Project and Finance Plan which includes extending the termination date to December 31, 2055. Council considered this item at the February 3, 2025 Work Session.*

There were no speakers on this item. Mayor LeMay closed the public hearing. Deputy Mayor Pro Tem Lucht made a motion to approve the ordinance. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

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

a. POSTPONED **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 April 1, 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)

Councilmember Hedrick made a motion to postpone the item until April 1st. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

b. DENIED **Consider a request by Letron Thomas proposing a Specific Use Provision (SUP) for a Used Goods, Retail Sales (Indoors) Use. The site is located at 3338 Broadway Boulevard, Suite 314, in District 3.**

Consider and take appropriate action on the application of Letron Thomas, requesting approval of a Specific Use Provision (SUP) for a Used Goods, Retail Sales (Indoors) Use. The site is located at 3338 Broadway Boulevard, Suite 314. (District 3) (File Z 24-38)

Ms. Nur provided a presentation and information on the item. She stated that staff recommended denial and the Plan Commission recommended approval. She answered questions of the Council. Letron Thomas and Kevin Phan, applicants, answered questions of the Council. Discussion followed. Mayor Pro Tem Moore made a motion to deny the request. Councilmember Bass seconded the motion. Discussion followed. The vote was: Mayor Pro Tem Moore-yes, Councilmember Williams-yes, Mayor LeMay-yes, Deputy Mayor Pro Tem Lucht-yes, Councilmember Dutton-no, Councilmember Hedrick-yes, Councilmember Ott-no, Councilmember Bass-yes, and Councilmember Beard-yes. The motion carried.

c. APPROVED **Consider a request by Yesenia Morales proposing a change in zoning from Community Retail (CR) District to Single-Family-5 (SF-5) District. The site is located at 409 School Street in District 8.**

Consider and take appropriate action on the application of Yesenia Morales, requesting approval of a change in zoning from Community Retail (CR) District to Single-Family-5 (SF-5) District. The site is located at 409 School Street. (District 8) (File Z 24-40)

Ms. Nur provided a presentation and answered questions of the Council. She stated that staff and the Plan Commission recommended approval. Councilmember Ott made a motion to approve the request. Deputy Mayor Pro Tem Lucht 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.

7. APPROVED Councilmember Jeff Bass

- Austin Nichols - TIF 1 Downtown/Forest Jupiter Board

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

8. APPROVED **Councilmember Dylan Hedrick**

- Damon Wilson - TIF 2 South Board

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

There was no one who wished to speak under the citizen comments item.

EXECUTIVE SESSION

9. The City Council will adjourn into executive session, in the Work Session Room, pursuant to Texas Government Code 551.071, 551.072, and 551.087 of the Texas Government Code to deliberate and discuss certain commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations, including the possibility of the conveyance of real property, and attorney/client discussions related to the same.

Mayor LeMay announced that the Council was retiring into executive session and would take a short recess. The time was 7:58 p.m.

Mayor LeMay reconvened the meeting into executive session at 8:15 p.m. The City Council reconvened the meeting in open session at 9:40 p.m.

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 9:40 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Jennifer Stubbs, City Secretary