



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 7, 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
City Secretary Jennifer Stubbs
Deputy City Secretary Tracy Allmendinger
Planning Director Nabila Nur

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

Christine Fuentes announced the pet of the month; Coqueta. Mayor LeMay thanked the employees for their years of service and stated that of the 305 employees who were recognized, it was a combined total of 4,740 hours of service. He announced that Item 5(b) has been requested for postponement from the applicant.

- Present a Proclamation for the 2024 Garland Neighborhood Award Winner - Garland Neighborhood of the Year

Mayor LeMay read the proclamation and presented it to residents of the Firewheel HOA.

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. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

1. **APPROVED** Approve the minutes of the December 10, 2024 Regular Meeting
2. **APPROVED** Approve the following bids:
 - a. **APPROVED** GP&L Street Light Maintenance Services Bid No. 0113-25

 5 Star Electric, LLC. \$700,000.00

This request is to obtain labor and equipment necessary for the maintenance of GP&L streetlight poles, wires, and luminaires. This will be a term contract with four optional renewals.
 - b. **APPROVED** GP&L Underground Cable Replacement Bid No. 0201-25

 The Fishel Company \$785,131.68

This request is for the replacement of five GP&L underground distribution loops. This is part of the approved GP&L Distribution Underground 200 Amp Loop CIP project.
 - c. **APPROVED** Construction Material Testing Services for the Bid No. 0390-25
 Naaman School Road (Brand Road to SH 78)

 Alpha Testing, Inc. \$449,963.00

This request is to provide Construction Material Testing services for the Naaman School Road (Brand Road to SH 78).
 - d. **APPROVED** Change Order #3 to Bottleneck Improvements Bid No. 0413-22
 Package I

 Urban Infraconstruction, LLC \$146,718.00

This request is to approve Change Order No. 3 for the Bottleneck Improvements Package 1 construction project in the amount of \$146,718.00.
 - e. **APPROVED** GP&L Spring Creek Substation Control Enclosure Bid No. 1357-24

 Crown Texas, Inc. \$1,600,000.00

This request is for the purchase of a control enclosure for the GP&L Spring Creek Substation as part of the approved Garland Spring Creek Substation CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency has been included for any unforeseen material items needed.

- f. APPROVED** **TMPA Rayburn Country Point of Interconnect Construction Services** **Bid No. 1523-24**
- Primoris T&D Services, LLC.** **\$2,000,000.00**
- This request is to obtain construction services for the TMPA Rayburn Country Point of Interconnection. This is part of the approved TMPA Rayburn Country 138kV Point of Interconnection CIP project and will be reimbursed 100% to GP&L. An owner's contingency is included for any additional services that may be required.*
- g. APPROVED** **GP&L Mesa View 345kV Switch Station Engineering Services** **Bid No. 0399-25**
- Burns & McDonnell** **\$2,939,000.00**
- This request is to obtain geotechnical, civil, structural, and electrical engineering; and relaying and communications design engineering for a new 345kV switch station to be located on King Mountain Road, 1.5 miles north of US 67 in McCamey, Texas. This is part of the GP&L Mesa View Point of Interconnect CIP project.*
- h. APPROVED** **GP&L Mesa View 345kV Transmission Line Engineering Services** **Bid No. 0398-25**
- Burns & McDonnell** **\$1,167,000.00**
- This request is to obtain geotechnical and electrical design engineering services needed to support two new 345kV transmission line cut-ins on GPL's current King Mountain to North McCamey 345kV Transmission Line and one 345kV delivery point greenfield transmission line in Upton County, Texas for the generation interconnection of the Mesa View Storage Project. This is part of the GP&L Mesa View Point of Interconnect CIP project.*
- i. APPROVED** **GP&L Wylie Switch Steel Fabricated Structures** **Bid No. 0130-25**
- Techline, Inc.** **\$950,000.00**
- This request is for the purchase of steel structures needed for the reconfiguration of the GP&L Wylie Switch Station. This is part of the approved GP&L Wylie Switch Station Reconfiguration CIP project. An owner's contingency has been included for any additional material items that may be needed.*
- j. APPROVED** **GP&L Wylie Switch Station Control Enclosure Expansion** **Bid No. 0397-25**
- Electrical Power Products, Inc.** **\$1,300,000.00**
- This request is for the purchase of a control enclosure expansion for the GP&L Wylie Switch Station as part of the approved Wylie Switch Reconfiguration CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency has been included for any unforeseen material items needed.*
- k. APPROVED** **Change Order to KCS Company Grade Crossing Agreement for Shiloh Road - IH635 to Kingsley Road** **Bid No. 0405-25**
- Kansas City Southern Railway Company** **\$235,764.19**
- This request is to approve a change order for the Kansas City Southern Railway (KCS) Grade Crossing Agreement for Shiloh Road - IH635 to Kingsley Road Reconstruction Project.*

**I. APPROVED Celeste, Carolyn, Monica, Cumberland
Wastewater Improvements**

Bid No. 0394-25

Kimley-Horn & Associates, Inc.

\$540,700.00

This request is to provide professional engineering services for designing wastewater mains replacement serving residents along Celeste, Monica, Ridgewood, Vista, Carolyn, Calvin and Daugherty streets. The project includes the design of approximately 9,910 linear feet (LF) of 8" wastewater main replacement, including manholes and service laterals.

m. APPROVED Sensus Water Meters

Bid No. 0375-25

Aqua-Metric Sales Company

\$585,868.78

This request is to provide for water meters of various sizes to continue upgrading and replacing water meters to ensure billing accuracy.

3. APPROVED Agreement for Real Property Transfer Between Glen Lee Arvilla and Angelica Arvilla and The City of Garland for Tracts Generally Located at 2001 and 2002 Harvest Run

Approve a Real Property Transfer and Development Agreement between Glen Lee Arvilla and Angelica Arvilla and the City of Garland for the exchange of an approximately 0.012-acre tract of land and authorize the City Manager to execute such documents necessary to complete the transaction.

4. 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 24-34 City of Garland (District 2)

Ord No. 7565 amending the Garland Development Code of the City of Garland, Texas by approving a change in zoning from Planned Development (PD) District 85-65, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District on a 91.378-acre tract of land located at 2701 East Centerville 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.

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 the following Zoning Case(s):

a. APPROVED Consider a request by Kimley-Horn proposing a Specific Use Provision for a Restaurant, Drive-Thru within a Shopping Center on a property zoned Planned Development (PD) 00-39. The site is located near 4802 North President George Bush Turnpike in District 1.

Consider and take appropriate action on the application of Kimley-Horn, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Thru Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Thru Use.

The site is located near 4802 North President George Bush Turnpike. (District 1) (File Z 24-35)

Ms. Nur provided a presentation on the item and stated that the applicant requested a Specific Use Provision for an indefinite time period. Ms. Nur stated that staff recommended a Specific Use Provision for a 25-year timeline already established. Ashley Coalson, the applicant, answered questions of the Council.

Councilmember Bass made a motion to approve the request as presented with a Specific Use Provision of 25 years. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

- b. 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.

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 stated that Prime Data Center has requested a postponement to a future date.

Councilmember Hedrick made a motion to move this item to the February 18th meeting. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

- c. APPROVED** Consider a request by Ferhan Zaki and Madeeha Zaki seeking an approval of an additional kitchen for a single-family dwelling to accommodate a multi-generational component for the home, where the definition within the Garland Development Code limits the number of kitchen to one.

Consider and take appropriate action on the application of Ferhan Zaki and Madeeha Zaki requesting an approval of an additional kitchen for a single-family dwelling to accommodate a multi-generational component for the home, where the definition within the Garland Development Code limits the number of kitchen to one. The site is located at 1450 Todd Lane. (District 1)

Ms. Nur provided information and a presentation on the item. Mr. England provided information on the request and clarified the definition stated in the Garland Development Code. Discussion followed. Ferhan Zaki, the homeowner, provided comments.

Councilmember Bass made a motion to approve the development of a development agreement with no stipulations. 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.

6. APPROVED Councilmember Kris Beard

- Joseph Maverio - Parks and Recreation Board

Councilmember Beard made a motion to appoint Joseph Maverio to the Parks and Recreation Board. Councilmember Bass 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.

Lindsey Fiegelman and Mark King.

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 7:43 p.m.

Submitted By:

Scott LeMay, Mayor

Jennifer Stubbs, City Secretary

