GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 2, 2024, 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.

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 in honor for Shirley Robnett's service on the Senior Citizen Advisory Commission**

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.

Motion was made by Council Member Dutton to approve the Consent Agenda as presented, seconded by Council Member Hedrick. **Motion carried:** 9 ayes, 0 nays.

1. APPROVED **Approve the minutes of the June 18, 2024 Regular Meeting**

2. **Approve the following bids:**

a. APPROVED **Change Order #1 to Wastewater Improvements in Nine Alleys, Phase 2** **Bid No. 0019-23**

Tri-Con Services, Inc. **$945,000.00**

This request is for Change Order No. 1 to the Phase 2 of the Wastewater Improvements in Nine Alleys project in the amount of $945,000 to increase funding needed due to unforeseen soil conditions.

b. APPROVED **GP&L Advanced Metering Infrastructure Consulting Change Order** **Bid No. 0472-21**

E Source Companies, LLC. **$1,306,680.00**

This request is to obtain change order #4 to BL 8497 Advanced Metering Infrastructure Consultant. This BL was issued to obtain assistance with the creation of a request for proposal for the development of an Advanced Metering Infrastructure (AMI) System including the creation of RFP documents and assistance in evaluating proposal submissions. With this change order, E Source Companies, LLC. will add AMI project management services, travel reimbursement for site visits, and contract *negotiations for the project.*

c. APPROVED

Engineering Design Services for Pedestrian Routes to Forest / Jupiter DART Station **Bid No. 0284-24**

Kimley-Horn & Associates, Inc. $594,300.00

This request is to provide professional engineering design services for the construction of approximately 3.60 miles of pedestrian routes in various locations around the Garland Forest/Jupiter Dallas Area Rapid Transit (DART) Station.

d. APPROVED

Cumberland Drive and Monica Drive Water Line Replacement **Bid No. 0404-24**

Tri-Con Services, Inc. $1,143,083.00

This request is to provide construction services to remove and replace existing water main (1,552 linear feet) and existing concrete and/or asphalt street and sidewalk pavement (933 square yards) and all incidentals as shown on the approved plans. An owner's contingency is included for any additional work or materials that may be required.

e. APPROVED

GP&L Ben Davis Substation Construction Services **Bid No. 0887-24**

Primoris T&D Services, LLC. $2,175,000.00

The purpose of this bid is to obtain construction services needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved GP&L Ben Davis Flood Mitigation CIP project. An owner's contingency is included for any additional materials that may be required.

f. APPROVED

TMPA Pruitt Switch to Pink Solar 138kV Transmission Line Engineering Services **Bid No. 1114-24**

Burns & McDonnell Engineering Company, Inc. $1,033,000.00

This request is to obtain engineering and design services to support the construction of the TMPA Pruitt Switch to Pink Solar 138kV Transmission Line. This is part of the approved TMPA Greenville Interchange to Pruitt New Line and Station CIP project and will be reimbursed at 100%.

g. APPROVED **GP&L Ben Davis Substation Materials** **Bid No. 0766-24**

KBS Electrical Distributors, Inc. $1,260,000.00

This request is for the purchase of materials needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved Ben Davis Flood Mitigation CIP project. An owner's contingency has been included for any unforeseen material items needed.

h. APPROVED **TMPA Dansby to Steep Hollow 138kV Transmission Line** **Bid No. 0991-24**

Primoris T&D Services, LLC. $7,050,000.00

This request is to obtain transmission line construction services for the TMPA Dansby to Steep Hollow 138kV Transmission Line. This is part of the approved TMPA Dansby to Steep Hollow Rebuild CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional materials that may be required.

i. APPROVED **GP&L Girvin Switch Station Electrical Construction Services** **Bid No. 0922-24**

Great Southwestern Construction $6,020,000.00

This request is to obtain electrical construction services needed for the GP&L Girvin Switch Station. This is part of the approved Girvin Switch Station CIP project. An owner's contingency is included for any additional materials that may be required.

j. APPROVED **GP&L Boiler Maintenance Services Contract** **Bid No. 0804-23**

Hi-Tech Industrial Services $790,654.71

The purpose of this item is to obtain change order No. 1 to the GP&L Boiler and Plant Maintenance services contract. This change order is needed to process invoices associated with continued plant maintenance services.

3. **APPROVED** **2024-2025 CDBG, HOME, and ESG Federal Grant Allocation and Action Plan Approval**

Formal consideration of funding allocations for the one-year Action Plan for fiscal year 2024-2025, covering the Community Development Block Grant, HOME Infill Partnership Grant, and Emergency Solutions Grant programs.

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.

4. **APPOINTMENTS:** **Texas Municipal Power Agency Appointment**

Minute action approving the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

Motion was made by Council Member Bass, seconded by Council Member Williams to appoint James Ratlitff to the Board of Directors of the Texas Municipal Power Agency. **Motion carried:** 9 ayes, 0 nays.

5. **APPOINTMENTS:** **Dallas Area Rapid Transit Board**

Consider by minute action the appointment of a City of Garland representative to the Dallas Area Rapid Transit Board of Directors.

Motion was made by Council Member Hedrick to appoint Marc Abraham for the full position, and Mark Enoch for the third position, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 9 ayes, 0 nays

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

a. **APPROVED** **Consider a request by CCM Engineering proposing ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road in District 3.**

Consider and take appropriate action on the application of CCM Engineering, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development. This property is located at 2000 and 2050 East Miller Road. (District 3) (File Z 22-67)

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Cody Crandall and Luke Spicer, applicants, James Cook, and Tracy Evans.

There was discussion by the Council.

Motion was made by Mayor Pro Tem Moore to approve the request as presented, seconded by Council Member Bass. **Motion carried:** 9 ayes, 0 nays.

b. DENIED **Consider a request by IBC Construction, LLC proposing gas station, convenience store, laundromat and retail use on the subject property. The site is located at 1270 Pleasant Valley Road in District 1.**

Consider and take appropriate action on the application of IBC Construction, LLC, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District. This property is located at 1270 Pleasant Valley Road. (District 1) (File Z 22-28)

Staff Report was presented by Angela Self, Interim Planning Director. Paul Luedtke, Transportation Director was available to answer questions from Council. Speaker on this item was Sunny Randhawa.

There was discussion by Council.

Motion was made by Council Member Bass to deny the request, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 5 ayes, 4 nays by Mayor Pro Tem Moore, Council Members Beard, Hedrick and Ott.

c. APPROVED **Consider a request by Kimley-Horn proposing a Full-Service Boutique Hotel on the subject property. The site is located at 3305 Zion Road in District 3.**

Consider and take appropriate action on the application of Kimley-Horn, requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service. This property is located at 3305 Zion Road. (District 3) (File Z 24-24)

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Jason Knotowicz and Stephanie Tutt, applicants.

There was discussion by Council.

Motion was made by Deputy Mayor Pro Tem Moore to approve the request as presented, seconded by Council Member Williams. **Motion carried:** 9 ayes, 0 nays.

d. APPROVED **Consider a request by 2916 National, LP requesting to store equipment outside the building. The site is located at 2916 and 3002 National Drive in District 5.**

Consider and take appropriate action on the application of 2916 National, LP., requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use. This property is located at 2916 and 3002 National Drive. (District 5) (File Z 24-15)

Staff Report was presented by Angela Self, Interim Planning Director. Speaker on this item was Jesse Copleand, applicant.

Motion was made by Deputy Mayor Pro Tem Lucht to approve the request as presented with the exclusion of the equipment rental, seconded by Council Member Dutton. **Motion carried:** 9 ayes, 0 nays.

e. DENIED **Consider a request by OSI 1602 Kings Rd, LLC. The applicant proposes a Truck Storage Use on the subject property. The site is located at 1602 Kings Road in District 6.**

Consider and take appropriate action on the application of OSI 1602 Kings Rd, LLC., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use 2) a Concept Plan for a Truck/Bus Storage Use. This property is located at 1602 Kings Road. (District 6) (File Z 24-22)

Council Member Hedrick recused himself from this case.

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Maxwell Fisher and Andre Sanchez, applicants.

Motion was made by Council Member Dutton to deny the request, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 6 ayes, 2 nay from Council Members Bass and Ott.

f. DENIED **Consider a request by OSI 1602 Kings Rd, LLC. The applicant proposes Truck Repair and Truck Storage Uses on the subject property. The site is located at 1602 Kings Road in District 6.**

Consider and take appropriate action on the application of OSI 1602 Kings Rd, LLC., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan for a Truck/Bus Repair Use & Truck/Bus Storage Use. This property is located at 1602 Kings Road. (District 6) (File Z 24-23)

Council Member Hedrick recused himself from this item.

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Maxwell Fisher and Andre Sanchez, applicants.

Motion was made by Council Member Duttion to deny the request, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 7 ayes, 1 nay by Council Member Ott.

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.

Connie Childress

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).

There being no further business to come before City Council, Mayor LeMay adjourned the meeting at 9:25 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Tracy Allmendinger, Deputy City Secretary