



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on April 7, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Joe Thomas Jr.

Absent: Councilmember Carissa Dutton

Staff Present: Mike Betz, City Manager
Darrell Cline, General Manager & CEO
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Matt Watson, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Jeff Bryan, Police Chief
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Courtney Vanover, Deputy City Secretary

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 Ott 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

Alberto Maldonado announced the pet of the month; Fuji.

- Special Recognition for GP&L Employees David Bernard, Mike Burr, Paul Kelly, Jeff McClain, Alonzo Quintanilla, Kevin Richey, Silvia Ruvalcaba, Salman (Sal) Siddiqui and Randy Stewart

Mayor Hedrick read the special recognition and presented it to GP&L Employees David Bernard, Mike Burr, Paul Kelly, Jeff McClain, Alonzo Quintanilla, Kevin Richey, Silvia Ruvalcaba, Salman (Sal) Siddiqui and Randy Stewart, and those in attendance.

- National Library Outreach Week

Mayor Hedrick read the proclamation and presented it to representatives of the Library and those in attendance.

- National Animal Control Officer Appreciation Week

Mayor Hedrick read the proclamation and presented it to representatives of the Animal Services Department and those in attendance.

- National Public Safety Telecommunicator Week

Mayor Hedrick read the proclamation and presented it to representatives of the Garland Police Department and those in attendance.

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 Ott made a motion to approve the consent agenda. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the March 17, 2026 Regular Meeting

2. Approve the following bids:

- a. Purchase of 14 Mowers and Tractors for Parks and Recreation** **Bid No. REQ00001633**

Kubota Tractor Corporation **\$508,301.18**

This request is for the purchase of 14 replacement Kubota Mowers and Tractors.

- b. Purchase of Three Fire Command Trucks** **Bid No. REQ00001357**

Sames Laredo Chevrolet **\$335,336.00**

This request is for the purchase of two replacement 2026 Chevrolet Silverado 2500 trucks and one 2026 Chevrolet Silverado 1500 truck.

- c. Purchase of Seven Backhoes, Excavators and Loaders** **Bid No. REQ00001639**

Caterpillar, Inc. **\$1,378,731.00**

This request is for the replacement of 6 Caterpillar excavators, backhoes and one new loader.

- d. Change Order #1 to PO 34341 for Four Fire Trucks** **Bid No. 0395-23**

Siddons-Martin Emergency Group **\$365,131.00**

This request is for additional funding for four new Pierce Custom Fire Trucks.

- e. **Term Contract for GP&L Substation Disconnect Switches** **Bid No. REQ00001675**

Pascor Atlantic, Inc. **\$1,000,000.00**

This request is to obtain as-needed 138kV and 345kV disconnect switches to be used in GP&L and TMPA Substations.

- f. **GP&L and TMPA ROW Herbicide Maintenance** **Bid No. REQ00001732**

Chemical Weed Control, Inc. **\$300,000.00**

This request is to obtain herbicide maintenance services for GP&L and TMPA transmission rights-of-way.

- g. **GP&L Naaman to Apollo 138kV Transmission Line Materials** **Bid No. REQ00001747**

Techline, Inc. **\$966,847.45**

This request is to obtain transmission line materials for the GP&L Naaman to Apollo 138kV Transmission Line.

- h. **GP&L Olinger Unit 1 Condenser Tubes** **Bid No. REQ00001424**

Neotiss, Inc. **\$544,944.68**

This request is for the purchase of condenser tubes for GP&L Olinger Unit 1 as part of the approved GP&L Olinger Unit 1 CIP project.

- i. **City Enterprise Service Management Replacement** **Bid No. REQ00001801**

TeamDynamix Solutions, LLC **\$70,025.24**

This request is for the purchase of an enterprise service management software solution and associated implementation services to replace the work order and project management solution currently in place.

- j. **GP&L Protection and Control Engineering Services** **Bid No. REQ00001775**

SynchroGrid, Inc. **\$1,000,000.00**

This request is to obtain as-needed protection and control (P&C) engineering services on GP&L and TMPA systems.

- k. **GP&L Keen Creek Substation Disconnect Switches** **Bid No. REQ00001751**

Pascor Atlantic, Inc. **\$1,169,806.00**

This request is for the purchase of air switches to be used in the GP&L Keen Creek Substation.

- l. **Spring Creek Erosion Repairs Phase 2** **Bid No. REQ00001486**

Iron T Construction, Inc. **\$438,760.00**

This request is for Phase 2 construction of repairs to City-maintained gabion retaining walls to protect stream bank stabilization at six more locations along Spring Creek northeast of Jupiter Road and Campbell Road. The remediation of these existing retaining walls includes the removal, disposal, repair, and construction of gabion walls, gabion blankets, and rock riprap.

- m. GP&L Newman Substation Disconnect Switches** **Bid No. REQ00001750**

Pascor Atlantic, Inc. **\$913,501.60**

This request is for the purchase of disconnect switches to be used in the GP&L Newman Substation.

- n. Contract Award for the 2026 Alley Repair Program - Region 1** **Bid No. REQ00001315**

R&A Legacy Construction, LLC **\$3,000,000.00**

This request is to award a construction contract for repairs to concrete alleys for Region 1 of the Grow Garland Bond Program Year 1 implementation. This is a term contract for one year with no renewals.

- o. Contract Award for the 2026 Alley Repair Program - Region 2** **Bid No. REQ00001203**

R&A Legacy Construction, LLC **\$2,000,000.00**

This request is to award a construction contract for repairs to concrete alleys for Region 2 of the Grow Garland Bond Program Year 1 implementation. This is a term contract for one year with no renewals.

- p. Contract Award for the 2026 Street Maintenance Program - Region 1** **Bid No. REQ00001206**

Ratliff Hardscape, Ltd. **\$2,000,000.00**

This request is to award a term contract for street maintenance for geographic Region 1 encompassing Year 1 of the Grow Garland Bond Program - Proposition A. This term contract is for one year with no renewal options.

- q. Downtown TIF Utility Study** **Bid No. REQ00001805**

Freese and Nichols, Inc. **\$564,900.00**

This request is to obtain a utility study for the Downtown Garland TIF area to evaluate the existing and future capacity of water, wastewater, and stormwater infrastructure in the Downtown Garland TIF area to support anticipated redevelopment per the Downtown Garland Implementation Plan.

3. DART Interlocal Agreement

Approve an Interlocal Agreement between the City of Garland and DART for General Mobility Program Funds. Council considered this item at the April 6, 2026 Work Session.

4. 2026 Homeland Security Grant Program Application Resolution

Approve a resolution authorizing the FY2026 Homeland Security Grant Program (HSGP) Urban Area Security Initiative (UASI) application. Council considered this item at the April 6, 2026 Work

Session.

5. Acquisition of Real Property Located at 3014 S. Shiloh Road

Authorize the City Manager to execute a Contract for Sale and Leaseback for the acquisition of 3014 S. Shiloh Road for the Shiloh Road Improvement Project and all documents necessary and incidental to the contemplated transaction. Council considered this item at the April 6, 2026 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.

6. Hold public hearings on the following Zoning Cases:

- a. Consider a request by ZoneDev, requesting approval of a change in zoning from Single-Family-7 (SF-7) district to Planned Development (PD) district Neighborhood Services (NS) district (PD-NS) zoning to allow for certain Neighborhood Services district uses and modify certain development standards. The site is located at 820 West Miller Road in District 5.**

Consider and take appropriate action on the application of ZoneDev, requesting approval of a change in zoning from Single-Family-7 (SF-7) district to Planned Development (PD) district Neighborhood Services (NS) district (PD-NS) zoning to allow for certain Neighborhood Services district uses and modify certain development standards. The site is located at 820 West Miller Road. (District 5) (File Z 26-01)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request and provided information on the case. She stated that staff recommended approval of the request with the condition of only permitting Convenience Store uses with the approval of a SUP and that the Plan Commission recommended the same. Ms. Nur answered questions of the Council. Discussion followed.

Applicant speaking on this item: Maxwell Fisher.

Mayor Pro Tem Lucht made a motion to approve 6a. with the exception of denial of the use of a convenience store allowed by SUP or by right. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

- b. Consider a request by TurfMaker, requesting approval of 1) a Specific Use Provision (SUP) to allow an Industrial or Manufacturing, Heavy use and 2) a Concept Plan for the Industrial or Manufacturing, Heavy use. The site is located at 2775 West Kingsley Road on a property zoned Industrial (IN) district in District 5.**

Consider and take appropriate action on the application of TurfMaker, requesting approval of 1) a Specific Use Provision (SUP) to allow an Industrial or Manufacturing, Heavy use and 2) a Concept Plan for the Industrial or Manufacturing, Heavy use. The site is located at 2775 West Kingsley Road on a property zoned Industrial (IN) district. (District 5) (File Z 26-02)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request and provided information on the case. She stated that staff

recommended approval of the request with the condition that the additional landscaping be installed as shown on the attached concept plan and the use of raw materials for manufacturing shall not exceed 50% of the gross floor area of the building with a SUP period between 5 and 8 years. The Plan Commission recommended approval of an 8-year SUP. Ms. Nur answered questions of the Council.

Applicant speaking on this item: Judy Allen.

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

- c. **Consider a request by Endeavor Real Estate Group, requesting approval of a change in zoning from Agricultural (AG) district to Planned Development (PD) district 84-96. The site is located at 6211 North George Bush Highway on a property zoned Agricultural (AG) district in District 7.**

Consider and take appropriate action on the application of Endeavor Real Estate Group, requesting approval of a change in zoning from Agricultural (AG) district to Planned Development (PD) district 84-96. The site is located at 6211 North George Bush Highway on a property zoned Agricultural (AG) district. (District 7) (File Z 26-05)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request and provided information on the case. She stated that staff and the Plan Commission recommended approval of the request. Ms. Nur answered questions of the Council.

Applicant speaking on this item: Zach Johnston.

Councilmember Thomas made a motion to approve the item as presented. Councilmember Bass 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. City Manager Appointment to Fill an Unexpired Term for Seat 2

- **Patricia Anthony - Civil Service Commission**

Councilmember Moore made a motion to nominate Patricia Anthony to the Civil Service Commission. Mayor Pro Tem Lucht 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.

Eric Stuyvesant.

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

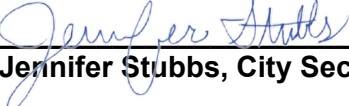
streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are \$1 each and DVD's are \$3 each).

Mayor Hedrick adjourned the meeting at 8:13 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

