GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 21, 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
	Council Member Deborah Morris
	Mayor Pro Tem Jeff Bass
	Deputy Mayor Pro Tem Ed Moore
	Council Member B.J. Williams
	Council Member Margaret Lucht
	Council Member Dylan Hedrick
	Councilmember Kris Beard
	Council Member Carissa Dutton
	Council Member Chris Ott
Staff Present:	City Manager Jud Rex
	Deputy City Manager Mitch Bates
	Assistant City Manager Crystal Owens
	Assistant City Manager Phil Urrutia
	City Attorney Brian England
	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.

- Eritrea Independence Day

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 Deputy Mayor Pro Tem Moore to approve the Consent Agenda as presented, seconded by Mayor Pro Tem Bass. **Motion carried:** 9 ayes, 0 nayes.

1. MINUTES

a. APPROVED Approve the minutes of the May 7, 2024, Regular Meeting

b. APPROVED Approve the minutes of the May 14, 2024, Special Meeting

2. Approve the following bids:

a. APPROVED Replacement of Raw Water & Air Release Valves at the Duck Creek Wastewater Treatment Plant — **Bid No. 0920-24**

Municipal Valve and Equipment Co., Inc. $545,822.00

This request is to provide for the three raw water and five air release valves at the Duck Creek Wastewater Treatment Plant that were installed during the plant's expansion project in 2002-2006 and have reached the end of their useful lives, requiring extensive maintenance to remain operational. Replacement of these existing valves with new, identical valves will ensure continued, dependable plant operations and proper integration with current equipment.

b. APPROVED Construction Management Service for Duck Creek Wastewater Treatment Plant Upgrades — **Bid No. 0934-24**

Carollo Engineers, Inc. **$1,782,869.00**

This request is to provide construction management and inspection services at the Duck Creek Wastewater Treatment Plant during the construction of the Filter Rehabilitation & UV Conversion project. Carollo Engineers, Inc. will provide comprehensive construction administration and management services for the project's duration. They will act as the construction manager and liaison between the construction contractor and the City, conducting progress meetings, coordinating project deliverables, and directing regular on-site construction inspections.

c. APPROVED White Drive, Armstrong Drive, Glynn Drive, and Pecos Street Wastewater Replacement **Bid No. 0618-24**

Trinity Miller Utility Construction, LLC **$1,751,596.50**

This request is to provide construction services for the White Drive, Armstrong Drive, Glynn Drive, and Pecos Street Wastewater Replacement project. This includes replacement of 5,400 linear feet of 8-inch (8") and 10-inch (10") wastewater main replacement, including manholes and service laterals. The project also includes approximately 1,300 square yards, 6-inch (6") concrete alley paving replacement and approximately 900 square yards of street, driveway, and sidewalk replacements. An owner's contingency is included for any additional work or materials that may be required.

d. APPROVED Pronar MRW 2.1010g Dual-Shaft Slow Speed Shredder **Bid No. 0791-24**

Machinery Partner, Inc. **$978,345.00**

This request is for one new Pronar MRW 2.1010g Dual-Shaft Slow Speed Shredder

e. APPROVED GP&L Spencer Plant CT Wastewater Transportation and Disposal **Bid No. 0145-24**

United Rentals **$116,947.28**

T*he purpose of this bid is for change order No. 1 to Purchase Order 36030 Spencer CT Wastewater Transportation and Disposal. This change order is needed to cover wastewater disposal amounts that are greater than originally anticipated.*

f. APPROVED Comprehensive Plan Update **Bid No. 0916-24**

Verdunity **$567,575.00**

This request is for the Comprehensive Plan Update, as discussed during the May 6, 2024 City Council Work Session.

g. **APPROVED** **Four (4) replacement 2024 Autocar ACX64 Front End Loader Chassis** **Bid No. 0949-24**

Chastang Enterprises, Inc. **$844,032.00**

This purchase is for four (4) replacement 2024 Autocar ACX64 Front End Loader Chassis for the Sanitation Department.

h. **APPROVED** **Plumbing Service, Repairs, and Replacements** **Bid No. 0532-23**

United Mechanical **$50,000.00**

This request is for approval to increase the funding for the existing blanket purchase order awarded to United Mechanical for plumbing repair.

i. **APPROVED** **Replacement Side, Front, and Rear Loader Bodies for Sanitation Trucks** **Bid No. 0946-24**

Reliance Truck and Equipment **$1,540,597.92**

This purchase is for three (3) replacement Labrie Side Loader Bodies, two (2) replacement Leach Rear Loader Bodies, and four (4) replacement Wittke Starlight Front Loader Bodies for the Sanitation Department.

j. **APPROVED** **One (1) replacement Pierce Velocity Aerial Truck and one (1) Pierce Velocity Pumper Truck** **Bid No. 0957-24**

Siddons-Martin Emergency Group, LLC **$3,454,911.00**

This purchase is for one replacement Pierce Velocity Aerial Truck and one Pierce Velocity Pumper Truck.

k. **APPROVED** **Replacement Side Loader and Rear Loader Chassis for Sanitation** **Bid No. 0926-24**

Bond Equipment Co., Inc. **$1,089,539.00**

This purchase is for three (3) replacement 2025 Battle Motors LET2 Side Loader Chassis and two (2) replacement 2025 Battle Motors LET2 Rear Loader Chassis.

l. APPROVED **One (1) new Case CX220E Excavator for the Hinton Landfill** **Bid No. 0950-24**

ASCO Equipment **$277,000.00**

This purchase is for one (1) new Case CX220E Excavator for the Hinton Landfill.

m. APPROVED **Term Contract for Raised Pavement Markers** **Bid No. 0645-24**

Road Master Striping LLC **$393,045.00**

This request is to provide the installation of raised pavement markers on streets for the purpose of designating travel lanes throughout the City. This approval is for a term agreement with four (4) optional renewals.

n. APPROVED **GP&L Holford Switch Station Materials** **Bid No. 0730-24**

Techline, Inc **$835,000.00**

The purpose of this bid is for the purchase of materials needed for the construction of the GP&L Holford Switch Station. This is part of the approved GP&L Holford Switch Station CIP project. An owner's contingency has been included for any unforeseen material items needed.

o. APPROVED **GP&L Wynn Joyce Pole Replacement Materials** **Bid No. 0471-24**

KBS Electrical Distributors & Texas Electric Cooperatives, Inc. **$501,574.69**

The purpose of this bid is for the purchase of transmission line materials needed for the upgrade of wood to steel structures on the Wynn Joyce transmission line. This is part of the approved Wynn Joyce Pole Replacement CIP project. An owner's contingency has been included for any unforeseen material items needed.

p. APPROVED **GP&L Holford Switch Station to Campbell Switch Station Steel Structures** **Bid No. 0774-24**

KBS Electrical Distributors, Inc. **$1,139,000.00**

The purpose of this bid is for the purchase of steel structures and associated materials needed for the construction of the Holford Switch Station to Campbell Switch Station transmission line. This is part of the approved Holford 138kV Line Loop Addition CIP project. An owner's contingency has been included for any unforeseen material items needed.

q. APPROVED **Northwood and Lakewood Alley Wastewater Improvements** **Bid No. 0475-24**

Trinity Miller Utility and Construction, LLC **$1,840,371.75**

This request is to install approximately 1,790 linear feet of existing wastewater line, construction of 516 linear feet of 10" wastewater main, construction of 895 linear feet of 8" wastewater main, the removal and replacement of 1,600 square yards of concrete alley paving and all incidentals in the alley between Alamo Street and Melrose Lane along North Glenbrook Drive.

Also, installing approximately 3,450 linear feet of existing wastewater line, construction of 38 linear feet of 12" wastewater main, construction of 4,175 linear feet of 8" wastewater main, 83 linear feet of 8" wastewater main by bore, the removal and replacement of 588 square yards of asphalt street paving and all incidentals between North Garland Avenue and Brookside Drive along Walnut Street. An owner contingency is included for any additional work or materials that may be required.

r. APPROVED **GP&L Holford Switch Station to Campbell Switch Station Transmission Line Materials** **Bid No. 0623-24**

Techline, Inc. & Texas Electric Cooperatives, Inc. **$1,340,000.00**

The purpose of this bid is for the purchase of conductor, fiber, and associated materials needed for the construction of the GP&L Holford Switch Station to Campbell Switch Station transmission line. This is part of the approved GP&L Holford 138kV Line Loop Addition CIP project. An owner's contingency has been included for any additional material items that may be needed.

3. **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 24-06 Barraza Consulting Group (District 7)**

Ordinance No. 7531 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General use on a 5.769-acre tract of land located at 2002 West Campbell 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.

4. **APPROVED TxDOT Click It or Ticket Grant May 2024**

Resolution No. 10612 for the 2024 Selective Traffic Enforcement Program (STEP) Click It or Ticket (CIOT) Grant and authorize the Chief of Police to execute such documents necessary to complete the transaction.

5. **APPROVED TxDOT Operation Slowdown Grant 2024**

Resolution No. 10613 for the 2024 Selective Traffic Enforcement Program (STEP) Operation Slowdown Grant and authorize the Chief of Police to execute such documents necessary to complete the transaction.

6. **APPROVED Next Generation 9-1-1 Statutory Distribution of Funds Certification**

Approve by minute action a request from the Police Department to allow the City Manager to execute a statutory distribution of funds certification with the Commission on State Emergency Communications (CSEC).

7. **APPROVED Request for Development Assistance from Scout Cold Storage Dallas, LP (Building B)**

Council is requested to consider a development incentive request from Scout Cold Storage Dallas, LP. in regards to a proposed cold storage conversion project.

8. **APPROVED Request for Development Assistance from Scout Cold Storage Dallas, LP (Building C)**

Council is requested to consider a development incentive request from Scout Cold Storage Dallas, LP. in regards to a proposed cold storage redevelopment project.

9. **APPROVED Request for Development Assistance from Wells Fargo Bank, NA**

Council is requested to consider approving the Incentive Agreement with Wells Fargo Bank, NA to invest and lease in a data center being developed by Digital Realty.

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.

10. **Conduct the swearing in of Council Member for District 4**

Mayor LeMay called Council Member Williams to the podium to be sworn in. He was sworn in by his daughter, Dr. Chonda Williams; additional guests attending were Rev S. Michael Greene and Lady Greene of Mount Pisgah Missionary Baptist Church. Council Member Williams presented comments and took his place on the dais.

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

a. DENIED **Consider a request by Mechu Autos Limited Company proposing to use the existing building for automobile sales use. The site is located at 702 Easy Street in District 6.**

Consider and take appropriate action on the application of Mechu Autos Limited Company, requesting approval of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for an Automobile Sales, New or Used Use. This property is located at 702 Easy Street. (District 6) (File Z 24-07)

Staff report was presented by Angela Self, Planning Administrator. The speaker on this item was Ugo Oleoye, the applicant.

There was discussion by the Council with Ms. Self and the applicant regarding.

Motion was made by Council Member Dutton to deny the request, seconded by Council Member Lucht. **Motion carried:** 7 ayes, 2 nayes (Council Member Williams and Ott)

b. APPROVED **Consider a request by Shana Carter requesting a "Major Waiver" to the Downtown Sign Standards to remove the existing awning sign and install a new sign on the building wall at "Roach Feed & Seed." The site is located at 409 Main Street in District 2.**

Consider and take appropriate action on the application of Shana Carter, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an attached wall sign on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 409 Main Street. (District 2) (File DD 24-02)

Staff report was presented by Angela Self, Planning Administrator. The speaker on this item was Shana Carter, the applicant.

There was discussion by the Council with Ms. Self.

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

c. APPROVED Consider a request by Triangle Engineering, LLC proposing three (3) buildings for a restaurant with drive-through, sit-down restaurants and retail uses. The site is located at 5203 Naaman Forest Boulevard in District 1.

Consider and take appropriate action on the application of Triangle Engineering, LLC, requesting approval of 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use. This property is located at 5203 Naaman Forest Boulevard. (District 1) (File Z 23-08)

Staff report was presented by Angela Self, Planning Administrator. The speaker on this item was Andrew Yeoh, the applicant.

There was discussion by the Council with Ms. Self.

Motion was made by Mayor Pro Tem Bass to approve the requested as presented, seconded by Council Member Hedrick. Motion carried: 9 ayes, 0 nayes.

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.

12. APPROVED Mayor Scott LeMay

- Dorothy White - Library Board

Motion was made by Mayor Pro Tem Bass for the appointment of Dorothy White to the Library, seconded by Deputy Mayor Pro Tem Moore. **Motion carried:** 9 ayes, 0 nayes.

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.

Citizen comments were made by: Pa Batch Semba Sey, Sharon Shepard, Nicole Scott, and Terry & Lorretta Hancock.

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 the City Council, Mayor LeMay, adjourned the meeting at 7:47 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/Tracy Allmendinger, Deputy City Secretary