



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 19, 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 Jeff Bass
Deputy Mayor Pro Tem Ed Moore
Council Member Deborah Morris
Council Member B.J. Williams
Council Member Margaret Lucht
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 Phillip 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.

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. **Vote:** 9 ayes, 0 nays.

1. APPROVED Approve the minutes of the March 5, 2024, Regular Meeting

2. Approve the following bids:

a. APPROVED Priority Project 138kV Circuit Breakers Bid No. 0710-24

Siemens Industry, Inc. \$1,976,400.00

This request is to obtain six 138kV circuit breakers that are needed for high priority capital projects. These breakers are being offered by the factory with expedited delivery that enhances GP&L's ability to meet project schedules. An owner's contingency is included for any additional work that may be required.

b. APPROVED Change Order No. 1 to the 2022 Sidewalk & Curb Program Bid No. 0441-22

R & A Legacy Construction, LLC. \$150,000.00

This request is for Change Order No. 1 to the 2022 Sidewalk & Curb Program in the amount of \$150,000 which will increase the funding amount for the sidewalk participation component of the program to align with the funding level approved in the 2024 Capital Improvement Program (CIP).

c. APPROVED Strategic Communications Plan and Evaluation Bid No. 0283-24

Magid \$285,650.00

This request is to evaluate the City's current communications and marketing efforts, as well as develop a strategic communications plan for the next three to five years. The plan will include action steps for implementation, as well as metrics for success.

- d. **APPROVED Lyons Road Water, Wastewater & Street Improvements** **Bid No. 0004-24**

Tri-Con Services, Inc. \$3,492,000.00

The purpose of this request is to provide construction services to remove and replace existing Cast Iron water & clay tile sewer mains along Lyons Road from Guthrie to Bobtown Road. This project includes Installation of 4,456 linear feet of 16" water main, 527 linear feet of 8" water main, 228 linear feet of 6" water main, 1,734 linear feet of 10" wastewater main, 1,538 linear feet of 8" wastewater main, the removal of 4,500 square yards of asphalt paving and the installation of 11" of Class P1 concrete paving along Lyons Road. An owner contingency is included for any additional work or materials that may be required.

- e. **APPROVED Licensing, Permitting and Inspection Software Solution** **Bid No. 0688-24**

Carahsoft Technology, Corp. \$2,555,231.23

This request is for the purchase of a Salesforce software subscription and implementation services for the city's land management, permitting, and inspection solution to replace legacy systems currently in use.

- f. **APPROVED TMPA Gibbons Creek Switch Phase II Civil Grading Improvement Engineering Services Addendum** **Bid No. 1209-21**

Black & Veatch \$536,694.00

Black & Veatch was awarded the original PO 32211 in the amount of \$456,966 at the September 14, 2021 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

- g. **APPROVED Callejo Road from Botello Road to Campbell Road** **Bid No. 0212-24**

A & B Construction, LLC \$12,079,058.00

This request is for the complete reconstruction of paving and water improvements on Callejo Road from Botello Road to Campbell Road and wastewater improvements along Townshire Road from Churchill Way to Hazelwood Drive.

- h. **APPROVED For one 2024 John Deere 1050WH Bulldozer and one 2024 John Deere 260P Water Tanker Truck** **Bid No. 0684-24**

RDO Equipment Company **\$1,396,587.09**

This request is a purchase replacement 2024 John Deere 1050WH Bulldozer and a replacement 2024 John Deere 260P Truck with a Niece N6 Series 6000 Gallon Water Tank Body Mounted for Sanitation to be utilized at the Hinton Landfill.

i. APPROVED Cable for Warehouse Inventory **Bid No. 0394-24**

Techline, Inc. **\$417,260.00**

This request is for the purchase of cable for Warehouse Inventory to support GP&L maintenance and operations.

j. APPROVED For one new Caterpillar 336 Excavator and one new Caterpillar 272D3-CL Skid Loader **Bid No. 0702-24**

Holt Cat **\$540,501.00**

This request is a purchase replacement Caterpillar 336 Excavator for the Street Department and a replacement Caterpillar 272D3-CL Compact Skid Loader for the Sanitation Department-Recycle Center.

3. APPROVED Reservation, Diversion, and Use of Raw Water Agreement with North Texas Municipal Water District

Council is requested to allow the City Manager to execute the Reservation, Diversion, and Use of Raw Water agreement with the North Texas Municipal Water District (NTMWD). This contract will allow the City of Garland to continue the receipt of 1,500 acre-feet per year of cooling water for the Garland Power & Light (GP&L) Ray Olinger Plant to be used for the turbine generators, auxiliary equipment and steam boilers.

4. APPROVED Resolution No. 10608 approving an application and accepting grant funds, if awarded, for the Victim Assistance, First Responder Programs Grant Application FY25

Council is requested to consider approving an application and accepting grant funds, if awarded, for the Victim Assistance, First Responder Programs Grant to support first responders and support staff who experience trauma because of their profession.

5. APPROVED Ordinance Update for Public and Semipublic Swimming Pools

Ordinance No. 7514 adopting updates to Garland City Ordinance Chapter 22, Public and Semipublic Swimming Pools.

6. APPROVED Grant Disbursement Agreement with Garland Housing Finance Corporation

Approve a Grant Disbursement Agreement with Garland Housing Finance Corporation for \$540,000 and authorize the City Manager to execute such documents necessary to complete the transaction. Staff recommends approval of the proposed disbursement agreement.

7. 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 24-01 Jesus Arellano (District 1)

Ordinance No. 7515 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District on a 1.676-acre tract of land located at 1717 Ben Davis 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.

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

a. APPROVED Consider a request by ZoneDev to allow used automobiles sales by right; and boat sales, personal watercraft sales, motorcycle sales, and recreational vehicles sales and repair uses only by Specific Use Provision within the existing facility. The site is located at 11675 Lyndon B. Johnson Freeway in District 5.

Consider and take appropriate action on the application of ZoneDev, requesting approval of an amendment of conditions to Planned Development (PD) District 01-26 to allow Automobiles Sales, New or Used by right; and Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new or used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair by Specific Use Provision only. This property is located at 11675 Lyndon B. Johnson Freeway. (District 5) (File Z 24-03)

The staff report was present by William Guerin, Director of Planning. The speaker on this item was Maxwell Fisher, applicant. Additional speakers registering their position by not speaking: Margaret Bice.

There was discussion by the Council.

Motion was made by Council Member Lucht to deny the request, seconded by Council Member Williams. Motion failed:

Vote: 4 ayes, 5 nays by Mayor Pro Tem Bass, Deputy Mayor Pro Tem Moore, and Council Members Dutton, Hedrick and Ott.

Motion was made by Mayor Pro Tem Bass to approve the request as presented, seconded by Deputy Mayor Pro Tem Moore. Motion carried:

Vote: 5 ayes, 4 nays by Mayor LeMay, and Council Members Morris, Williams, and Lucht.

b. APPROVED Consider a request by Prime Data Centers/Munsch Hardt Kopf & Harr, to construct a data center and an electric substation. 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) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District based in the Community Office (CO) District and 2) a Detail Plan for a Data Center and Electric Substations. This property is located at 2000 Holford Road. (District 7) (File Z 23-47)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Angela Hunt and Rusty Coan, applicants, David Parrish, Reba Collins, Barbara Baynham, Mona Arocha, Michael Holigan, and Stephen Boeding.

There was discussion among the Council and applicants regarding the location of the proposed project and the proximity to the Spring Creek Preserve.

Motion was made by Council Member Hedrick to approve the request, seconded by Deputy Mayor Pro Tem Moore. Motion carried: 7 ayes and 2 nays by Council Members Lucht and Dutton.

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: Laxmi Chandra, Thomas Brown, Nour Zeidan, Ayman El-Sawa, Eugene Rock, Frank Chavez, James Cook, Raunaq Alam, Stacey Monroe, Arel Lumpkine, Josh Denzlow, Neema Tasleem, Bowen Reeves, Priyamani Ramachandran, Jacob Reeves, Lu Xun, Erin Busch, Tommy Saye, and Katerina Benson,

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 9:45 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Tracy Allmendinger, Deputy City Secretary