



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 6, 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 Margaret Lucht
Council Member Carissa Dutton
Council Member Dylan Hedrick

Absent: Council Member B.J. Williams
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 Phillip Urrutia
Deputy City Attorney Trey Lansford
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.

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.

The motion was made by Deputy Mayor Pro Tem Moore to approve the consent Agenda as presented, seconded by Council Member Morris. Motion carried:

Vote: 7 - 0

1. **APPROVED** Approve the minutes of the January 23, 2024, Regular Meeting

2. **Approve the following bids:**

a. **APPROVED** **ROWLETT CREEK 48" INTERCEPTOR MAIN REHABILITATION PHASE 10** **Bid No. 0445-24**

Insituform Technologies, LLC **\$**
2,346,210.00

This request is for Phase 10 of the Rowlett Creek 48" Wastewater Interceptor Rehabilitation Project. This phase will consist of relining approximately 3.645 feet of 48" wastewater interceptor main from near Ben Davis Road north to State Highway 78 along Rowlett Creek. An owner's contingency is included for any additional work that may be required.

b. **APPROVED** **2022 Paving, Water, Wastewater, & Drainage Improvement G-1 (Change Order 1, Prescott)** **Bid No. 0372-23**

Tri-Con Services, Inc. **\$**
270,339.20

This request is for Change Order No. 1 to the 2022 Paving, Water, and Drainage Improvements (Bid 0372-23) project in the amount of \$270,339.20 for utility improvements on Prescott Drive from Fifth Street to Kingsley Road.

c. APPROVED Replacement of Public Safety Subscriber Radios Bid No. 0399-24

**Motorola Solutions, Inc. \$
1,089,520.05**

This request is to provide the third year replacement of Motorola subscriber radios, as the current ones have reached the end of their support lifecycle with the vendor. The new radios will ensure continued compatibility with the existing infrastructure, crucial for our mission-critical Public Safety communications.

d. APPROVED Police Detention Center Renovations - Construction Services Bid No. 0354-24

**CORE Construction \$
725,181**

This request is for construction services to renovate the Police Detention Center located at 1900 W. State Street.

e. APPROVED Crist Road Widening Bid No. 0002-24

Tri-Con Services, Inc. \$ 1,078,510.00

This request is for the construction of Crist Road Widening project from Foster Road to Naaman School Road. This project consists of the demolition and disposal of specific portions of the existing concrete pavement and storm drain pipe. This project also includes construction of approximately 3,325 square yards of concrete paving and approximately 780 linear feet of storm drain pipe, including related traffic loop detection, sidewalks and water improvements. An owner's contingency is included for any additional work that may be required.

f. APPROVED Lavon Pump Station Backup Generator Bid No. 1084-23

**Texan Municipal and Industrial, LLC. \$
2,499,169.00**

The request is to provide construction services for the installation of the Generator and ATO Switchboard, including all Electrical, structural, HVAC mechanical, and instrumentation and controls as described and shown on the Drawings and Specifications at Lavon Pump Station located at 440 Gautney Road. An owner's contingency is included for any additional work or materials

that may be required.

g. APPROVED Duck Creek Lighting Project

Bid No. 0005-24

Dalworth Lighting & Electrical

\$ 346,125.00

This request is to provide an upgrade to the lighting at the Duck Creek W.W.T.P. to LED lighting to save on energy cost. An owner's contingency is included for any additional work that may be required.

h. APPROVED GP&L Oakland Substation Steel

Bid No. 0209-24

DIS-TRAN Steel, LLC.

**\$
424,073.00**

The purpose of this bid is for the purchase of steel structures and associated materials for the rebuild of the Oakland Substation. This is part of the approved GP&L Oakland Substation Upgrade CIP project. Due to the complex nature of the materials, an owner's contingency is included for any additional material that may be required.

**i. APPROVED GP&L Pruitt 138kV Switch Station
Terminal Addition Engineering
Services**

Bid No. 0460-24

Burns & McDonnell

**\$
1,443,500.00**

The purpose of this bid award is to obtain engineering and design services to support the addition of a new terminal at the TMPA Pruitt 138kV Switch Station. Services also include project management, construction phase field engineering, and engineering completion and close-out services. This is part of the TMPA Pruitt 138kV Terminal Addition CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional work that may be required.

**j. APPROVED GP&L Girvin to Greasewood II 345kV
Transmission Line Construction**

Bid No. 0261-24

NorthStar Energy Solutions

**\$
2,121,232.37**

The purpose of this bid award is to obtain construction services for the GP&L Girvin to Greasewood II 345kV Transmission Line. This is part of the approved Girvin to Greasewood II 345kV Transmission Line CIP project. An owner's contingency is included for any additional work that may be required.

k. APPROVED Development Agreement - 215 Southwood

Approve a 380 Development Agreement with Rebuilding the Fort, CDC, including the transfer of title of the property located at 215 Southwood, for redevelopment as single family affordable housing and authorize the City Manager to execute such documents necessary to complete the transaction as presented at the January 22, 2024, Work Session.

l. APPROVED Advance Funding Agreement with TxDOT for Shiloh Road from Miller to Forest Lane

Consideration of a Resolution authorizing the City Manager to enter into and execute an Advance Funding Agreement (AFA) with Texas Department of Transportation (TxDOT) for the design and construction to widen Shiloh Road from Miller Road to Forest Lane in Garland, Texas.

m. APPROVED Optional Redemption of Tax Notes

Council is requested to consider a resolution for the redemption of the outstanding Tax Notes, Series 2023

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.

3. APPROVED Consider an ordinance ordering a General Election for the City of Garland, Texas to be held on the 4th day of May 2024, for the purpose of electing one Council Member to Districts 1, 2, 4, and 5, providing a date for a run-off election; providing for a process to determine position of names on ballots; providing for locations of polling places; providing for early voting dates, providing for authorization for the City Manager and City Secretary to enter into Election Agreements with Dallas and Collin County Elections Departments; providing for notice, publication and posting of this order; and providing an effective date.

Council is requested to approve an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 4th day of May 2024.

Ordinance No. 7505 ordering a General Election for the City of Garland, Texas to be held on the 4th day of May 2024, for the purpose of electing one Council Member to Districts 1, 2, 4, and 5, providing a date for a run-off election; providing for a process to determine position of names on ballots; providing for locations of polling places; providing for early voting dates, providing for authorization for the City Manager and City Secretary to enter into Election Agreements with Dallas and Collin County Elections Departments; providing for notice, publication and posting of this order; and

providing an effective date.

Council approved an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 4th day of May 2024.

The motion was made by Deputy Mayor Pro Tem Moore to approve the ordinance, seconded by Council Member Hedrick. Motion carried:

Vote: 7 - 0

4. **APPROVED** Consider an ordinance ordering a Special Election on proposed amendments to the Home Rule City Charter for the City of Garland, Texas to be held on the 4th day of May 2024, providing for the publication and posting of notice proposing amendments to the Home Rule Charter for the City of Garland, Texas; providing for authorization for the City Manager and City Secretary to enter into election agreements with Dallas and Collin County election departments; providing for early voting by personal appearance; providing for deadline for application for absentee ballot; providing for severability; and providing an effective date.

Council is requested to approve an ordinance ordering and providing notice of a Special Election for the purpose of amendments to the Home Rule Charter of the City of Garland to be held on the 4th day of May 2024.

Ordinance No. 7506 ordering a Special Election on proposed amendments to the Home Rule City Charter for the City of Garland, Texas to be held on the 4th day of May 2024, providing for the publication and posting of notice proposing amendments to the Home Rule Charter for the City of Garland, Texas; providing for authorization for the City Manager and City Secretary to enter into election agreements with Dallas and Collin County election departments; providing for early voting by personal appearance; providing for deadline for application for absentee ballot; providing for severability; and providing an effective date.

Council approved an ordinance ordering and providing notice of a Special Election on proposed amendments to the Home Rule City Charter for the City of Garland to be held on the 4th day of May 2024.

The motion was made by Deputy Mayor Pro Tem Moore to approve the ordinance, seconded by Mayor Pro Tem Bass. Motion carried:

Vote: 7 - 0

5. **Hold public hearing(s) on the following item(s):**

- a. **APPROVED** Hold a public hearing and consider approval of an ordinance adopting the 2024 Capital Improvement Program

Hold a public hearing and consider approval of an ordinance adopting the 2024 Capital Improvement Program (CIP). The 2024 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's

Office and has been on the City's website since January 9, 2024.

Mayor LeMay opened the public hearing at 7:12 p.m. There were no speakers on this item and the hearing was closed at 7:13 p.m.

The motion was made by Deputy Mayor Pro Moore to approve the 2024 Capital Improvement Program as presented by the City Manager and reviewed by City Council, seconded by Council Member Dutton. Motion Carried: 7 ayes, 0 nays. **Ordinance No. 7507**

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

- a. APPROVED Consider a request by Cross Engineering Consultants, Inc., proposing to construct a Senior Independent Living complex with 204 dwelling units. The site is located at 1600 Edgefield Drive in District 2.**

Consider and take appropriate action on the application of Cross Engineering Consultants, Inc., requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41)

The staff report was presented by William Geurin, Director of Planning. The speaker on this item was Ryan Combs, applicant. Additional speakers were: Kris Beard.

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

Vote: 7 - 0

- b. APPROVED Consider a request by Ofi Chito to construct a restaurant with a drive-through [McDonald's]. The site is located at 4680 North Shiloh Road in District 7.**

Consider and take appropriate action on the application of Ofi Chito, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Detail Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44)

The staff report was presented by William Geurin, Director of Planning. The speaker on this item was Leslie Ford, applicant. Additional speakers were: Sharon R Shepard.

Council Member Hedrick presented questions to the applicant.

The motion was made by Council Member Hedrick to approve the Specific Use Provision and Detail Plan as presented, seconded by Council Member Lucht. Motion carried: 6 Ayes, 1 Nay by Council Member 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: Waed Almallah, Ahmed Akerboly, Maria Teresa Ocampo, Danuta Barbara Smerke, Sharon R Shepard, and Frances Hiner.

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).

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Tracy Allmendinger, Deputy City Secretary