



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

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 of The Knightly News Award-Camelot Neighborhood
- Special Recognition of the Who's Who in Neighborhoods USA Award-Tommy Zapata

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.

1. Approve the minutes of the June 3, 2025 Regular Meeting

2. Approve the following bids:

- a. GP&L Oates Road to Lyons Road 138kV Transmission Line Rebuild Engineering Services** **Bid No. 1142-25**

Burns & McDonnell Engineering Company, Inc. **\$2,231,800.00**

This request is to obtain engineering services to design the rebuild of the GP&L Oates Road to Lyons Road 138kV Transmission Line. This is part of the approved Oates Road to Lyons Road 138kV Transmission Line Rebuild CIP project.

- b. GP&L King Mountain Terminal to Grandfalls Steel Structures** **Bid No. 0956-25**

Techline, Inc. **\$315,000.00**

This request is for the procurement of steel structures for the GP&L King Mountain Switch terminal addition. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP project. An optional contingency has been included for any unforeseen material items needed.

- c. GP&L Wylie Switch Station Reconfiguration Engineering Services** **Bid No. 1115-23**

Stanley Consultants, Inc. **\$451,156.00**

This request is to obtain Change Order No. 1 to Purchase Order 35250 issued for engineering services to support the reconfiguration of the GP&L Wylie Switch Station. This is part of the GP&L Wylie Switch Reconfiguration CIP project.

- d. TMPA Steep Hollow to Keith Switch Transmission Line Grounding Services** **Bid No. 1075-25**

Primoris T&D Services, LLC. **\$1,800,000.00**

This request is to obtain grounding enhancement construction services along the TMPA Steep Hollow to Keith Switch Transmission Line. This is part of the approved TMPA Steep Hollow to Keith Switch Transmission Line Rebuild CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional services that may be required.

- e. On-Demand Maintenance Contract Award for Pleasant Valley Road and Elm Grove Road** **Bid No. 0529-25**

This request is to award an on-demand maintenance contract to Rabine Paving Texas, LLC in the not-to-exceed amount of \$2,261,758 for the maintenance of Pleasant Valley Road and Elm Grove Road. This request is a companion to the construction contract award approved at the May 20, 2025 City Council Regular Meeting for the rehabilitation of Pleasant Valley Road and Elm Grove Road.

- 3. A public hearing was previously conducted for the cases below. Council approved the requests and instructed staff to bring forth the following ordinances:**

a. Z 24-02 Trak Group Inc. (District 6)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on a property zoned Community Retail (CR) District and (2) a Concept Plan for the existing Fuel Pumps, Retail Use on a 21,060 square ft lot addressed at 3420 W. Walnut Street; 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.

b. Z 25-08 City of Garland (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a change in zoning from multiple zoning districts to Urban Residential (UR) and Urban Business (UB) Districts on two areas approximately 317 acres in total, generally located on the north side of I-635, on both sides of S Garland Avenue; 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.

c. Z 25-16 CCM Engineering (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an Amendment of Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and reduce the number of provided parking spaces on a 4.67 tract of land addressed at 2126 Rowlett 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.

d. Garland Development Code (GDC) Amendment 25-05

Approve an ordinance amending Chapter 2 Zoning Regulations, Attachment 1 - Land Use Chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) Districts; providing a Savings Clause; a Severability Clause; and an effective date.

4. Garland Youth Council Appointee Selection

Approve amendments to the Code of Ordinances regarding the Garland Youth Council. Amendments include an increase to the number of appointees each City Councilmember is able to select. Council was briefed on this item at the June 16, 2025 Work Session.

5. Notice of Intention to Issue Certificates of Obligation

Approve a resolution directing the publication of notice of intention to issue Certificates of Obligation to fund Capital Projects. Council was briefed on this item at the June 16, 2025 Work Session.

OLD BUSINESS

6. Approval of a Term Sheet for the Lease of a Multi-Use Soccer Fields Complex

City Council will consider approval of a term sheet for the lease of a multi-use soccer fields complex and authorize the City Manager to negotiate and the Mayor to execute a lease agreement consistent with said terms. Council was briefed on this item at the June 16, 2025 Work Session.

Presenter: Judson Rex, City Manager, Andy Hesser, Assistant City Manager

7. Consider a request by Prime Data Centers/Munsch Hardt Kopf & Harr proposing an expansion of the existing Planned Development (PD) District 23-47 for a Data Center and Electric Substations to the northeast corner of Arapaho Road and Holford Road, currently zoned Agricultural (AG) District. The site is located 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) an expansion of the existing Planned Development District 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location; 2) an updated Concept Plan for a Data Center and Electric Substations. The site is located at the Northeast Corner of Arapaho Road and Holford Road. (District 7) (File Z 24-37)

Presenter: Nabila Nur, Planning & Development Director

8. Consider Approval of an Ordinance Canvassing and Declaring the Results of the Runoff Election for Mayor held on June 7, 2025 and Issue a Certificate of Election to the Newly Elected Mayor

Adopt the ordinance canvassing the June 7, 2025 Runoff Election results.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

9. Councilmember Kris Beard

- **Kay Moore, Parks & Recreation Advisory Board**

NEW BUSINESS

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 Swearing in Ceremony

Conduct swearing in ceremony for the newly elected Mayor of the City Council of the City of Garland, Texas, following the June 7, 2025 Runoff Election.

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.

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).

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital

- improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.

