



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 15, 2025, 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 Ed Moore
Deputy Mayor Pro Tem Margaret Lucht
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember B.J. Williams
Councilmember Carissa Dutton
Councilmember Dylan Hedrick
Councilmember 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 Phil Urrutia
City Attorney Brian England
City Secretary Jennifer Stubbs
Public Information Coordinator Courtney Vanover
Planning Director Nabila Nur
Neighborhood Services Administrator Mona Woodard

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.

Councilmember Bass 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.

- Volunteer Appreciation Week

Mayor LeMay read the proclamation and presented it to the Office of Volunteer Garland and volunteers.

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.

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

1. **APPROVED** Approve the minutes of the April 1, 2025 Regular Meeting
2. **Approve the following bids:**
 - a. **APPROVED** Change Order for Park Mowing **Bid No. 0624-24**

Yellowstone Landscape Central**\$22,000.00**

This request is for a change order to an existing contract BL 9852 for additional locations added to the 2024 Park Mowing.
 - b. **APPROVED** Change Order for Median Mowing **Bid No. 0634-24**

Carruthers Landscape Management**\$78,000.00**

This request is to provide additional locations and cycles for 2024 Median Mowing.
 - c. **APPROVED** Design Contract for the 2025 Alley & Wastewater Improvements - Group 2 **Bid No. 0836-25**

Grantham & Associates, Inc.**\$279,865.00**

This request is to award a professional services contract to Grantham & Associates, Inc. in the amount of \$279,865 for the design of paving and wastewater improvements to various alleys located in Council Districts 1 and 8.
 - d. **APPROVED** GP&L and TMPA Substation Transformer and Breaker Services **Bid No. 0548-25**

City Transformer Service Co.**\$1,500,000.00**

This request is to obtain as-needed maintenance services for GP&L and TMPA substation transformers, circuit breakers, and SF6 gas and oil analysis. This approval is for a term contract with four (4) optional renewals. Expenses related to TMPA will be reimbursed at 100%.
 - e. **APPROVED** Term Contracts for Asphalt Materials **Bid No. 0875-25**

Austin Asphalt, Inc.**\$250,000.00**

This request is to award a term contract for asphalt materials to support the Street Department's maintenance program. This approval is for a one-year term per contract with no renewal options.
 - f. **APPROVED** 2025 Term Erosion Mitigations Contract **Bid No. 0313-25**

Stoic Civil Construction, Inc.

\$450,000.00

This request is to provide on-call erosion mitigations to stabilize existing channels and streambank throughout the City of Garland. The installation of erosion mitigations is to either protect city infrastructures under the Drainage Maintenance Program or to stabilize streambank when requested by residential and commercial property owners in accordance with the City's Drainage Participation Program.

g. APPROVED Design Contract for Westminster Lane & Wilmington Drive Water, Wastewater & Drainage Improvements

Bid No. 0882-25

Westwood Professional Services

\$276,192.50

This request is to award a professional services contract to Westwood Professional Services in the amount of \$276,192.50 for the design of water, wastewater, and drainage improvements to Westminster Lane and Wilmington Drive.

h. APPROVED Change Order for Right of Way Mowing

Bid No. 1268-22

Carruthers Landscape Management

\$57,500.00

This request is for a change order to existing contract BL 9805 to provide additional locations for 2024 Right of Way Mowing.

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 24-18 Tarmandeep Toor (District 7)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a change in zoning to a Planned Development (PD) District for Neighborhood Services (NS) Uses and Convenience Store Use, (2) a Specific Use Provision (SUP) for a Fuel Pumps, Retail Use, and (3) a Concept Plan for a Convenience Store and Shopping Center with Fuel Pumps, Retail on a 2.66 acre tract of land located at 4151 North 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.

b. APPROVED Z 24-41 Development Engineering Consultants, LLC (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 00-39 for a Landscape Nursery (Retail) Use and (2) a Concept Plan for a Landscape Nursery (Retail) Use on a 4.00 acre tract of land located at 4400 North President George Bush Highway; 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. APPROVED Z 25-04 Bobtown Enterprises, Inc. and David Najafi (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a change in zoning from Community Office (CO) District to Neighborhood Services (NS) District on a 3.792 acre tract of land located at 429 and 455 East Interstate Highway 30; 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 Franchise Ordinance for Oncor Electric Delivery Company, LLC

Approve a franchise ordinance with Oncor Electric Delivery Company, LLC in the form attached. Council was briefed on this item at the March 31, 2025 Work Session.

5. APPROVED Shiloh Road CIP 14317 Parcel E39 - Acquisition of Property Located at 2329 Proctor Street

Approve a purchase agreement and relocation assistance package negotiated with Victoria Covarrubias Rubio for the acquisition of fee simple interest from real property located at 2329 Proctor Street for additional right-of-way along Shiloh Road, and authorize the City Manager to execute such documents necessary to complete the transaction. Council was briefed on this item at the March 31, 2025 Work Session.

6. APPROVED Shiloh Road CIP 14317 Parcel E43 - Acquisition of Property Located at 2329 Stanford Street

Approve a purchase agreement and relocation assistance package negotiated with Walter and Silvia Alcantara for the acquisition of fee simple interest from real property located at 2329 Stanford Street for additional right-of-way along Shiloh Road, and authorize the City Manager to execute such documents necessary to complete the transaction. Council was briefed on this item at the March 31, 2025 Work Session.

7. APPROVED Increase Property Tax Exemptions for Seniors and Homestead for 2025 Tax Year

Approve increasing the Senior Exemption to \$60,000 and Homestead Exemption to 11% for 2025 Tax Year. Council was briefed on this item at the March 31, 2025 Work Session.

8. APPROVED Notice of Intent for Sale of Certificates of Obligation

Approve a resolution that authorizes the publication of a Notice of Intent to Issue Certificates of Obligation. Council was briefed on this item at the March 31, 2025 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.

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

a. PUBLIC HEARING HELD: Public Hearing Regarding the Allocation of the 2025-2026 CDBG, HOME and ESG Federal Grant Programs

Public Hearing to provide input regarding the distribution of the Community Development Block Grant (CDBG) funding, HOME infill Partnership Grant (HOME) funding, and the Emergency Solutions grant (ESG) funding for the forthcoming 2025-2026 grant program year. As part of the allocation procedure, this hearing is mandated to gather feedback from any concerned parties regarding the 2025-2026 federal grant program allocations.

Ms. Woodard provided a brief overview of the process and timeline.

Speakers on the item: Isaiah Williams, Argie Santus, Mary Jane Zapata, Arielle Turner, Rhonda McTyre, Jennifer Alanis, and Ellen Magnus.

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

a. DENIED Reconsideration Request of a Previously Denied Zoning Application (File No. Z 24-

29, Nayeb Management, LLC, District 5)

Cynthia Olalde submitted a written request to the City Council to reconsider the previously denied Zoning Case Z 24-29 (Nayeb Management, LLC). This property is located at 1350 Northwest Highway, Suite 107. The City Council previously considered and denied this application on March 18, 2025.

Speakers on this item: Cynthia Olalde, applicant.

Deputy Mayor Pro Tem Lucht made a motion to deny the rehearing. Councilmember Bass seconded the motion. The vote was: Deputy Mayor Pro Tem Lucht, yes, Councilmember Dutton, no; Councilmember Hedrick, yes; Councilmember Ott, no; Mayor LeMay, yes; Councilmember Bass, yes; Councilmember Beard, yes; Mayor Pro Tem Moore, yes; and Councilmember Williams, no. 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.

11. APPROVED Councilmember Chris Ott

- Libby Odom - Parks & Recreation Advisory Board

Councilmember Ott made a motion to approve the appointment. Deputy 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.

Kathy Brawly.

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 LeMay adjourned the meeting at 7:50 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Jennifer Stubbs, City Secretary