



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 10, 2023, 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 Deborah Morris
Deputy Mayor Pro Tem Robert John Smith
Council Member Jeff Bass
Council Member Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager Judson Rex
City Attorney Brian England
City Secretary Eloyce RenÃ© Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

Crystal Lazo, Adoption Specialist, Animal Service, presented the Pet of the Month.

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 to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

The motion was made by Council Member Bass to approve the Consent Agenda, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the December 12, 2022 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** GP&L Generation Plant Motor Maintenance & Repair Bid No. 0063-23

Brandon and Clark, Inc. \$1,000,000.00

This request is to provide maintenance and repair services for Olinger, Spencer and Hydro Plant motors on an as-needed basis. This approval is for a Term Agreement with four optional renewals.

b. **APPROVED** TMPA Nevada to Shelby Tap 138kV Transmission Line Engineering Services Bid No. 0293-23

Burns & McDonnell \$269,200.00
Optional Contingency 40,400.00
TOTAL: \$309,600.00

This request is to obtain geotechnical, design, and civil engineering services to support the construction of the TMPA Shelby to Nevada Tap 138kV Transmission Line. An Optional Contingency is included for any additional services that may be required.

c. **APPROVED** Term Contract for Thermoplastic Installation Bid No. 0204-23

Linear Traffic Markings LLC \$343,635.00

This request is to provide thermoplastic pavement markings installation of various sizes throughout the city. This approval is for a Term Agreement with four optional renewals.

d. APPROVED First Street Wastewater Mains Replacement

Bid No. 0088-23

Trinity Miller Utility & Construction, LLC	\$1,428,831.75
Optional Contingency	230,000.00
TOTAL:	\$1,658,831.75

This request is to install approximately 5,690 linear feet of 8-inch wastewater mains including manholes and service laterals. An Optional Contingency is included for any additional work that may be required.

e. APPROVED GP&L Air Break & Disconnect Switches

Bid No. 0127-23

Hubbell Power Systems	\$500,000.00
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This request is to provide air break and disconnect switches for use in GP&L and TMPA substations on an as-needed basis. This approval is for a Term Agreement with four optional renewals.

f. APPROVED Body Armor and Rifle Plates

Bid No. 0045-22

Galls, LLC	\$43,870.00
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This request is to approve a Change Order for the Body Armor and Rifle Plates Term Contract used by the Garland Police Department.

- g. APPROVED** Print and Mailing of the Garland City Press Bid No. 0392-19

Midway Press	\$17,471.66
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This request is to approve a Change Order to the final renewal of the Garland City Press Term Contract due to increasing paper costs.

- ## h. **APPROVED 2022 Residential Concrete Repair Contract** **Bid No. 0105-23**

R & A Legacy Construction, LLC	\$3,000,000.00
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This request is for the 2022 Residential Concrete Repair Contract. This project consists of removing and replacing areas of failed concrete pavement and related repairs on various residential streets within the city of Garland. This approval is for a Term Agreement with four optional renewals.

3. **Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

- a. APPROVED** Zoning File No. Z 22-44, Golden Franchising Corporation (District 7)

Ordinance No. amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.415-acre tract of land located at 6102 North Jupiter 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.

- b. APPROVED** Zoning File No. Z 22-51, Winkelmann & Associates, Inc. (District 4)

Ordinance No. amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for Multi-family / Mixed-use development on an approximate 10.37-acre tract of land zoned Planned Development (PD) District 22-25 and located at 6302 Greenbelt Parkway; 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 Zoning File No. Z 22-52, Hanan Salman (District 6)**

Ordinance No. amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 03-47 for Community Retail Uses and 2) a Detail Plan for a Contractor's Office/Warehouse (indoors only) Use on a 1.0276-acre tract of land located at 3065 Forest Lane; 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** Minute action approving the attached 2022 Council Rules of Order and Policies.

The City Council deliberated this item at the December 5, 2022, Work Session and requested that the attached version be placed on the Consent Agenda.

5. **APPROVED** Minute action approving the employment agreements, or amendments to existing employment agreements, with John Sholden (Municipal Court Judge), Natalie Banuelos (Associate Municipal Court Judge), Jedson Johnson (City Auditor), Bryan L. Bradford (City Manager Emeritus), Judson Rex (City Manager), and Brian England (City Attorney) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

Council approved by minute action the employment agreements, or amendments to existing employment agreements, with John Sholden (Municipal Court Judge), Natalie Banuelos (Associate Municipal Court Judge), Jedson Johnson (City Auditor), Bryan L. Bradford (City Manager Emeritus), Judson Rex (City Manager), and Brian England (City Attorney) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

6. **APPROVED** Minute action approving the request from the Police Department to allow the Mayor to execute an Amendment to the Memorandum of Understanding for Criminal Justice Information Sharing via Dallas County Prosecutor and an Amendment to the Memorandum of Understanding to participate in the Dallas County Juvenile Case Management System.

At the January 9, 2023 Work Session, Council considered a request from the Police Department to allow the Mayor to execute an Amendment to the Memorandum of Understanding for Criminal Justice Information Sharing via Dallas County Prosecutor and an Amendment to the Memorandum of Understanding to participate in the Dallas County Juvenile Case Management System.

7. **APPROVED** Resolution No. 10572 of the City Council of the City of Garland, Texas adopting the Federal Emergency Management (FEMA) approved and revised Hazard Mitigation Action Plan; and providing an effective date.

At the January 9, 2023, Work Session, Council considered adoption of the City of Garland updated and revised Hazard Mitigation Action Plan (HazMap) to meet the planning requirements set forth by the Texas Division of Emergency Management (TDEM) and the planning requirements set forth by the Federal Emergency Management Agency (FEMA).

8. **APPROVED** Resolution No. 10573 authorizing the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement, and homeland security projects; and providing an effective date.

At the January 9, 2023, Work Session, Council considered a resolution that will assist the City with acquiring funding to help support public safety. The funding will be used to purchase resources to support the Garland Police Department Bomb Squad and SWAT Team, Garland Office of Emergency Management, and Garland Fire Department Swiftwater Search and Rescue Team.

9. **APPROVED** Approve an Interlocal Agreement allowing the Garland Housing Agency to perform Housing Quality Standards (HQS) inspections on an as-needed basis for the Plano Housing Authority's public housing program units.

At the December 12, 2022, Work Session, Council considered an Interlocal Agreement allowing the Garland Housing Agency to perform Housing Quality Standards (HQS) inspections on an as-needed basis for the Plano Housing Authority's public housing program units.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

10. **Hold public hearings on:**

- a. **POSTPONED** Consider a Zoning request by Claudia Rodriguez to allow a Guest House. The site is located at 2112 Brookhollow Drive in District 5. (The applicant requests postponement to the February 7, 2022 Regular City Council Meeting.)

Consideration of the application of Claudia Rodriguez, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses and 2) approval of a Specific Use Provision for a Guest House. This property is located at 2112 Brookhollow Drive. (File Z 22-17, District 5)

The motion was made by Council Member Lucht to postpone the Zoning request (Item 10a) and Detail Plan (Item 10b) to the February 7, Regular Session, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

- b. POSTPONED** Consider a Detail Plan request by Claudia Rodriguez to allow a Guest House. The site is located at 2112 Brookhollow Drive in District 5. (The applicant requests postponement to the February 7, 2022 Regular City Council Meeting.)

Consideration of the application of Claudia Rodriguez, requesting approval of a Detail Plan for a Guest House. This property is located at 2112 Brookhollow Drive. (File Z 22-17, District 5)

- c. APPROVED** Consider a Zoning request by Quiddity Engineering, LLC to allow a restaurant with a drive-through (Salad and Go). The site is located at 5200 North Garland Avenue in District 1.

Consideration of the application of Quiddity Engineering, LLC., requesting approval of 1) an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses and 2) a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 5200 North Garland Avenue. (File Z 22-63, District 1)

The staff report was presented William Guerin, Director of Planning. The speaker on this item was Aaron Hawkins, applicant.

The motion was made by Council Member Bass to approve the Zoning request (Item 10c) and the Detail Plan (Item 10d), seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

- d. APPROVED** Consider a Detail Plan request by Quiddity Engineering, LLC to allow a restaurant with a drive-through (Salad and Go). The site is located at 5200 North Garland Avenue in District 1.

Consideration of the application of Quiddity Engineering, LLC., requesting approval of a Detail Plan for a Restaurant, Drive-Through. This property is located at 5200 North Garland Avenue. (File Z 22-63, District 1)

- e. APPROVED** Consider a Specific Use Provision request by Matt Moore to allow a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road in District 7.

Consideration of the application of Matt Moore, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. This property is located at 4680 North Shiloh Road. (File Z 22-64, District 7)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Drew Donosky.

Council Member B. J. Williams presented a question to the applicant.

The motion was made by Council Member Hedrick to approve the Specific Use Provision (Item 10e) and Detail Plan (Item 10f), seconded by Deputy Mayor Pro Tem Smith. Motion carried:

Vote: 9 ayes, 0 nays

- f. APPROVED** Consider a Detail Plan request by Matt Moore to allow a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road in District 7.

Consideration of the application of Matt Moore, requesting approval of a Detail Plan for a Restaurant, Drive-Through. This property is located at 4680 North Shiloh Road. (File Z 22-64, District 7)

- 11. Consider appointments to Boards and Commissions.**

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Member Margaret Lucht

- Paola Sanchez - Community Multicultural Commission

Council Member Lucht presented her nomination. A vote was cast with the following result:

Vote: 9 ayes, 0 nays

- 12. Citizen comments:** There were no speakers on this item.

- 13. Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:24 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce Rene Dowl, City Secretary