GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 18, 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 Judson Rex Deputy City Manager Mitch Bates Assistant City Manager Andy Hesser Assistant City Manager Crystal Owens Assistant City Manager Phillip Urrutia 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.

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 Deputy Mayor Pro Tem Smith to approve the Consent Agenda, excluding Items 2f and 2g, which are pulled for individual consideration, seconded by Council Member Hedrick. Council Member Hedrick will recuse himself from the vote on Items 2f and 2g. Motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED **Consider approval and take appropriate action regarding the minutes of the April 4, 2023, Regular Meeting.**

2. **Consider approval and take appropriate action regarding the following bids:**

a. APPROVED **Water Mains Replacement** **Bid No. 0376-23**

Tri-Con Services, Inc.	**$526,000.00**
Optional Contingency	**$85,000.00**
TOTAL:	**$611,000.00**

Consider authorizing a contract with Tri-Con Services, Inc. for the Water Mains Replacement associated with the replace of approximately 1,552 linear feet of existing 6-inch water mains at the following locations: Wanda Drive (Delmar Drive - S. First Street); Gloria Drive (W. Walnut Street - Peggy Lane); Landa Drive (Miller Road - Williams Drive). An optional contingency is included for any additional work that may be required.

b. APPROVED Wastewater Mains and Alley Paving Improvements — **Bid No. 0470-23**

La Banda, LLC.	**$2,683,483.00**
Optional Contingency	**$320,000.00**
TOTAL:	**$3,003,483.00**

Consider authorizing a contract with La Banda, LLC for the Wastewater Mains and Alley Paving Improvements associated with the request to provide construction services to replace approximately 7,220 linear feet of 6-inch wastewater mains including manholes and service laterals. An optional contingency is included for any additional work that may be required.

c. APPROVED GP&L Olinger Plant 50 Ton Crane Repair — **Bid No. 0458-22**

Konecranes, Inc. — **TOTAL: $54,119.54**

Consider authorizing a Change Order with Konecranes, Inc. for the GP&L Olinger Plant 50-Ton Crane Repair. The initial repairs addressed the drum gear, pinion shaft, and disc brakes. During the disassembly of the gear case, it was discovered that the load brake assembly needed to be replaced, with additional work required on the gear drum, bearings, and oil slingers.

d. APPROVED GP&L College Substation Rebuild Engineering Services — **Bid No. 0624-23**

Burns & McDonnell — **TOTAL $1,626,000.00**

Consider authorizing a contract with Burns & McDonnell to obtain technical, design, construction, and environmental engineering services for the demolition and rebuild of the GP&L College Street Substation. Engineering services will include civil, structural, electrical, protection and control, and communication design services for the substation. The engineer will also provide construction phase support and field engineering services during construction and assist with environmental services and planning.

e. APPROVED Police Station Security Improvements - Fence Construction Services — **Bid No. 0218-23**

Construction Rent-A-Fence — **TOTAL: $740,681.00**

Consider authorizing a contract with Construction Rent-A-Fence to procure general construction services for the reconstruction of the perimeter fence at the Garland Police Department. The existing fence system will be replaced with a new high-security fence, including privacy slats that will serve as a more secure perimeter as well as a visual deterrent. This project is associated with the 2019 Bond Program and approved in the 2023 CIP.

h. APPROVED Naaman Forest Connection Trail Design Services — **Bid No. 0660-23**

Dunaway Associates, LLC — **TOTAL: $368,900.00**

Consider authorizing a contract with Dunaway Associates, LLC to obtain professional services for the design of the Naaman Forest Connection trail. The approximately one-mile-long trail will be 12 feet wide running north-south from near Three Oaks Drive to the north side of Naaman School Road, connecting to the shared-use path that will be constructed at Brand Road. The trail will also connect to the existing Winters Park Trail and Spring Creek Greenbelt Trail. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

i. APPROVED Fleet Fuel Providers — **Bid No. 0666-23**

Saratoga Rack Marketing LLC (Primary)	**$6,000,000.00**
Douglass Distributing (Secondary)	**$300,000.00**

TOTAL: $6,300,000.00

Consider authorizing Saratoga Rack Marketing LLC as the Primary vendor and Douglass Distributing as the Secondary vendor for the purchase of gasoline and diesel fuel to be utilized by City departments in their daily operations. This approval is for a term agreement with three (3) optional renewals.

3. **Public hearings were previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

a. **APPROVED Z 22-82, Joseph and Beverly Darnell (District 5)**

Ordinance No. 7418 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Guest House on a 0.26-acre tract of land zoned Single-Family-10 (SF-10) District and located at 2701 Larry Drive; 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 Public Health Infrastructure Grant**

Council authorized the City Manager or his designee to execute an agreement with the Department of State Health Services (DSHS) to provide Public Health Infrastructure Grant funding in the amount of $1,950,883.00 for the hiring, retaining, supporting and training of public health workforce and strengthening public health infrastructure and systems. Council discussed this item previously during the April 17, 2023, Work Session.

5. **APPROVED Purdue Drive Parking Restrictions**

Ordinance No. 7419 to restrict parking, at all times, on both sides of Purdue Drive between Walnut Street and Pineridge Drive. The overflow parking from the adjacent apartment complex is intruding on available parking. Restrictions are being requested at this time to ensure access to neighborhood is not impeded.

6. **APPROVED Request for Development Assistance from II Stephens Development, Inc.**

Consider and take appropriate action regarding a Chapter 380 development incentive request from II Stephens Development, LLC for a proposed townhome project. This item was presented in an Executive Session on March 20, 2023. The developer is proposing to build an 88-unit townhome development on E Kingsley Road and E Centervile Road. The townhome project includes approximately 1,900 sf-sized townhomes with amenities that would bring over $26 million in new real estate tax value to the City.

7. **APPROVED Next Generation 9-1-1 Fund Subrecipient Grant Contract-Amendment No. 1**

Council approved a request from the Police Department to allow the City Manager to execute Amendment No. 1 of the Next Generation 9-1-1 Fund Subreceipent Grant Contract with the Commission on State Emergency Communications

8. **APPROVED Approve by minute action the appointment of Ricky C. McNeal for three years to the Civil Service Commission.**

At the April 17, 2023, Work Session, Council considered approving the City Manager's appointment of Mr. Ricky McNeal.

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.

2f. APPROVED **Holford Road Segment C Design Services** **Bid No. 0661-23**

Halff Associates, Inc. **TOTAL: $3,060,000.00**

Consider authorizing a contract with Halff Associates, Inc. to obtain professional services for the design of Holford Road Segment C. This roadway segment extends from Arapaho Road to the southwest end of Holford Road Segment B at Naaman Forest Boulevard, consisting of approximately 4,000 linear feet of roadway reconstruction with a 530-foot bridge crossing Spring Creek. The professional services include preparing design and construction documents, surveys, geotechnical, subsurface utility engineering, right-of-way (ROW) acquisitions and negotiations, as well as construction phase services to facilitate the construction of the road segment. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

The motion was made by Deputy Mayor Pro Tem Smith to approve Item 2f, seconded by Council Member Bass. Motion carried:

Vote: 8 ayes, 0 nays

2g. APPROVED **Duck Creek Audubon Trail Design Services** **Bid No. 0654-23**

Halff Associates, Inc. **TOTAL: $329,400.00**

Consider authorizing a contract with Halff Associates, Inc. to obtain professional services for the design of the Duck Creek Audubon Trail. The proposed shared-use path is 12 feet wide and approximately 0.3 miles long, extending from an existing trail in Audubon Park to the existing Duck Creek Trail near Cody Park. The bridge connection spanning Duck Creek aims to complete a loop of bicycle and pedestrian facilities within the Duck Creek Greenbelt, with the benefit of keeping trail users off of the roadways. This project is associated with the 2019 Bond Program and was approved in the 2023 CIP.

The motion was made by Deputy Mayor Pro Tem Smith to approve Item 2g, seconded by Council Member Lucht. Motion carried:

Vote: 8 ayes, 0 nays

9. **Hold public hearings on:**

a. APPROVED **Consider a Planned Development amendment request by Mohamed Sharaf -- Victron Energy, Inc., related to a proposed gas station, convenience store, and drive-through restaurant development. The site is located at 6530 North President George Bush Turnpike in District 1.**

Consideration of the application of Mohamed Sharaf -- Victron Energy, Inc., requesting approval of an Amendment to Planned Development (PD) District 01-23. This property is located at 6530 North President George Bush Turnpike. (File Z 22-57, District 1)

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

There was discussion by the Council.

The motion was made by Council Member Bass to approve Item 9a (Planned Development), Item 9b (Specific Use Provision) and Item 9c (Detail Plan), with a lower monument sign and additional signage for parking, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 ayes

b. APPROVED Consider a Specific Use Provision request by Mohamed Sharaf -- Victron Energy, Inc., for a drive-through restaurant. The site is located at 6530 North President George Bush Turnpike in District 1.

Consideration of the application of Mohamed Sharaf -- Victron Energy, Inc., requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (File Z 22-57, District 1)

c. APPROVED Consider a Detail Plan request by Mohamed Sharaf -- Victron Energy, Inc., for a gas station, convenience store, and drive-through restaurant development. The site is located at 6530 North President George Bush Turnpike in District 1.

Consideration of the application of Mohamed Sharaf -- Victron Energy, Inc., requesting approval of a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use; and Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (File Z 22-57, District 1)

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

11. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:35 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Eloyce Rene Dowl, City Secretary