GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 2, 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 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
Absent:	Mayor Scott LeMay
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.

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

Mayor Pro Tem Morris presented the proclamation to Judson Rex, City Manager, for Public Service Recognition Week, honoring the more than 2,100 employees who serve the City of Garland.

Mayor Pro Tem Morris presented a proclamation to Pastor Kerby Richmon, Lavon Drive Baptist Church, proclamation May 4 as the National Day of Prayer.

Mayor Pro Tem Morris presented a special recognition to Lavon Drive Baptist Church for beautification to their campus.

Mayor Pro Tem Morris presented a Special Recognition to Detective Tony Godwin for his induction into the National Law Enforcement Hall of Fame.

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 as presented, seconded by Council Member Lucht. The motion carried:

Vote: 8 ayes, 0 nays

1. APPROVED **Consider approval and take appropriate action regarding the minutes of the April 18, 2023, Regular Meeting.**

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

a. APPROVED **Simunitions Training Facility and Range Improvements - Construction Services** — **Bid No. 0403-23**

Gliden Industries, LLC	**$1,769,000.00**
Gliden Industries, LLC	**$1,489,824.00**
TOTAL:	**$3,258,824.00**

Council authorized a contract with Gliden Industries, LLC for the Simunitions Training Facility and Range Improvements - Construction Services associated with the renovations of the former Police Property Room to create a new Reality Based Training Facility (Simunitions). Renovations at the existing gun range include repairs to the earth berms, installing a shade structure over an extended portion of the firing lanes, security upgrades, and construction of a 2,400 square-foot pre-engineered metal building to include a training classroom, restroom, and office space. At the Reality Based Training Facility, the renovated building will include multiple rooms with movable walls that can be configured to provide Simunitions training scenarios, a training classroom, restrooms, and offices. These projects are part of the 2019 Bond Program and were approved in the 2023 CIP.

b. APPROVED **GP&L Boiler Maintenance Services** — **Bid No. 0364-20**

Hi-Tech Industrial Services, LLC. — **TOTAL: $700,000.00**

Council authorized a contract with Hi-Tech Industrial Services, LLC for GP&L Boiler Maintenance Services associated with the change order for as-needed boiler maintenance and repair services at the GP&L Olinger and Spencer Power Plants. This change order will allow for the continuation of boiler maintenance services while a new contract is procured.

c. APPROVED **GP&L Overhead Distribution Relocations** — **Bid No. 0526-23**

kV Power, LP — **TOTAL: $628,500.59**

Council authorized a contract with kV Power, LP for GP&L Overhead Distribution Relocations to procure contract labor services for the relocation of overhead GP&L distribution facilities that conflict with City bottleneck construction activities at the Forest Lane and Jupiter Road intersection. Construction services will include the rebuilding of a section of the existing Marquis-3 circuit to accommodate a new Shiloh-1 feeder extension.

d. APPROVED **GP&L Wynn Joyce to Ben Davis 138kV** — **Bid No. 0722-23**

Transmission Line Rebuild Engineering Services

Burns & McDonnell **TOTAL: $966,650.00**

Council authorized a contract with Burns & McDonnell to obtain electrical engineering design services for all transmission and distribution work associated with the GP&L, Wynn Joyce to Ben Davis 138kV Transmission Line rebuild. Engineering services will support the replacement of approximately 20 wood poles with steel monopole structures, the design for under build on the new steel monopoles, any needed relocation or replacement of intermediate distribution poles in the new design, and the installation of a new distribution conductor. This is part of the approved GP&L Wynn Joyce Pole Replacement CIP project.

3. **A public hearing was 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 22-57, Mohamed Sharaf -- Victron Energy, Inc. (District 1)**

Ordinance No. 7421 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 01-23 for Community Office (CO) Uses; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and Drive-Through, Restaurant Use on a 1.42-acre tract of land located at 6530 North President George Bush Turnpike; 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 Request for Adoption of Valoris Healthpark Streetscape Masterplan**

Council formally adopted the Valoris Healthpark Streetscape Masterplan. Final adjustments and marketing level renderings have been added to the masterplan. Adoption will allow the City to begin planning and phasing the next steps of the improvements for the area with the end goal of attracting a community hospital to the district. Council discussed this item previously during the March 20, 2023, Work Session.

5. **APPROVED General Obligation Refunding Bonds, Series 2023**

Council approved refunding $50 million of General Obligation Commercial Paper Notes, Series 2021. The purpose of this transaction is to refund a portion of variable rate commercial paper notes used to fund projects included in the voter approved bond programs. This approval confirms the adoption of **Ordinance No. 7422**

6. **APPROVED Ordinance No. 7423 approving the sale of Certificates of Obligation, Series 2023**

Council approved the sale of Certificates of Obligation in the approximate amount of $31.2 million to fund a portion of the 2023 CIP.

7. **APPROVED General Obligation Bonds, Taxable Series 2023**

Council approved the sale of approximately $10 million in Taxable General Obligation Bonds. The purpose of this transaction is to fund Economic Development initiatives approved by the voters in the 2019 Bond Program and Council in the 2023 CIP. This item was previously discussed at the March 3, 2023, Work Session. This approval confirms the adoption of **Ordinance No. 7424.**

8. **APPROVED Water and Sewer System Revenue Refunding Bonds, Series 2023**

Council approved refunding $41 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately $9.6 million Water and Sewer System Revenue Bonds, Series 2013 with Water and Sewer System Revenue Refunding Bonds, Series 2023. The purpose of this transaction is to refund a portion of variable rate commercial paper notes with fixed rate long-term debt and to generate debt service savings. This approval confirms the adoption of **Ordinance No. 7425.**

9. APPROVED Trusted World Foundation, Inc.

Council approved a ground lease, in the form and substance attached hereto, with the Trusted World, Inc.

10. APPROVED Ordinance No. 7426 Amending Section 25.15 of the Code of Ordinances - Windsurf Bay Park Operations

Council approved the amendment of Section 22.15 of the Code of Ordinances by changing park hours. Subsection (E) of Section 22.15, related to Windsurf Bay Park, was inadvertently deleted from the final version of the Ordinance passed and approved by Council. Council was given a written briefing on this item during the May 1, 2023, Work Session.

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.

11. Hold public hearings on:

a. APPROVED Consider a Zoning Change by Vasquez Engineering, LLC from Agricultural (AG) District to Single Family-Estate (SF-E) District, to allow a single-family home. The site is located at 6401 Lyons Road in District 3.

Consideration of the application of Vasquez Engineering, LLC., requesting approval of a Change in Zoning from Agricultural (AG) District to Single Family-Estate (SF-E) District. This property is located at 6401 Lyons Road. (File Z 23-10, District 3)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Julian Castillo, Vasquez Engineering, LLC., for the applicant.

The motion was made by Council Member Moore to approve the request, seconded by Council Member Williams. The motion carried:
Vote: 8 ayes, 0 nays

b. APPROVED **Consider a Planned Development Amendment request by Jerry Handy for 110 units for a senior independent living development. This is Phase 2 of the Preserve at Spring Creek Senior Living. The site is located at 2055 Arapaho Road in District 7.**

Consideration of the application of Jerry Handy, requesting approval of an Amendment to Planned Development (PD) District 21-01 to allow an Elder Care-Independent Living Use based in the Multi-Family-0 (MF-0) District. This property is located at 2055 Arapaho Road. (File Z 22-80, District 7)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Steven Balliet, architect of record, on behalf of the applicant.

There was discussion by the Council.

The motion was made by Council Member Hedrick to approve the Planned Development Amendment (Item 11b) and the Detail Plan (Item 11c), with removal of the future designation for the amphitheater and pickle ball amenities seconded by Deputy Mayor Pro Tem Smith. The motion carried:

Vote: 8 ayes, 0 nays

c. APPROVED **Consider a Detail Plan request by Jerry Handy for 110 units for a senior independent living development. This is Phase 2 of the Preserve at Spring Creek Senior Living. The site is located at 2055 Arapaho Road in District 7.**

Consideration of the application of Jerry Handy, requesting approval of a Detail Plan for an Elder Care -- Independent Living development. This property is located at 2055 Arapaho Road. (File Z 22-80, District 7)

d. APPROVED **Consider a Specific Use Provision request by Wier & Associates, Inc. for a bank with a drive-through (Frost Bank). The site is located at 3150 Broadway Boulevard in District 3.**

Consideration of the application of Wier & Associates, Inc., requesting approval of a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District. This property is located at 3150 Broadway Boulevard. (File Z 23-03, District 3)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Priya Acharya, Weir & associates and Bobby Goudge, Frost Bank.

There was discussion by the Council.

The motion was made by Council Member Moore to approve the Specific Use Provision (Item 11d) for 25 years and the Plan (Item 11e), seconded by Council Member Bass.

Council Member Hedrick requested further discussion on the motion.

A friendly amendment was made by Council Member Hedrick to allow for no expiration on the Specific Use Provision (Item 11d), seconded by Council Member Lucht. The friendly motion carried:

Vote: 8 ayes, 0 nays

The main motion, with acceptance of the friendly amendment, was made by Council Member Moore, approving the Specific Use Provision (Item 11d), with no expiration and the Plan (Item 11e), seconded by Council Member Bass. The motion carried:

Vote: 8 ayes, 0 nays

e. APPROVED **Consider a Plan request by Wier & Associates, Inc. for a bank with a drive-through (Frost Bank). The site is located at 3150 Broadway Boulevard in District 3.**

Consideration of the application of Wier & Associates, Inc., requesting approval of a Plan for a Financial Institution, Drive-Through Use. This property is located at 3150 Broadway Boulevard. (File Z 23-03, District 3)

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

13. **Adjourn:** There being no further business to come before the City Council, Mayor Pro Tem Morris adjourned the meeting at 8:13 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Eloyce Rene Dowl, City Secretary