GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 16, 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 Deputy Mayor Pro Tem B.J. Williams Council Member Margaret Lucht Council Member Robert Vera Council Member Dylan Hedrick
Staff Present:	City Manager Jud 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.

Mayor LeMay presented a Special Recognition to Mr. Tony Torres on behalf of Pascual and Sylvia Valle, who were the first Hispanic residents in Garland.

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 Mayor Pro Tem Morris to approve the Consent Agenda as presented, seconded by Council Member Lucht. Motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED Consider approval of the minutes of the May 2, 2023, Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Chaha Road - IH 30 to Lake Ray Hubbard Parkway **Bid No. 0987-22**

Tri-Con Services, Inc.		**$3,039,915.00**
Optional Contingency		**304,000.00**
	TOTAL:	**$3,343,915.00**

Consider authorizing a contract for the construction of Chaha Road from IH-30 to Lake Ray Hubbard Parkway. This project consists of the demolition and disposal of existing asphalt pavement and the construction of approximately 1,640 linear feet of two-lane concrete curb and gutter, roadway paving, sidewalks, drainage, water, and wastewater improvements. Additionally, the project includes 3,755 linear feet of paved hike and bike trail along Lake Ray Hubbard Parkway to the Lake Ray Hubbard Greenbelt parking lot. An optional contingency is included for any additional work that may be required.

b. APPROVED **Truck and Trailers** **Bid No. 0602-23**

Cleveland Mack Sales, Inc. dba Performance Truck		**$123,516.38**
TSE International, Inc.		**245,108.00**
	TOTAL:	**$368,624.38**

Consider authorizing a contract with Cleveland Mack Sales, Inc. and TSE International, Inc. for the purchase of one (1) replacement refuse transfer trailer to be utilized by the Sanitation Department and one (1) replacement turret reel trailer to be utilized by GP&L.

c. APPROVED **Roll-Off Trucks** **Bid No. 0783-23**

Lonestar Freightliner Group, LLC dba Lonestar Truck Group Waco	**TOTAL:**	**$387,962.00**

Consider authorizing a contract with Lonestar Freightliner Group, LLC for the purchase of one (1) new and one (1) replacement roll-off truck to be utilized by the Sanitation Department.

d. APPROVED **Brush Collections Trucks** **Bid No. 0784-23**

Freightliner Western Star of Austin	**TOTAL:**	**$604,607.00**

Consider authorizing a contract with Freightliner Western Star of Austin for the purchase of three (3) replacement brush collection trucks to be utilized by the Sanitation Department.

e. APPROVED **Aerial Bucket Trucks** **Bid No. 0773-23**

Altec Industries, Inc.	**TOTAL:**	**$506,980.00**

Consider authorizing a contract with Altec Industries, Inc. for the replacement purchase of two (2) aerial bucket trucks to be utilized by Garland Power and Light.

f. APPROVED **Plumbing Services** **Bid No. 0532-23**

United Mechanical		**$150,000.00**
Air Conditioning Innovative Solutions, Inc.		**100,000.00**
	TOTAL:	**$250,000.00**

Consider authorizing a contract with United Mechanical and Air Conditioning Innovative Solutions, Inc. for T plumbing maintenance, repair, and replacement services throughout the City on an as-needed basis. This approval is for a term agreement with four (4) optional renewals.

g. APPROVED **Ambulances** **Bid No. 0772-23**

Mac Haik Dodge Chrysler Jeep	**TOTAL:**	**$1,085,287.00**

Consider authorizing a contract with Mac Haik Dodge Chrysler Jeep for the purchase of three (3) replacement ambulances to be used by the Garland Fire Department. The ambulances are more particularly described in the attachment.

h. APPROVED **Implementation of Clariti Software System** **Bid No. 0775-23**

Unisys Corporation	**TOTAL:**	**$880,261.00**

Consider authorizing a contract with Unisys Corporation for implementation services of the Clariti system to be performed by Unisys Corporation.

i. APPROVED **Heated Water Piping System for Police Headquarters and Detention Center** **Bid No. 0447-23**

United Mechanical **TOTAL: $825,000.00**

Consider authorizing a contract with United Mechanical to replace the piping for the existing heating system at the Police Headquarters and Detention Center.

j. APPROVED **Acquisition of Land Development, Engineering, Building Inspection, and Code Compliance Software & Implementation Services** **Bid No. 0774-23**

Carahsoft Technology Corp **TOTAL: $429,712.80**

Consider authorizing a contract with Carahsoft Technolog Corp. for Clariti software system to improve and enhance the business processes performed by the Planning, Engineering, Code Compliance, and Building Inspection departments. The Clariti software system will provide robust project, permit, case management, and financial capabilities necessary to automate and streamline workflows, decrease processing time, and increase efficiency. Key capabilities of the system include an easy-to-use portal where customers can obtain appropriate services online, process transparency, collaborative communication tools, digital plan review, and robust reporting tools all within a system that is configurable and provides the highest level of security. The Clariti system will eliminate manual processes and existing systems that are reaching the end of useful life. This request is for the initial purchase of Clarity software and includes the annual renewal of the subscription and maintenance agreement as long as the City continues to utilize the software. Implementation services provided by Unisys Corporation will be presented for consideration under a separate Purchasing Report.

k. APPROVED **Jupiter and Kingsley Water and Sanitary Sewer Improvements** **Bid No. 0747-23**

Grantham & Associates, Inc. **TOTAL: $344,045.00**

Consider authorizing a contract with Grantham & Associates, Inc. to obtain engineering, surveying, geotechnical, and subsurface utility engineering services for Jupiter and Kingsley water and sanitary sewer improvements. These improvements will enable Garland to assume ownership from Dallas of water and sanitary sewer services to the properties located at the southwest corner of the Kingsley and Jupiter intersection.

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 **Z 22-80, Jerry Handy (District 7)**

Ordinance No. 7428 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 21-01 to allow Elder-Care Independent Living based in the Multi-Family-0 (MF-0) District and 2) a Detail Plan for Elder Care-Independent Living on a 12.787-acre tract of land located at 2055 Arapaho 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 **Z 23-03, Wier & Associates, Inc. (District 3)**

Ordinance No. 7429 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a 0.685-acre tract of land located at 3150 Broadway Boulevard zoned Community Retail (CR) District; 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 23-10, Vasquez Engineering, LLC (District 3)**

Ordinance No. 7430 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District on a 0.760-acre tract of land located at 6401 Lyons 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.

4. APPROVED **Name change recommendation for the Boneyard Skate Park**

Council approved the renaming of the Boneyard Skate Park, adopting **Ordinance No. 7432**

5. APPROVED **Council approved a lease renewal with Dallas County Hospital District dba Parkland Health for property located at 802 Hopkins Street**

In September of 1993, the Garland City Council approved a 30-year land lease with Dallas County Hospital District dba as Parkland Health at the Carver Multipurpose Complex for a health clinic. The lease is an interlocal agreement. The address of the property is 802 Hopkins Road, Garland Texas. The terms of the lease are only for the land, Parkland Health is responsible for any facility on the property including construction and maintenance.

6. APPROVED **Acquisition of Property Located at 1317 Blanco Lane Through the CDBG Funded GREAT Homes Program**

Council approved the purchase of the property located at 1317 Blanco Lane and authorizing the City Manager to execute all legal documents regarding the purchase of the property for the accepted offer price of $335,000. Funding for the project will be provided through the Community Development Block Grant GREAT Homes Program. The program's mission is to provide safe and affordable housing for income-qualified buyers. This item was reviewed by City Council at the May 1, 2023, Work Session.

7. APPROVED **TxDOT Click It or Ticket Grant May 2023**

Council approved **Resolution No. 10579** authorizing the City Manager to accept a Texas Department of Transportation (TXDOT) Selective Traffic Enforcement Program (STEP) CIOT (Click It or Ticket) Grant for May 2023.

8. APPROVED **Council approved Funding Resolution No. 10580 or the 20% local match (approximately $5 million) for the Harbor Point Shoreline Trail as part of the 2023 TxDOT TA Call for Projects.**

This is a proposed trail and boardwalk amenity that aims to create an extraordinary lakefront experience along Lake Ray Hubbard that improves safety, access, and modal optionality for bicyclists and pedestrians. Additionally, the project will enhance the quality of life for people of all ages and abilities and catalyze significant, positive economic growth and tourism in Garland. The HPST is a shared use path (SUP) that is part of a regional trail network identified on the NCTCOG Regional Veloweb, is identified as a priority linkage in the City of Garland's 2021 Trails and Bikeways Master Plan, and will connect to proposed bicycle and pedestrian facilities with the IH-30 expansion project. This grant provides Garland with the opportunity to partner with State and Federal agencies to construct a unique amenity that will be a regional hub for multi-modal transportation in the D/FW Metroplex. Garland is applying under the "Large Scale Active Transportation Infrastructure" category, which is made available through the Infrastructure Investment and Jobs Act (IIJA), also known as the "Bipartisan Infrastructure Law". The target funding amounts within this category range between $5 million to $25 million per project. The City of Garland is applying for the maximum amount available in this category, and the local match requirement is 20% with the Federal match being 80%, which calculates to approximately $5 million for the local match. As part of the grant application, the project sponsor (City of Garland) is required to include a Funding Resolution that expresses the commitment for the project once awarded.

9. APPROVED **Council approved Resolution No. 10581 pursuing a Cultural District designation from the Texas Commission on the Arts for an approximately 1.5 mile square area located in central Garland. The application is due on June 15, 2023, and information about the Cultural District process was shared at on Monday, May 1, 2023, Council Work Session.**

Cultural Districts are special zones designated by the Texas Commission on the Arts that harness the power of cultural resources to stimulate economic development and community revitalization. These districts can become focal points for generating business, attracting tourists, stimulating cultural development and fostering civic pride. Currently, there are 52 recognized Cultural Districts in Texas. A letter of intent was issued from the City Manager's Office on January 26, 2023, in support of Garland's application.

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. APPROVED **Council approved an ordinance canvassing the results of an election for Mayor and a General Election for the purpose of electing candidates to the Office of City Council of the City of Garland, Texas, for an election having been held on May 6, 2023; declaring the results of that election; and providing an effective date.**

Formal canvassing of the returns and declaring the results of the May 6, 2023, General Election held for the purpose of electing a Mayor and candidates to the Office of the City Council of the City of Garland for Districts 3, 6, 7 and 8.

The motion was made by Mayor Pro Tem Morris to pass and approve the election canvassing **Ordinance No. 7431** in the form and the substance presented to us by the City Attorney determining that the following candidates were elected to their respective offices, seconded by Deputy Mayor Pro Tem Smith:

Scott LeMay -- Mayor
Ed Moore -- Councilmember, District 3
Carissa Dutton -- Councilmember District 6
Dylan Hedrick -- Councilmember District 7
Chris Ott -- Councilmember District 8

motion carried:

Vote: 9 ayes, 0 nays

Conduct the swearing in of Mayor and Council Members for District 3, 6, 7, and 8.

Mayor LeMay was sworn in by Kay LeMay Gomez (mother) along with her husband Ray Gomez. Also accompanying Mayor LeMay were his wife Tiffany LeMay, daughters Reagan and Morgan, and friend Jovani Villarreal.

Mayor LeMay presented thanked his family, friends, Garland Fire Fighters Association and the Greater Dallas Apartment Association. He thanked the National Association for the Advancement of Colored People (NAACP), Garland Association for Hispanic Affairs (GAFHA) for continuing to sponsor candidate forums and the Vietnamese United Football Club for registering voters in the Vietnamese and Asian American Community.

He plans to continue focusing on the completion of the 2019 Bond Program and other future projects.

Mayor LeMay called Council Member Moore to the podium to be sworn in. He was sworn in by his daughter, Tracy Moore. Also accompanying Council Member Moore were his wife Dianne Moore, family friend Catherine McIntosh and campaign mascot Lady Catherine.

Council Member Moore presented comments thanking his family and constituents.

Mayor LeMay called Council Member Vera to the podium presenting him with a service plaque and City flag. Bill Crews, President of the Garland Fire Fighters Association, presented Council Member Vera with a plaque.

Council Member Vera presented comments on the progress made during his time on Council, thanking his wife Jeanie, staff and citizens for assisting him in serving the citizens of Garland.

Mayor LeMay provided history on the service of women to the City Council, there only having been 15. He explained this night is historical, because it is the first time three women have served on a Council.

Mayor LeMay called Council Member elect Carissa Dutton to the podium to be sworn in. She was sworn in by Heather Lambert, Parks and Recreation and Krystle Dillion, Holford Recreation Center Aid.

Council Member Dutton presented comments, after which, Council Member Vera removed his placard from the dais and Council Member Dutton replaced it with hers and took her place at the dais.

Mayor LeMay called Council Member Hedrick to the podium to be sworn in. He was sworn in by his wife, Katie Hedrick. Their children: Kara, Elissa and Tyler were also present.

Council Member Hedrick spoke of his service on the Bond Study Committee, Plan Commission and as a Council Member. He committed to working hard on the completion of the 2019 Bond Program. He thanked his wife and children for their support. He expressed his gratitude for having the opportunity to serve this community.

Mayor LeMay presented Deputy Mayor Pro Tem Smith with a service plaque and City flag. Bill Crews presented Deputy Mayor Pro Tem Smith with a plaque from the Fire Fighters Association.

Deputy Mayor Pro Tem Smith was joined by his wife April and daughter Lauren; his mother was present in the audience. He shared some experiences, and gratitude for the opportunity to serve. He complimented the City staff for the job they do. He stated: "Garland's best days are ahead of it."

Mayor LeMay called Council Member elect Christopher Ott to the podium to be sworn in. He was sworn in by his wife Kenia Hudson-Ott and mother, Reba Ott, also present was his father, Granville Ott.

Council Member Ott presented comments, after which, Deputy Mayor Pro Tem Smith removed his placard from the dais and Council Member Ott replaced it with his and took his place at the dais.

11. Hold public hearing on:

a. APPROVED Consider a Zoning request by Modern TH, LLC to construct fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66 in District 2.

Consideration of the application of Modern TH, LLC., requesting approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached. This property is located at 1951 and 1975 State Highway 66. (File Z 22-48, District 2)

The staff report was presented by William Guerin, Director of Planning and Paul Luedtke, Director of Transportation. The speaker on this item was Jimmy Tanghongs, applicant.

There was discussion by the Council.

The motion was made by Mayor Pro Tem Morris to approve the Zoning request (Item 11a) and the Detail Plan (Item 11b) as presented, with an EV parking space as a condition of the Planned Development, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

b. APPROVED Consider a Detail Plan request by Modern TH, LLC to construct fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66 in District 2.

Consideration of the application of Modern TH, LLC., requesting approval of a Detail Plan for a Single-Family Attached (SFA) development. This property is located at 1951 and 1975 State Highway 66. (File Z 22-48, District 2)

c. APPROVED Consider a Zoning request by McGinnis Development to construct eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road in District 5.

Consideration of the application of McGinnis Development, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road. (File Z 22-59, District 5)

The staff report was presented by William Guerin, Director of Planning, Robert Ashcraft, Director of Water Utilities and Paul Luedtke, Director of Transportation. The speaker on this item was Stephen C. McGinnis, applicant.

There was discussion by the Council.

The motion was made by Council Member Lucht to approve the Zoning request (Item 11c) and Detail Plan (Item 11d) as presented, to include the entry B option, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

d. APPROVED Consider a Detail Plan request by McGinnis Development to construct eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road in District 5.

Consideration of the application of McGinnis Development, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 417 East Centerville Road, and 402, 502, and 698 East Kingsley Road. (File Z 22-59, District 5)

e. APPROVED Consider a Plan request by Pape-Dawson Engineers, Inc. to construct a coffee shop with a drive-through [Starbucks Coffee]. The site is located at 6002 North Garland Avenue in District 1.

Consideration of the application Pape-Dawson Engineers, Inc., requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 6002 North Garland Avenue. (File Z 23-01, District 1)

The staff report was presented by William Guerin, Director of Planning. The Speaker on this item was Tyler Parr, Graco Real Estate.

There was discussion by the Council.

The motion was made by Council Member Bass to approve the Plan request (Item 11e) and the Specific Use Provision (Item 11f), seconded by Council Member Ott. The motion carried:

Vote: 9 ayes, 0 nays

f. APPROVED Consider a Specific Use Provision request by Pape-Dawson Engineers, Inc. to construct a coffee shop with a drive-through [Starbucks Coffee]. The site is located at 6002 North Garland Avenue in District 1.

Consideration of the application of Pape-Dawson Engineers, Inc., requesting approval of a

Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District. This property is located at 6002 North Garland Avenue. (File Z 23-01, District 1)

12. **Citizen comments:** Lona Varwig

13. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 9:30 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Eloyce Rene Dowl, City Secretary