



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 6, 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
Council Member Jeff Bass
Council Member Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Carissa Dutton
Council Member Dylan Hedrick
Council Member Chris Ott

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
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 recognized Sebastia, Boy Scout Troop 1989, attending the meeting to fulfill requirements for his Community Service Merit Badge.

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

Mayor LeMay read an acknowledgment for the passing of Robert Pauken, Building Inspector, who passed away over the Memorial Holiday weekend.

Mayor LeMay presented the "Make Your Mark" challenge coin to Reva Douglas for recognizing that a student was in danger, notified appropriate Garland Independent School District staff and the Garland police; who later apprehended the man who was wanted in a neighboring city for sexual assault.

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 Moore to approve the Consent Agenda, excluding Item 7, which was pulled for individual consideration, seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the May 16, 2023, Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Approval of a Blanket Purchase Order for Ambulance Cots, Cot Loaders, and Patient Stair Chairs **Bid No. 0604-23**

Stryker Sales Corp. \$ 290,581.08

This request is to provide ambulance equipment including ambulance cot loaders, powered cots, stair chairs, Lucas Devices, batteries, parts, and related accessories.

b. **APPROVED** Audubon Park Water and Wastewater Replacements **Bid No. 0020-23**

A & M Construction and Utilities, Inc. \$ 1,305,904.00
Optional Contingency \$ 130,591.00
Total: \$ 1,436,495.00

This request is for the construction of the Audubon Park Water and Wastewater Replacements project. The scope consists of the construction of 3,000 linear feet of water lines, 1,400 linear feet of wastewater lines, and 200 square yards of sidewalks to replace the existing water and wastewater mains in Audubon Park and the water main in Country View Lane. An optional contingency is included for any additional work that may be required.

c. **APPROVED** Ballinger, Bonita, Cortez, Lamesa and Belita Paving, Drainage, Water and Wastewater Improvements **Bid No. 0550-23**

SYB Construction Company \$ 5,780,232.75
Optional Contingency \$ 578,023.00
Total: \$ 6,358,255.75

This request is to provide paving, drainage, water, and wastewater infrastructure improvements for Ballinger, Bonita, Cortez, Lamesa, and Belita Drives. The project consists of the construction of 7,400 linear feet of wastewater lines, 1,650 linear feet of water lines, 6,150 square yards of street paving, 1,600 square yards of sidewalk, and 1,550 linear feet of stormwater lines. An optional contingency is included for any additional work that may be required.

d. **APPROVED** GP&L Plant Staffing Services **Bid No. 0497-23**

NAES Corporation \$ 820,000.00

This request is to obtain experienced Power Plant Shift Supervisors and Control Room Operators for the Spencer and Olinger Power Plants. The outside labor resources will assist with facility safety, unit reliability, and staff augmentation. This approval is for a term agreement with two (2) optional renewals.

e. APPROVED GP&L Spencer Plant NOx and CO2 Analyzer Rental

Bid No. 0669-22

Clean Air Instrument Rental

\$ 80,000.00

This request is to approve a change order to extend the rental period for NOx and CO2 analyzers at the Spencer Plant. The rental period was extended due to delivery delays of replacement analyzers associated with the approved Spencer CEMS Analyzer replacement CIP project.

f. APPROVED Duck Creek Wastewater Treatment Plant Raw Water Lift Pumps

Bid No. 0751-23

Xylem Water Solutions

\$ 336,000.00

This request is to purchase two (2) new raw water lift pumps for Duck Creek Wastewater Treatment Plant. The pumps will be used for pumping raw water through the treatment system. The existing raw water lift pumps have incurred various mechanical and electrical failures over the past 5 years, and the repair cost is more than 50% of the replacement cost. System reliability must be improved to sustain proper treatment in plant operations.

g. APPROVED Sixth Street, Avenues F and E Improvements

Bid No. 0833-23

Grantham & Associates, Inc.

\$ 395,955.00

This request is to obtain engineering services for the design and limited construction administration for the Sixth Street, Avenues F, and E Improvements. The scope consists of constructing three 27-foot-wide concrete pavement roads at Sixth Street from Avenue D to Avenue F, Avenue E from Sixth Street to Fifth Street, and Avenue F from Glenbrook Drive to Fifth Street. The project also includes drainage system improvements on Sixth Street from Avenue F to Avenue D, the replacement of 700 feet of water lines along Avenue F, and 500 feet of wastewater lines in the alleys between Avenue E / Avenue F and Avenue D / Avenue E.

h. APPROVED Workday Financial System Implementation Services

Bid No. 1129-22

Accenture, LLP

\$ 4,374,593.00

This request is to provide professional implementation services for the second phase of the Workday Human Resources, Payroll, and Financial Management Systems. The Workday Human Capital Management/Payroll Deployment phase was approved by City Council on September 21, 2021. This request is for the implementation of phase two for Finance, Procurement, and Warehouse. Workday, Inc. and its associated systems are best implemented by a partner with extensive experience, especially with municipal governments in the State of Texas. Doing so offers guidance in optimizing business processes, creates efficiency, eliminates manual or redundant processes, and leads to the optimal outcome.

i. APPROVED 2022 Unpaved Alley Improvements

Bid No. 0387-23

KIK Underground, LLC.

\$ 2,035,163.80

This request is for the 2022 Unpaved Alley Improvement Project. This project consists of paving seven (7) unpaved alleys located in Council District 5 and includes approximately 8,000 S.Y. of alley concrete paving, 3,000 LF of 8" wastewater line, 850 LF of Storm Sewer line

improvements and including all incidentals.

j. APPROVED Motorola Subscriber Replacement

Bid No. 0810-23

Motorola Solutions, Inc.

\$ 1,999,779.65

This request is for the purchase of replacement Motorola subscriber radios for Public Safety and Public Works. The current subscriber radios are at the end of their support lifecycle with the vendor. The new subscriber radios will be compatible with the existing radio system infrastructure that provides Public Safety and Public Works communications and will be supported by the vendor.

k. APPROVED TMPA Dansby to Steep Hollow Transmission Line Structures

Bid No. 618-23

KBS Electrical Distributors, Inc.

\$ 2,134,642.05

Texas Electric Cooperative, Inc.

\$ 1,527,690.00

Optional Contingency

\$ \$366,233.21

Total:

\$ 4,028,565.26

The purpose of this bid award is for the purchase of 25 steel and 129 concrete transmission line structures needed for the TMPA Dansby to Steep Hollow Transmission Line rebuild. This is part of the approved TMPA Dansby to Steep Hollow Transmission Line Rebuild CIP project and will be reimbursed to GP&L at 100%. An optional contingency has been included for any unforeseen items needed.

l. APPROVED GP&L Emergency Restoration Contractor Management Services

Bid No. 582-23

kV Power, LP

\$ 500,000.00

Power Line Services, Inc

\$ 500,000.00

Total:

\$ 1,000,000.00

The purpose of this bid is for the creation of an Emergency Restoration Contractor Management services contract. This contract will be used to obtain electrical contractors to perform utility restoration work for GP&L overhead and underground distribution systems during an emergency restoration event. Services will also include contract labor management and logistics. This will be an initial services contract 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 Z 22-48, Modern TH, LLC. (District 2)

Ordinance No. 7433 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for a Single-family Attached (SFA) development on a 5.877-acre tract of land located at 1951 and 1975 State Highway 66; 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 22-59, McGinnes Development (District 5)

Ordinance No. 7434 amending the Garland Development Code of the City of Garland, Texas, by approving 1) 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 and 2) a Detail Plan for Single-Family Attached

development on a 9.713-acre tract of land located at 417 East Centerville Road, 402, 502 and 698 East Kingsley 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.

c. APPROVED Z 23-01, Pape-Dawson Engineers, Inc. (District 1)

Ordinance No. 7435 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through use on a 1.05-acre tract of land zoned Community Retail (CR) District and located at 6002 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.

4. APPROVED Pedestrian Routes to Jupiter/Forest DART Station

Resolution No. 10581 authorizing the City Manager to execute an Advance Funding Agreement with TxDOT.

5. APPROVED Drainage Participation Ordinance

Ordinance No. 7436 amending the City modified Article VI Drainage Improvement Districts and Drainage Participation Projects Ordinance in 2019. After operating under the modified Ordinance for the past few years, the City's maintenance obligation in Section 31.98 Maintenance of completed projects should align with the maintenance bond period required by the City on all construction projects.

6. APPROVED Interlocal Agreement between the cities of Garland, Mesquite and Forney

The City of Forney seeks to join the GMRS Regional Radio System as an infrastructure participant. The GMRS Governance Board approved the request on June 30, 2022. The cities of Garland and Mesquite are the system owners of the core components. The City of Garland Information Technology Department is requesting City Council approval of this resolution to allow the City Manager to execute an Interlocal Agreement between the Cities of Garland, Mesquite and Forney for the use of the radio system.

7. APPROVED Parking Restrictions on Colonel Drive

Consider an ordinance amending Chapter 33, "Transportation" of the Code of Ordinances of the city of Garland, Texas; providing a penalty clause, a savings clause, and a severability clause; and providing an effective date.

This item was pulled from the Consent Agenda for Individual Consideration. The staff report was presented by Paul Luedtke, Director of Transportation.

The motion was made by Council Member Williams to approve the ordinance, seconded by Council Member Lucht. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7437**

8. APPROVED Revise the City of Garland Ordinance Regulating Ice Cream Truck Operations and Sales

Ordinance No. 7438 repealing Section 228.231 of Section 22.26, "Amendments Made to the Texas Food Establishment Rules," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas; providing a savings clause; providing a severability clause; and setting an effective date.

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.

9. Hold public hearings on:

a. PUBLIC HEARING HELD: 2023-2024 CDBG, HOME and ESG Federal Grant Allocation Public Hearing

A public hearing is required as part of the allocation process to solicit comments from any interested parties relating to the 2023-2024 CDBG, HOME, and ESG grants. During the June 5, 2023, Work Session, Council was provided background information regarding the anticipated 2023-2024 Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME), and the Emergency Solution Grant (ESG) entitlement funding, along with summaries of submitted applications.

The following speakers provided oral testimony: Haphen Muchapondwa, Tanya Downing and Mark King, Hope Clinic, Dave Swavey, Alex Espinoza, Christopher Espinoza, Celia Ornelas, Victor Castillo, Garland Boxing Gym, Brian Gaddis, Garland Parks and Recreation, Susan Hennum, Counseling Institute of Texas, Kayla Mainja and Latisha McMurray, Helen's Project, Charles Leavitt, Metro Relief, Suzanna Sulfstede, The Senior Source, Alicia Frye, Jonathan's Place, Dr. Christy Gunter, Hopes Door New Beginning Center, Rhonda McTyre, Garland Stars Camp and Sharon Shepard.

Mona Woodard, Neighborhood Services Administrator, presented comments. The public hearing was closed at 8:18 p.m.

b. APPROVED Consider a Specific Use Provision amendment request by Ron Hobbs Architecture & Interior Design for an expansion of an existing Food Processing and Storage Use. The site is located at 2960 Market Street in District 5.

Consideration of the application of Ron Hobbs Architecture & Interior Design, requesting approval of a Specific Use Provision amendment for an expansion of an existing Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 2960 Market Street. (File Z 23-09, District 5)

The staff report was presented by William Guerin, Director of Planning.

There was discussion by the Council.

The motion was made by Council Member Lucht to approve the Specific Use Provision (Item 11b) and the Plan (Item 11c), seconded by Council Member Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

c. APPROVED Consider a Plan request by Ron Hobbs Architecture & Interior Design for an expansion of an existing Food Processing and Storage Use. The site is located at 2960 Market Street in District 5.

Consideration of the application of Ron Hobbs Architecture & Interior Design, requesting approval of a Plan for an expansion of an existing Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 2960 Market Street. (File Z 23-09, District 5)

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 8:25 p.m.

/s/ Scott LeMay, Mayor

/s/ Eloyce Rene Dowl, City Secretary