GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 20, 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 Carissa Dutton Council Member Margaret Lucht 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 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 Council Member Williams to approve the Consent Agenda as presented, seconded by Mayor Pro Tem Morris. The motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED **Consider approval of the minutes of the June 6, 2023 Regular Meeting.**

2. **Consider approval of the following bids:**

a. APPROVED **Holford Recreation and Neighborhood Aquatic Center - Construction Services** — **Bid No. 0423-21**

Hill & Wilkinson General Contractors	**$ 34,821,748.00**

This request is to obtain construction services for Holford Recreation and Neighborhood Aquatic Center. The original recreation center was built in 1968 and was demolished earlier this year to make way for this project. This replacement facility will be 37,300 square feet and include a gymnasium, fitness room, multipurpose rooms, kitchen, playground, and sports courts for basketball and pickleball. The aquatic center will include a lazy river, water slides, a leisure pool with spray features, an aquatic play structure, a children's pool, and shade structures. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

b. APPROVED **Generator Docking Stations** — **Bid No. 0868-23**

Custard Construction Services	**$ 323,340.88**

This request is for the construction of generator docking stations at Gale Fields and Audubon Recreation Centers. The docking stations will provide the ability for a backup generator to be quickly connected and brought into service during an emergency, so the recreation center(s) can serve as temporary shelters. The equipment purchase of the backup generators was presented to City Council separately.

c. APPROVED **GP&L Lookout NTT Expansion Project -- Steel Structures** — **Bid No. 0570-23**

Techline, Inc.	**$ 377,763.00**
Optional Contigency	**$ 37,776.30**
Total	**$ 415,539.30**

This request is for the purchase of 126 steel support structures and associated materials needed for the connection of NTT transformers to the GP&L Lookout Substation bus. This is part of the approved Lookout to NTT Connect CIP project. An optional contingency is included for any additional materials that may be required.

d. APPROVED **GP&L Oakland to Shiloh/McCree Transmission Line Engineering Services** — **Bid No. 0874-23**

GAI Consultants, Inc.	**$ 337,000.00**

This request is to obtain engineering and project management services to support the rerouting of the Shiloh to McCree 138kV Transmission line through the Oakland Substation to the Shiloh and McCree Substations. Services will include transmission line analysis and pole design, railroad permitting and coordination, survey and subsurface utility engineering, and assistance with bid and construction management services. This is part of the approved Oakland to Shiloh 138kV Transmission Line Rebuild CIP project.76.

e. APPROVED **Casualty Insurance Coverage** — **Bid No. 0809-21**

Brown & Brown	**10%**

This request is to consider awarding a contract for an insurance broker to place casualty insurance coverage for a term agreement with three (3) 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 23-09, Ron Hobbs Architecture & Interior Design (District 5)**

Ordinance No. 7439 amending the Garland Development Code of the City of Garland, Texas, by approving an amendment to a Specific Use Provision for a Food Processing and Storage Use on a 2.1866-acre tract of land located at 2960 Market Street and zoned Industrial (IN) 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.

4. APPROVED **TxDOT Operation Slowdown Grant 2023**

Resolution No. 10582 authorizing the Garland Police Department to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Operation Slowdown grant, consisting of conducting directive speed enforcement in the amount of $6,257.26. The required enforcement period will be from July 11 to August 2, 2023. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle speeding.

5. APPROVED **Authorization for City Manager/2023 Capital Improvement Program Budget Amendment No. 1**

Ordinance No. 7440 amending the 2023 Capital Improvement Program to appropriate $400,000 and authorize the City Manager to execute a contract to construct a new Downtown Visitor Center.

6. APPROVED **Resolution to Support Parks Application to the NCTCOG Solid Waste Implementation Grant**

Resolution No. 10583 in support of Parks, Recreation & Cultural Arts application to the North Central Texas Council of Government FY 2024 to 2025 Solid Waste Implementation Grant. If awarded, the grant will be funded on a reimbursement basis following quarterly reports.

7. APPROVED **Amendment of Water and Wastewater Commercial Paper Program**

Ordinance No. 7441 approves an amendment to lower the City's overall Water and Wastewater Capital Improvement Program debt payments through the deferral of principal payments and by taking advantage of short term interest rates.

8. APPROVED **Acquisition of a single family home for affordable housing at 832 Woodland Drive Through the HOME Program**

The Community Development Department received Council approval to purchase the property located at 832 Woodland Drive and authorizing the City Manager or authorized designee to execute all legal documents regarding the purchase of the property for the accepted price of $310,000. Funding for the project will be provided through the HOME Investment Partnership GREAT Homes Program. The program's mission is to provide safe and affordable housing for income-qualified buyers. This item was reviewed by the City Council at the June 19th 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.

9. Hold public hearings on:

a. APPROVED Consider a Zoning request by Masterplan to construct 26 multi-family units in a townhouse-style configuration, as part of Phase 3 of The Draper redevelopment. The site is located at 110, 117 and 119 Garfield Street and 121 Grant Street in District 8.

Consideration of the application of Masterplan, requesting approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 110, 117 and 119 Garfield Street and 121 Grant Street. (File Z 22-15, District 8)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Amy Mathews, representing Masterplan, Marcus Reed and Erasmo Posada for public comment(s).

There was discussion by the Council.

The motion was made by Council Member Ott to approve the Zoning (Item 9a) and Detail Plan (Item 9b) as presented, seconded by Mayor Pro Tem Morris. The motion carried:

Vote: 9 ayes, 0 nays

b. APPROVED Consider a Detail Plan request by Masterplan to construct 26 multi-family units in a townhouse-style configuration, as part of Phase 3 of The Draper redevelopment. The site is located at 110, 117 and 119 Garfield Street and 121 Grant Street in District 8.

Consideration of the application of Masterplan, requesting approval of a Detail Plan for Multi-Family development. This property is located at 110, 117 and 119 Garfield Street and 121 Grant Street. (File Z 22-15, District 8)

c. APPROVED Consider a Zoning request by Roberto Nunez (Alchemi Design Group) to operate a warehouse, showroom and office in an existing building. The site is located at 1910 Pendleton Drive in District 5.

Consideration of the application of Robert Nunez (Alchemi Design Group), requesting 1) approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District, and 2) a Specific Use Provision for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (File Z 22-70, District 5)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item was Roberto Nunez, Alchemi Design Group and Nooruddin Makani.

There was discussion by the Council.

The motion was made by Council Member Lucht to approve the Zoning (Item 9c) and Detail Plan (Item 9d) as presented, seconded by Council Member Dutton. The motion carried:

Vote: 9 ayes, 0 nays

d. APPROVED Consider a Detail Plan request by Robert Nunez (Alchemi Design Group) to operate a warehouse, showroom and office in an existing building. The site is located at

1910 Pendleton Drive in District 5.

Consideration of the application of Robert Nunez (Alchemi Design Group), requesting approval of a Detail Plan for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (File Z 22-70, District 5)

e. APPROVED **Consider a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. The site is located at 1521 and 1613 Rowlett Road in District 3.**

Consideration of the application of Smiths-Haven, requesting approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. This property is located at 1521 and 1613 Rowlett Road. (File Z 23-13, District 3)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Adam Smith, Smiths-Haven.

There was discussion by the Council.

The motion was made by Council Member Moore to approve the Change in Zoning as presented, seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 nays

10. **Citizen comments:** Becky Whatley and Payton Jackson

11. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:48 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Eloyce Rene Dowl, City Secretary