



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

PUBLIC COMMENTS ON WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

CONSIDER THE CONSENT AGENDA

Council may ask for discussion or further information on any item posted in the consent agenda of the next Regular Meeting. Council may also ask that an item on the consent agenda be pulled and considered for a vote separate from the consent agenda at the next Regular Meeting. All discussions or deliberations are limited to posted agenda items and may not include new or unposted subject matter.

WRITTEN BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a written briefing.

1. **Approve a Resolution Supporting the Foreign-Trade Zone Designation for Nobilia North**

America Inc.

Council is requested to approve a Resolution supporting the Foreign-Trade Zone (FTZ) designation for Nobilia North America Inc. within the city limits, as authorized under Texas Business & Commerce Code Chapter 681. Council was briefed on this item at the July 21, 2025 Work Session. Unless otherwise directed by Council, this item will be considered for formal consideration at the August 19, 2025 Regular Meeting.

2. Amendment to the Note Purchase Agreement

Council is requested to consider an amendment to the Note Purchase Agreement to extend it for five (5) additional years. Unless otherwise directed by Council, this item will be considered for formal consideration at the August 19, 2025 Regular Meeting.

3. Grant Disbursement Agreement - Garland Housing Finance Corporation

Council is requested to consider the grant disbursement agreement from Garland Housing Finance Corporation. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the August 19, 2025 Regular Meeting

4. Workers' Compensation Cash Flow Plan Claim Reimbursement

Council is requested to consider the approval of the June 2025 workers' compensation cash flow claims reimbursement payment to TPS in the amount of \$358,336.92, in accordance with the Interlocal Agreement. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the August 5, 2025 Regular Meeting.

VERBAL BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a verbal briefing.

5. Garland Housing Finance Corporation (GHFC) Annual Report

Council is requested to receive the Garland Housing Finance Corporation Annual Report, which provides an overview of the Corporation's financial position, housing initiatives, program impact, and strategic priorities for the preceding fiscal year.

Presenter: David Gibbons, Executive Director

6. Presentation of the FY 2025-26 Proposed Annual Operating Budget

The City Manager will present the FY 2025-26 Proposed Budget document to City Council. Following, staff will provide a brief overview of the City Manager's Proposed Budget.

Presenter: Judson Rex, City Manager, Matthew Watson, Managing Director-Financial Services, Allyson Bell Steadman, Director of Budget & Research

7. Request for Development Assistance from Lockwood Distilling Company

Council is requested to consider approving a Development Agreement for Lockwood Distilling Company, which proposes to lease and renovate a 5,000 sf space at 532 Main Street. The project aims to recruit a destination restaurant and contribute to Garland's economic growth. Unless otherwise directed by the Council, this item will be scheduled for formal consideration at the August 19, 2025 Regular Meeting.

Presenter: Ayako Schuster, Economic Development Director

8. Communications Master Plan Overview

Staff will present Council with an executive summary of the Communications Master Plan that has been developed over the past year. The plan outlines actionable steps to refine and enhance communication channels, establish a more defined city brand identity, and deliver targeted information to the appropriate audiences with key performance indicators for measuring success.

Presenter: Tiffany Veno, Chief Communications Officer

9. Update on MD Health Pathways Program

Staff will brief City Council on the MD Health Pathways program, provide an update on contract negotiations, and seek direction on next steps for the program. This item was requested by Deputy Mayor Pro Tem Ott and seconded by Mayor Hedrick at the March 3, 2025 Work Session.

Presenter: Phillip Urrutia, Assistant City Manager

10. Public Safety Committee Report

Councilmember Ott, Chair of the Public Safety Committee, and staff will provide a committee report on the following item: Update on Operational Readiness of the Gang and SWAT Units from the Police Department. This item was referred to committee by Councilmember Dutton, with a second from Mayor Pro Tem Lucht, at the May 19, 2025, Work Session. The item was discussed at the June 25, 2025, Public Safety Committee meeting.

Presenter: Christopher Ott, Deputy Mayor Pro Tem, Mitch Bates, Deputy City Manager

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

11. Citywide Appointment

- **Christie Fuentes, Animal Services Advisory Committee**

ANNOUNCE FUTURE AGENDA ITEMS

A Councilmember, with a second by another member or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or of a committee of the City Council. No substantive discussion of that item will take place at this time.

EXECUTIVE SESSION

The City Council will adjourn into executive session pursuant to sections 551.071, 551.072, 551.074, and 551.087 of the Texas Government Code to deliberate and discuss the following:

- 12. A potential offer by the City of financial and other incentives to a business prospect and the receipt of commercial or financial information that the City has received from that same business prospect, which the City seeks to have locate within the city in the area of South Garland Avenue and Wilson Street, and with which the City is conducting economic development negotiations (551.087); and attorney/client communications related to the same. (551.071).**
- 13. A potential offer by the City of financial and other incentives to a business prospect and the receipt of commercial or financial information that the City has received from that same business prospect which the City seeks to have locate within downtown district of the City, and with which the City is conducting economic development negotiations (551.087), including the possibility of the sale of real property (551.072), and attorney/client communications related to the same. (551.071).**
- 14. A potential offer by the City of financial and other incentives to a business prospect and the receipt of commercial or financial information that the City has received from that same business prospect which the City seeks to have locate within downtown district, and with which the City is conducting economic development negotiations (551.087), including the possibility of the lease of real property (551.072), and attorney/client communications related to the same. (551.071).**
- 15. Attorney/client matters concerning privileged and unprivileged client information related to regulation of short-term rentals. (551.071).**
- 16. Personnel matters related to the employment, evaluation, or duties of the City Manager. (551.074).**

ADJOURN

All Work Sessions of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Tuesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CDs are \$1 each and DVDs are \$3 each).

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.



GARLAND

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown