



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. 2025 Capital Improvement Program (CIP) Budget Amendment No. 2

Council is requested to consider approving changes to the 2025 Capital Improvement Program to adjust appropriations for various existing projects and appropriate new projects referred from the operating budget process to the CIP in 2025. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 2, 2025 Regular Meeting.

2. Amendment to the Tax Roll

Council is requested to consider an ordinance to amend the tax roll by \$79,585.29 by removing uncollectible ad valorem taxes as recommended by generally accepted accounting principles. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 2, 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.

3. Introduction of New Directors

Council will be introduced to Albert Montero, the new Recreation and Senior Services Director, and Kari Pacheco, the new Park Operations Director, by D'Lee Williams, Managing Director, Parks and Recreation.

Presenter: D'Lee Williams, Managing Director- Parks and Recreation

4. Interview candidates for possible appointment to the Garland Housing Finance Corporation

Information was posted on the City's website for 21 days regarding the qualification for the Garland Housing Finance Corporation Board Member in order to provide an opportunity for citizens to apply for the position. Qualified applicants were requested to apply by July 28, 2025. At the close of the notice period, 6 applicants responded. Council is scheduled to formally appoint a representative to the Garland Housing Finance Corporation at the August 19, 2025 Regular Meeting.

5. Discussion of the FY 2025-26 Proposed Annual Operating Budget

The City Council will continue discussion of the FY 2025-26 Proposed Budget with support from City Staff.

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

6. Capital Improvement Program - Status Update

Staff will provide an update on progress to date in implementing the Capital Improvement Program.

Presenter: Michael Polocek, Engineering Director, Michael Buchler, Capital Project Management Director, D'Lee Williams, Managing Director- Parks and Recreation

7. Amendments to Chapters 26 and 32 of the Code of Ordinances - Short-term Rentals

Council is requested to consider recommended amendments to Chapters 26 and 32 of the Code of Ordinances to better regulate Short-term rentals within the City of Garland. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the August 19, 2025 Regular Meeting.

Presenter: Brian England, City Attorney

8. Amendments to Chapter 22, Article II of Garland City Ordinance, Food and Food Establishments

Council is requested to consider amendments to Chapter 22, Article II of the Code of Ordinances of the City of Garland concerning specifics relating to permit revocation and the appeal process. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the August 19, 2025 Regular Meeting.

Presenter: Mandy Pippen, Health Director, Mitch Bates, Deputy City Manager

9. Overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike

Staff will provide an overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike.

Presenter: Nabila Nur, Planning & Development Director

10. Consider Establishing a City of Garland Property Assessed Clean Energy (PACE) Program

Council is requested to consider a resolution supporting the establishment of a City of Garland Property Assessed Clean Energy (PACE) Program. Unless otherwise directed by Council, staff will draft the resolution for consideration at the September 2, 2025 Work Session and will schedule formal consideration at the September 15, 2025 Regular Meeting.

Presenter: Ayako Schuster, Economic Development Director

11. Administrative Services Committee Report

The Administrative Services Committee met on July 24, 2025 to discuss items previously referred by the City Council. These items are now presented for Council discussion and direction. The committee reviewed City signage for development and CIP projects referred February 23, 2025 by Mayor Pro Tem Lucht and Councilmember Dutton, the process for economic development agreements referred March 17, 2025 by Councilmember Dutton and Mayor Pro Tem Lucht, and the All Abilities Committee referred January 6, 2025 by Councilmember Dutton and Mayor Pro Tem Lucht.

Presenter: Kris Beard, Councilmember

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.

12. Mayor Dylan Hedrick

- John Kaiwi - Board of Adjustment
- Jennifer Nguyen - Community Multicultural Commission
- Arthur Gregg - Community Multicultural Commission
- Charles Leonard - Community Multicultural Commission
- Christopher Johnson - Community Multicultural Commission
- Glenna Saygidia - Community Multicultural Commission
- Bill Ingram - Environmental and Community Advisory Board

- Mitch Carr - Garland Cultural Arts Commission
- Dorothy White - Library Board
- Rochelle Ran - Parks & Recreation Advisory Board
- Wayne Dalton - Plan Commission
- David Perry - Property Standards Board
- Venita Lovelace-Chandler - Senior Citizens Advisory Commission
- Jair Garrido - Tax Increment Finance #1 Downtown/Forest Jupiter Board
- PC Mathew - Tax Increment Finance #2 South Board
- Patrick Abell - Tax Increment Finance #3 Board
- Menny Castro - Unified Building Standards Commission

13. Mayor Pro Tem Margaret Lucht

- Rene Granado - Community Multicultural Commission
- Jason Shanks - Tax Increment Finance #2 South Board
- Tyler Williams - Unified Building Standards Commission

14. Deputy Mayor Pro Tem Chris Ott

- John McDonald - Board of Adjustment
- Kymberlaine Banks - Community Multicultural Commission
- Sharonda Green - Environmental and Community Advisory Board
- Lupita Torres - Garland Cultural Arts Commission
- Louis Moore - Library Board
- Libby Odom - Parks & Recreation Advisory Board
- Bob Duckworth - Plan Commission
- Dale Long - Property Standards Board
- Ann Garrett - Senior Citizens Advisory Commission
- Joseph Schroeder - Tax Increment Finance #1 Downtown/Forest Jupiter Board
- Jennifer Armon - Tax Increment Finance #2 South Board
- Tony Torres - Tax Increment Finance #3 Board
- Chip Gordon - Unified Building Standards Commission

15. Councilmember Ed Moore

- Wesley Johnson - Board of Adjustment
- Steven Flores - Community Multicultural Commission
- Alba Torres - Environmental and Community Advisory Board
- Chase Miller - Garland Cultural Arts Commission
- Chantel Jones Bigby - Library Board
- Aju Mathew - Parks & Recreation Advisory Board
- Stephanie Paris - Plan Commission
- Canyon Jayroe - Property Standards Board
- Wytonia Montgomery - Senior Citizens Advisory Commission
- Precious Seale - Tax Increment Finance #1 Downtown/Forest Jupiter Board
- Michael Landers - Tax Increment Finance #2 South Board
- Jennifer Parker - Tax Increment Finance #3 Board

- **Jeannine Lee - Unified Building Standards Commission**

16. Councilmember B.J. Williams

- **James Alton Hall, Jr. - Unified Building Standards Commission**

17. Councilmember Carissa Dutton

- **Bruce Astin - Board of Adjustment**
- **Moses Uvere - Community Multicultural Commission**
- **Bao Vinh - Environmental and Community Advisory Board**
- **DeAnne Driver - Garland Cultural Arts Commission**
- **Karen Wood - Library Board**
- **David Morehead - Parks & Recreation Advisory Board**
- **Patrick Abell - Plan Commission**
- **Caleb Ernst - Property Standards Board**
- **Robert Bruns - Senior Citizens Advisory Commission**
- **Reggie Walker - Tax Increment Finance #1 Downtown/Forest Jupiter Board**
- **Jason Collard - Tax Increment Finance #2 South Board**
- **Amber Ray - Tax Increment Finance #3 Board**
- **Jack Wyatt - Unified Building Standards Commission**

18. Councilmember Joe Thomas Jr.

- **Joseph Willoughby - Board of Adjustment**
- **Jimmy Tran - Community Multicultural Commission**
- **Lauren Bruns - Environmental and Community Advisory Board**
- **Chip VanPelt - Garland Cultural Arts Commission**
- **Terri Chepregi - Library Board**
- **David Parrish - Parks & Recreation Advisory Board**
- **Mike Rose - Plan Commission**
- **Martha Melaku - Property Standards Board**
- **Kathleen Gardner - Senior Citizens Advisory Commission**
- **Tony Bui - Tax Increment Finance #1 Downtown/Forest Jupiter Board**
- **Damon Wilson - Tax Increment Finance #2 South Board**
- **Nicholas Nix - Tax Increment Finance #3 Board**
- **John Crutti Jr. - Unified Building Standards Commission**

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 recess from the open session and convene in a closed executive session pursuant to Sections 551.071, 551.072, 551.086, 551.087, and 552.133 of the Texas Government Code to discuss the following matter:

- 19. Competitive matters related to Garland Power & Light as it pertains to the quarterly briefing from the Risk Oversight Committee (551.086 and 552.133) and attorney/client communication related to same (551.071).**
- 20. A potential offer by the City of financial or 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, and with which the City is conducting economic development negotiations (551.087); including the potential sale, exchange, or value of real property in the vicinity of Duck Creek Drive and E. Oates Road (551.072); and attorney/client communications related to the same (551.071).**
- 21. Deliberation of the purchase, exchange, lease, or value of real property in the area of President George Bush Turnpike and Holford Road where deliberations in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person (551.072), and attorney/client communications related to the same (551.071).**

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.

