



GARLAND

Mission

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

Vision

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

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

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.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate. The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion 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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. **Approve the minutes of the August 5, 2025 Regular Meeting**

2. Approve the following bids:

a. Patricia, Robin, Patton Alley Wastewater Replacements

Bid No. 1072-25

Estrada Concrete Company, LLC

\$1,813,508.00

This request is to replace about 4,754 linear feet of 8", 10", and 12" wastewater main. The project includes reconstruction of two alley segments where the wastewater lines are being replaced. The general project location is described as: West of Patton Drive Alley, Robin Lane and Patton Drive Alley, and Patricia Lane and Robin Lane Alley.

b. Wastewater Treatment Plant Masterplan

Bid No. 0389-25

Garver, LLC

\$2,656,093.75

This request is to provide professional engineering services for the comprehensive review and evaluation of the two treatment plants owned and operated by Garland Water Utilities. The objective of this review is to determine the existing conditions of assets and treatment processes. A detailed vision and Capital Improvement Plan (CIP) will be developed for a 20-year planning period (2025-2045) focusing on addressing the capacity, current and future regulations, and condition of the civil, electrical, mechanical and instrumentation infrastructure based on the needs and priorities.

c. GP&L Elm Grove Office Building Construction

Bid No. 1078-25

Taurus Commercial, Inc.

\$3,025,640.50

This request is to obtain construction services for the GP&L Elm Grove Office Building. This is part of the approved GP&L Elm Grove Office Building CIP project. A 10% owner's contingency has been included for any additional services that may be needed.

d. GP&L and TMPA Substation Maintenance, Repair and Construction Services

Bid No. 1264-25

Primoris T&D Services, LLC

\$5,000,000.00

This request is to obtain a blanket services contract with four (4) optional renewals for as needed and emergency maintenance, repair, and construction services for GP&L and TMPA substations. Expenses associated with TMPA will be reimbursed at 100%.

3. Approve a Resolution Supporting the Foreign-Trade Zone Designation for Nobilia North America Inc.

Approve a resolution supporting the Foreign-Trade Zone (FTZ) 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 August 4, 2025 Work Session.

4. Amendment to the Note Purchase Agreement

Approve an ordinance amending the Note Purchase Agreement between the City and Wells Fargo. Council was briefed on this item at the August 4, 2025 Work Session.

5. A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:

a. Z 25-06 Watermill Express (District 6)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and (2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use on a 3.052-acre tract of land addressed as 4550 West Buckingham 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. Z 25-07 Jared Trozzo (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development (2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District on a 6.27 acre tract of land located at 930 West Centerville 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. Z 25-10 Garland ISD (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a zoning change from Planned Development 94-53 with a base zoning of Single-Family 7 (SF-7) to a Planned Development for Data Center and Warehouse, Office/Showroom (indoors only) uses; and (2) a Concept Plan for a Data Center and Warehouse, Office/Showroom (indoors only) uses on a 7.643-acre tract of land addressed as 2302 Naaman School 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.

d. Z 25-17 Scruby's Wave Wash, LLC. (District 4)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development amendment to update permitted uses on property zoned Planned Development – 17-41 (PD 17-41) and (2) a Concept Plan for a Car Wash, Automated/Rollover use on a 1.12 acre tract of land addressed as 6437 Broadway Boulevard; 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.

e. Z 25-24 Om Estates Development (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development amendment to change the phasing of the approved layout and (2) a Concept Plan for a new phasing plan on a property zoned for mixed Uses on a 20.223 acre tract of land located at 240 East Interstate 30 Freeway; 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.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

6. Hold public hearings:

a. Public Hearing on the FY 2025-26 Proposed Annual Operating Budget

Section 5, Article VIII, of the City Charter, requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be allowed to be heard for or against any item contained in the Proposed Budget.

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

b. Public Hearing on Proposed FY 2025-2026 Tax Rate

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no-new-revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065 of the Texas Property Tax Code. At the Public Hearing, all interested persons shall be allowed to be heard for or against the 2025-26 proposed tax rate.

Presenter: Corey Worsham, Tax Administrator

7. Agreement with Pathways Physicians Texas, PLLC for Community Telehealth Services

Consider approving an agreement with MD Health Pathways to provide basic telehealth services citywide through a monthly utility bill charge. Council was briefed on this item at the June 16, 2025 and August 4, 2025 Work Sessions.

Presenter: Phillip Urrutia, Assistant City Manager

8. Request for Development Assistance from Lockwood Distilling Company

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. Council was briefed on this item at the August 4, 2025 Work Session.

Presenter: Ayako Schuster, Economic Development Director

9. Amend Chapters 26 & 32 Code of Ordinances Related to Short-Term Rental Regulations

Approve an ordinance amending Chapters 26 and 32 of the Code of Ordinances related to the regulation of Short-term rentals. Council was briefed on this item at the August 18, 2025 Work Session.

Presenter: Brian England, City Attorney

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

Approve 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. Council was briefed on this item at the August 18, 2025 Work Session.

Presenter: Mandy Pippen, Health Director, 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. Garland Housing Finance Corporation Appointment

Consider by minute action the appointment of a City of Garland representative to the Garland Housing Finance Corporation. Council was briefed on this item at the August 18, 2025 Work Session.

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 - 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**

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

All Regular Meetings 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. Wednesdays - 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 CD's are \$1 each and DVD's 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

CITY COUNCIL STAFF REPORT

1

Meeting Date: August 19, 2025

Title: Approve the minutes of the August 5, 2025 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider approval of the August 5, 2025 Regular Meeting Minutes.

Background

N/A

Consideration / Recommendation

Approve the August 5, 2025 Regular Meeting Minutes as presented.

Attachments

A. August 5, 2025 Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on August 5, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Jud Rex, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Brian England, City Attorney
Matt Watson, Chief Financial Officer
Tiffany Veno, Chief Communications Officer
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Courtney Vanover, Public Information Coordinator

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Deputy Mayor Pro Tem Ott provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Garland Youth Council Introductions

Mayor Hedrick, Tiffany Veno, Rhonda McTye, and Jennifer Alanis introduced and welcomed the new Garland Youth Council members.

- Pet of the Month

Albert Maldonado announced the pet of the month; Pretzel.

Mayor Hedrick stated that he would recuse himself under item 9a.

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Deputy Mayor Pro Tem Ott made a motion to approve the consent agenda as presented. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the July 22, 2025 Regular Meeting

2. Approve the following bids:

a. GP&L CIP Project Control and Management Services Bid No. 1329-25

Power Engineers, Inc. \$495,000.00

This request is to obtain GP&L and TMPA CIP project control and management services. Services associated with TMPA will be reimbursed at 100%. This is an initial term contract with four optional renewals.

b. GP&L Oakland 138kV Transmission Line Rebuild Bid No. 1074-25

Integrated Power Co. \$2,683,227.77

This request is to obtain construction services for the rebuild of the GP&L Oakland 138kV Transmission Line. This is part of the approved GP&L Oakland to Shiloh 138kV Transmission Line Rebuild CIP project. A 10% owner's contingency is included for any additional services that may be required.

c. TMPA Gibbons Creek Switchyard Surface and Subsurface Modification Services Bid No. 1179-25

Dynagrid Construction Group, LLC. \$7,867,005.25

This request is to obtain surface and subsurface modification construction services at the TMPA Gibbons Creek Switchyard. This is part of the approved TMPA Gibbons Creek Switchyard Surface and Subsurface Modifications CIP project and will be reimbursed at 100%.

d. Brand Road - SH190 to Muirfield Road Construction Award Bid No. 0927-25

Garret Shields Infrastructure \$10,411,055.00

This request is for the construction of Brand Road - S.H. 190 to Muirfield Road project.

e. Additional Parking Lot Modifications CO 04 for Water Utilities Building

Bid No. 0840-21

Hill & Wilkinson Construction

\$133,409.93

This request is for Phase 2 including additional services of the parking lot for the Garland Water Utilities Building.

3. A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:

a. Z 23-51 Hooda Enterprises, Inc. (District 7)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Community Retail (CR) District and (2) a Concept Plan for the existing Fuel Pumps, Retail Use on a 0.759 acre tract of land located at 1401 Belt Line 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. Z 25-12 Wikkibear, LLC. (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision (SUP) for a Food Processing and Storage Use on property zoned Industrial on a .9809-acre tract of land addressed as 2740 Oakland Street; 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. Z 25-15 Crafton Communications, Inc. (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for an Antenna, Commercial Use (2) a Planned Development Amendment to include a deviation related to the required distance from a residential district boundary line and (3) a Concept Plan for an Antenna, Commercial Use, on a property zoned Planned Development 87-1 with a base zoning of Community Office (CO) District on a 12.62 acre tract of land located at 4413 Naaman School 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. Workers' Compensation Cash Flow Plan Claim Reimbursement

Approve 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. Council was briefed on this item at the August 4, 2025 Work Session.

5. Consider an Ordinance to issue Certificates of Obligation

City Council will consider the issuance of Certificates of Obligation

6. Request for Development Assistance from Lockwood Distilling Company

Approve 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. Council was briefed on this item at the August 4, 2025 Work Session.

This item was removed from the consent agenda and will be considered at the following City Council meeting on August 19, 2025.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

7. Formal City Position on DART Governance and Funding

Council is requested to consider adopting a resolution that sets forth the City of Garland's formal position on governance and funding issues related to the Dallas Area Rapid Transit (DART) agency, including calls for structural reform, equitable funding, and more flexible service models. Council was briefed on this item at the July 21, 2025 Work Session.

Mayor Hedrick read the resolution and Ms. Traub provided comments on the item.

Councilmember Dutton made a motion to approve the item. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

Speakers on the item: Lindsey Fiegelman, Jon Garza, and Kenny Yarbrough.

8. Submission of Appraisal Roll and Rate for FY 2025-2026

The City Council is being provided the attached tax rates, notice and appraisal certifications as required by law. Council is requested to provide a proposed tax rate and hearing dates in accordance with state law.

Deputy Mayor Pro Tem Ott made a motion that the proposed 2025 tax rate of 68.9746 cents per \$100 of valuation be discussed at two public hearings. The public is encouraged to provide comment at the first public hearing to be held on August 19, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. A second public hearing to be held on September 2, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. Tax rate adoption will be held on September 2, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

9. Hold public hearing(s):

- a. Consider a request by Garland ISD, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road in District 1.**

Consider and take appropriate action on the application of Garland ISD, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road. (District 1) (File Z 25-10)

Mayor Hedrick recused himself from this item. Ms. Nur provided a presentation and stated that staff and the Plan Commission recommended approval as presented.

Applicant speaking on this item: Derek White and Judy Langford.

Speakers on the item: Josh Lamb and Nicole Lamb.

Mr. Williams suggested a type of informational public meeting prior to construction. Discussion followed.

Councilmember Bass made a motion to approve the request. Councilmember Beard seconded the motion. The vote was: Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, yes; Mayor Pro Tem Lucht, yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes. Mayor Hedrick was not present and voting. The motion carried.

- b. Consider a request by Scruby's Wave Wash, LLC., requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard in District 4.**

Consider and take appropriate action on the application of Scruby's Wave Wash, LLC., requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard. (District 4) (File Z 25-17)

Ms. Nur provided a presentation and answered questions of the Council. She stated that staff and the Plan Commission recommended approval.

Applicant speaking on the item: Maxwell Fisher.

Councilmember Williams made a motion to approve the request as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

- c. Consider a request by Jared Trozzo, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road in District 5.**

Consider and take appropriate action on the application of Jared Trozzo, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road. (District 5) (File Z 25-07)

Ms. Nur provided a presentation. She stated that staff and the Plan Commission recommended approval.

Applicant speaking on the item: Clay Trozzo.

Mayor Pro Tem Lucht made a motion to approve the request. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

- d. Consider a request by Om Estates Development, requesting approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway in District 3.**

Consider and take appropriate action on the application of Om Estates Development, requesting approval of 1) a Planned Development amendment to change the phasing of the

approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway. (District 3) (File Z 25-24)

Mayor Hedrick announced that the Council would take a short recess. The time was 8:56 p.m. Mayor Hedrick reconvened the meeting at 9:05 p.m.

Ms. Nur provided a presentation. She stated that staff and the Plan Commission recommended approval.

Applicants speaking on the item: Aju Vanhuey.

Councilmember Moore made a motion to approve the request. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

- e. Consider a request by Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 4550 West Buckingham Road Suite K in District 6.**

Consider and take appropriate action on the application of Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 4550 West Buckingham Road Suite K. (District 6) (File Z 25-06)

Ms. Nur provided a presentation. She stated that staff and the Plan Commission recommended approval for a 15 year SUP with additional landscaping.

Applicants speaking on the item: Rick Kelly.

Councilmember Dutton made a motion to approve the SUP for 15 years. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

- f. Consider a request by Rashad Haiddar requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive in District 2.**

Consider and take appropriate action on the application of Rashad Haiddar requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive. (District 2) (File DD 25-02)

Ms. Nur provided a presentation. She stated that staff would recommend a major waiver to allow a maximum of a 30 square foot wall sign and a denial for the second sign on the side. The Plan Commission concurred with staff's recommendation. Ms. Nur answered questions of the Council.

Applicants speaking on the item: Rashad Haiddar.

Councilmember Beard made a motion to approve the request as presented. Councilmember Dutton seconded the motion.

Mayor Pro Tem Lucht made a motion to amend the motion on the floor to have 10 square feet. Councilmember Dutton seconded the motion. Discussion followed. The vote was: Mayor Pro Tem Lucht, yes; Councilmember Dutton, yes; Councilmember Thomas Jr., no; Deputy Mayor Pro Tem Ott, no; Mayor Hedrick, no; Councilmember Bass, no; Councilmember Beard, no; Councilmember Moore, no; and Councilmember Williams, yes. The motion failed.

The Council voted on the original motion. The vote was: Councilmember Beard, yes; Councilmember Moore, yes; and Councilmember Williams, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; and Councilmember Bass, no. The motion carried.

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.

10. Citywide Appointment

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

Mayor Pro Tem Lucht made a motion to approve the appointment. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

There was no one present who wished to speak under the citizens comments item.

ADJOURN

All Regular Meetings 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. Wednesdays - 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 CD's are \$1 each and DVD's are \$3 each).

Mayor Hedrick adjourned the meeting at 10:22 p.m.

Submitted By:

Dylan Hedrick, Mayor



GARLAND

PURCHASING REPORT

2.a

Meeting Date: August 19, 2025

Title: Patricia, Robin, Patton Alley Wastewater Replacements

Submitted by: Michael Brinkmann, Managing Director-Water

Bid Number: 1072-25

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to replace about 4,754 linear feet of 8", 10", and 12" wastewater main. The project includes reconstruction of two alley segments where the wastewater lines are being replaced. The general project location is described as: West of Patton Drive Alley, Robin Lane and Patton Drive Alley and Patricia Lane and Robin Lane Alley. An owner's contingency is included for any additional work that may be required.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated with Estrada Concrete Company, LLC submitting the Straight Low Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Estrada Concrete Company, LLC	1072-25	Patricia, Robin, Patton Alley Wastewater Replacements	\$1,813,508.00	Straight Low Bid	53863

Fiscal Impact

Funding is available in the Patricia, Robin & Patton Wastewater Replacement CIP Project, for the construction award in the amount of \$1,813,508.00, which is within the approved budget of \$2,470,000.00 and will leave the remaining balance of \$4,884.62.

Attachments

A. Bid Recap

Budget Type: Proposed CIP
Fiscal Year: 2025
Document Location: Page 250

Routing

Amy Blanton, Accounting Representative II
Michael Brinkmann, Managing Director-Water
Gary Holcomb, Procurement & Material Management Director

Created/Initiated - 7/31/2025
Approved - 7/31/2025
Approved - 7/31/2025

Allyson Bell Steadman, Director of Budget & Research
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 8/8/2025
Approved - 8/8/2025
Final Approval - 8/11/2025

[illegible]

[illegible]



GARLAND

PURCHASING REPORT

2.b

Meeting Date: August 19, 2025

Title: Wastewater Treatment Plant Masterplan

Submitted by: Michael Brinkmann, Managing Director-Water

Bid Number: 0389-25

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This contract is to provide professional engineering services for the comprehensive review and evaluation of the two treatment plants owned and operated by Garland Water Utilities. The objective of this review is to determine the existing conditions of assets and treatment processes. A detailed vision and Capital Improvement Plan (CIP) will be developed for a 20-year planning period (2025-2045) focusing on addressing the capacity, current/future regulations, and condition of the civil, electrical, mechanical and instrumentation infrastructure based on the needs and priorities.

Evaluation

A request for qualifications was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated based on the published criteria. The top four (4) ranked firms were selected for interviews and a secondary evaluation was conducted. Garver, LLC received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Garver, LLC	0389-25	Wastewater Treatment Plant Masterplan	\$2,656,093.75	Best Value	

Fiscal Impact

Sufficient funding is not available in the FY 2024-25 Operating Budget for the Wastewater Treatment Plant Master Plan award of \$2,656,093.75, with an approved operating budget of \$8,747,023.00, leaving a shortfall of \$266,692.75. Additional funding will be requested on a Budget Amendment in FY 2025-26 to cover the shortfall.

Attachments

- A. Bid Evaluation Summary
- B. Bid Recap

Budget Type: Operating Budget
Fiscal Year: 2024-25

Routing

Amy Blanton, Accounting Representative II
Michael Brinkmann, Managing Director-Water
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 7/31/2025
Approved - 7/31/2025
Approved - 7/31/2025
Final Approval - 8/7/2025



GARLAND

PROCUREMENT

BID EVALUATION SUMMARY

DATE: July 30, 2025

PR#: N/A

BID #: 0389-25

AWARD BASIS: Best Value

EVALUATION: A request for qualifications was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated based on the published criteria. The top four (4) ranked firms were selected for interviews and a secondary evaluation was conducted. Garver, LLC received the highest evaluated score, offering the Best Value for the City.

AWARD AMOUNT:

Vendor(s)	Item(s)	Amount
Garver, LLC	All	\$2,656,093.75
	Total:	\$2,656,093.75

PROCUREMENT REPRESENTATIVE: Casee Sanders, Contract Specialist

DEPARTMENT REPRESENTATIVE: Vishal Sood, Water/Wastewater Capital Projects Director

ATTACHMENTS: Bid Recap

[illegible]

[illegible]

CITY OF GARLAND - BID RECAP SHEET OPENED: 02/20/2025 REQ. NO: N/A BID NO: 0389-25 PAGE: 3 of 3 BUYER: C. Sanders			WTC, Inc								
I T E M	QTY	U N I T									
			DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		N/A						
			Evaluation Criteria:								
			Qualifications and Experience of Firm	Maximum = 10	6.00						
			Qualifications and Experience of Staff/Personnell	Maximum = 25	14.00						
			Quality of Project Experience	Maximum = 25	5.00						
			Project Approach	Maximum = 20	10.00						
			Time for Completion	Maximum = 20	5.00						
			Total Score:	Maximum = 100	40.00						
			TOTAL GROSS PRICE								
			CASH DISCOUNT								
			TOTAL NET PRICE								
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								
NEXT LOW:			1120 # IonWave Notifications		All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. <u>The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.</u>						
LOW:			190 # IonWave HUBS								
SAVINGS:			4 # Direct Contact HUBS								
			1 # HUBS Responded								



GARLAND

PURCHASING REPORT

2.c

Meeting Date: August 19, 2025

Title: GP&L Elm Grove Office Building Construction

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1078-25

Strategic Focus Area: Reliable / Cost-Efficient Utility Services
Sound Governance and Finances

Purchase Justification

This request is for construction services for the GP&L Elm Grove Office Building. This is part of the approved GP&L Elm Grove Office Building CIP project. A 10% owner's contingency has been included for any additional services that may be needed.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated based on the published criteria. Taurus Commercial, Inc. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Taurus Commercial, Inc.	1078-25	All	\$3,025,640.50	Best Value	53873

Fiscal Impact

There is \$1,900,000 in available funding for this item in the GP&L Communications CIP project 210-3699-3130101. The remaining bid award funds of \$1,125,640.50 will be requested as part of the 2026 CIP budget process. Funding reserved for the 2026 CIP will not be expensed until 2026 CIP funding is available.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: Page 276
Document Location: 2025 CIP Page 276

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 8/1/2025
Approved - 8/4/2025
Approved - 8/8/2025
Final Approval - 8/11/2025

[illegible]

[illegible]



GARLAND

PURCHASING REPORT

2.d

Meeting Date: August 19, 2025

Title: GP&L and TMPA Substation Maintenance, Repair and Construction Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1264-25

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain a blanket services contract with four (4) optional renewals for as needed and emergency maintenance, repair, and construction services for GP&L and TMPA substations. Expenses associated with TMPA will be reimbursed at 100%.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on the published criteria. Integrated Power Co. submitted an incomplete bid and is deemed non-responsive. Primoris T&D Services, LLC received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Primoris T&D Services, LLC	1264-25	All	\$5,000,000.00	Best Value	53436

Fiscal Impact

Term contract does not commit funds. Expenses will be charged to GP&L Substations Operating and GP&L Substations Upgrades CIP Program accounts as incurred.

Attachments

A. Bid Recap

Budget Type: Operating and CIP
Fiscal Year: 2024-2025
Document Location: Operating - Page 251; Proposed CIP - Page 284

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 8/1/2025
Approved - 8/4/2025
Approved - 8/8/2025
Final Approval - 8/11/2025

[illegible]



GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: August 19, 2025

Title: Approve a Resolution Supporting the Foreign-Trade Zone Designation for Nobilia North America Inc.

Submitted by: Ayako Schuster, Economic Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

Council is requested to approve a resolution supporting the Foreign-Trade Zone (FTZ) for Nobilia North America Inc. within the city limits, as authorized under Texas Business & Commerce Code Chapter 681. The ordinance will authorize the city to cooperate with FTZ #39 - Dallas/Fort Worth International Airport Board to enable FTZ designation for eligible properties and businesses within the city.

Background

Foreign-Trade Zones (FTZs) are federally designated sites where domestic and foreign merchandise is considered outside of US Customs territory for tariff purposes. Companies operating in FTZs may benefit from duty deferral, reduction, or elimination of imports and exports, which supports local economic development, job creation, and industrial investment. This reduction in duties does not apply to local taxable values or local sales tax generation. Under Chapter 681 of the Texas Business & Commerce Code, municipalities may adopt ordinances to facilitate FTZ activities and designate a liaison or coordinating body for FTZ-related activities.

The city recently received a request for a letter of support from Nobilia North America Inc. regarding their potential participation in an FTZ. This resolution would enable the mayor to issue such a letter for this company looking to participate. This resolution does not create an FTZ directly but expresses the City's formal support and intent to participate in the FTZ program through an authorized grantee.

Consideration / Recommendation

Staff recommends approval of the resolution.

Attachments

A. Reso No _____ Reso in Support of Nobilia North America FTZ

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE APPLICATION OF NOBILIA NORTH AMERICA INC. FOR A FOREIGN TRADE ZONE FOR THE PROPERTY LOCATED AT 3101 MARQUIS DRIVE, SUITE 300, GARLAND, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 681 of the Texas Business and Commerce Code authorizes certain corporations and governmental entities to apply for and accept a grant of authority to establish, operate, and maintain a foreign trade zone ("FTZ") and subzones;

WHEREAS, Nobilia North America Inc. ("Nobilia") has submitted an application to the Dallas Fort Worth International Airport U.S. Foreign Trade Zone No. 39 to establish a FTZ at 3101 Marquis Drive, Suite 300, Garland, Texas 75042 ("Property");

WHEREAS, as part of the application process for a FTZ, Nobilia has requested the City of Garland ("City") to provide documentation of support of its application since the FTZ would be wholly located within the municipal limits of the City; and

WHEREAS, the City Council of the City of Garland finds it is in the public interest to support Nobilia's application for a FTZ at the Property;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

The City of Garland, Texas, supports and does not oppose the establishment of a Foreign Trade Zone by Nobilia North America Inc. for the property located at 3101 Marquis Drive, Suite 300, Garland, Texas 75042, and the Mayor is authorized to execute a letter indicating such support.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: August 19, 2025

Title: Amendment to the Note Purchase Agreement

Submitted by: Darrell Cline, General Manager & CEO

Strategic Focus Area: Reliable / Cost-Efficient Utility Services
Sound Governance and Finances

Issue / Summary

The Electric Utility Commercial Paper Program is a short-term interim financing tool used to fund the construction of various capital improvement projects for Garland Power & Light (GP&L). The current short-term financing facility with Wells Fargo is set to expire on August 29, 2025. GP&L is proposing to amend this facility and extend it for five (5) additional years.

Background

For debt-financed capital improvements, GP&L utilizes its Electric Utility Commercial Paper Program (CP Program), which is a short-term interim financing facility with a borrowing capacity of \$150 million. The current facility is a note purchase agreement with Wells Fargo that expires on August 29, 2025.

GP&L received six (6) bids from large national banks for the continuation of the CP Program. Wells Fargo's bid provided the lowest cost facility for GP&L. Given that the existing note purchase agreement with Wells Fargo allows the parties to amend the agreement and that the most substantive change is the new pricing, the parties agreed that amending the existing agreement was the most time and cost effective option.

Consideration / Recommendation

Staff seeks the Council's concurrence to amend and extend the Note Purchase Agreement between the City and Wells Fargo as provided in the Ordinance Approving an Extension to Note Purchase Agreement. Council was briefed on this item at the August 4, 2025 Work Session.

Attachments

- A. Ordinance - 2025 GPL CP NPA Extension
- B. First Amendment to Note Purchase Agreement

ORDINANCE NO. ____

AN ORDINANCE APPROVING AN EXTENSION TO NOTE PURCHASE AGREEMENT RELATING TO THE “CITY OF GARLAND, TEXAS, ELECTRIC UTILITY SYSTEM COMMERCIAL PAPER NOTES, SERIES A”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the City Council of the City of Garland, Texas (the “City”), on August 3, 2021 adopted Ordinance No. 7243 (the “Note Ordinance”) authorizing the “City of Garland, Texas, Electric Utility System Commercial Paper Notes, Series A”, in the aggregate principal amount of not to exceed \$150,000,000 (collectively, the “Notes”) and in connection therewith executed a Note Purchase Agreement dated August 31, 2021 (the “Note Purchase Agreement”) by and between the City and Wells Fargo Bank, National Association (“Wells Fargo”);

WHEREAS, the City has requested that Wells Fargo extend the Commitment Expiration Date of the Note Purchase Agreement to August 28, 2030;

WHEREAS, pursuant to Section 8.2(a) of the Note Purchase Agreement, Wells Fargo has designated Wells Fargo Municipal Capital Strategies, LLC (“WFMCS”), a wholly owned subsidiary of Wells Fargo, to serve as the “Bank” under the Note Purchase Agreement as successor to Wells Fargo pursuant to the terms of the Note Purchase Agreement: and

WHEREAS, Wells Fargo and the City have agreed to extend the Commitment Expiration Date of the Note Purchase Agreement to August 28, 2030, and to enter into that certain First Amendment to Note Purchase Agreement, a substantial copy of which is attached hereto as **Exhibit A** (the “First Amendment to Note Purchase Agreement”) by and between the City and WFMCS as the Bank to amend certain terms of the Note Purchase Agreement and to replace Wells Fargo with WFMCS as the Bank;

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551, as amended; Now, Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

SECTION 1. The recitals set forth in the preambles hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

SECTION 2. The City Council hereby consents to the replacement of Wells Fargo with WFMCS as Bank under the Note Purchase Agreement and approves the extension of the Commitment Expiration Date of the Note Purchase Agreement to August 28, 2030, and further approves the First Amendment to Note Purchase Agreement in substantially the form attached hereto as Exhibit A, with such changes or additions thereto as may be approved by the Mayor, the City Manager or the Chief Financial Officer of the City (upon advice of bond counsel to the City), as evidenced by their execution and delivery thereof, and the Mayor, the City Manager or the Chief Financial Officer of the City are each hereby authorized and directed, for and on behalf of the City, to execute the First Amendment to Note Purchase Agreement, and such officers are hereby authorized to deliver the First Amendment to Note Purchase Agreement to the Bank. Upon execution by the parties thereto and delivery thereof, the First Amendment to Note Purchase Agreement shall be binding upon the City in accordance with the terms and provisions thereof.

SECTION 3. The Mayor, City Secretary, City Manager, Chief Financial Officer and all other officers of the City are each hereby authorized to take or cause to be taken such other actions and to execute and deliver such documents and certificates as necessary or appropriate to consummate the transactions authorized by this Ordinance, including without limitation, to obtain approval of the Attorney General of Texas, if required, to retain legal counsel in connection with the matters addressed herein, to obtain a rating or rating confirmation from bond rating agencies, payment of related fees, to provide such notices as may be required by the proceedings that authorized the issuance of the Notes, to execute and deliver any necessary amendments to the Issuing and Paying Agent Agreement for the Notes, and prepare, approve and distribute disclosure documents related to such transactions.

SECTION 4. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5. This Ordinance shall be in force and effect from and after its passage on the date shown below.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED, this August 19, 2025.

CITY OF GARLAND, TEXAS

Mayor, Dylan Hedrick

ATTEST:

City Secretary, Jennifer Stubbs

EXHIBIT A

FIRST AMENDMENT TO NOTE PURCHASE AGREEMENT

FIRST AMENDMENT TO NOTE PURCHASE AGREEMENT

This FIRST AMENDMENT TO NOTE PURCHASE AGREEMENT (this “*Amendment*”) dated August 29, 2025 (the “*Amendment Date*”), is between CITY OF GARLAND TEXAS, a political subdivision and home rule municipal corporation of the State of Texas (the “*City*”) and WELLS FARGO MUNICIPAL CAPITAL STRATEGIES, LLC (as successor to Wells Fargo Bank, National Association) (in such capacity, together with its successors and assigns, the “*Bank*”). All capitalized terms used herein and not defined herein shall have the meanings set forth in the hereinafter defined Agreement.

WITNESSETH

Whereas, the City and Wells Fargo Bank, National Association have previously entered into that certain Note Purchase Agreement dated as of August 31, 2021 (as amended, restated, supplemented or otherwise modified to date, the “*Agreement*”);

WHEREAS, pursuant to Section 8.3 of the Agreement, the Agreement may be amended by a written amendment thereto, executed by the City and the Bank; and

WHEREAS, the City has requested that certain amendments be made to the Agreement, and the Bank has agreed to make such amendments to the Agreement subject to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the premises, the parties hereto hereby agree as follows:

SECTION 1. AMENDMENTS.

Upon satisfaction of the conditions precedent set forth in Section 2 hereof, the Agreement shall be amended as follows:

1.01. Wells Fargo Bank, National Association, has designated Wells Fargo Municipal Capital Strategies, LLC, a wholly owned subsidiary, as successor to it as the “*Bank*”, and the City has consented to such succession, all in accordance with Section 8.2(a) of the Agreement. All references in the Agreement and each other Related Document to “Wells Fargo Bank, National Association” are hereby deleted in their entirety and shall hereinafter be deemed to refer to “Wells Fargo Municipal Capital Strategies, LLC.”

1.02. The following defined terms set forth in Section 1.1 of the Agreement are hereby amended in their entirety and as so amended shall be restated to read as follows:

“*Commitment Expiration Date*” means August 28, 2030, unless extended as provided herein.

“*Sanction(s)*” means any international economic sanction administered or enforced by the United States Government (including, without limitation, OFAC), the United Nations Security Council, the European Union, His Majesty’s Treasury or other relevant sanctions authority.

“*Tax-Exempt Applicable Margin*” means, the applicable rate per annum in the applicable pricing matrix below, which rate is subject to maintenance of the current City Rating and subject to adjustment based on the number of basis points set forth in the Level associated with the lowest City Rating as set forth in the applicable matrix below:

(i) for the period commencing on the Closing Date to but not including the First Amendment Date, a rate per annum set forth in the schedule below:

CITY RATING				TAX-EXEMPT APPLICABLE MARGIN BASIS POINTS (%)
	MOODY’S	S&P	FITCH	
Level I	A2 or higher	A or higher	A or higher	0.45%
Level II	A3	A-	A-	0.60%
Level III	Baa1	BBB+	BBB+	0.75%

(ii) for the period commencing on the First Amendment Date, and at all times thereafter, a rate per annum set forth in the pricing matrix below:

CITY RATING				TAX-EXEMPT APPLICABLE MARGIN BASIS POINTS (%)
	MOODY’S	S&P	FITCH	
Level I	A2 or higher	A or higher	A or higher	0.64%
Level II	A3	A-	A-	0.79%
Level III	Baa1	BBB+	BBB+	1.04%

The following paragraph applies to each pricing matrix set forth above. In the event of a split City Rating (i.e., one of the Rating Agency’s City Rating is at a different Level than the City Rating of either of the other Rating Agencies), the Tax-Exempt

Applicable Margin shall be based upon the Level in which the lowest City Rating appears (for the avoidance of doubt, Level III is the lowest Level, and Level I is the highest Level for purposes of the above pricing matrices). Any change in the Tax-Exempt Applicable Margin resulting from a change in the City Rating shall be and become effective as of and on the date of the public announcement of the change in the City Rating. References to the City Rating above are references to rating categories as presently determined by the Rating Agencies and in the event of adoption of any new or changed rating system by any such Rating Agency, including, without limitation, any recalibration of the City Rating in connection with the adoption of a “*global*” rating scale, each City Rating from the Rating Agency in question referred to above shall be deemed to refer to the rating category under the new rating system which most closely approximates the applicable rating category as currently in effect. In the event that a Downgrade Event occurs, or any City Rating is suspended, withdrawn, or otherwise unavailable for credit-related reasons from any Rating Agency, or upon the occurrence of and during the continuance of an Event of Default, in each such case, the interest rate on the Notes shall increase automatically to the Default Rate. The City acknowledges that as of the First Amendment Date the Tax-Exempt Applicable Margin is that specified above for Level I in the pricing matrix set forth in paragraph (ii) of this definition.

“*Taxable Applicable Margin*” means, the applicable rate per annum in the applicable pricing matrix below, which rate is subject to maintenance of the current City Rating and subject to adjustment based on the number of basis points set forth in the Level associated with the lowest City Rating as set forth in the applicable matrix below:

(i) for the period commencing on the Closing Date to but not including the First Amendment Date, a rate per annum set forth in the pricing matrix below:

	CITY RATING			
	MOODY’S	S&P	FITCH	APPLICABLE MARGIN BASIS POINTS (%)
Level I	A2 or higher	A or higher	A or higher	0.60%
Level II	A3	A-	A-	0.75%
Level III	Baa1	BBB+	BBB+	0.90%

(ii) for the period commencing on the First Amendment Date, and at all times thereafter, a rate per annum set forth in the pricing matrix below:

CITY RATING

	MOODY'S	S&P	FITCH	APPLICABLE MARGIN BASIS POINTS (%)
Level I	A2 or higher	A or higher	A or higher	1.00%
Level II	A3	A-	A-	1.15%
Level III	Baa1	BBB+	BBB+	1.40%

The following paragraph applies to each pricing matrix set forth above. In the event of a split City Rating (i.e., one of the Rating Agency's City Rating is at a different Level than the City Rating of either of the other Rating Agencies), the Taxable Applicable Margin shall be based upon the Level in which the lowest City Rating appears (for the avoidance of doubt, Level III is the lowest Level, and Level I is the highest Level for purposes of the above pricing matrices). Any change in the Taxable Applicable Margin resulting from a change in the City Rating shall be and become effective as of and on the date of the public announcement of the change in the City Rating. References to the City Rating above are references to rating categories as presently determined by the Rating Agencies and in the event of adoption of any new or changed rating system by any such Rating Agency, including, without limitation, any recalibration of the City Rating in connection with the adoption of a "global" rating scale, each City Rating from the Rating Agency in question referred to above shall be deemed to refer to the rating category under the new rating system which most closely approximates the applicable rating category as currently in effect. In the event that a Downgrade Event occurs, or any City Rating is suspended, withdrawn, or otherwise unavailable for credit-related reasons from any Rating Agency, or upon the occurrence of and during the continuance of an Event of Default, in each such case, the interest rate on the Notes shall increase automatically to the Default Rate. The City acknowledges that as of the First Amendment Date the Taxable Applicable Margin is that specified above for Level I in the pricing matrix set forth in paragraph (ii) of this definition.

1.03. Section 1.1 of the Agreement is hereby amended by the addition of the new defined term "*First Amendment Date*" to be inserted in the appropriate place in the alphabetical sequence and to read as follows:

"First Amendment Date" means August 29, 2025.

1.04. Section 2.1(c) of the Agreement is hereby amended in its entirety and as so amended shall be restated to read as follows:

(c) Each Note shall (i) be dated the date such Note is delivered to the Bank, (ii) be secured by the Net Revenues in the manner described in Section 2.1(a) hereof, (iii) mature not later than the earlier of (A) three hundred sixty-four (364) days following the related Purchase Date, and (B) the Commitment Expiration Date and (iv) be in a minimum principal amount of \$1,000,000 or an integral multiple of \$100,000 in excess thereof. Interest on the each Note shall be calculated on the basis of a year of a year of 360 days and actual days elapsed from the Purchase Date.

1.04. Section 2.6(a) of the Agreement is hereby amended in its entirety and as so amended shall be restated to read as follows:

(a) *Commitment Fees.* The City agrees to pay to the Bank a nonrefundable fee (the “*Commitment Fee*”), payable quarterly in arrears commencing on October 1, 2025 (for the period commencing on July 1, 2025 and ending on September 30, 2025), and on the first Business Day of each January, April, July and October thereafter, and on the Termination Date, at the applicable rate per annum set forth in the applicable matrix set forth below (the “*Commitment Fee Rate*”), multiplied by the daily Available Commitment, which rate is subject to the maintenance of the current City Rating and subject to adjustment based on the number of basis points set forth in the Level associated with the lowest City Rating as set forth in the applicable matrix below:

(i) for the period commencing on July 1, 2025 to but not including the First Amendment Date, the Commitment Fee Rate for such period shall be determined in accordance with the pricing matrix set forth below:

CITY RATING				COMMITMENT FEE
LEVEL	MOODY’S	S&P	FITCH	RATE
Level I	A2 or higher	A or higher	A or higher	0.22%
Level II	A3	A-	A-	0.27%
Level III	Baa1	BBB+	BBB+	0.42%
Level IV	Below Baa1	Below BBB+	Below BBB+	1.42%

(ii) for the period commencing on the First Amendment Date, and at all times thereafter, the Commitment Fee Rate for such period shall be determined in accordance with the pricing matrix set forth below:

CITY RATING

LEVEL	MOODY'S	S&P	FITCH	COMMITMENT FEE RATE
Level I	A2 or higher	A or higher	A or higher	0.35%
Level II	A3	A-	A-	0.40%
Level III	Baa1	BBB+	BBB+	0.55%
Level IV	Below Baa1	Below BBB+	Below BBB+	1.55%

The following paragraph applies to each pricing matrix set forth above. If one of the Rating Agency's City Rating is at a different Level than the City Rating of either of the other Rating Agencies, the Commitment Fee Rate shall be based upon the Level in which the lowest City Rating appears (for the avoidance of doubt, Level IV is the lowest Level, and Level I is the highest Level for purposes of the above pricing matrices). Any change in the Commitment Fee resulting from a change in the City Rating shall be and become effective as of and on the date of the public announcement of the change in the City Rating. The Commitment Fee shall be computed on the basis of a 360-day year and the actual number of days elapsed and payable in immediately available funds. References to the City Rating above are references to rating categories as presently determined by the Rating Agencies and in the event of adoption of any new or changed rating system by any such Rating Agency, including, without limitation, any recalibration of the City Rating in connection with the adoption of a "*global*" rating scale, each City Rating from the Rating Agency in question referred to above shall be deemed to refer to the rating category under the new rating system which most closely approximates the applicable rating category as currently in effect. In the event that any City Rating is suspended, withdrawn, or otherwise unavailable for credit-related reasons from any Rating Agency, or upon the occurrence of and during the continuance of an Event of Default, in each such case the Commitment Fee Rate shall increase automatically to Level IV, without prior notice to the City. The City acknowledges that as of the First Amendment Date the Commitment Fee Rate is that specified above for Level I in the pricing matrix set forth in paragraph (a)(ii) above.

SECTION 2. CONDITIONS PRECEDENT.

This Amendment shall become effective on the Amendment Date subject to the satisfaction of or waiver by the Bank of all of the following conditions precedent (such satisfaction to be evidenced by the Bank's execution and delivery of this Amendment):

2.01. Delivery by the City to the Bank of an executed counterpart of this Amendment.

2.02. Delivery to the Bank of an opinion of counsel to the City, addressed to the Bank and in form and substance satisfactory to the Bank and Bank Counsel.

2.03. Receipt by the Bank of a certified copy of the authorizing ordinances of the City approving the execution and delivery and performance of its obligations under the Agreement, as amended hereby.

2.04. Receipt by the Bank of a customary certificate executed by appropriate officers of the City including the incumbency and signature of the officer of the City executing this Amendment.

2.05. Payment directly to Chapman and Cutler LLP, legal counsel to the Bank ("*Bank Counsel*") within thirty (30) days of receipt of an invoice from Bank Counsel, of the reasonable legal fees and expenses of Bank Counsel.

2.06. All other legal matters pertaining to the execution and delivery of this Amendment shall be satisfactory to the Bank and Bank Counsel.

SECTION 3. REPRESENTATIONS AND WARRANTIES OF THE CITY.

3.01. The City hereby represents and warrants that the following statements shall be true and correct as of the date hereof:

(a) the representations and warranties of the City contained in Article IV of the Agreement and in each of the Related Documents are true and correct on and as of the date hereof as though made on and as of such date (except to the extent the same expressly relate to an earlier date and except that the representations contained in Section 4.21 of the Agreement shall be deemed to refer to the most recent financial statements of the City delivered to the Bank pursuant to Section 6.2(a)(ii) of the Agreement); and

(b) no Default or Event of Default has occurred and is continuing or would result from the execution of this Amendment.

3.02. In addition to the representations given in Article IV of the Agreement, the City hereby represents and warrants as follows:

(a) The execution, delivery and performance by the City of this Amendment and the performance by the City of the Agreement, as amended hereby, are within its powers, have been duly authorized by all necessary action and do not contravene any law, rule or regulation, any judgment, order or decree or any contractual restriction binding on or affecting the City.

(b) No authorization, approval or other action by, and no notice to or filing with, any governmental authority or regulatory body is required for the due execution, delivery and performance by the City of this Amendment or the performance by the City of the Agreement, as amended hereby.

(c) This Amendment and the Agreement, as amended hereby, constitute legal, valid and binding obligations of the City enforceable against the City in accordance with their respective terms, except that (i) the enforcement thereof may be limited by bankruptcy, reorganization, insolvency, liquidation, moratorium and other laws relating to or affecting the enforcement of creditors' rights and remedies generally, as the same may be applied in the event of the bankruptcy, reorganization, insolvency, liquidation or similar situation of the City, and (ii) no representation or warranty is expressed as to the availability of equitable remedies.

SECTION 4. MISCELLANEOUS.

4.01. Except as specifically amended herein, the Agreement shall continue in full force and effect in accordance with its original terms. Reference to this specific Amendment need not be made in any note, document, agreement, letter, certificate, the Agreement or any communication issued or made subsequent to or with respect to the Agreement, it being hereby agreed that any reference to the Agreement shall be sufficient to refer to the Agreement, as hereby amended. In case any one or more of the provisions contained herein should be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired hereby. THIS AMENDMENT AND ANY CLAIMS, CONTROVERSY, DISPUTE OR CAUSE OF ACTION (WHETHER IN CONTRACT OR TORT OR OTHERWISE) BASED UPON, ARISING OUT OF OR RELATING TO THIS AMENDMENT OR ANY OTHER RELATED DOCUMENT (EXCEPT, AS TO ANY OTHER RELATED DOCUMENT, AS EXPRESSLY SET FORTH THEREIN) AND THE TRANSACTIONS CONTEMPLATED HEREBY AND THEREBY SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAW OF THE STATE OF TEXAS.

4.02. This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Amendment may be delivered by the exchange of signed signature pages by facsimile transmission or by e-mail with a pdf copy or other replicating image attached, and any printed or copied version of any signature page so delivered shall have the same force and effect as an originally signed version of such signature page.

4.03. The parties agree that the electronic signature of a party to this Amendment shall be as valid as an original signature of such party and shall be effective to bind such party to this Amendment. The parties agree that any electronically signed document (including this Amendment) shall be deemed (i) to be "written" or "in writing," (ii) to have been signed and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Such paper copies or "printouts," if introduced as evidence in any judicial, arbitral, mediation or administrative proceeding, will be admissible as between the parties to the same extent and under the same conditions as other original business records created and maintained in documentary form. Neither party shall contest the admissibility of true and accurate copies of electronically signed documents on the basis of the best evidence rule or as not satisfying the business records exception to the hearsay rule. For purposes hereof, "electronic signature" means a manually-signed original signature that is then transmitted by electronic means; "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a "pdf" (portable document format) or other replicating image attached to an

e-mail message; and, “electronically signed document” means a document transmitted by electronic means and containing, or to which there is affixed, an electronic signature.

4.04. The Bank makes the following representation and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code (the “*Government Code*”), as heretofore amended, in entering into this Amendment. As used herein, “affiliate” means an entity that controls, is controlled by, or is under common control with the Bank within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of the Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the Agreement, notwithstanding anything in this Amendment or the Agreement to the contrary.

(a) *Not a Sanctioned Company.* The Bank represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153, Government Code, or Section 2270.0201, Government Code. The foregoing representation excludes the Bank and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) *No Boycott of Israel.* The Bank hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of the Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

(c) *No Discrimination Against Firearm Entities.* The Bank hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of the Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

(d) *No Boycott of Energy Companies.* The Bank hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of the Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed and delivered by their respective officers hereunto duly authorized as of the Amendment Date.

CITY OF GARLAND TEXAS

By: _____
Name: Matt Watson
Title: Chief Financial Officer

WELLS FARGO MUNICIPAL CAPITAL
STRATEGIES, LLC

By: _____

Name: _____

Title: _____



GARLAND

CITY COUNCIL STAFF REPORT

5.a

Meeting Date: August 19, 2025

Title: Z 25-06 Watermill Express (District 6)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-06 Watermill Express

Background

Zoning Case Z 25-06 was approved via public hearing during the August 5, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-06 Ordinance
- B. Z 25-06 Exhibit A
- C. Z 25-06 Exhibit B
- D. Z 25-06 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR A KIOSK, SELF-SERVICE: RETAIL ICE, WATER, ETC. USE AND 2) A CONCEPT PLAN FOR A KIOSK, SELF-SERVICE: RETAIL ICE, WATER, ETC. USE ON A 3.052-ACRE TRACT OF LAND ADRESSED AS 4550 W BUCKINGHAM 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.

WHEREAS, at its regular meeting held on the 14th day of July 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use for a period of 15 years and 2) a Concept Plan for a for a Kiosk, Self-Service: Retail ice, water, etc. use by **Watermill Express**, and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use for a period of 15 years and 2) a Concept Plan as shown in "Exhibit C" for a for a Kiosk, Self-Service: Retail ice, water, etc. use and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-06

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

Exhibit A

Being a tract of land situated in the Sarah Zachary Survey, Abstract Number 1816 in the City of Garland, Dallas County, Texas, being a portion of Lot 1, Block 1 Forest Ridge No. 4, an addition to the City of Garland as recorded in Volume 80002, Page 1 of the Deed Records of Dallas County, Texas same being a portion of a called 3.058 acre tract of land called Tract 1 to PRB Real Estate, LLC as recorded in Instrument Number 201200261186 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a "X" cut in concrete found on the south right-of-way line of West Buckingham Road, a variable width right-of-way at the northwest corner of a called 0.711 acre tract of land to Neten, Corporation as recorded in Instrument Number 200900217547 of the Official Public Records of Dallas County, Texas, same being the northeast corner of said 3.058 acre tract;

THENCE South 00 degrees 21 minutes 18 seconds East along the common line of said 0.711 acre tract and said 3.058 acre tract, a distance of 194.18 feet to a PK nail found for the southwest corner of said 0.711 acre tract;

THENCE departing said common line and through the interior of said 3.058 acre tract the following courses and distances;

North 04 degrees 08 minutes 54 seconds West, a distance of 116.10 feet to a point for corner at the POINT OF BEGINNING of the herein described tract;

South 89 degrees 38 minutes 42 seconds West, a distance of 18.03 feet to a point for corner;

North 00 degrees 21 minutes 18 seconds West, a distance of 18.03 feet to a point for corner;

North 89 degrees 38 minutes 42 seconds East, a distance of 18.03 feet to a point for corner;

South 00 degrees 21 minutes 18 seconds East, a distance of 18.03 feet to the POINT OF BEGINNING containing 325 square feet, or 0.007 of an acre of land.

SPECIFIC USE PROVISION

ZONING FILE Z 25-06

4550 W Buckingham Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Kiosk, Self-Service Retail ice, water, etc. Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a period of 15 years.

B. Landscaping: Additional landscaping be installed along Buckingham Road as shown on the Concept Plan before a Certificate of Occupancy is issued.

Exhibit C

CASE # 241119-3,
ZONING: ZC 25-06

REFER TO A1 & A1.1 FOR
SITE DATA AND NOTES

LEGEND

PROPOSED WATERMILL

PROPOSED TREE

PROPOSED BUSH

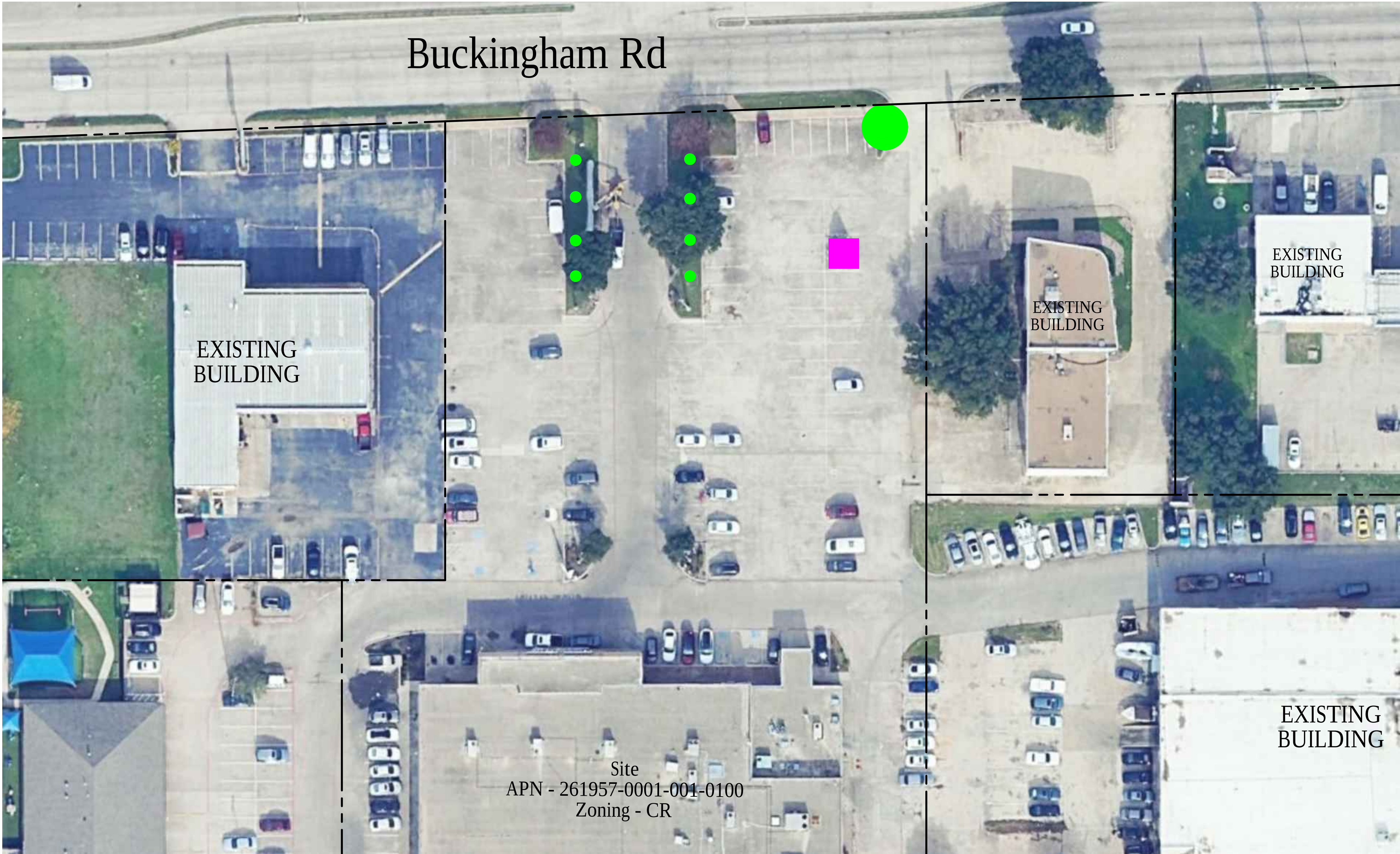
PROPERTY LINE

Shrub and tree coverage calculations are based solely on the landscape area within the property line and the defined scope of work.

The planter zone on the west side of the entry drive totals approximately 4,433 square feet. Within this area, 4 new shrubs in accordance with City of Garland's approved plant list are proposed. Each with an estimated mature spread of 4 feet in diameter (2-foot radius), equating to approximately 12.6 square feet of coverage per shrub. This results in a total coverage of approximately 50 square feet, or 1.13% of the planter area.

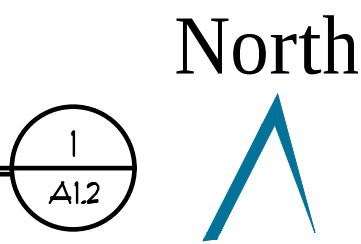
The opposite planter zone, located adjacent to the Watermill Kiosk on the east side of the drive aisle, totals approximately 3,728 square feet. This area includes 4 new shrubs of the same type and 1 tree in accordance with City of Garland's approved plant list, with an estimated mature canopy spread of 20 feet in diameter. The combined total coverage from shrubs and tree is approximately 364 square feet, or 9.78% of the planter area.

Existing vegetation (noted in grayscale on A1.1) has been excluded from these calculations. Final coverage percentages may vary depending on actual plant species, installation spacing, and adjustments by others. Refer to A1.0 & A1.1 for Site Data and Notations



Enlarged Conceptual Site Plan

Scale: 1/32" = 1'-0"



CONSULTANT:

PROJECT NAME:
Watermill Express # 114146
4550 W Buckingham Rd. #K
Garland, Texas 75042

SHEET TITLE:
Enlarged Conceptual Site Plan

REVISIONS:	
*	
*	
*	
*	

Project No: WE-24-114

Drawn By:
JR

Date: June 24, 2025

Scale: As Noted

Sheet No:
A1.2

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS BELONG TO THE CLIENT AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR NO OTHER PURPOSE. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY OTHER PROJECTS. USE OR REPRODUCTION OF THIS DRAWING OR ANY MEANS IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM AVARUUS STUDIOS, INC. COPYRIGHT 2024 A.V.S. 10/27/24



GARLAND

CITY COUNCIL STAFF REPORT

5.b

Meeting Date: August 19, 2025

Title: Z 25-07 Jared Trozzo (District 5)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-07 Jared Trozzo

Background

Zoning Case Z 25-07 was approved via public hearing during the August 5, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-07 Ordinance
- B. Z 25-07 Exhibit A
- C. Z 25-07 Exhibit B
- D. Z 25-07 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A PLANNED DEVELOPMENT AMENDMENT TO ALLOW FOR AN ADDITIONAL PAD SITE AND UPDATES TO THE PERMITTED USES IN THE EXISTING PLANNED DEVELOPMENT (2) A CONCEPT PLAN FOR AN ADDITIONAL PAD SITE, ON A PROPERTY ZONED WITH A BASE ZONING OF COMMUNITY RETAIL (CR) DISTRICT ON A 6.27 ACRE TRACT OF LAND LOCATED AT 930 WEST CENTERVILLE 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.

WHEREAS, at its regular meeting held on the 14th day of July 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development (2) a Concept Plan for an additional pad site, as shown in "Exhibit C" for future development, on a property with a base zoning of Community Retail (CR) District by **Jared Trozzo**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development (2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District on a 6.27 acre tract of land located at 930 West Centerville Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland

Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-07

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-07

BEING a tract of land situated in the THEOPHALUS THOMAS SURVEY, ABSTRACT NO. 1461, City of Garland, Dallas County, Texas and being a portion of Lot 1R, Block A, of Montclair Addition No. 5, an addition to the City of Garland, according to the map recorded in Volume 90175, Page 1642 of the Plat Record of Dallas County, Texas (P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way of Chevy Chase (50' right-of-way) and the easterly right-of-way of Broadmoor Drive (50' right-of-way);

THENCE North 44 deg 48 min 00 sec West, along the easterly right-of-way of said Broadmoor Drive, a distance of 131.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set at the most southwesterly corner of said Montclair Addition, said iron rod also being the POINT OF BEGINNING;

THENCE North 44 deg 48 min 00 sec West, continuing along the easterly right-of-way of said Broadmoor Drive, a distance of 374.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 250.00 feet, a central angle of 11 deg 32 min 55 sec, a chord bearing of North 38 deg 31 min 22 sec West and a chord length of 50.30 feet;

THENCE along said curve to the right an arc distance of 50.39 feet to an "X" cut in concrete set for corner and the beginning of a curve to the left having a radius of 250.00 feet, a central angle of 11 deg 32 min 55 sec, a chord bearing of North 38 deg 31 min 22 sec West and a chord length of 50.30 feet;

THENCE along curve to the left, an arc distance of 50.39 feet to a 1/2 inch iron rod found for corner;

EXHIBIT A

THENCE North 44 deg 48 min 00 sec West, a distance of 44.00 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the right having a radius of 65.00 feet, a central angle of 89 deg 59 min 54 sec, a chord bearing of North 00 deg 12 min 00 sec East and a chord length of 91.92 feet;

THENCE along said curve to the right, an arc length of 102.10 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner in the southerly right-of-way of Centerville Road (100' right-of-way);

THENCE North 45 deg 12 min 00 sec East, along the southerly right-of-way of said Centerville Road, a distance of 396.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner at the most northeasterly corner of said Montclair Addition No. 5;

THENCE South 44 deg 48 min 00 sec East, departing the southerly right-of-way of said Centerville Road, a distance of 129.30 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 deg 12 min 00 sec East, a distance of 9.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 deg 48 min 00 sec East, a distance of 99.10 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 deg 12 min 00 sec West, a distance of 9.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 deg 48 min 00 sec East, a distance of 354.60 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner at the most southeasterly corner of said Montclair Addition No. 5;

THENCE South 45 deg 12 min 00 sec West, a distance of 472.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 6.277 acres or 273,412 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of December, 2014, utilizing a plat bearing of South 44 deg 48 min 00 sec East, along a Northeasterly line of Lot 1R, Block A,

EXHIBIT A

ZONING FILE NUMBER Z 25-07

Montclair Addition No. 5, recorded in Volume 90175, Page
1642, D.R.D.C.T.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-07

930 West Centerville Road

I. Statement of Purpose: The purpose of this Planned Development is to amend certain requirements regarding permitted uses in Planned Development (PD) District 88-40.

II. Statement of Effect: This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 88-40 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Uses: The following uses, in addition to those listed in Planned Development District (PD) District 88-40, shall be permitted by right:

Medical and Dental Office/Clinic
Health and Fitness Gym (indoor)
Antique Shop (indoor only)
Bakery, Retail
Business & Media Service
Convenience Store (1,000-5,000sf)

EXHIBIT B

Financial Institution
Furniture, Household Furnishing, and Appliance
Sales/Rental
Grocery/Supermarket (>5,000sf)
Indoor Shopping Mall
Laundry, Drop Off (with drive-thru or window)
Laundry, Drop Off (without drive-thru or window)
Office, General
Personal Services
Pet Store (indoors only)
Pharmacy (with drive thru or window)
Pharmacy (without drive thru or window)
Restaurant
Retail Store
Printing/Publishing House
Recording Studio/Media Production
Veterinary Clinic, Small Animal (indoors only)

The following uses shall be allowed by SUP:

Restaurant, Drive-through
Used Goods, Retail Sales (indoors)
Commercial Blood, Plasma, Tissue, and Cell Collection
Center
Kiosk, Trailer, or Mini-Structure (attended):
Retail/Service

However, the following uses included in Planned
Development (PD) District 88-40 shall be prohibited:

Light Equipment Renting - Indoor
Automatic Car Wash - Only as a secondary use w/ Gas Sales
New or Rebuilt Parts and Supplies - Indoors
Convenience Food Store with Gas Pumps
Laundry or Cleaners Self Service

C. Pad Sites: The number of free-standing pad sites within
this Planned Development shall be restricted to two.

Exhibit C

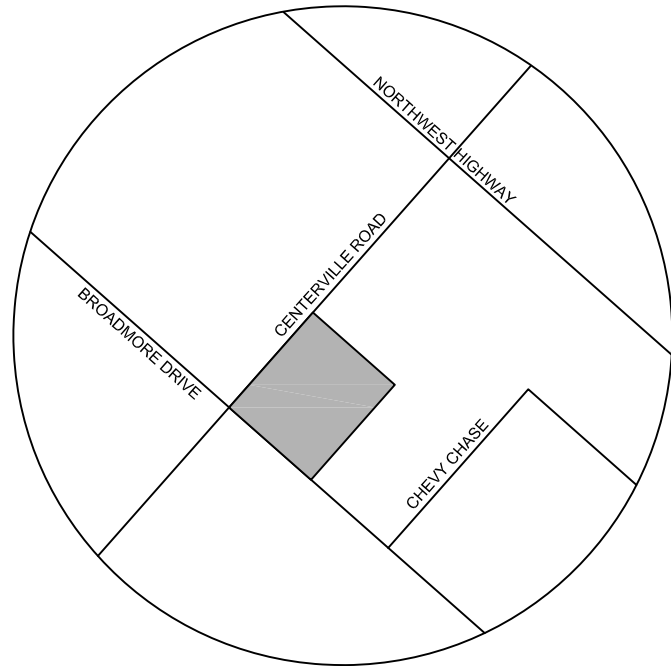
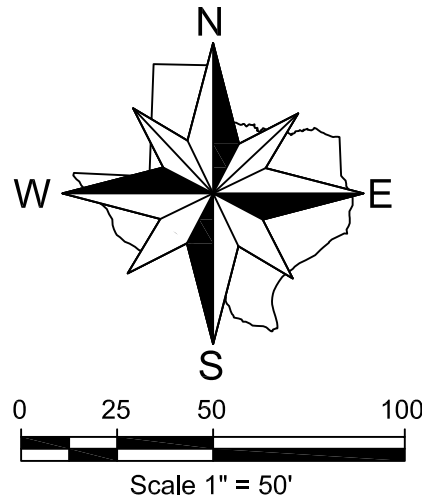
ABBREVIATION LEGEND		ABBREVIATION LEGEND	
ABBR.	DEFINITION	GM	GAS METER
IRF	IRON ROD FOUND	GMK	GAS MARKER
CIRS	IRON ROD SET w/CAP STAMPED "WAI"	TMK	TELEPHONE MARKER
CIRF	IRON ROD FOUND w/CAP	TSN	TRAFFIC SIGN
XCS	"X" CUT IN CONCRETE SET	UGC	UNDERGROUND CABLE MARKER
XCF	"X" CUT IN CONCRETE FOUND	EB	ELECTRIC BOX
PKS	PK NAIL SET	EM	ELECTRIC METER
PKF	PK NAIL FOUND	CC#	COUNTY CLERK'S INSTRUMENT No.
PP	POWER POLE	CM	CONTROLLING MONUMENT
GW	GUY WIRE	GI	GRATE INLET
MH	MANHOLE	IN	INLET
WV	WATER VALVE	HC	HANDICAPPED
TP	TELEPHONE PEDESTAL	MP	METAL POST
WM	WATER METER	MB	MAIL BOX
FH	FIRE HYDRANT	BILLB	BILLBOARD
ICV	IRRIGATION CONTROL VALVE	GL	GROUND LIGHT
CO	CLEANOUT	LP	LIGHT POLE
AC	AIR CONDITIONER	GR	GAS RISER
SB	SIGNAL BOX	PM	PAINT MARK
SP	SIGNAL POLE	PF	PIN FLAG
SN	SIGN	WP	WOOD POST
SS	SANITARY SEWER	MP	METAL POST
SW	STORM SEWER	HI	BUILDING HEIGHT
TPAD	TRANSFORMER PAD		

PARKING	
TYPE	NUMBER
REGULAR	270
HANDICAP	11
TOTAL	281

AREA TABLE	
LOT 1R, BLOCK A, MONTCLAIR ADDITION NO. 5	6.338 ACRES
R.O.W. DEDICATION, MONTCLAIR ADDITION NO. 5	0.061 ACRES
REMAINDER OF LOT 1R, BLOCK A	6.277 ACRES

PLEASE NOTE: RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT LISTS THE ACRES AS "0.610" AND SQUARE FEET AS "2,655". 2,655/43,560=0.061

LEGEND	
	EXISTING LANDSCAPE AREA
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING FIRE LANE
	PROPOSED PAD SITE



VICINITY MAP
NOT TO SCALE

NOTES:

With regard to Table A, item 16, there was no observed evidence of current earth moving work, building construction or building addition on the subject site at the time of this survey.

With regard to Table A, item 18, there was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill at the time of this survey.

With regard to Table A, item 19, No wetlands were delineated, this was a fully developed site at the time of this survey.

"Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD."

LOT AREA:

6.277 Acres

ZONING:

"Zoning Report" prepared by Partner Engineering and Science, Inc., dated February 3, 2015, Partner Project No. 14-130124.2.

This site is located in the CR, Community Retail District

BUILDING SET BACK LINES:

- (a) PD #88-40 along Broadmoor Drive and Centerville Road - 45 feet
- (b) PD #88-40 next to existing apartments - 20 feet
- (c) GZO Sec. 24-430 Yards adjacent to Streets (Front, Side and Rear) - 60 feet
- (d) GZO Sec. 24-432 Yards not adjacent to streets (Front, Side and Rear) - None, except 20 feet when side or rear abuts a residential district

LOT COVERAGE:

Maximum lot coverage - 40%

BUILDING HEIGHT:

Maximum Building Height - 30 feet

FLOOR AREA:

Maximum floor area Ratio - 0.8 to 1

PARKING:

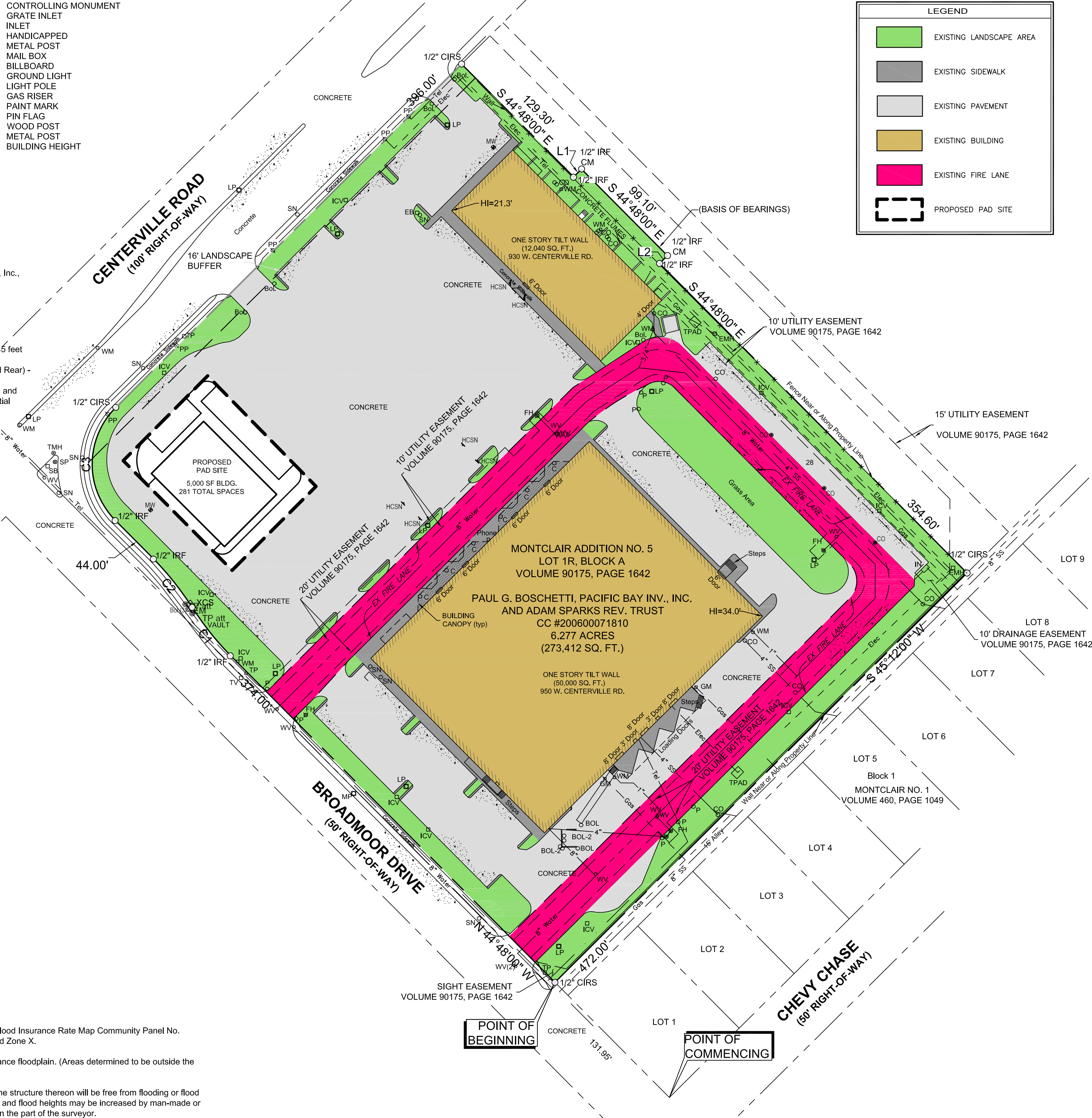
Retail - 1 space per 333 square feet of gross floor area(GFA)
Alternative Financial - 1 space per 250 GFA
General Office - 1 space per 300 GFA
Medical Office - 1 space per 250 GFA

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0360L, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



CASE NUMBER: 240820-3

REV.	DATE	REMARKS					
GARLAND P.D. AMENDMENT							
MONTCLAIR ADDITION NO. 5							
SEC CENTERVILLE ROAD & BROADMOOR DRIVE							
THE CITY OF GARLAND, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
CAC	CAC	03.12.25	1"=50'	X.X.	137-019 SITE	—	

OWNER:
PCDF BROADMOOR, LLC



GARLAND

CITY COUNCIL STAFF REPORT

5.c

Meeting Date: August 19, 2025

Title: Z 25-10 Garland ISD (District 1)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-10 Garland ISD

Background

Zoning Case Z 25-10 was approved via public hearing during the August 5, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-10 Ordinance
- B. Z 25-10 Exhibit A
- C. Z 25-10 Exhibit B
- D. Z 25-10 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A ZONING CHANGE FROM PLANNED DEVELOPMENT 94-53 WITH A BASE ZONING OF SINGLE-FAMILY 7 (SF-7) TO A PLANNED DEVELOPMENT FOR DATA CENTER AND WAREHOUSE, OFFICE/SHOWROOM (INDOORS ONLY) USES; AND (2) A CONCEPT PLAN FOR A DATA CENTER AND WAREHOUSE, OFFICE/SHOWROOM (INDOORS ONLY) USES ON A 7.643-ACRE TRACT OF LAND ADRESSED AS 2302 NAAMAN SCHOOL 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.

WHEREAS, at its regular meeting held on the 14th day of July 2025, the Plan Commission did consider and make recommendations on a certain request for a Planned Development for Data Center and Warehouse, Office/Showroom (indoors only) uses; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) uses by **GARLAND INDEPENDENT SCHOOL DISTRICT**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Planned Development for Data Center and Warehouse, Office/Showroom (indoors only) uses; and 2) a Concept Plan for Data Center and Warehouse, Office/Showroom (indoors only) uses and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-10

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

Project Case Number: 241212-1

Project Name: Garland ISD Network Operations Center (NOC)

Project Address: 2302 Naaman School Road

Subdivision, Lot & Block Info: GISD Natatorium Addition Replat, Lot 2R, Block 1

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS the, Garland Independent School District is the owner of a 7.643-acre, 332,914 square foot tract of land situated in the Daniel Crist Survey, Abstract Number 226, City of Garland, Dallas County, Texas being apart of a called 27.000 acre tract described in Special Warranty Deed, recorded in Volume 98053, Page 2307, of the Deed Records, Dallas County, Texas (DRDCT), and being all of Lot 2, Block 1, of the Final Plat of GISD Natatorium Addition, an addition to the City of Garland, Texas, recorded in Instrument Number 201900049019, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 2-inch brass disk in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL" in the north line of Pleasant Valley Road and the east line of Naaman School Road at the southwest corner of said Lot 2, from which a found "X" in concrete bears S 62°51'36" E, a distance of 0.27 feet, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,549,331.01

Y: 7,028,573.65

THENCE, leaving the north line of Pleasant Valley Road, with the east line of said Naaman School Road and the west line of said Lot 2 the following courses and distances:

N 37°28'43" W, a distance of 48.01 feet to a found 2-inch brass disk in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL" at the beginning of a non-tangent curve to the left having a radius of 492.00 feet, a central angle of 24°04'49", a chord bearing N 33°40'03" W, a chord distance of 205.26 feet;

Along said non-tangent curve to the left, an arc distance of 206.78 feet to a found 2-inch brass disk in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL";

N 45°38'08" W, a distance of 162.20 feet to a found "X" in concrete, from which a 2-inch brass disk in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL" bears N 47°31'16" W, a distance of 2.32 feet;

THENCE, N 12°47'18" W, passing the east line of said Naaman School Road and the most southernly corner of Block Number 3 of the Villages of Valley Creek No.12, recorded in Volume 2000213, Page 40, Dallas County, Texas, at a distance of 13.23 feet, continuing in all a total distance of 344.86 feet to a found ½-inch iron rod with yellow plastic cap stamped "RPLS 4613" in the east line of Lot 23 of said Valley Creek No.12, and being the northwest corner of said Lot 2, from which a found 5/8-inch iron rod bears N 12°47'18" W, a distance of 1044.88 feet for the northwest corner of Lot 1 of said GISD Natatorium Addition;

THENCE, N 77°11'54" E, leaving the east line of said Valley Creek No. 12 and with the north line of said Lot 2, a distance of 305.73 feet to a found 5/8-inch iron rod for the northeast corner of said Lot 2, and being the northwest corner of the Villages of Valley Creek Retail No.1, recorded in Volume 98159, Page 910, Dallas County, Texas;

THENCE, N 45°18'35" E, with the west line of said Valley Creek Retail No. 1 and the east line of said Lot 2, a distance of 738.52 feet to a found 1/2 -inch rod with 3 ½-inch aluminum disk stamped "RPLS NO. 4613 AND GISD NATATORIUM ADDITION" in the north line of Pleasant Valley Road, and being the

beginning of a non-tangent curve to the right having a radius of 764.07 feet, a central angle of $35^{\circ}59'38''$, a chord bearing S $64^{\circ}58'43''$ W, a chord distance of 472.14 feet, from which a found $\frac{1}{2}$ -inch iron rod bears S $47^{\circ}47'21''$ E, a distance of 0.86 feet;

THENCE, with the north line of said Pleasant Valley Road and the south line of said Lot 2 the following courses and distances:

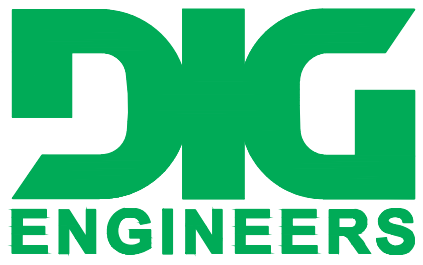
Along said non-tangent curve to the right, an arc distance of 480.00 feet to a found "X" in concrete; S $83^{\circ}02'34''$ W, a distance of 60.47 feet the POINT OF BEGINNING and containing 7.643 acres or 332,914 square feet of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-10

2302 Naaman School Road

- I. Statement of Purpose:** The purpose of this Planned Development is to allow a Data Center and Warehouse, Office/Showroom (indoors only) use by right and allow a base zoning district of Neighborhood Services (NS).
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 25-10 and Neighborhood Services (NS) District set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- B. Uses: Uses permitted in the Neighborhood Services (NS) District, Data Center and Warehouse uses, and Office/Showroom (indoors only) uses are allowed.
- C. The maximum allowed building height is 35 feet.



CIVIL ENGINEER

DIG Engineers
14001 Dallas Parkway
Dallas, TX 77243
P 972-277-1323
DIGEngineers.com
TBPELS FIRM #F-18326
DYLAN HEDRICK, P.E.
DYLAN.HEDRICK@DIGENGINEERS.COM

SURVEYOR
 BLUE SKY SURVEYING & MAPPING
 T 214-358-4503
 LANDSCAPE ARCHITECT
 GENERAL CONTRACTOR

NEW NETWORK OPERATIONS CENTER (NOC)
NATATORIUM BLOCK 1, LOT 2
CITY CASE #: 241212-1

50% CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF DYLAN B. HEDRICK, P.E., (TX
P.E. LICENSE No. 102108). IT IS NOT
TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

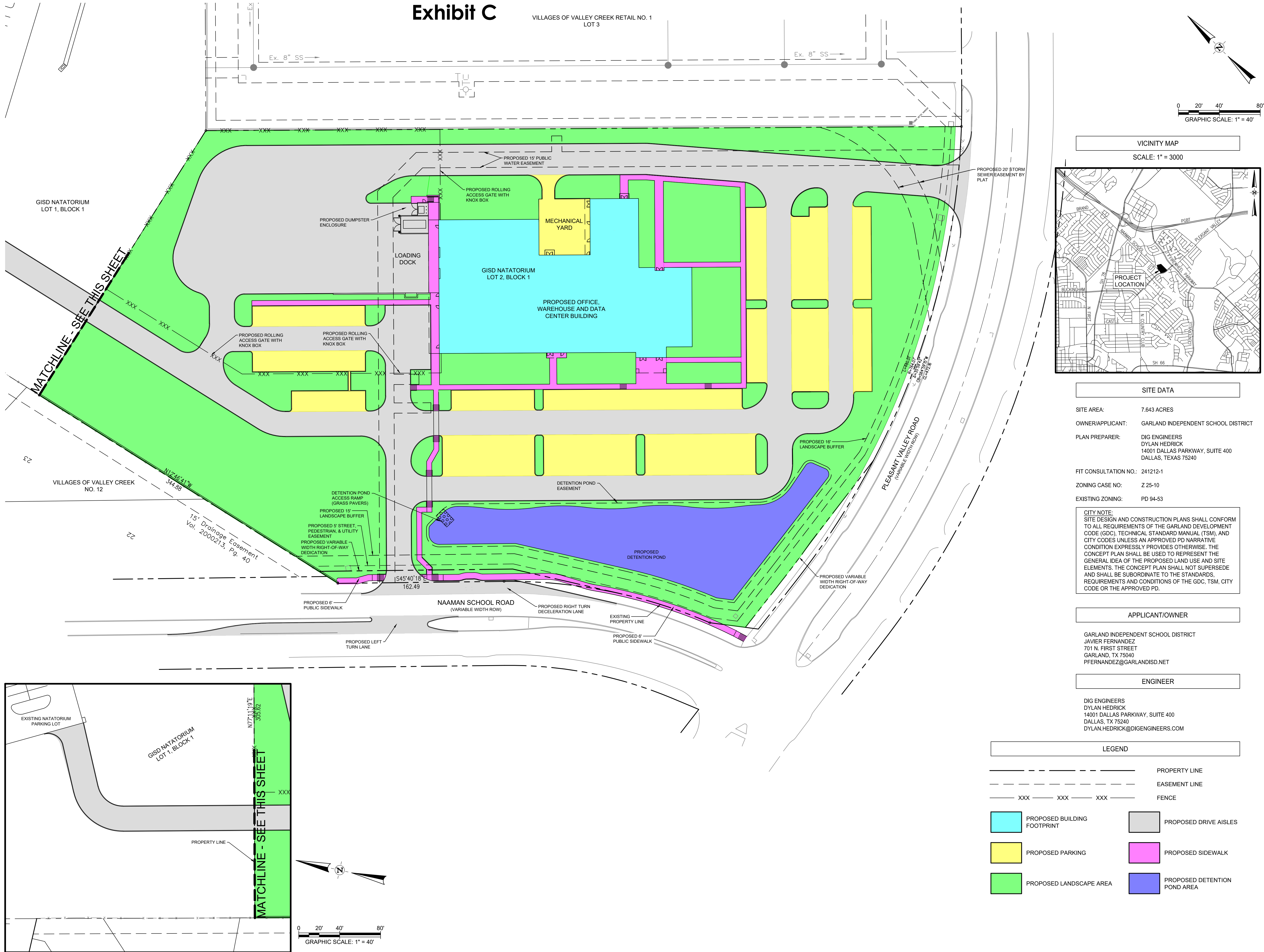
PROJECT NUMBER
240367

[illegible]

CONCEPT PLAN

CP 1

Page 77 of 312





GARLAND

CITY COUNCIL STAFF REPORT

5.d

Meeting Date: August 19, 2025

Title: Z 25-17 Scruby's Wave Wash, LLC. (District 4)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-17 Scruby's Wave Wash, LLC.

Background

Zoning Case Z 25-17 was approved via public hearing during the August 5, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-17 Ordinance
- B. Z 25-17 Exhibit A
- C. Z 25-17 Exhibit B
- D. Z 25-17 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A PLANNED DEVELOPMENT AMENDMENT TO UPDATE PERMITTED USES ON PROPERTY ZONED PLANNED DEVELOPMENT - 17-41 (PD 17-41) AND (2) A CONCEPT PLAN FOR A CAR WASH, AUTOMATED/ROLLOVER USE ON A 1.12 ACRE TRACT OF LAND ADDRESSED AS 6437 BROADWAY BOULEVARD; 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.

WHEREAS, at its regular meeting held on the 14th day of July 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Planned Development amendment to update permitted uses on property zoned (PD 17-41) and change the base zoning district to Neighborhood Office (NO) and (2) a Concept Plan for a Car Wash, Automated/Rollover use by **ZoneDev**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Planned Development amendment to update permitted uses on property zoned (PD 17-41) and change the base zoning district to Neighborhood Office (NO) and (2) a Concept Plan as shown in "Exhibit C" for a Car Wash, Automated/Rollover use on a 1.12 acre tract of land addressed as 6437 Broadway Boulevard and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the

conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-17

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

Exhibit A

METES AND BOUNDS DESCRIPTION

Being a tract or parcel of land situated in the Elias T. Myers Survey, Abstract No.944 and J. Phelps Survey, Abstract No.1157, Dallas County, Texas, and being part of Lot 1, Block 1, Beltline30 Shopping Center No.30 Addition according to the plat recorded in Volume 81075, Page 2376, Deed Records, Dallas County, Texas, being more particularly described as follows:

Beginning at a point for corner in the west line of Broadway Boulevard (100' right-of-way) and the east line of said Lot 1, being the southeast corner of a 2.40 acre tract conveyed to Racetrac Petroleum Inc., by deed recorded as Instrument No.20070160316, Deed Records, Dallas County, Texas, and then northeast corner of this tract;

Thence South 00°48'10" West with the west line of said Broadway Boulevard and the east line of said Lot 1 a distance of 163.00 feet to a point for corner in the west line of said Broadway Boulevard and the east line of said Lot 1, being the southeast corner of this tract;

Thence South 89°35'00" West a distance of 298.55 feet to a point for corner, being the southwest corner of this tract;

Thence North 00°48'10" East a distance of 163.00 feet to a point for corner, being the northwest corner of this tract;

Thence North 89°35'00" East a distance of 298.55 feet to the POINT OF BEGINNING and containing 1.12 acres or 48,653 square feet of land, more or less as determined from deeds researched in July, 2017 by Tucker Surveyors.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-17

6437 Broadway Boulevard

I. Statement of Purpose: The purpose of this Planned Development is to update permitted uses in Planned Development 17-41.

II. Statement of Effect: This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Neighborhood Office (NO) District and Planned Development (PD) District 17-41 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Uses: All uses in the Neighborhood Office (NO) zoning District shall be permitted with the exception of the following uses:

Prohibited Uses:

Automotive Repair, Minor
Convenience Store
Laundry, Self-Serve

Permitted Uses:

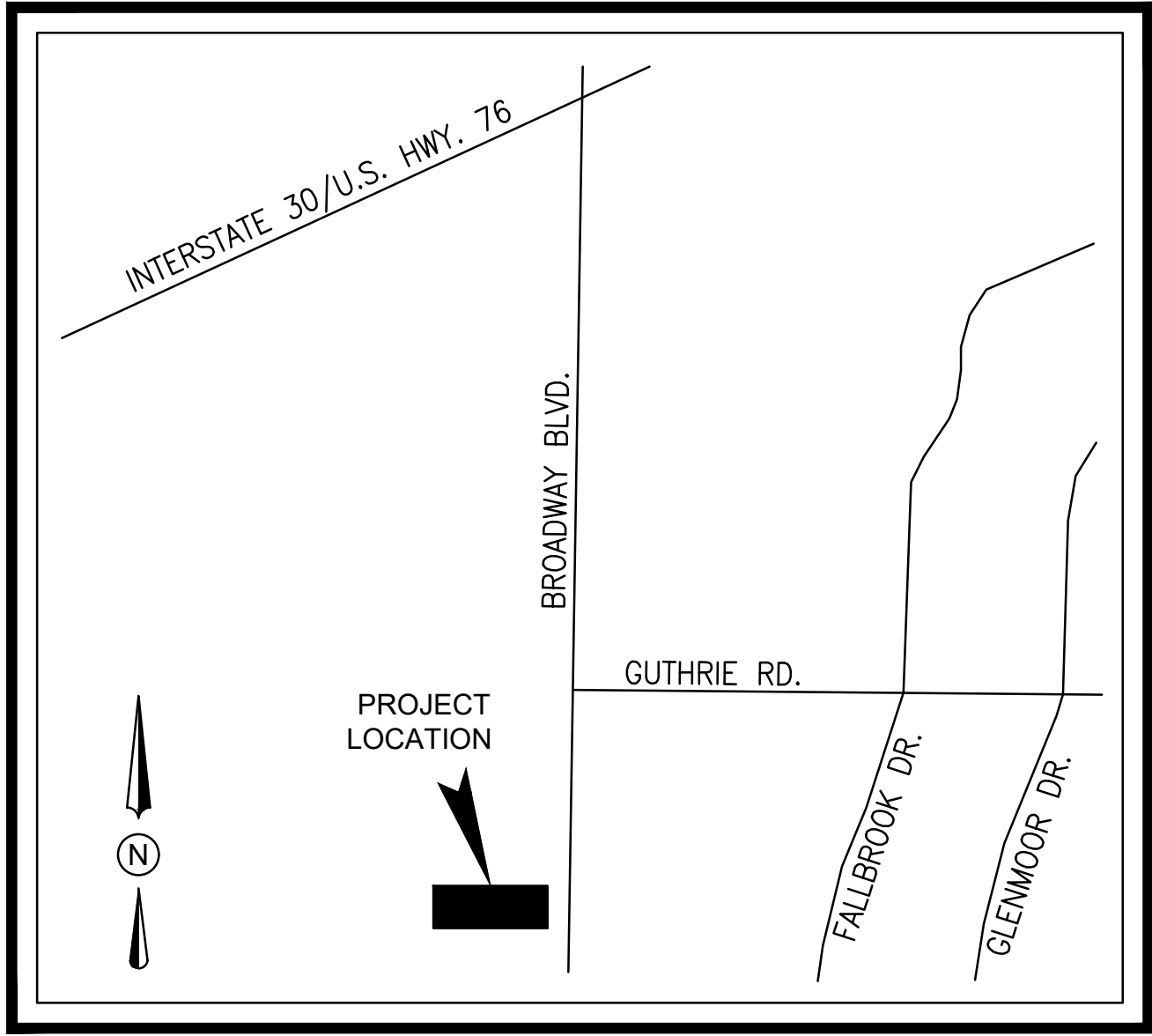
Car Wash, Automated/Rollover
Car Wash, Full-Service Detail

Exhibit C

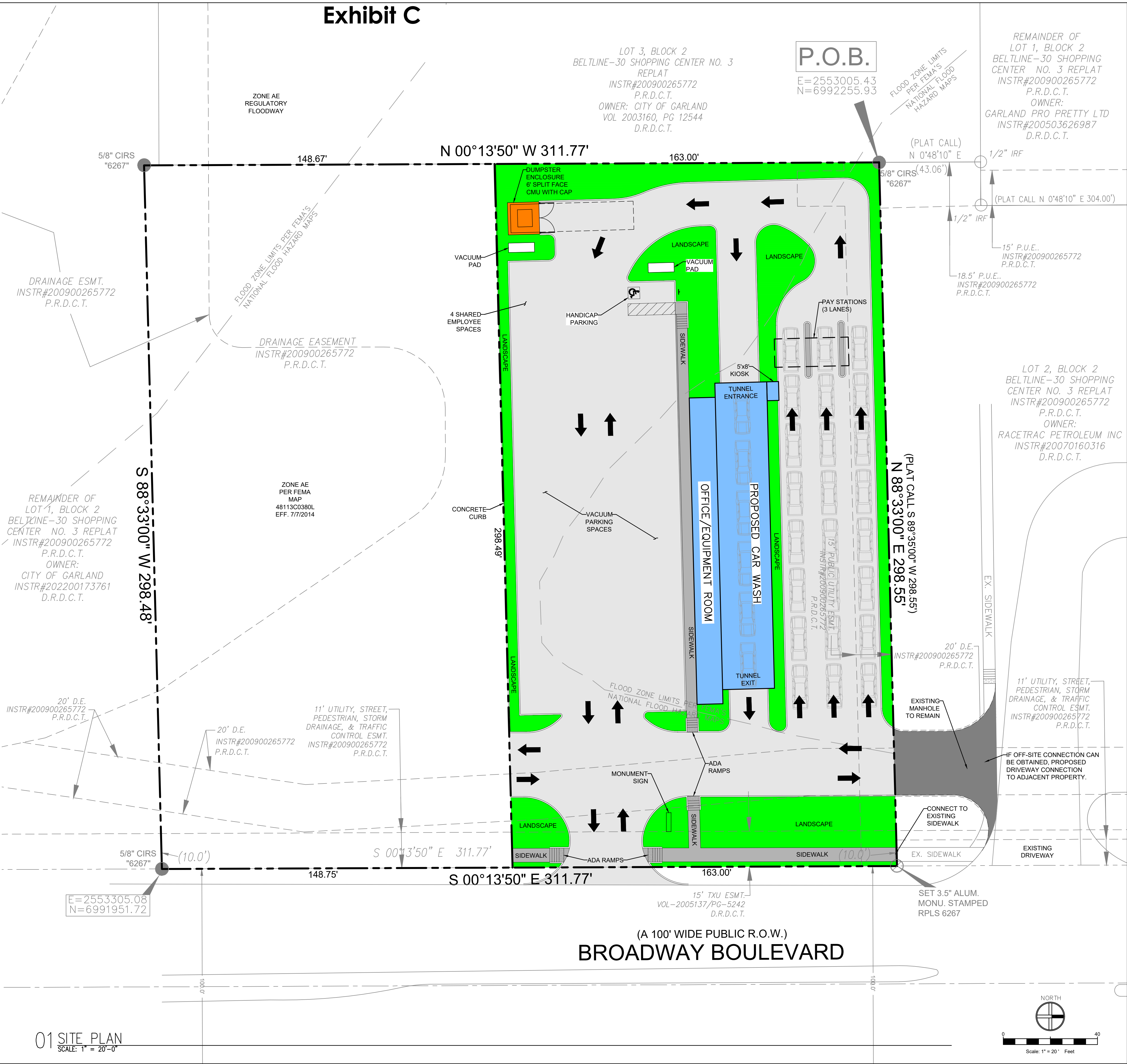
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.12 ACRES (48,951 SQ. FT.)
ZONING:	Z 25-17
PROPOSED USE:	CAR WASH, AUTOMATED/ROLLOVER
REGULAR PARKING REQUIRED:	25 SPACES
1 SPACE PER 200 S.F.	

NOTE
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE.

LEGEND	
	BUILDING
	DUMPSTER
	DRIVES
	SIDEWALKS
	GREENSPACE/LANDSCAPING
	POTENTIAL DRIVEWAY CONNECTION



02 VICINITY MAP
NOT TO SCALE



01 SITE PLAN
SCALE: 1" = 20'-0"

DATE: 6.26.2025

REVISIONS

310 S. INDUSTRIAL BLVD.
EULESS, TX 76040

T3 DESIGN STUDIO
972.864.9056
CASTROGARCIA0822@GMAIL.COM

FEEL GREAT CAR WASH
6437 BROADWAY BLVD.
GARLAND, TX. 75043

CONCEPT PLAN
CASE NUMBER 250417-2

SHEET NUMBER

A1.00



GARLAND

CITY COUNCIL STAFF REPORT

5.e

Meeting Date: August 19, 2025

Title: Z 25-24 Om Estates Development (District 3)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-24 Om Estates Development

Background

Zoning Case Z 25-24 was approved via public hearing during the August 5, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-24 Ordinance
- B. Z 25-24 Exhibit A
- C. Z 25-24 Exhibit B
- D. Z 25-24 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A PLANNED DEVELOPMENT AMENDMENT TO CHANGE THE PHASING OF THE APPROVED LAYOUT AND (2) A CONCEPT PLAN FOR A NEW PHASING PLAN ON A PROPERTY ZONED FOR MIXED USES ON A 20.223 ACRE TRACT OF LAND LOCATED AT 240 EAST INTERSTATE 30 FREEWAY; 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.

WHEREAS, at its regular meeting held on the 14th day of July 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Planned Development amendment to change the phasing of the approved layout and (2) a Concept Plan for a new phasing plan as shown in "Exhibit C" for future development, on a property zoned for Mixed Uses by **Om Estates Development**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Planned Development amendment to change the phasing of the approved layout and (2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses on a 20.223-acre tract of land located at 240 East Interstate 30 Freeway and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-24

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-24

BEING a 20.223-acre tract of land situated in the McKinney and Williams Survey, Abstract Number 1036, in the City of Garland, Dallas County, Texas, being part of a 5.014 acre tract conveyed by Alice O. Eastman and Husband, Edgar Frank Eastman, to Russell T. Sanborn and Wife Clairenne A. Sanborn, as recorded in volume 4781, Page 433, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being part of a tract of land conveyed by M.K. Davis and wife Evelyn Ruth Davis, to Russell T. Sanborn and wife, Clairenne Sanborn, as recorded in Volume 4326, Page 244 O.P.R.D.C.T, and being part of a property deeded to Clairenne A. Sanborn by Russell T. Sanborn, as recorded in Volume 524, Page 2147 O.P.R.D.C.T, property deeded to Clairenne A. Sanborn, as recorded in volume 488 page 247 O.P.R.D.C.T, same being a tract conveyed by Clay M. Sanborn, Trustee of the Sanborn Revocable Trust to Clay M. Sanborn, Toby Sanborn Morris and Howard F. Sanborn, Recorded in Clerk's File Number 201100046984, O.P.R.D.C.T., herein after referred to as the Sanborn Tract, and all of Lot 3A, Block 2, Faulkner Circle Addition, an addition to the City of Garland, Dallas, County, Texas, as recorded in Volume 92119, Page 3787, in the Map Records, Dallas County, Texas, being more particularly described as follows:

EXHIBIT A

BEGINNING, at an iron rod found at the southeast corner of said Lot 3A, Block 2;

THENCE, South 88°54'57" West, with the south line of said Lot 3A, for a distance of 511.89 feet to a ½ inch rod found at the northeast corner of said Sanborn Tract;

THENCE, South 00°55'36" East, with the east line of said Sanborn Tract, passing at 137.96 feet a ½ inch iron found at the northwest corner of Lot 2, Block 1, The Robert Finch Addition, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 97086, Page 2799, in said Map Records, and continuing with the west line of said Lot 2, Block 1, for a total distance of 508.63 feet to a ½ inch iron rod found at the southeast corner of said Sanborn Tract, also being the southwest corner of said Lot 2, Block 1, being in the north line of a 30' Private Access Easement as recorded in Volume 4326, Page 229, O.P.R.D.C.T;

THENCE, South 88°50'43" West, with the south line of said Sanborn Tract and the north line of said 30' Private Access Easement, passing at 623.51 feet a ½ inch iron rod found at the northeast corner of Lot 34, Block 4, Rustic Oaks Estates No. 2, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 2002056, Page 73, in said Map Records, and continuing with said south line and the north line of said Lot 34, Block 4, passing at 670.86 feet the northwest corner of said Lot 34, Block 4, also being the northeast corner of Lot 35, Block 4, of said Rustic Oaks No. 2 Addition, continuing with said south line and the north line of said Lot 35, Block 4, passing at 682.57 feet the most northerly northwest corner of said Lot

EXHIBIT A

35, Block 4, also being the northeast corner of a 3.3666 acre tract of land as recorded in Instrument Number 201900293970 O.P.R.D.C.T., continuing with said south line and with the north line of said 3.3666 acre tract for a total distance of 855.60 feet to the southwest corner of said Sanborn Tract, also being the southeast corner of Lot 1, Block 1, Destiny Christian Center, an addition to the City of Garland, Dallas County, Texas, as recorded in Document Number 20070124335 in said Map Records;

THENCE, North $00^{\circ}59'56''$ West, with the west line of said Sanborn Tract and the east line of said Lot 1, Block 1, for a distance of 967.39 feet to a $\frac{1}{2}$ inch iron rod found at the northwest corner of said Sanborn Tract and the northeast corner of said Lot 1, Block 1, also being in the south right of way line of Interstate Highway 30 (300' Right of Way);

THENCE, North $63^{\circ}34'00''$ East, with the north line of said Sanborn Tract and the south line of said Interstate Highway 30, for a distance of 392.09 feet; to a $\frac{1}{2}$ inch rod found at the most northerly northeast corner of said Sanborn Tract, also being the northwest corner of Lot 1, Block 2, Faulkner Circle First Replat, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 83119, Page 1966 in said Map Records;

THENCE, South $26^{\circ}26'00''$ East, departing said south right of way line, and with the east line of said Sanborn Tract and the west line of said Lot 1, Block 2, for a distance of 24.68 feet to a $\frac{1}{2}$ inch iron rod found;

EXHIBIT A

THENCE, South 00°59'27" East, with said east and west lines, for a distance of 416.30 feet to a ½ inch iron rod found at the southwest corner of said Lot 2, Block 2, also being the most westerly northwest corner of Lot 3A, Block 2, Faulkner Circle, an addition to the City of Garland as recorded in Volume 92119, Page 3787, in said Map Records;

THENCE, North 45°17'33" East, with the south line of said Lot 1, Block 2 and the north line of said Lot 3A, Block 2, for a distance of 307.00 feet to a ½ inch iron rod found in the north line of said Lot 3A, Block 2, also being the southwest corner of Lot 4A, Block 2, of said Faulkner Circle Addition;

THENCE , South 44°42'27" East, departing the south line of said Lot 1, Block 2, and with the north line of said Lot 3A, Block 2 and the south line of said Lot 4A, Block 2, for a distance of 19.27 feet to a ½ inch iron rod found;

THENCE, South 35°46'40" East, continuing with said north and south lines, for a distance of 26.02 feet to a ½ inch iron rod found;

THENCE, South 44°42'27" East, for a distance of 182.49 feet to a ½ inch iron rod found at the southeast corner of said Lot 4A, Block 2, also being the southwest corner of Lot 5A, Block 2, of said Faulkner Circle Addition;

THENCE, South 69°57'03" East, with the north line of said Lot 3A, Block 2, and the south line of said Lot 5A, Block 2, passing at 246.28 feet the southeast corner of said Lot 5A, Block 2, also being the southwest corner of Lot 6A, Block 2,

EXHIBIT A

of said Faulkner Circle Addition, for a total distance of 258.03 feet to a ½ inch iron rod found at the most southerly corner of said Lot 6A, Block 2;

THENCE, North 08°02'52" East, with the north line of said Lot 3A, Block 2, and the south line of said Lot 6A, Block 2, for a distance of 83.72 feet to a ½ inch iron rod found;

THENCE, South 81°57'08" East, with said north and south lines, for a distance of 187.00 feet to a ½ inch iron rod found at the southeast corner of said Lot 6A, Block 2;

THENCE, North 08°02'52" East, with the north line of said Lot 3A, Block 2, and the east line of said Lot 6A, Block 2, for a distance of 71.74 feet to a ½ inch iron rod found;

THENCE, South 81°57'08" East, with the north line of said Lot 3A, Block 2, and the south line of said Lot 6A, Block 2, passing at 12.26 feet the southwest corner of Lot 7A, Block 2, of said Faulkner Circle Addition, continuing with the north line of said Lot 3A, Block 2 and the south line of said Lot 7A, Block 2, for a total distance of 166.28 feet to a ½ inch iron rod found;

THENCE, South 86°30'21" East; with said north and south lines, for a distance of 31.43 feet to a ½ inch iron rod found at the northeast corner of said Lot 3A, Block 2, and the southeast corner of said Lot 7A, Block 2, being in the west line of a 5.5424 acre tract of land as recorded in Volume 2002050, Page 3133, O.P.R.D.C.T;

EXHIBIT A

THENCE, South $03^{\circ}29'33''$ West, with the east line of said Lot 3A, Block 2, and the west line of said 5.5424 acre tract, passing at 21.94 feet the southwest corner of said 5.5424 acre tract, also being the northwest corner of a 5.00 acre tract of land as recorded in Volume 99167, Page 299, O.P.R.D.C.T, for a total distance of 233.95 feet to the POINT OF BEGINNING and containing 20.223 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-24

240 East Interstate 30 Freeway

I. Statement of Purpose: The purpose of this Planned Development is to amend the phasing of the approved site layout.

II. Statement of Effect: This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 21-52 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Phases: The proposed development may be completed in four (4) phases. While each phase must be constructed as self-sufficient, the sequence of the phasing may remain flexible.

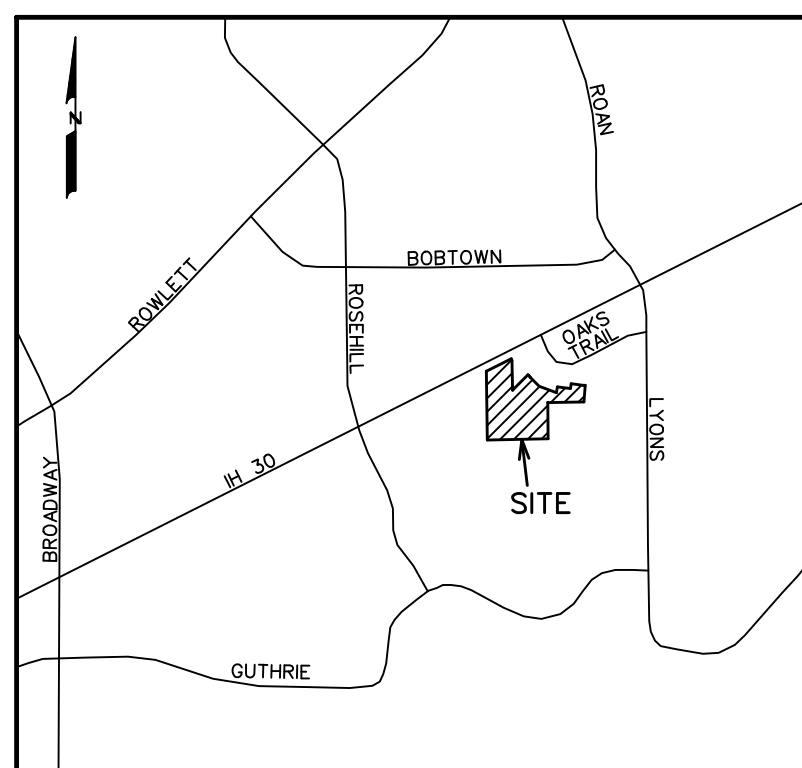
- Phase 1A: Multi-Family, leisure area, and parking
- Phase 1B: Multi-Family, pool, and parking
- Phase 2: Multi-Family, commercial, walking

EXHIBIT B

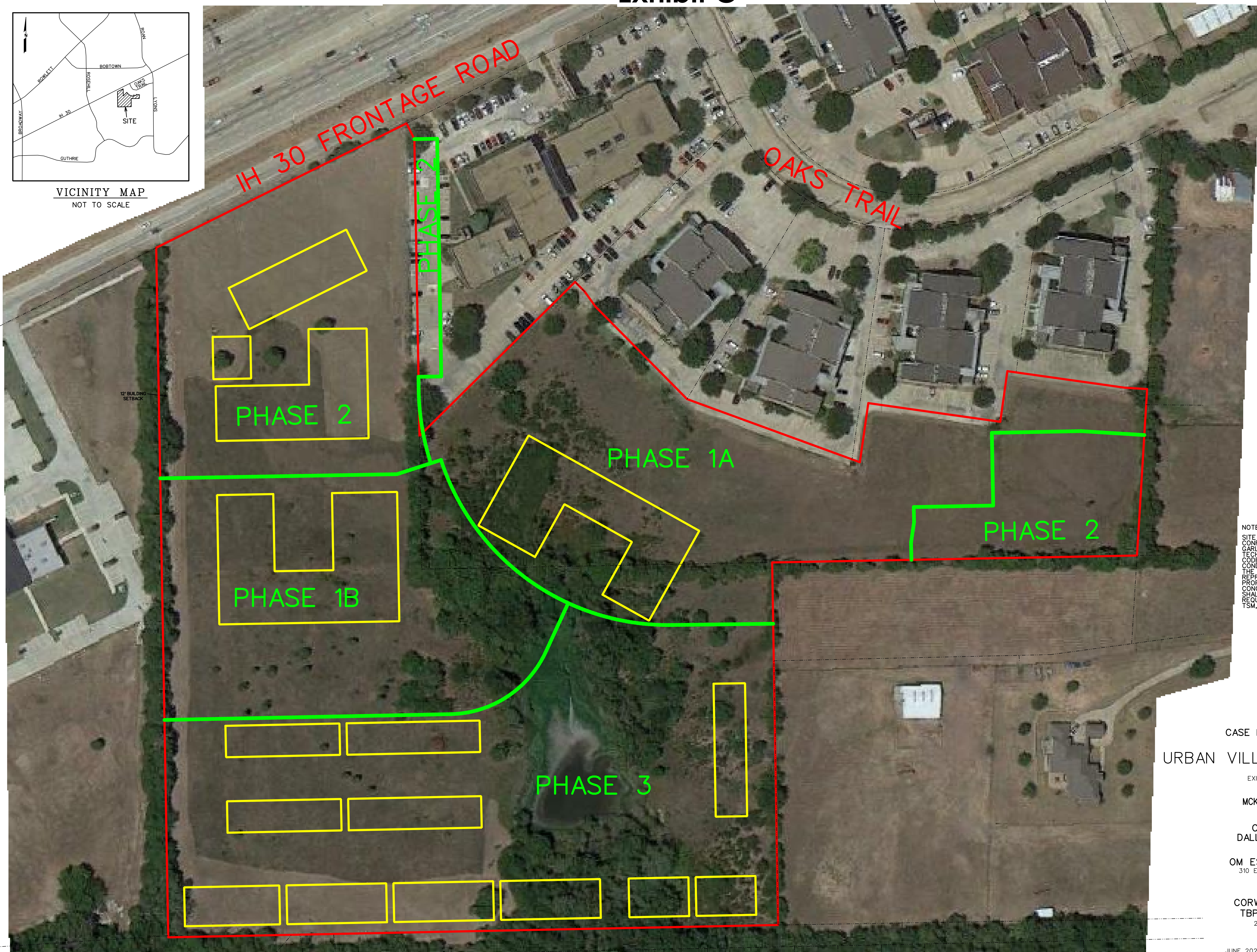
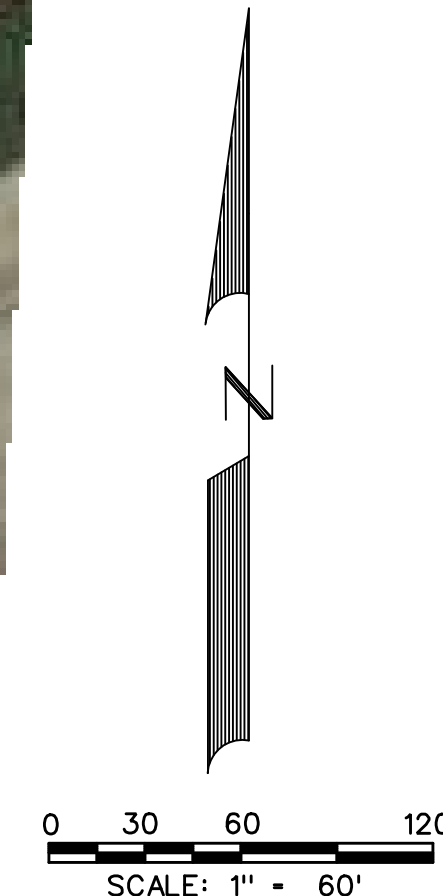
paths, club house, and parking

- Phase 3: Townhomes, parking, gazebo, and park

Exhibit C



VICINITY MAP
NOT TO SCALE



NOTE
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

LEGEND

- PHASE LINE
- BUILDING

CASE NUMBER 210729-2
CONCEPT PLAN
URBAN VILLAGE AT ROSEHILL
240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
APPLICANT/OWNER
OM ESTATES DEVELOPMENT
310 E INTERSTATE 30, SUITE M109
GARLAND, TX 75043
214-758-0227
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

JUNE 2025 SCALE: 1"=40'



GARLAND

CITY COUNCIL STAFF REPORT

6.a

Meeting Date: August 19, 2025

Title: Public Hearing on the FY 2025-26 Proposed Annual Operating Budget

Submitted by: Allyson Bell Steadman, Director of Budget & Research

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Section 5, Article VIII, of the City Charter, requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be allowed to be heard for or against any item contained in the Proposed Budget. The Proposed Annual Operating Budget for 2025-26 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 5, 2025.

Background

- The City Manager presented the FY 2025-26 Proposed Annual Operating Budget to City Council on August 4, 2025.
- The City Council has discussed the Proposed Budget during public meetings held on August 16, 2025, and August 18, 2025.
- A second Public Hearing on the Proposed Budget is scheduled for Tuesday, September 2, 2025, at 7:00 P.M. in the Council Chambers of City Hall.
- The 2025-26 Annual Operating Budget is scheduled to be adopted on Tuesday, September 2, 2025.

Consideration / Recommendation

1. Open public hearing.
2. Take citizens' comments.
3. Close public hearing.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

6.b

Meeting Date: August 19, 2025

Title: Public Hearing on Proposed FY 2025-2026 Tax Rate

Submitted by: Corey Worsham, Tax Administrator

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no-new-revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2025-26 proposed budget is based on a tax rate of 68.9746 cents per \$100 of valuation, which exceeds the no-new-revenue tax rate of 65.8813 cents per \$100 of value.

Background

	2024-2025	2025-2026	
	Current	Proposed	Change
O&M	29.0448	28.8657	-0.62%
Debt Service	39.9298	40.1089	0.45%
Total Tax Rate	68.9746	68.9746	0.00%

Consideration / Recommendation

Open Public Hearing.
Take Citizens' Comments.

Close public hearing. The Mayor should read the following statement:
The tax rate is scheduled for adoption on September 2, 2025.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: August 19, 2025

Title: Agreement with Pathways Physicians Texas, PLLC for Community Telehealth Services

Submitted by: Phillip Urrutia, Assistant City Manager

Strategic Focus Area: Customer-Focused City Services
Future-Focused City Organization

Issue / Summary

City Council is asked to consider an agreement with MD Health Pathways to deliver Community Telehealth Services aimed at expanding access to care for uninsured and underinsured residents.

Background

The MD Health Pathways program was introduced as a proposed community health initiative during the City Council Work Session on May 5, 2025. It was previously discussed at the Community Services Committee meeting on March 27, 2025, and initially brought forward during the March 3, 2025 Work Session at the request of Deputy Mayor Pro Tem Ott, with a second from Mayor Hedrick. Additional discussions were held during the June 16 and August 4, 2025 Work Sessions.

Following the August 4 session, the contract was updated to include a 3% annual escalator applied to ongoing fees, including a \$25,000 utility assistance fund contribution and a \$50,000 annual escrow payment for future program costs. The agreement also requires MD Pathways to provide monthly updates to City Council during the program's first six months and annual updates thereafter.

The Telehealth Access Model offers citywide access to basic healthcare services through a monthly fee added to residents' utility bills, with the option to opt out at any time by contacting Customer Service. Designed in partnership with municipal governments, the program aims to expand access to care, reduce non-emergency ER visits, and support preventative health efforts. Similar models have been implemented in cities such as Henderson, Ferris, and Crandall. The proposed agreement is a 7-year contract, starting at \$6 per household per month and increasing to \$9 by year seven.

Consideration / Recommendation

City Council is asked to consider the approval of an agreement for Community Telehealth Services.

Attachments

A. MD Health Pathways



GARLAND

MD Health Pathways Update

Council Meeting August 19, 2025

What is MD Pathways?



Telehealth Access Model: Provides citywide access to telehealth services through a monthly fee added to all residents' monthly utility bills.

Opt-Out Structure: Residents are automatically enrolled but can choose to opt out at any time by contacting Customer Service; participation is not mandatory.

Municipal Partnership: Designed to be implemented at the city level in collaboration with municipal governments. Ex. Henderson, Ferris, Crandall

Community Health Focus: Aims to expand access to basic healthcare, reduce non-emergency ER visits, and support preventative care efforts.

Key Contract Terms



Program Launch & Duration

- Expected launch: *Spring to Late Summer* (completion of data base update and AMI project timelines)
- 7-year initial term, with optional renewals

No Termination Fees

- City may cancel after 6-month Introductory Term or any time after Month 24 with proper notice and no penalty

Opt-Out Billing Structure

- \$6/month added to utility bill for each household, with scheduled monthly increase to \$9 per month by year 7

City Pays Only for Paying Participants

- City only remits fees for households participating each month and collected by the City
- Telehealth services offered to current employees and retirees under 65

Funded Staff Support, Short Term

- Includes Utility Billing Agent, Community Liaison, Call Center Staff

Exclusive Partnership

- MD Pathways is the City's only telehealth provider using utility-bill-based enrollment

Contract Term Negotiations-Fees



Per-Household Fee:

\$6.00 monthly fee per household Years 1 & 2

\$7.00 monthly fee per household Year 3

\$8.00 monthly fee per household Year 4

\$9.00 monthly fee per household Years 5-7

Costs associated with the program:

Total of \$163,000 in Year 1:

Escrow contribution of **\$50,000/year (Ongoing)**

Low-income assistance fund of **\$25,000/year (Ongoing)**

\$80,000 in anticipated City IT costs/software support

\$8,000 for billing inserts

MD Pathways Staffing Support



Customer Service will continue to evaluate the program and its service impact to manage increased call volume and inquiries, additional support will include:

Utility Billing Agent

- 6-month City position (funded by MD Pathways)
- Assists with billing questions, opt-outs, and implementation support

Community Liaison

- 9-month outreach role (3 months pre-launch, 6 months post-launch)
- Promotes the program at events and in neighborhoods
- Independent contractor reporting to MD Pathways

Temporary Call Center Staff

- 3 City-based positions during first 6 months (funded by MD Pathways)
- Handles increased resident call volume

Council Requested Items



Monthly Update-Initial 6 months

Monthly Introductory Term update to City Council: telehealth consultations, wait/response times, downtime/service interruptions.

Summary of resident feedback, complaints and resolutions.

On-going Cost Annual Escalator

Escrow contribution of **\$50,000/year (3% annual increase)**

Low-income assistance fund of **\$25,000/year (3% annual increase)**



GARLAND

Questions?



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: August 19, 2025

Title: Request for Development Assistance from Lockwood Distilling Company

Submitted by: Ayako Schuster, Economic Development Director

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers
Growing Economic Base
Commercially Thriving Downtown

Issue / Summary

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.

Background

Lockwood Distilling Company is a community-focused distillery and restaurant founded in Richardson, TX in 2019. Since then, it has expanded to include two additional locations: Fort Worth in 2021 and downtown McKinney in 2024. In 2025, it further expanded operations with a standalone distilling facility in Richardson. Each location features full-service dining and house-made cocktails. Lockwood Distilling Company is now proposing to open its fourth location within the historic downtown square.

The company plans to invest over \$1 million and proposes to lease a 5,000 sf space at 532 Main Street, renovating it into an inviting restaurant with a full-service kitchen and event space.

Consideration / Recommendation

Approval of the incentive agreement with Lockwood Distilling Company.

Attachments

- A. Lockwood Distillery 8.19
- B. Lockwood Distilling Company-Economic Development Incentive Agreement_Dev Signed



GARLAND

Lockwood Distilling Company

532 Main Street

August 19th, 2025



❖ **Growing Garland's Economic Base**

- ❑ **Promote and Encourage Redevelopment of Underutilized and Low Value Parcels**
- ❑ **Create Local and Regional Visitor Destinations**
 - ❑ **Recruitment Efforts Targeted to Retailers**

❖ **Commercially Thriving Downtown**

- ❑ **Create Pedestrian Friendly Destinations that Attract Visitors and Inspire Residents to Shop, Dine, and Play**

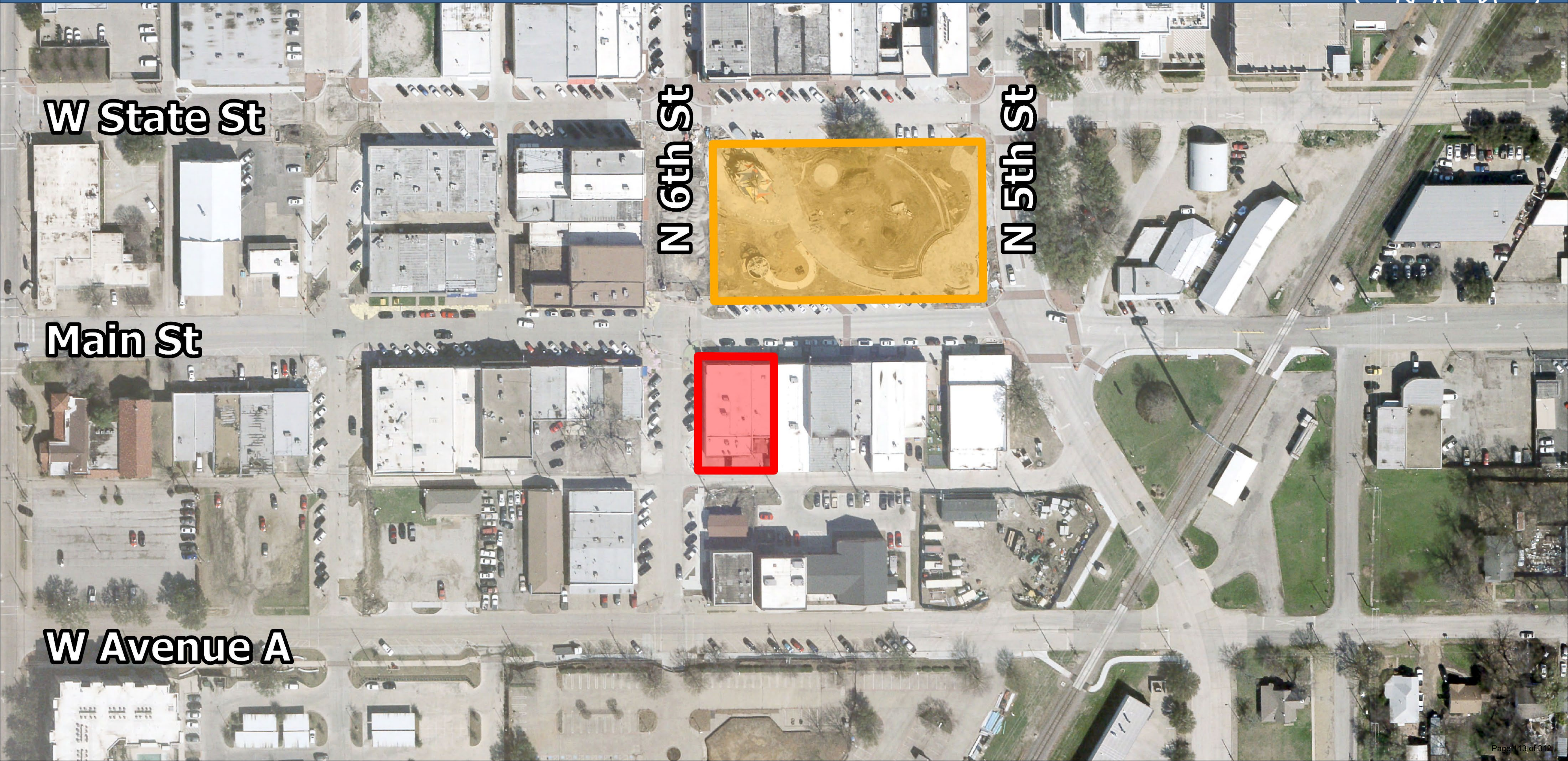
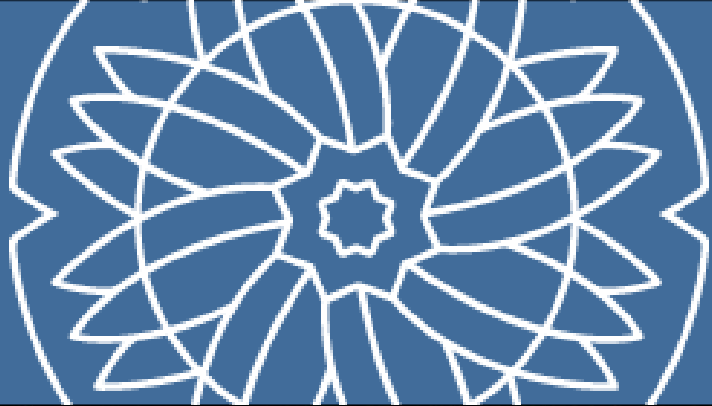
Lockwood Distilling Company



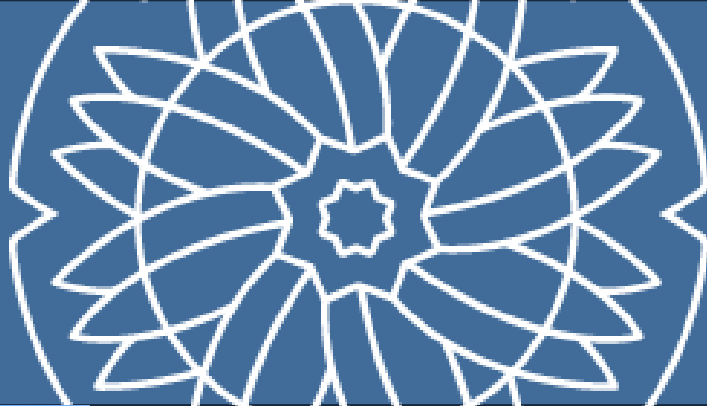
- ❑ Family-owned distillery
- ❑ Casual restaurant with craft spirits
- ❑ Opened in Richardson in 2019 and added two other locations:
 - ❑ Richardson
 - ❑ McKinney
 - ❑ Fort Worth
- ❑ No distilling in Garland
 - ❑ A tasting room and casual dining



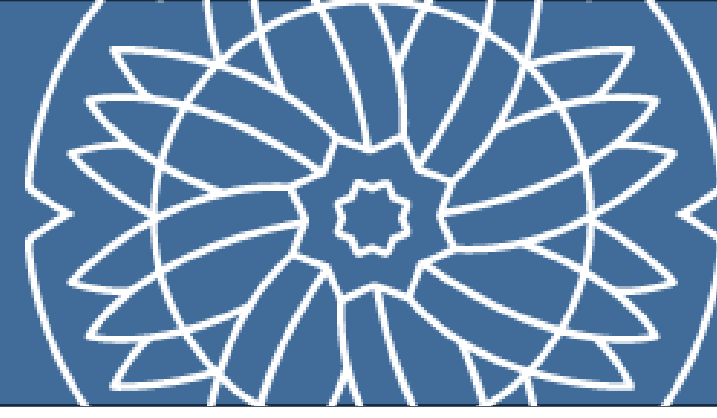
Overview of Sites



Overview of Sites

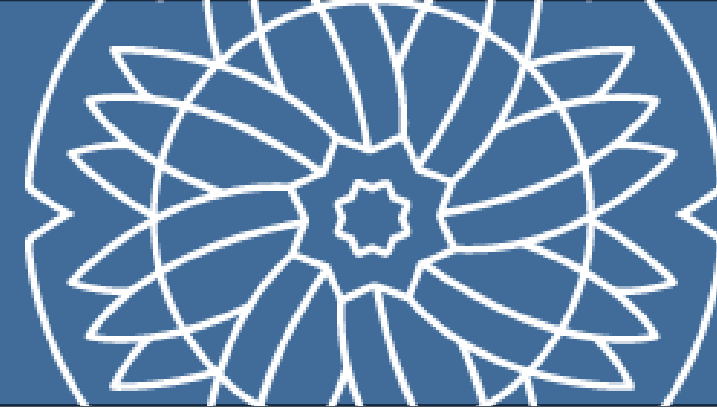


Project Vision

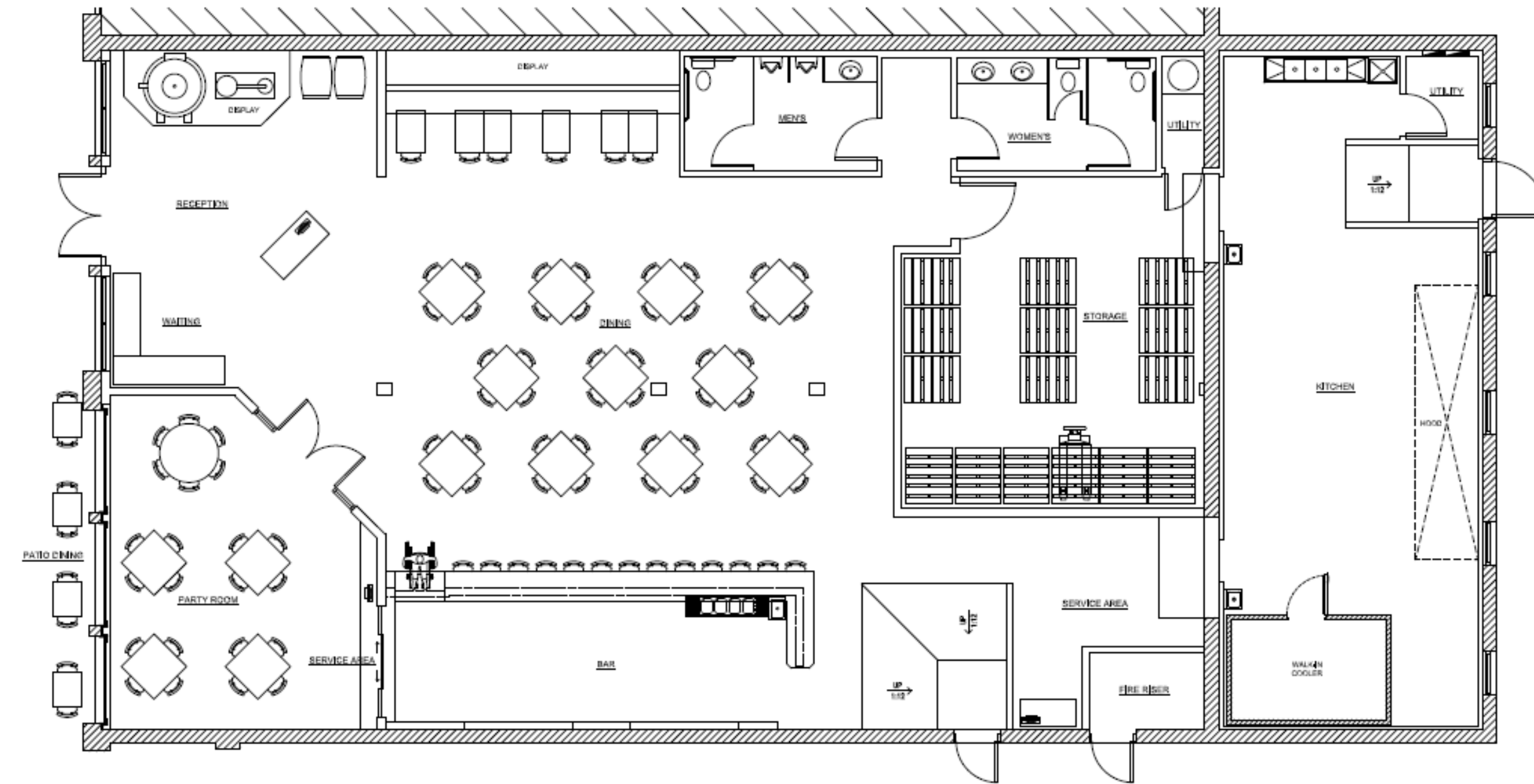


- ❑ Lease 5,000 sf at 532 Main Street (7,260 sf)
 - ❑ Property Owner: Carols and Jodie Porras since 2015
 - ❑ Tenants: Momentum Tattoo (2,260 sf)
 - ❑ Former Mill House and Infinity Arcade
- ❑ Renovate the space into an inviting restaurant with a full-service kitchen & event space
 - ❑ Reflect the branding of the other three locations through colors, décor and a welcoming environment

Project Scope and Developer Request



- ❑ Total investment: \$1,022,885
 - ❑ Renovation: \$292,427
 - ❑ FF&E & Other: \$730,458
- ❑ Project Gap: \$350,000
 - ❑ Eligibility challenges in utilizing the Downtown Revitalization Grant

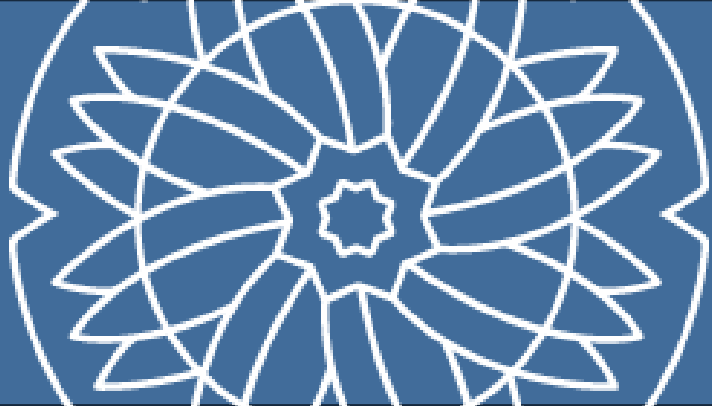


Proposed Incentive Structure



- ❑ City provides \$350,000 cash grant incentive
 - ❑ \$150,000 cash incentive upon receipt of c/o to assist with construction cost
 - ❑ Up to \$200,000 performance-based incentive over 3 years
- ❑ Required to operate for a minimum of 6 years
 - ❑ Refund of incentive received based on number of years in operation if developer defaults
- ❑ Required to maintain the building in a manner that supports its historic designation
- ❑ Required to maintain the existing wall mural
- ❑ Support Downtown Square events in various ways

Proposed Incentive Comparison



	SF	Incentive	\$/SF
Fortunate Son	7,413	\$500,000	\$67.45
Owl Icehouse	13,000	\$740,000	\$53.85
Lockwood Distilling Co.	5,000	\$350,000 (proposed)	\$70.00

Potential Community Benefit



- ❑ Activate a vacant space by introducing a vibrant, long-term restaurant
- ❑ Additional dining experience in Garland
- ❑ New sales tax revenues after 4th year

	Sales (projection)	Incentive (100% sales tax paid)
1 st Year	\$700,000	\$57,750
2 nd Year	\$800,000	\$66,000
3 rd Year	\$900,000	\$74,250
TOTAL	\$2.4 million	\$198,000

Thank You

Questions?



ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
BETWEEN THE CITY OF GARLAND AND
LOCKWOOD DISTILLING COMPANY

This **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT** (“Agreement”) is made by and between the **City of Garland**, a Texas home-rule municipality (“City”), and **Lockwood Distilling Company Ivan, LLC**, a Texas limited liability company (“Developer”), acting by and through their respective authorized officers.

RECITALS:

Developer and the City each acknowledge and agree that the following recitals are true and correct and that the same is a material part of this Agreement:

WHEREAS, the City desires to further the public interest and welfare and to induce the investment of private resources in productive business enterprises located within the City that will increase tax revenue and promote or develop new business enterprises through Economic Development Agreements as authorized by Chapter 380 of the Texas Local Government Code;

WHEREAS, the Developer is a party to a lease, entitled Commercial Lease Agreement between Porras Enterprise LLC (the Landlord) and Developer (the “Lease”), relating to 5,000 square feet of space located at 532 Main Street in Garland Texas, at the Southeast corner of Main Street and North 6th Street on the Downtown Square (the “Property”);

WHEREAS, the Lease assigns to the Developer the costs of renovations and the Developer proposes to renovate the Property into a restaurant with a full service kitchen, event space, and tasting room;

WHEREAS, the Developer has obtained a Special Use Provision which provides for a Breweries/Wineries/Distilleries use at the Property;

WHEREAS, the Developer proposes to renovate the Property into a restaurant with a full service kitchen, event space, and tasting room;

WHEREAS, the Developer agrees to make an initial capital investment of approximately \$300,000.00 in site demolition and renovations and an additional \$730,000.00 in the acquisition and installation of furniture, fixtures and equipment to be incorporated in the Property (the “Development”);

WHEREAS, the Development will have a direct and positive economic benefit to the City;

WHEREAS, the Developer has advised the City that a contributing factor of inducing the Developer to further improve the Property is an agreement by the City to provide an Economic Development rebate to the Developer as set forth herein;

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide an economic development

program, which may include certain grants of public funds, to stimulate business and commercial activity within the City;

WHEREAS, City hereby finds that this Agreement promotes economic development in the City and, as such, meets the requisites under Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code and qualifies for an Economic Development Program, and further, is in the best interests of the City;

WHEREAS, the City wishes to provide an Economic Development incentive to the Developer to assist in the economic development of the City by reimbursing the Developer up to \$150,000.00 of the actual expenses incurred in the renovation process and an additional \$200,000.00 in reimbursement for state sales taxes paid to the Texas Comptroller based on the sale of food and beverages during the first three years of Developer's operation, for a maximum incentive amount of three hundred fifty thousand dollars (\$350,000.00); and

WHEREAS, the City has determined, based on information presented to it by the Developer, that making an Economic Development grant to the Developer as set forth in this Agreement is matching the City's Economic Development goals and will: (i) help accomplish the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City;

NOW, THEREFORE, the Developer and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by both the Developer and the City, and agree as follows:

Section 1. Definitions:

"CO" means a Certificate of Occupancy issued by the City to the Developer upon the completion of construction of each building.

"Development" has meaning described within the Recitals of this Agreement.

"Incentive" means the City's reimbursement, upon certain conditions, up to \$350,000.

"Operational Date" means the first day the business contemplated by Developer is open to serve the public.

"Party" means either the City or the Developer, and "Parties" means, collectively, the City and the Developer.

"Program" means the Economic Development Program for this Development as established by the City according to Texas Local Government Code Chapter 380 and this Agreement to promote local economic development and stimulate business and commercial activity within the City.

"Property" has the meaning described within the Recitals of this Agreement.

Section 2. Term. This Agreement shall, unless extended or terminated in writing by a mutual agreement executed by both parties, or as otherwise provided in this Agreement of the Parties, terminate either upon the complete performance by the Parties of all obligations and conditions within this Agreement or June 30, 2035 whichever is first.

This Agreement shall be effective (“Effective Date”) as of the date of the last Party to execute this Agreement.

Section 3. Developer’s Obligations.

(A) Developer shall, at its sole cost and expense, complete the renovation and buildout of the Development in substantial conformance with the scope and description provided to the City and attached hereto as Exhibit “A”. Thereafter, the Developer shall obtain a Certificate of Occupancy and commence operations no later than June 30, 2026.

(B) Developer shall submit to the Economic Development Director of the City the following documentation, as a condition precedent to qualify for the reimbursement portions of the Incentive related to the completed building:

1. A copy of the executed Lease, containing at a minimum, the following terms:
 - i. an initial term of not less than ten (10) years;
 - ii. a renewal option of equivalent duration;
2. Copies of all bids, scopes of work, invoices, receipts, and other documentation evidencing reasonable expenses incurred and paid by the Developer for build-out and/or renovation of the Property;
3. A copy of the receipt for payment or other evidence suitable to the City establishing the amount the Developer remitted in sales tax to the Texas Comptroller for the respective tax year; and
4. A copy of the Certificate of Occupancy issued by the City.

(C) To qualify for the sales tax rebate portion of the Incentive in any given year of the first three (3) years of operation, Developer shall maintain gross taxable sales from the sale of food and/or beverages at or above the following thresholds:

1. Year 1: \$700,000.00
2. Year 2: \$800,000.00
3. Year 3: \$900,000.00; and

Developer must have paid and remitted the amount of sales tax due on such gross taxable sales to the Texas Comptroller.

(D) Developer shall execute all required authorizations to permit the City to obtain sales tax reports directly from the Texas Comptroller’s Office for the duration of this Agreement. Developer shall also provide annual sales tax documentation and related financial information as requested by the City. The parties recognize that Developer considers any sales tax or financial reports provided to the City as confidential and proprietary material of Developer. Developer acknowledges that City, as a governmental entity is required to comply with the Texas Public Information Act (“TPIA”). Pursuant to the requirements of

the TPIA, if the City receives a request for information which would include sales tax or financial reports of Developer, City will respond to the request in accordance with the procedures set forth in the TPIA. Specifically, City will notify Developer of its receipt of the request. The Parties acknowledge that TPIA requires a brief to be submitted to the attorney general explaining why the claimed exceptions apply to the information in issue. City shall not be obligated to submit the brief supporting those claimed exceptions. Developer shall be solely responsible for submitting the brief and the documents in issue to the attorney general. Nothing in this agreement shall require City to institute or participate in any litigation relating to an opens records request for information that Developer considers to be confidential. Further, Section 552.372 of the Texas Government Code establishes records retention and preservation requirements for contracting governmental entities.

- (E) Developer shall maintain the structure and exterior of the building in compliance with all applicable historic preservation standards, including, but not limited to, the National Historic Register's guidelines, so that the building maintains its historical designation.
- (F) For a period of five (5) years following the Operational Date, Developer shall annually provide five thousand dollars (\$5,000.00) of in-kind food and beverage contributions for volunteer and special event staff during civic event(s) selected by the City held at the City's Downtown Square. The annual in-kind contributions shall not roll over if unused and shall be scheduled with at least thirty (30) days' notice by the City. All such contributions shall be coordinated through the Developer's events team at events@lockwooddistilling.com.
- (G) Developer shall provide the City with a Waiver of Sales Tax Confidentially in a form approved by the Texas Comptroller's office ("**Waiver Form**"). The Waiver Form will be utilized by the City to obtain reports filed by Developer to verify the amount of sales and use tax revenues generated from the Project for the previous calendar quarter. Such reports shall be based upon reports filed by Developer with the Texas Comptroller's office. The City agrees to maintain the confidentiality of the information proved in such reports and to not disclose any of such information unless otherwise required by applicable law.
- (H) Within thirty (30) days following the end of each calendar quarter, Developer shall submit to the City a schedule detailing the Sales and Use Tax Revenues for each month in that quarter year. As backup for the schedule, Developer shall submit the following: (a) A copy of all Sales and Use Tax reports or returns for the Project, including amended reports, filed by Developer for that quarter year showing the sales and use tax collected and paid; and (b) Such other data as the parties mutually determine reasonably appropriate to evidence the sales and use tax collected and paid.

Section 4. City's Obligations.

- (A) Upon Developer's full compliance with the requirements set forth in Section 3(A), the City shall provide a one-time reimbursement of reasonable costs, incurred and verified, associated with the Development, not to exceed one hundred fifty thousand dollars (\$150,000.00) (the

“Renovation Rebate”). The Renovation Rebate shall be disbursed by the City within sixty (60) days of submission of all documentation and issuance of the Certificate of Occupancy.

(B) For the first three (3) years following the Operational Date, if Developer meets the annual sales requirements as specified in Section 3(C) above, the City shall rebate the state sales tax actually paid and remitted by Developer to the Texas Comptroller for the applicable year, up to a maximum rebate of two hundred thousand dollars (\$200,000.00) for all three years regardless of the actual amount paid in any given year (the **“Sales Tax Rebate”**). If Developer does not meet the annual sales requirements as specified in Section 3(C), it shall not be entitled to a Sales Tax Rebate for the applicable year, but such failure will not affect Developer’s eligibility for a Sales Tax Rebate in the other respective years. If annual sales in either the first or second rebate year do not meet the minimum threshold, the City shall allow unearned rebate amounts to roll forward into the following year(s) within the first three (3) years following the Operational Date, provided that cumulative gross sales for that three-year period meet or exceed \$2,400,000. In the event of such a rollover because annual sales in either the first or second year did not meet the minimum threshold, the rebate contemplated herein shall not be paid until the confirmation of cumulative gross sales of all three years.

(C) Should Developer cease operations, fail to provide the sale tax documentation contemplated by 3(B)(2) and 3(B)(3), or fail to provide or offer to provide the in-kind contributions contemplated by Section 3(F) within six (6) years of the Operational Date, the City shall be entitled to a refund of a pro-rata share of the \$200,000 Sales Tax Rebate provided to the Developer during the first three years of operation, based on the following schedule: After three (3) years from the Operational Date, no refund shall be due to the City. Refund shall only apply if Developer permanently ceases operations at the Property within this three-year period. Temporary closures or force majeure events shall not trigger refund.

<u>Year Following Operational Date</u>	<u>Amount of Refund</u>
1-3	\$200,000.00
4	\$125,000.00
5	\$75,000.00
6	\$25,000.00

Section 5. Source of Funds. The monetary portion of the Incentive shall be paid only from the Tax Increment Finance (“TIF”) district number one and sales tax revenue actually received in hand by the City from the Developer. Notwithstanding any other provision contained herein to the contrary, the City shall not owe Developer any amount or other thing of value in excess of three hundred fifty thousand dollars (\$350,000.00). No other source of funds shall be provided for the payment of the Incentive.

Section 6. Valuation Assessment. Developer agrees that by submitting to the City a request for the payment of the Incentive under this Agreement, the Developer has (i) fully and finally agreed to the DCAD assessed tax values and the City’s tax rate and procedures on which the assessed value of the Development is or will be based without protest or challenge; (ii) will not make any

claim for a refund, repayment, or reduction of those taxes from any source, including the City; and (iii) will not claim or accept any exemption from business personal property and/or ad valorem taxes, prior to the date of termination of this Agreement. Notwithstanding the foregoing, the Developer reserves the right to protest property valuations if increases are in excess of 15% year-over-year or are determined to be manifestly erroneous, upon providing written notice to the City.

Section 7. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well-known and generally accepted technical or trade meanings are used herein per such recognized meanings. In addition, the following rules of interpretation shall apply:

(A) References to “Articles,” “Sections,” or “Exhibits” shall be to articles, sections, or exhibits of this Agreement.

(B) The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.

(C) This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.

(D) Unless expressly provided otherwise in this Agreement, (a) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be unreasonably withheld, conditioned, or delayed, and (b) wherever the Agreement gives a Party a right to determine, require, specify, or take similar action concerning a matter, such determination, requirement, specification, or similar action shall be reasonable.

(F) Use of the words “include” or “including” or similar words shall be interpreted as “including but not limited to” or “including, without limitation.”

(G) The recitals to this Agreement are incorporated herein.

Section 8. Dispute Resolution and Step Negotiations. The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows:

(A) Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Representatives of each of the Parties shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such representatives, or if no meeting of such representatives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends

to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days' notice of such intention and may also be accompanied by an attorney. All negotiations according to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the Federal Rules of Evidence and State Rules of Evidence. Each Party will bear its own costs for this dispute resolution phase.

(B) If any dispute arising out of or relating to this Agreement or any of the transactions contemplated hereby is not resolved by the procedures set forth in Section 8 (A), such dispute shall be submitted to non-binding mediation to a person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. If the mediation process has not resolved the dispute within thirty days of the submission of the matter to mediation or within such a longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of court proceedings. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase.

(C) Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely to secure a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm.

Section 9. Jurisdiction and Venue. City and Developer, to the fullest extent permitted by applicable law, irrevocably (i) submit to the exclusive jurisdiction of the district courts located in Dallas County, Texas, and any appellate court thereof; (ii) waive any objection which either may have to the laying of the venue of any proceeding brought in any such court and (iii) waive any claim that such proceedings have been brought in an inconvenient forum. Nothing in this provision shall prohibit a Party from bringing an action to enforce a money judgment in any other jurisdiction where the courts of such jurisdiction have jurisdiction over the other Party.

Section 10. Accommodation of Financing Parties. To facilitate the Developer's obtaining of financing to construct and operate the Development, City shall make governmentally reasonable efforts to provide such consents to assignments, certifications, representations, information, estoppels, or other documents as may be reasonably requested by the Developer or the Developer's financing parties in connection with the financing of the Development; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information, estoppel, or other documents, or enter into any agreement, that materially adversely affects, or could reasonably be expected to have or result in a material adverse effect on, any of City's rights, benefits, risks, or obligations under this Agreement. Developer shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented reasonable out-of-pocket third party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution, or delivery of any documents requested by Developer or the financing parties.

Section 11. Entire Agreement. This Agreement and its Exhibits constitute the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the Party or Parties sought to be charged or bound by the alteration or amendment.

Section 12. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City.

Section 13. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory of each Party.

Section 14. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

Section 15. Notices. All notices required to be given under this Agreement shall be in writing and shall be given by either Party or its counsel in person, via express mail service, courier, or receipted facsimile transmission (but only if duplicate notice is also given via express mail service, courier or certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given according to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person or next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, when deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland
200 N. Fifth Street
P.O. Box 469002
Garland Texas 75046-9002
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504

If to Developer:

Lockwood Distilling Company Ivan, LLC
c/o Evan Batt
506 Lockwood Dr Suite A
Richardson, TX 75080
469-995-6173

With a required copies to:

City Attorney
200 N. Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002
Phone: (972) 205-2380
Fax: (972) 205-2389

Economic Development Director
P.O. Box 469002

Garland, Texas 75046-9002
Phone: (972) 205-3800
Fax: (972) 205-3801

Section 16. Employment of Undocumented Workers. During the Term of this Agreement, the Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the amount of the Incentive paid to and received by Developer from and by the City as of the date of such violation within 120 business days after the date the Developer is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Developer is not liable for a violation of this Section concerning any workers employed by a subsidiary, affiliate, or franchisee of the Developer or by a person with whom the Developer contracts.

Section 17. Non-Collusion. Developer represents and warrants that neither Developer nor any representative of Developer has given, made, promised, or paid, nor offered to give, make, promise, or pay any gift, bonus, commission, money, or other consideration to any employee, agent, representative, or official of the City as an inducement to or to obtain the benefits to be provided by the City under this Agreement.

Section 18. Time of the Essence. Time is of the essence in the performance of this Agreement. If any deadline contained herein ends on a Saturday, Sunday, or a legal holiday generally recognized by banks in the State of Texas, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday, or legal holiday.

Section 19. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

Section 20. No Recording. The Parties agree that neither this Agreement nor any memorandum of this Agreement will be recorded in the real property records of Dallas County, Texas.

EXECUTED and EFFECTIVE as of the ____ day of _____, 2025.

DEVELOPER

**Lockwood Distilling Company Ivan, LLC
a Texas Limited Liability Company**

By: ERBAT

Name: Evan Batt

Title: President

Date Executed: 8.12.2025

CITY

City of Garland, a Texas home-rule municipality

By: _____

Judson Rex

City Manager

Date Executed: _____

EXHIBIT "A"
Property Legal Descriptions

[Insert Property Description]



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: August 19, 2025

Title: Amend Chapters 26 & 32 Code of Ordinances Related to Short-Term Rental Regulations

Submitted by: Brian England, City Attorney

Strategic Focus Area: Safe Community
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

The Office of the City Attorney presented this item as a written briefing at the August 18, 2025 Work Session.

Background

The City of Garland first passed regulations expressly applying to short-term rentals ("STRs") in 2023. Following the first two years of regulating STRs under the short-term rental provisions of the Code of Ordinances, the Office of the City Attorney conducted a review of current case law, recent legislation, neighboring cities' ordinances, local neighborhood impacts of STRs, and the effectiveness of current regulations in mitigating negative impacts to the local community. Following its review, the Office of the City Attorney recommends approval of the amendments presented in the attached draft ordinance.

Consideration / Recommendation

Approve the amendments to Chapters 26 and 32 as presented in the attached draft ordinance.

Attachments

A. Ord No _____ Amend Short Term Rentals 08-05-2025

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 26, APOLICE-MISCELLANEOUS PROVISIONS AND OFFENSES@, OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, BY ADOPTING ARTICLE VI THEREOF RELATING TO SHORT-TERM RENTALS; AMENDING CHAPTER 32, "PROPERTY SANITATION AND HOUSING SERVICES", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, BY ADDING PROVISIONS RELATED TO THE REGULATION OF SHORT-TERM RENTALS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Chapter 26, Article VI, "Short-Term Rentals," Section 26.64, "Prohibited conduct," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

Section 26.64 Prohibited conduct.

- (A) The following conduct is Prohibited Conduct by an Owner, manager, operator, host, resident, guest, patron, invitee, or client of the Short-term rental while on the Premises:
- (1) A violation of Chapter 26, Section 26.09, "Sound Amplification on vehicles," of this Code of Ordinances on or within 50 feet of a property line of the Premises where the violating vehicle is owned, controlled, or operated by a resident, patron, guest, sponsor, invitee, client, or owner of the Short-term rental;
 - (2) A violation of Chapter 22, Article V., "Noise Control," of this Code of Ordinance;
 - (3) A violation of Chapter 26, Section 26.14, "Fireworks prohibited," of this Code of Ordinance;
 - (4) A violation of Chapter 32, Article II., "Property Maintenance and Nuisance Abatement," of this Code of Ordinance;
 - (5) ~~A violation of Chapter 33, Article IV., "Stopping, standing, and Parking," on or within 50 feet of the property lines of the Premises~~On-street parking of any vehicle ~~where the violating vehicle is owned,~~

leased, controlled, or operated by ~~a~~an agent, contractor, employee, owner, resident, guest, patron, invitee, or client of the Short-term rental;

- (6) Any violation of Sections 106.05 (Possession of Alcohol by Minor) or 106.06 (Furnishing Alcohol to Minor) of the Texas Alcoholic Beverage Code;
- (7) Any violation of state or federal law that is classified as a class B misdemeanor or higher; or
- (B) In the event a guest, patron, invitee, or client of the Short-term rental engages in conduct which the resident, person in charge of the Premises, or the organizer or sponsor could not reasonably foresee and the conduct is an isolated instance of an invited guest of the Premises violating the law which the resident, person in charge of the Premises, or the organizer or sponsor is unable to reasonably control without the intervention of a peace officer and the resident, person in charge of the Premises, or organizer or sponsor is the person who calls the police, the unlawful conduct of the guest, patron, invitee, or client shall not be attributable to the Owner, resident, person in charge of the premises, or the organizer or sponsor for the purpose of determining whether the event constitutes Prohibited conduct that may negatively impact the Short-term rental's permit.
- (C) There shall be a presumption that the same type of Prohibited conducted occurring on the Premises by any guest, patron, invitee, or clients of the Short-term rental more than three times within a 6-month period is reasonably foreseeable and is not an isolated occurrence.

Section 2

That Chapter 26, Article VI, "Short-Term Rentals," Sections 26.66 and 26.67 of the Code of Ordinances of the City of Garland, Texas, are hereby amended to read as follows:

Section 26.66. ~~Criminal offenses.~~Maximum stay; minimum stay.

- ~~(A) An Owner commits an offense if he allows, suffers, or operates a short term rental without a valid single family permit for the premises on which the short-term rental use occurs.~~
- ~~(B) An Owner commits an offense if he allows, suffers, or operates a~~

~~short-term rental and fails to provide the City with accurate and up-to-date registration information required by section 32.09 in a timely manner.~~

~~(C) A Responsible Party commits an offense if he violates, allows, or suffers a violation of any provision of this article by a manager, host, resident, guest, patron, invitee, or client of a short-term rental.~~

~~(D) A person commits an offense if he is a guest, invitee, patron, or manager, host, or client of a short-term rental and commits, participates in, allows, or suffers any prohibited conduct on the premises of a short-term rental, or in the case of a violation of chapter 33, article IV, "stopping, standing, and parking," or chapter 26, section 26.09, "sound amplification on vehicles," on or within 500 feet of the property lines of the premises.~~

~~It shall be unlawful for an owner to rent or lease a short-term rental for a period of more than thirty (30) days or less than 48 hours.~~

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Section 26.67 Criminal Penalties

~~(A) An Owner commits an offense if he allows, suffers, or operates a short-term rental without a valid single-family permit for the premises on which the short-term rental use occurs.~~

~~(B) An Owner commits an offense if he allows, suffers, or operates a short-term rental and fails to provide the City with accurate and up-to-date registration information required by section 32.09 in a timely manner.~~

~~(C) A Responsible Party commits an offense if he violates, allows, or suffers a violation of any provision of this article by a manager, host, resident, guest, patron, invitee, or client of a short-term rental.~~

~~(A)(D) A person commits an offense if he is a guest, invitee, patron, or manager, host, or client of a short-term rental and commits, participates in, allows, or suffers any prohibited conduct on the premises of a short-term rental, or in the case of a violation of chapter 33, article IV, "stopping, standing, and parking," or chapter 26, section 26.09, "sound amplification on vehicles," on or within 500 feet of the property lines of the premises.~~

~~(E) On-street parking violations contained within this Article may be enforced as a civil offense pursuant to the provisions of Articles II and III of Chapter 24 of this code, in addition to being subject to the criminal penalties and procedures established in chapters 26 and 32 of this Code.~~

Section 3

That Chapter 32, Article 1, "Minimum Property Standards," Sections 32.09(K)-(M) of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part to read as follows:

(K) Suspension of permit.

(1) A single-family rental permit may be temporarily suspended by the City:

- (a) If a life safety violation exists on the premises of the permitted single-family dwelling;
- (b) If, after notice and a period of correction as provided by section 32.02(F), a critical violation remains on the premises of the permitted single-family dwelling;
- (c) If, after a change in tenancy, not including short-term rentals, the City has not received a request for inspection or a certification of compliance within 60 days of application for utilities;
- (d) If the Garland Police Department is requested by a member of the public, other than the owner, manager, organizer or sponsor of a short-term rental, to respond to the premises of the short-term rental more than three times within a 6-month period because of alleged prohibited conduct (as defined in Chapter 26, Article VI, of this Code) occurring on the premises and the responding officers determine that there is probable cause to believe prohibited conduct has occurred or is occurring; or
- (e) If the property is receiving a homestead exemption and:
 - (i) There is probable cause to believe that the property is not the owner's principal residence; or
 - (ii) The owner of the property is receiving a homestead exemption on another property located in or outside the state.
- (f) Failure to timely pay hotel occupancy taxes owed, where applicable, pursuant to Chapter 40, Article II, of this Code of Ordinances.

(2) The City shall notify the holder of the permit in writing, stating the reasons for which the permit is ~~subject to suspension~~ suspended and stating that the permit shall remain suspended until such time as the property owner:

(a) Prevails in an appeal of the suspension to the Property Standards Board; or

(b) Meets with the Director of Code Enforcement, pays all outstanding fines, enters into a compliance agreement with the City, and satisfies the terms and conditions of the compliance agreement.

~~(3) The compliance agreement shall, among other things, address occupancy limits, parking, inspections, parties, prohibited hours for outside activities, and any other violations that were the basis for the suspension.~~

(3) The compliance agreement shall, among other things,:

(a) Limit the occupancy of the premises, including grounds and yards, at any one time to a maximum of 10 people or 2 persons per bedroom, whichever is less;

(b) Prohibit on-street parking for any vehicles associated with the short-term rental, or with any person located on the premises of the short-term rental;

(c) Prohibit any outdoor activities on the premises between the hours of 9:00 p.m. and 9:00 a.m.; and

(d) Require the installation, maintenance, and continuous operation of city-approved, weatherproof, outdoor noise sensors with real time remote monitoring and alert capabilities, along each property line of the premises.

(i) The city shall provide the holder of the permit city-approved noise sensors after receiving payment from the permit holder for the costs associated with the purchase of the sensors.

(ii) The permit holder shall be responsible for the installation of the sensors, which once completed shall be inspected by the city.

(iii) The permit holder shall remotely monitor the premises and set the noise sensors to alert the permit holder in real time of any noises that exceed the sound levels measured at the property boundary allowed by Section 22.69 of this Code.

(iv) The permit holder shall provide the city, within 3 business days of a request, access to any and all reports and data generated by the noise sensors for

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the previous 30 calendar days.

(e) Limit any trash or debris set out for collection to (i) being contained in a maximum of two city approved trash containers and one city approved recycling bin and (ii) only on regularly scheduled collection days.

(L) Reinstatement of suspended permit. A person whose permit has been suspended may, at any time, make written application for a reinspection for the purpose of reinstating the permit. Within ten (10) days following receipt of a request, which shall include a statement signed by the applicant that in the applicant's opinion, all of the violations that caused suspension of the permit have been corrected, the City shall make a reinspection. Upon reinspection, if all life safety, critical, and noncritical violations have been corrected, the permit shall be reinstated.

(1) A person whose permit has been suspended for any violations other than "prohibited conduct" under Section 26.64 of this code of ordinances or violations of the terms of a compliance agreement, may make written application for a reinspection for the purpose of reinstating the permit. Within ten (10) days following receipt of a request, which shall include a statement signed by the applicant that in the applicant's opinion, all of the violations that caused suspension of the permit have been corrected, the City shall make a reinspection. Upon reinspection, if all life safety, critical, and noncritical violations have been corrected, the permit shall be reinstated.

(2) A person whose permit has been suspended for "prohibited conduct" or violations of the terms of a compliance agreement, may appeal his or her suspension to the Property Standards Board. In the case of a violation of the terms of a compliance agreement, the permit holder has 10 calendar days (from the date notice is mailed) to appeal a suspension of his or her permit.

(M) Revocation of permit. A single-family rental permit may be permanently revoked after the City has provided an opportunity for a hearing for the following reasons:

(1) For serious or repeated violations of any of the requirements of this article;

(2) For interference with the City or any of its agents in the performance of their duties;

(3) For three or more violations of the terms and conditions

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of a compliance agreement; or

(3) Three or more criminal convictions (or three or more failures to appear) for prohibited conduct, or offenses related to the operation of a short-term rental under Chapter 26, Article VI of this Code within a 12- month period.

Prior to revocation, the City shall notify the holder of the permit in writing, stating the reasons for which the permit is subject to revocation and stating that the permit shall be permanently revoked at the end of ten (10) days from the service of such notice unless a request for a hearing is filed with the City, by the permit holder, within such ten-day period. A permit shall be suspended for cause pending its revocation or a hearing relative thereto.

Section 4

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That Chapters 26, APolice-Miscellaneous Provisions and Offenses@ and Chapter 32, "Property Sanitation and Housing," of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ____ day of August, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:



GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: August 19, 2025

Title: Amendments to Chapter 22, Article II of Garland City Ordinance, Food and Food Establishments

Submitted by: Mandy Pippen, Health Director
Mitch Bates, Deputy City Manager

Strategic Focus Area: Safe Community

Issue / Summary

Council is requested to consider amendments to Chapter 22, Article II of the Code of Ordinances of the City of Garland, changing the scoring threshold for permit revocation from three scores of 59 or below in an 18-month period to three scores of 69 or below in an 18-month period and assigning the appeal process from one heard by City Council to an appeal heard by the Property Standards Board. Additionally, details surrounding permit revocation duration will be defined in departmental policy, and will no longer be a 3-year revocation that prevents the owner from operating another food establishment in Garland. A new fee of \$100 per recheck is being requested for rechecks to determine compliance after a permit suspension (if no reasonable effort was made to correct violations).

Background

Currently, food establishments scoring 59 (out of 100) or below on a food inspection three times in an 18-month period are subject to permit revocation. This current score paradigm leaves a gap between scores of 59 and 69, where establishments are failing, but there is no incentive to improve to a passing score. Moving the "failing" score to 69 also aligns Garland with the state and most other jurisdictions polled. As the ordinance is written now, the establishment owner could not operate another food establishment in the City of Garland for 3 years after permit revocation. It is requested that this be removed from the ordinance and a shorter duration be determined through departmental policy. Additionally, if the establishment appeals the revocation, the ordinance currently assigns the appeal to be heard before City Council. This assignment is requested to be moved to the Property Standards Board.

Consideration / Recommendation

Staff recommends Council approve the proposed amendments to Chapter 22, Article II of the City of Garland Ordinances.

Attachments

- A. Ordinance Amending Ch 22 (1)

ORDINANCE NO. _____

AN ORDINANCE AMENDING IN PART SECTION 228.247, "PERMITS," OF THE TEXAS FOOD ESTABLISHMENT RULES AMENDMENTS, AS ATTACHED TO 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 PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 228.247(e), "Denial of permit," of Section 228.247, "Permits," of the Texas Food Establishment Rules Amendments attached to 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, is hereby amended *in part* to read as follows:

(e) Denial of permit. The regulatory authority may deny issuance of a permit to applicants who have not met the standards of this article; intentionally provide false information to the regulatory authority; or filed incomplete permit applications. Any person who has had their permit application denied shall, upon written request to the regulatory authority, be afforded a hearing before the Property Standards Board as soon as practicable, but not later than thirty (30) days from the denial.

Section 2

That Section 228.247(f), "Suspension of permits," of Section 228.247, "Permits," of the Texas Food Establishment Rules Amendments attached to 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, is hereby amended *in part* to read as follows:

(f) Suspension of permits. Permits may be suspended by the regulatory authority for repeated failure of the permit holder to comply with the requirements of this article. Whenever a permit holder or operator has failed to correct a violation after receiving two (2) written notices for the violation or received a score of sixty-nine (69) or below on an unannounced food service inspection, the regulatory authority may suspend the permit. The permit holder or operator shall be notified in writing that the permit is, upon service of the notice, immediately suspended and that an opportunity for a hearing will be provided if a written request for a hearing is filed with the regulatory authority by the permit holder. Notwithstanding the other provisions of this article, whenever the regulatory authority finds unsanitary or other conditions in the operation of a food service establishment which constitute a substantial hazard to the public health, a written notice may be issued to the permit holder or operator citing such condition, specifying the corrective action to be taken, and specifying the time period within which such action shall be taken. If necessary, such order may state that the permit is immediately suspended and all food service operations are to be immediately discontinued. If the permit is suspended, a "Closed by Order of Garland Health Department" sign shall be placed on the entrance to the food establishment in plain view of the public. No person may remove, cover, alter, deface, or otherwise make unreadable said sign. Any person to whom such an order is issued shall comply immediately therewith, but, upon written request to the regulatory authority, shall be afforded a hearing before the City Manager or his or her designee as soon as practical, but not later than thirty (30) days from the suspension. Upon a suspension under this section, the permit holder or operator shall pay a reinspection fee as authorized by Section 437.0126, as may be amended, of the Health and Safety Code prior to reopening the food service establishment following suspension.

Section 3

That Section 228.247(h), "Revocation of permits," of Section 228.247, "Permits," of the Texas Food Establishment Rules Amendments attached to 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, is hereby amended *in part* to read as follows:

(h) Revocation of permits. A permit may be revoked for serious or repeated violations of any of the requirements of this article, for interference with an employee of the regulatory authority in the performance of his or her duties, or for having scored sixty-nine (69) or below on three or more unannounced food service inspections within an eighteen month period. Prior to such action, the regulatory authority shall notify the permit holder in writing, stating with reasonable particularity the reasons for which the permit is subject to revocation, and advising that the permit shall be revoked at the end of five days following service of such notice, unless a request for a hearing appealing the decision is filed with the regulatory authority within such five day period. The appellate hearing pursuant to this section shall be heard by the Property Standards Board ("PSB"). Upon the filing of the permit holder's request for appeal, the PSB shall set a time and place for the hearing with thirty (30) days of such request. At the hearing, either side may present testimony and evidence supporting its position. At the conclusion of the hearing, the PSB shall either (1) affirm the decision to revoke the permit, or (2) reverse the decision to revoke the permit. The decision by the PSB is final. A permit shall be suspended pending its revocation or pending any hearing contesting the proposed revocation.

Section 3

That Section 228.247(i), "Hearings," of Section 228.247, "Permits," of the Texas Food Establishment Rules Amendments attached to 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, is hereby amended *in part* to read as follows:

- (i) Hearings. Unless otherwise specified, the hearings provided for in this section shall be conducted by the Property Standards Board at a time and place designated by it. The Property Standards Board shall make a finding and shall either sustain, modify, or rescind any official notice or order considered in the hearing. A written report of the hearing decision shall be furnished upon request to the permit holder by the regulatory authority.

Section 4

That Section 228.247(j), "Future operations prohibited," of Section 228.247, "Permits," of the Texas Food Establishment Rules Amendments attached to 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, is hereby amended *in part* to read as follows:

(j) Future operations prohibited. Any person whose food establishment permit has been revoked shall for a period of three years be prohibited from operating, being employed within, or in any way being associated with the operation of any food establishment located at the address of the food establishment whose permit was revoked .

Section 5

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 8

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND

CITY COUNCIL STAFF REPORT

11

Meeting Date: August 19, 2025

Title: Garland Housing Finance Corporation Appointment

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Appointment to the Garland Housing Finance Corporation.

Background

Information was posted on the City's website for 21 days regarding the qualification for the Garland Housing Finance Corporation 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.

Consideration / Recommendation

Council will confirm the appointment to the Garland Housing Finance Corporation.

Attachments

- A. Muhammad Junaid Letter and Resume
- B. Shawn Brigham Letter and Resume
- C. Genai Walker Letter and Resume
- D. Felisha Jackson Letter and Resume
- E. PC Mathew Letter and Resume
- F. Damon Wilson Letter and Resume

August 8th, 2025

Mayor and Members of the Garland City Council

City of Garland

200 N. Fifth Street

Garland, TX 75040

Subject: Letter of Intent – Garland Housing Finance Corporation Board Position

Dear Mayor and Council Members,

I am writing to formally express my interest in serving as a Board Member of the Garland Housing Finance Corporation (GHFC). As a long-term resident of Garland and an experienced finance and accounting professional, I am deeply committed to contributing my expertise, time, and energy toward GHFC's mission of providing quality, affordable housing for our community.

With over 18 years of experience in accounting, finance, and auditing—spanning public housing, real estate development, REITs, and private equity—I bring a strong foundation in financial oversight, governance, internal controls, process improvement, and ERP system implementation. In my recent role as Controller at the Houston Housing Authority, I gained direct insight into the operations, challenges, and opportunities within public housing finance, as well as **experience in operations, coordination, and collaboration with HUD, ensuring full HUD compliance**. My career has consistently centered on promoting transparency, accountability, and fiscal responsibility—values I believe are essential to GHFC's continued success.

My motivation for joining the GHFC Board is both professional and personal. Having grown up in a rented home and witnessing my parents' struggle to balance rent, utilities, and education expenses, I understand firsthand the challenges faced by low-income families. This perspective drives my passion to help others secure stable, affordable housing. I fully support GHFC's current programs—from down payment assistance to neighborhood grants and affordable senior and multifamily housing—and I am eager to contribute new ideas and initiatives that expand access to housing for Garland's residents.

If appointed, I will leverage my skills in **financial analysis, compliance, risk management and strategic planning** to ensure prudent use of resources and strengthen governance practices. I will also serve as a proactive advocate for programs that align with GHFC's mission, fostering partnerships that benefit our city's most vulnerable residents.

It would be an honor to serve in this volunteer capacity and give back to the city that I call home. I have enclosed my resume for your review and welcome the opportunity to discuss how my background and vision can support GHFC's goals.

Thank you for your consideration.

Respectfully,

Muhammad Junaid

5416 Bon Fire Dr, Garland, TX 75043

EDUCATION & CERTIFICATION

linkedin.com/in/junaid-usmani-6ab55b1b1

MBA Finance – Texas A&M University - Commerce	2017
BS in Applied Accounting – Oxford Brooks University, United Kingdom	2011
Bachelor of Commerce (Accounting) – University of Karachi	2006
ACCA – (Chartered Accountants Institute in UK, counterpart of US CPA)	2009

EXPERIENCE

Controller	Houston Housing Authority	Public Housing Agency	Oct 2024 – April 2025
Regional Controller	MCR Investors LLC	REIT - Private Equity	April 2022 – Sep 2024
Accounting Manager	Huffines Communities	Real Estate Developer	Nov 2020 – March 2022
Sr. Accountant	CBRE	Commercial Real Estate	March 2020 – Aug 2020
Accounting Manger	Aslam Property Inc	PE Commercial Real Estate	Jan 2017 – Feb 2020
Accounting & Fin Manger	Azam Textile	Manufacturing	Aug 2009 – Dec 2015
Audit Supervisor	Grant Thornton	Public Accounting	March 2006 – July 2009

Houston Housing Authority
Public Housing Agency – City of Houston
Controller | Reported to SVP Finance
October 2024 – April 2025
Houston, TX

Yardi Voyager
Implementation
Process Improvement

- Led the end-to-end implementation and configuration of key Yardi Voyager modules, including Construction Manager, Job Cost, Procure to Pay (P2P), Rent Café, and Fixed Assets.
- Partnered with IT and external consultants to support system deployment, testing, and post-implementation optimization.
- Designed and configured customized workflows within each module to align system functionality with Finance department operations and reporting needs.
- Developed data mapping strategies and ETL schedules to ensure accurate and complete migration of master and transactional data from the legacy system to Yardi Voyager.
- Consolidated 137 Public Facility Corporation (PFC) agreements into a centralized, structured dataset capturing all key terms, clauses, and financial conditions for easy reference and compliance.
- Established standardized accounting processes for PFC transactions, enabling consistent recording of multi-line revenue streams, accruals, and collection tracking for accounts receivable.

MCR Investors LLC
REIT Fund Manager – Portfolio in Hotel Properties
Regional Controller | Reported to CFO
April 2022 – Sep 2024
Dallas, TX

Month-end Closing

- Managed month-end close for the REIT fund and its affiliated investment vehicles, ensuring timely and accurate financial reporting.

Consolidation

- Maintained dual Historic Cost and Fair Value accounting records to support portfolio valuation and compliance with investor and regulatory requirements.

Capex/CIP

- Consolidated financials across multiple properties and investment entities, rolling up financials to the holding REIT fund level.

Capital Calls/ Disbursements

- Allocated and disbursed capex, income, interest, and expenses to investment vehicles via the REIT structure, maintaining transparency and auditability.

Real Estate Taxes

- Accounted for capital contributions and distributions, ensuring accurate tracking of investor activity across fund entities.

Sales Tax Filing

- Oversaw fixed asset accounting across multiple entities and properties, verifying capitalization, depreciation, and asset integrity.
- Determined substantial completion of development projects to trigger capitalization and close-out procedures.
- Produced monthly financial statements in accordance with REIT and SEC reporting standards.
- Managed real estate tax compliance, including budgeting, accruals, payments, and reporting across multiple jurisdictions.
- Filed and paid sales and use taxes in multiple states; ensured timely compliance with all tax filings.

Huffines Communities
Private Equity–style Family Office – Real Estate Developer
Accounting Manager | Reported to CFO

November 2020 – March 2022
 Dallas, TX

- Month-End Closing** – Prepared monthly, quarterly, and annual financial statements for multiple entities, including operating and development properties, in accordance with GAAP; executed full month-end close process.
- Reporting Packages** – Produced monthly reporting packages for a Private Equity Real Estate Fund REIT and external lenders to support financial oversight and compliance.
- Construction Draws** – Supported capital call and distribution processes, managed mortgages and debt instruments across multiple development entities.
- Job Cost** – Prepared and submitted construction loan draw packages; coordinated with lenders to ensure timely funding and proper documentation.
- Pay Apps** – Recorded revenues, reconciled cash receipts with lot sales settlement statements.
- Commitments** – Maintained job cost accounting for construction projects; posted subcontractor commitments, processed and approved payment applications in accordance with executed contracts.
- Capital Calls/Disbursements** – Managed lot and land inventory, including raw land, WIP, and developed lots.
- Budgeting** – Performed variance analysis on development budgets and construction estimates; investigated deviations and reported findings to management.
- Real Estate Taxes** – Oversaw accounts payable, ensuring vendor payments were accurate and up to date.
- Income Tax Returns** – Compiled financial data for annual income tax returns, prepared supporting schedules, and coordinated with tax preparers for filings and compliance.
- Audit** – Managed real estate tax assessments, payments, and filings; reconciled pro-rated taxes paid on lot sales across various jurisdictions.
- Sage Intacct Implementation** – Assisted in preparation of annual corporate budgets and project-level budgets for new and ongoing developments.
- Facilitated external audits, responding to auditor requests and furnishing required financial documentation and schedules.
- Led the successful full-cycle implementation of Sage Intacct, transitioning from Sage CRE 300.

CBRE
Commercial Real Estate Management
Sr. Accountant (Contract) | Reported to Controller

March 2020 – August 2020
 Dallas, TX

- Month-end Closing** – Reconciled complex client accounts and performed accounting analysis across accruals, accounts payable, accounts receivable, and revenue recognition.
- Reconciliation** – Investigated and resolved account discrepancies by conducting detailed reconciliations and implementing corrective actions to ensure data integrity.
- Reporting** – Reviewed financial data and reports to identify, analyze, and explain variances in alignment with budget and forecast expectations.
- Rental Leases** – Executed month-end close procedures, ensuring timely and accurate journal entries and compliance with GAAP and internal accounting policies.
- Cost Allocation** – Ensured accuracy, completeness, and timeliness of all financial transactions and entries.
- Prepared and distributed financial and management reports, both routine and ad hoc, to support strategic decision-making across multiple business units.
- Provided accounting support and guidance to internal departments, addressing inquiries and resolving issues related to financial reporting and operational transactions.

Aslam Property Inc
Private Equity–style Family Office – Industrial Real Estate Portfolio
Accounting Manager | Reported to CEO/President

January 2017 – February 2020
 Dallas, TX

- Month End Closing** – Managed month-end and year-end close processes; prepared accurate monthly and annual financial statements and reports.
- Reporting Packages** – Supervised the full accounting cycle, including journal entry approvals, reconciliations, and resolution of complex accounting issues, advised staff on non-routine transactions and ensured compliance with accounting standards and internal controls.
- Consolidation** – Consolidated financials across multiple properties and investment entities, rolled up to holding entity.
- Real Estate Taxes** – Facilitated property acquisitions and dispositions; coordinated with real estate agents, title companies, and provided all required documentation.
- RE Acquisitions**

- Mortgage Financing** – Arranged and secured financing for property acquisitions; managed end-to-end loan processes and liaised with lenders on documentation and reporting.
- Budgeting** – Oversaw mortgages, ensured timely payments, and maintained compliance with loan terms.
- Income Tax Returns** – Prepared and submitted periodic financial reporting packages and schedules to lenders.
- Sales Tax Filing** – Filed protest against notice of appraised value with relevant appraisal districts.
- Business Insurance** – Filed property tax protests with appraisal districts to contest appraised values.
- Payroll Processing** – Represented the organization in appraisal hearings; negotiated and secured favorable property value adjustments and tax settlements.
- Managed timely payment of property taxes to applicable county and municipal authorities.
- Managed business insurance coverage, assessed operational risks, evaluated policy needs, and coordinated with insurance agents to ensure adequate protection.

Azam Textile August 2009 – December 2015
Manufacturing – Multinational Karachi, Pakistan
Accounting Manager | Reported to CFO & CEO

- Month-end Closing** – Managed and supervised the full spectrum of accounting and finance operations, including month-end close and preparation of monthly and annual financial statements and reports.
- Costing** – Maintained a comprehensive cost accounting system under job order costing; tracked and analyzed raw materials, WIP, and finished goods to determine accurate product and business costs.
- Consolidation** – Prepared consolidated financial statements for international subsidiaries; accounted for intra-company transactions, including foreign currency translations to holding company level.
- Inventory** – Managed foreign currency transactions to ensure accurate accounting and regulatory compliance.
- Foreign Currency** – Compiled and prepared documentation for international export consignments, including bills-of-lading (BLs) and letters of credit (LCs).
- Revenue Cycle** – Developed and monitored budgets, forecasts, and financial projections; conducted capital expenditure analysis and investment appraisals.
- Budgeting** – Monitored accounts receivable and accounts payable, ensuring timely collections and payments.
- Cash Flow** – Managed direct and indirect tax compliance, prepared tax returns and related declarations.
- Taxation** – Compiled financial data and supporting schedules for the company’s annual income tax returns.
- Audit** – Facilitated statutory audits, serving as the primary liaison with external auditors and furnishing all required information and documentation.
- Process Improvement** – Established and enforced internal controls, accounting policies, and standard operating procedures.
- ERP Implementation** – Project lead for ERP implementation from the buy-side; oversaw system development and deployment in coordination with cross-functional teams.

Grant Thornton March 2006 – July 2009
Audit, Tax and Advisory Services – Public Accounting Karachi, Pakistan
Audit Supervisor | Reported to Audit Manager and Partner

- Statutory Audit** – Planned and led audit engagements across diverse industries; assessed engagement risk, managed audit teams, and executed year-end procedures including cutoff testing and inventory observation.
- Internal Audit** – Identified accounting and internal control weaknesses, assessed risk at the account balance level, and developed tailored audit programs based on risk and materiality.
- Due Diligence** – Applied substantive and analytical procedures, including ratio and trend analysis, to evaluate client financial performance and ensure audit objectives were met.
- Tested compliance with statutory requirements and regulatory frameworks; reported on internal controls and finalized audits in accordance with firm and professional standards.
- Conducted internal audits by performing risk assessments, evaluating internal control systems, and verifying system compliance through end-to-end transaction testing; issued internal audit reports with findings and recommendations.
- Participated in due diligence engagements on behalf of investors to verify business net worth, including validation of asset existence, ownership, and liabilities.
- Led a special investigation engagement into suspected fraudulent medical expenses, collaborating with a team of medical professionals to analyze and report findings.

System Implimentations

Houston Housing Authority – Government Agency Public Housing

ERP System: *Yardi Voyager*

- Led the end-to-end implementation and configuration of key modules including Construction Manager, Job Cost, Procure to Pay (P2P), Rent Café, and Fixed Assets.
- Collaborated with IT and external consultants on deployment, testing, and post-implementation optimization.
- Designed and configured system workflows to align functionality with Finance department needs.
- Developed data mapping and ETL strategies to ensure accurate migration of master and transactional data.
- Consolidated 137 PFC agreements into a centralized dataset and established standardized accounting procedures to track multi-line revenue streams and collections.

Huffines Communities – Real Estate Development

ERP System: *Sage Intacct* (replacing Sage CRE 300)

- Led full-cycle implementation implementation of Sage Intacct, collaborating with external partners to replace legacy systems and improve accounting infrastructure.
- Designed and streamlined workflows to align with operational and financial processes, enhancing efficiency and compliance.
- Configured system modules and settings to meet business requirements, including automation of recurring processes.
- Conducted thorough system testing to validate user roles, data accuracy, and overall functionality in the development environment.
- Oversaw data migration from Sage CRE 300, including mapping, cleansing, and validation of historical financial and operational data.

Azam Textile – Manufacturing

Systems: *ITMS*

- led ERP system development and implementation as buy-side project lead.
- Coordinated cross-functional teams to ensure effective system development and deployment.
- Assisted in the system design, development and implementation of information systems, delivering system transformation that improved workflow efficiency, operational efficiency, internal controls and financial reporting accuracy.

Technical Skills

Extensive hands-on experience with various ERP systems and application software in real-time operational environments.

- | | | |
|-------------------------|-----------------|------------------------------------|
| – Sage CRE 300 | – Sage Intacct | – Sage Paperless |
| – Yardi Voyger | – Blackline | – Oracle Peoplesoft |
| – M3 | – NetSuite | – QuickBooks |
| – Intuit Manage Payroll | – GT Audit Care | – MS Excel Adv (VBA & Power Query) |

Industry Exposure

Sectors Worked In

- REIT/Private Equity Fund
- Real Estate Development
- Real Estate Management (Commercial & Residential)
- Manufacturing (Vertically integrated multinational)
- Public Accounting / Auditing
- Public Housing

Sectors Audited

- Private Equity Fund
- Mutual Fund (Open end & Close end)
- Asset Management
- Investment Bank
- Real Estate Development
- Manufacturing

Michael (Shawn) Brigham, AFC®

1917 Cartman Rd
Garland, TX 75040

08/08/2025

Jennifer Stubbs, TRMC

City Secretary
City of Garland
200 N. Fifth Street, 4th Floor
Garland, TX 75040

Re: Garland Housing Finance Corporation – Letter of Interest

Dear Ms. Stubbs,

I am writing to confirm my continued interest in serving on the Garland Housing Finance Corporation. As a long-time Garland resident with over twenty years of experience in financial literacy, education, and community leadership, I am committed to contributing my expertise to the Corporation's mission of promoting affordable housing opportunities for our residents.

In my role as founder of *Money Mindset Makeover*, a nonprofit organization dedicated to financial empowerment, I have worked closely with underserved families to help them prepare for homeownership, improve credit, and build long-term stability. Through *The Score Genie*, my credit education and repair company, I have gained practical insight into the barriers residents face in securing housing and the strategies needed to overcome them.

Additionally, my position as Early College Liaison for Garland ISD has given me a unique perspective on the economic and educational challenges facing our community. I have led strategic initiatives, managed partnerships, and overseen programs that require both fiscal responsibility and a strong commitment to equitable access.

I would be honored to bring my housing, finance, and community engagement experience to the Garland Housing Finance Corporation, ensuring that its work reflects both the immediate and long-term needs of our city.

Thank you for your consideration. My resume is attached for your review, and I look forward to the opportunity to serve.

Sincerely,

Michael (Shawn) Brigham, AFC®

Michael (Shawn) Brigham, AFC®
1917 Cartman Rd | Garland, TX 75040
[REDACTED]

Board & Community Leadership Profile

Accredited Financial Counselor® with over 20 years of experience in financial literacy, community engagement, and education. Proven record of building and leading programs that empower residents to achieve housing stability and long-term financial health. Dedicated to applying financial planning, credit counseling, and educational leadership expertise to support strategic housing initiatives in Garland.

Relevant Qualifications

- **Deep Local Roots** – Garland resident for almost 20 years; extensive knowledge of community needs and demographics.
 - **Housing & Financial Expertise** – Certified Financial and Housing Counselor; experienced in credit repair, homeownership readiness, mortgage services, and debt management.
 - **Nonprofit Leadership** – Founder of *Money Mindset Makeover* (501c3) delivering financial education to underserved residents.
 - **Educational Leadership** – Department Chair and Early College Liaison for Garland ISD; mentor and advocate for diverse student populations.
 - **Strategic Planning** – Skilled in evaluating financial programs, leading multi-year initiatives, and aligning resources for maximum impact.
-

Professional Experience

Founder & Financial Counselor – *Money Mindset Makeover* (2005–Present)

- Design and deliver community workshops on budgeting, credit, and homebuying readiness.

- Partner with realtors, lenders, and legal professionals to help residents achieve housing stability.
- Advocate for statewide financial literacy requirements for high school graduation.

Owner – *The Score Genie* (2024–Present)

- Operate a credit education and repair company helping individuals qualify for mortgages and rental housing.
- Implement automated systems to streamline client onboarding, dispute resolution, and education delivery.

Early College Liaison – *Garland ISD* (2022–Present)

- Manage partnerships with Eastfield College for dual-credit programs, enabling students to earn both a high school diploma and an associate degree.
- Collaborate with district leadership on long-term academic and budget planning.

Previous Roles Include:

- Personal Finance/Economics Teacher & Department Chair – Garland ISD
- Auditor – Marriott
- Financial Counselor – GreenPath Debt Solutions
- Tax Specialist – Penson Financial Services
- Associate Financial Planner – Ameriprise Financial
- Mortgage Service Representative – ViewPoint Bank

Education

- Master of Education, *Educational Technology Leadership* – Lamar University

- Master of Science, *Personal Financial Planning* – Texas Tech University
 - Bachelor of Science, *Economics & Mathematics* (Minor: Secondary & Higher Education) – Texas A&M-Commerce
 - Additional 18 Graduate Hours in Economics
-

Certifications

- Accredited Financial Counselor® (AFC®) – AFCPE
 - Certified Financial and Housing Counselor – NFCC
 - Certified Financial Social Work Educator/Coach – Center for Financial Social Work
 - Texas Educator Certifications: PPR EC-12, EC-6 Generalist, Business 6-12
-

Leadership & Honors

- Department Chair – Garland ISD
- Phi Theta Kappa Honor Society
- Alpha Chi Honor Society
- Eagle Scout – Boy Scouts of America

Letter of Interest – Garland Housing Finance Corporation Board

To whom it may concern,

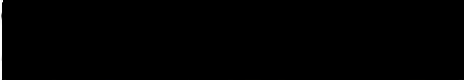
I am writing to express my interest in continuing my service on the Garland Housing Finance Corporation Board. Over the past six years, I have had the privilege of contributing to the remarkable progress our board has achieved. Together, we have advanced meaningful projects that positively impact our community, and I believe the work we have started is far from finished. It would be an honor to help see these initiatives through to their full potential.

One of the greatest strengths of our board is the diversity of talent, perspectives, and expertise among its members. This collaborative environment has allowed us to generate creative solutions and deliver measurable results for the City of Garland. I am deeply committed to continuing this important work and to ensuring our housing initiatives meet the needs of our growing and vibrant community. I look forward to the opportunity to keep serving with dedication, integrity, and vision.

Sincerely,

Genai Walker, Treasurer

Genai Walker, CPM®
Senior Portfolio Manager
Financial Planning Specialist
Insurance Planning Director
NMLS #1482032
2346 Belt Line Road, #451646
Garland, Texas, 75044



Summary of Qualifications

Resulted-oriented and a dedicated financial services leader. Reputation for providing effective leadership with a focus on total organizational coordination to manage financial operations, provide innovative concepts and ideas, supervise teams, and oversee staff. Fluent in **Spanish**. Computer expertise, with proficiency in all MS Office programs. Areas of expertise include problem resolution, performance optimization, project management, new business development, organizational leadership, strategic and tactical planning, research and analysis, profitability improvement, and employee relations.

Professional Experience

Morgan Stanley, Financial Advisor, Dual Employed FA MSPB, N.A. (Mar 2014-present) Specialist in Morgan Stanley Wealth Management Wealth planning process; to gather client information and present customized and tailored Wealth Planning solutions to clients; model multiple planning and investment scenarios and create client presentations; Effectively source business prospects and employ client acquisition techniques; Consult clients on investment strategies based on their financial and investment objectives; and Balance management of referral activities, customer follow-ups and administrative costs.

TD Ameritrade, Amerivest Operations Representative (Dec 2013-Mar 2014)

Process new Amerivest account paperwork including suitability and systematic forms; Process cases/ISIS items/internal & external Chat/Kana/inbox items; Interface with clients on outbound calls and occasional inbound calls; Ensure requirements of RIA are met before accounts are invested; Coordinate with Amerivest operations, new accounts, branch Investment Consultants (ICs), Branch Resource Desk (BRD), Resource Desk (RD) and Investor Services (IS) department, providing support for resolution. Manage service level agreements of departments with the sales force via written correspondence, chat, ISIS and continual training; Monitor and manage Amerivest account issues; Assist with special projects as needed around new product release, education or processes; Responsible for investing accounts into new product (there is an exposure to risk and error).

Bank of America, Investment Banker/Officer (Jan 2013-Dec 2013)

Responsible for performing duties and support related to branch operational activities and financial services; processes all new account transactions; assisting customers in their selection of various accounts and financial services; cross-selling the Bank's products and services; opening, maintaining and closing of all account types; performing branch clerical duties; promoting business for the bank by maintaining good customer relations and referring customers to appropriate staff for new services. Required to be fully knowledgeable and skilled in the areas of teller, vault, safe deposit, processing and boarding DDA lines of credit, discussing and accepting credit applications, and is required to provide leadership, training and support to less experienced New Account Representatives and other branch staff members.

- Best in Class (2013)
- #1 Personal Banker in the Market (2013)
- #1 Branch in the Market (2013)
- Top Seller Funder (2013)
- Top Referrals (2013)
- Green Tree Performer (2013)

*Completed all Private Wealth Management for Merrill Lynch training classes

Professional International Basketball League (Captain, Player, 2005-2012) United States, Spain, Ecuador, Portugal & Switzerland

Played hard on the court in games and in practice and represented my team in public. Was a role model for children. As a player, I made shots, set screens, steals, and rebounded. I did whatever it took to help my team win. Supported my fellow teammates and produced good teamwork when in play. Listened and accomplished what my coaches are trying to achieve. Maintained good physical conditions at all times for the games.

- Player of the Year (2009)
- Player of the Week (26x)
- Player of the Game (50x)
- All-Star Selection (2007)

Mackey Insurance Agency, Office Manager (2007-2010)

Liaison between senior management and clients to ensure proper lines of communications critical in addressing a myriad of problems and issues requiring immediate attention and resolve. Researched account transactions, demonstrating a keen ability to recognize and resolve discrepancies. Perform thorough credit analyzes, research financial histories, and review account status as a prerequisite to qualifying new accounts and authorizing purchases. Negotiate and enforce collections to recover funds and expedite the clearance on delinquent accounts.

- Worked closely with the CEO and was trusted with high-profile clients
- Helped increase total annual revenue by 75%

Centennial Bank, Teller/CSR & Loan Specialist (2005-2007)

Worked with customers on a daily basis, meeting their banking needs and either answering or referring their financial questions to the appropriate supervisory individuals. Accepted and processed customer deposits and loan payments. Maintained and balanced a cash drawer daily. Secured the financial institution nightly. Responded to customer inquiries regarding account balances. Used 10 key to process monetary transactions.

- Helped create a spreadsheet for easier understandability of loans for customers
- After 6 months working, I was promoted from bank teller to loan specialist

Professional Experience (Summer)

Arvest Bank, Loan Processor, Financial Assistant & Team Lead – (2011-2012)

Helped cash/checking deposits, processing loan payments, opening accounts, getting direct deposits accounts, activating atm/debit cards. Supported clients in all banking transactions. Assisted in all clerical responsibilities within the bank. Maintained proper cash limits, cashed checks, issued cashier's checks, money orders, cash advances, and funds transfers.

- Initially hired as entry level teller, promoted due to accuracy, speed and skills
- After 3 months working, I was going to other branches and helping due to shortages
- Was awarded a "People Helping People" award for outstanding customer service
- Was given an Incentive bonus for 100% accuracy and transaction

Conway Regional Hospital - Foundation & Financial Contribution Dept. (2010)

Provided strategic and organizational leadership. Revamped internal procedures and controls to maximize efficiency. Reallocated staff and implemented best practices and procedures. Introduced performance monitoring systems to support continuous improvement and consistent production. Oversaw new business development, product development, and corporate expansion.

AT&T, Sales Executive (2004-2005)

Charged with increasing sales in major accounts while also expanding local customer base. Focus on selling solutions to fit customers' unique technology needs; flexibility adapt sales tactics and presentations to match individuals' sales cycle, chain of command, decision-making process and need for relationship building. Target a broad market, meeting customer demand with sophisticated sales and solutions.

- Exceeded sales quota by 150% annually
- Was "Saleswoman of the Month" for 4 consecutive months
- Helped led team into new, complex software system for inputting data
- Grew existed customer base by an average of 200 new accounts annually through fundamental sales practices: telemarketing, prospecting and networking

Heritage, Telemarketer (2002-2004)

- Consistent achievements as a top producer
- Increased revenues, portfolios and profits through expertise in business development, relationship building, and exceptional service follow up
- Trained new staff of 30
- Used strategic planning and marketing experience combine with qualifications in staff development, coaching and management to drive and deliver performance results
- Exceeded daily quota by 240% annually
 1. Received numerous awards and gifts for top-selling efforts
 2. After one year, I was promoted to lead marketing manager for my team
 3. Achieved highest sell quota for one day of \$120,000
 4. Received "Saleswoman of the Year" in 2003 and 2004

Education

Harvard Business School (2022)
 Univ of North Texas, Public Investment Funds Act (2020-22)
 University of Huelva, Spain (2010-2011)
 Spanish Language Certificate (4.0 GPA)
 University of Central Arkansas (2006-2008)
 Master of Science in Health Science (3.9 GPA)
 University of Central Arkansas (2000-2005)
 Bachelor of Science in Mathematics/Sociology (3.5 GPA)

Bachelor of Arts in Spanish (3.8 GPA)

Licenses

Series 7

Series 66 (63, 65)

Multiple State Investment Licensing

Multiple State Insurance Licensing

Long Term Care/Disability Insurance Licensing

Alternative Investment

Leadership Activities

Next Play Capital Fellowship

Charles Haley Tackle Tomorrow, **Advisory Board Member**

The Reset Foundation, **Board Member**

The Dallas Entrepreneur Center (The DEC), **Board Member**

Garland Housing Finance Corporation, **Treasurer**

DEA/DOJ Citizens Academy

FBI Citizens Academy

Keynote speaker Big Brother Big Sister North Texas

Campus Improvement Team, **Community Advocate**

Children at Risk, **Board Member, Chairwoman**

MADD National Texas Chapter, **Board Member**

GAFHA Scholarship Selection Committee

Steering Committee, **Class Representative**

GAFHA GISD School Board Panel

Women in Business, **Member**

Leadership Development Conference, **Panelist**

Garland School District, Mentor **Speaker**

Semi-Pro Women's Basketball Mentor, **Financial Speaker**

Girls with Goals Leadership, **Speaker**

Class 35 Leadership Garland

North TX Chapt LEAD for Women, **Membership Committee**

Hope Clinic 3-on-3, **Project Manager**

Garland Fire Department Oral Interview Board, **Interviewer**

The City of Garland, **CMC Community Services- Co-Chair**

Garland Sports Hall of Fame, **Member**

NCAAP Garland chapter, **Member**

Kiwanis, **Board Member, Treasurer**

Neighborhood Crime Watch, **President**

DFW AACCC, **Board Member**

United Way Community Impact Grant Panel, **Panel Member**

Texas Wall Street Women, **Member**

Garland Area for Hispanic Americans, **Member**

Who's Who in Black Dallas

NBA of Retired Players-Dallas, **Member**

Cancer Support of North Texas, **Volunteer**

Texas Affiliation of Affordable Housing Providers (TAAHP),

Member

Texas Association of Local Housing Finance

Agencies(TALFA), **Member**

National Association of Local Housing Finance Agencies

(NALHFA), **Member**

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Felisha Jackson

817-312-5054

F_jackson21@yahoo.com

August 12, 2025

Jennifer Stubbs, TRMC

City Secretary

Dear Jennifer,

I am thrilled at the opportunity to contribute my skills and help make Garland the best city possible. Working with the Garland Housing Finance Corporation is ideal for me to grow my passion for community development and real estate. Having purchased our home in Garland during the surge of the DFW housing market, I fully understand the need for quality affordable housing for the residents.

What excites me most is the chance to not only help others find homes and/or improve upon existing homes, but also learn how the City of Garland works. The seventeen years I've spent working in the mortgage business has given me a broad understanding of the industry and my knowledge is fitting for this role. Additionally, since moving to the city I have actively volunteered to pick up litter and assist with property code compliance issues.

I am eager to bring my passion, skills, and dedication to this role and make a meaningful difference in the city I call home. Thank you for considering my application.

Felisha Jackson

FELISHA JACKSON

Profile

Results-driven Business Analyst with over 17+ years of experience in the mortgage industry. Competent in analyzing business processes, identifying improvement opportunities, and implementing solutions driving efficiency and profitability. Adept at data analysis, requirements gathering, and stakeholder management. Reliable, hardworking, ethical, and detail-oriented team player seeking opportunities to expand skills and contribute to company success.

Professional Experience

Business Support Analyst / Fay Servicing LLC / December 2023 – Present

- Extract, document, and analyze business requirements, processes, and workflows
- Identify areas for process optimization and efficiency enhancement
- Recommend process improvements and assist in their implementation
- Collaborate with technology teams to design solutions that meet business needs and ensure project success.
- Create detailed documentation including business requirements, process flows, and project documentation throughout the project lifecycle
- Assist in project planning, estimation, and resource allocation.
- Ensure data quality through testing and validation procedures.
- Create reports summarizing business data for management review.
- Contribute to strategies for enhanced functionality through improved automation and standardization
- Handle large and complex data to analyze business operations needs

Servicing Transfer Analyst / Fay Servicing LLC / August 2021 – December 2023

- Liaise with external and internal parties to resolve issues, or discrepancies, regarding loan transfers and loss mitigation
- Prepare and maintain loan transfer data for all required data and documents to seamlessly transition in a timely manner
- Work with clients and new servicer to ensure timely transfer of information and loan packages
- Adherent to company policies and procedures, investor guidelines, state/federal laws, and regulatory agencies when managing loan transfers
- Analyze business operations issues and leveraged data to recommend new solutions.
- Manage multiple projects simultaneously while adhering to strict deadlines and quality standards.

Foreclosure Specialist V / Fay Servicing LLC / August 2018 - August 2021

- Develop relationships with attorney firms and monitor foreclosure timelines to ensure counsel is completing milestones to client satisfaction
- Partner with attorneys on contested and litigated matters to determine the most favorable course of action for the investor
- Serve as the single point of contact for foreclosures with SOL concerns and HOA issues which require investor escalation and manage through resolution
- Facilitate case audits and escalate as needed
- Manage a portfolio of 350+ foreclosures, ensuring timely completion of all tasks through all phases of the presale process
- Propose process improvement strategies and work with management to draft policies and procedures

AVP Operations Team Manager /Bank of America, N.A. / April 2010 - July 2014

- Manage a team of Mortgage Resolution Specialists responsible for ensuring mortgage litigation is accurately and timely addressed in accordance with departmental objectives to minimize risk and loss
- Oversee team operations while providing directions on new policies and procedures and evaluating staffing needs and performance
- Attend mediations, settlement conferences, depositions, and trials to provide testimony for the bank and its investors
- Trained staff in preparation for court appearances, giving testimony and depositions in conjunction with business policies, and industry practices

Litigation Specialist / Bank of America, N.A. / March 2007 - April 2010

- Manage a high volume of litigated matters, while selecting and hiring outside counsel based upon review of pleadings, assessment of the merits, and bank claims and defenses
- Research and evaluate claims, defenses, and counterclaims to determine exposure and minimize risk by recommending settlement to the proper business unit's management
- Assist in drafting and reviewing pleadings, discovery responses, affidavits, motions, and appellate briefs to ensure accuracy, including witness affidavits
- Research corporate records for accurate discovery responses
- Attend mediations, settlement conferences, depositions, and trials to provide testimony as an authorized representative for the Bank and its investors.

Education

Associate of Arts Tarrant County College at Fort Worth, TX

Legal focus – Honors Program

Skills

Strong Analytical Skills // Procedure Development // Process Improvement // Critical Thinking // Data Mapping // Client Relations // Interpersonal Skills // Information Processing // Problem-Solving // Operations Analysis // Microsoft Proficient

LETTER / RESUME OF PC MATHEW

Subject: Statement of Interest – Garland Housing Finance Corporation

Dear Jennifer, Mayor and City Council Members:

I am writing to express my strong interest in serving on the Garland Housing Finance Corporation Board. With advanced academic qualifications in accounting, a proven track record in financial management for large-scale projects, and extensive community leadership experience, I believe I can bring valuable insight and expertise to the Corporation's mission.

I hold a **Bachelor of Science** and a **Master of Science** in Accounting, along with computer education from the University of Maryland. My professional background includes:

- **2006 – 2013 | UT Southwestern Medical Center** – Began as a Division Accountant, later appointed Chief Accountant for a **\$75 million VA research project**. Managed budgets, trend analyses, purchase order approvals, and final accounts in full coordination with Post Award Accounting. Developed a custom accounting model for the VA's IDIQ project that was recognized by VA officials.
- **2013 – 2017 | Texas Department of Insurance** – Served as **Financial Examiner III**, auditing major insurance companies for financial stability, claims handling, compliance with the Texas Insurance Code and Administrative Code, and reporting to the Commissioner of Insurance.
- **2017 – Present | Real Estate & Insurance** – Licensed Realtor and experienced property investor specializing in single-family and multi-family homes in Dallas County, including Garland. Founded and manage a licensed Property & Casualty insurance agency.

In addition to my professional background, I have a long-standing record of **community service and civic involvement**:

- Leadership roles in nonprofit organizations including the **World Malayalee Council** and the **Garland Indian Community**, organizing community events, blood drives, and awareness programs.
- Served as HOA Board Treasurer, Vice President, and President in one of Garland's largest lake communities, Shores of Wellington and Rustic Oaks HOA
- Former **runoff candidate for Garland City Council District 3 (2021)** and **candidate for Mayor of Garland (2025)**.
- Graduate of **Leadership Garland Class 42** and **Garland Citizens Police Academy Class 61**.
- Service on the **Environmental Community Advisory Board** (District 7) and as **Senior Citizens Commissioner** (District 3).

I have built strong relationships with Garland's community leaders, city staff, and elected officials, and remain committed to supporting initiatives that enhance our city's quality of life.

I believe my combination of **financial expertise, real estate knowledge, and civic engagement** uniquely positions me to contribute meaningfully to the Garland Housing Finance Corporation's efforts to expand and improve housing opportunities.

Thank you for your consideration. I would be honored to bring my skills and dedication to this role.

Sincerely,

PC Mathew

[REDACTED]
[REDACTED]

Damon Wilson
3926 Goose Creek Parkway
Garland, Texas 75040

August 12, 2025

Mr. Dale Adams
President, Garland Housing Finance Corporation

Mr. David Gibbons
Executive Director, Garland Housing Finance Corporation

1675 West Campbell Road
Garland, Texas 75044

Subject: Statement of Interest – Board, Garland Housing Finance Corporation

Dear President Adams, Executive Director Gibbons and the rest of the Board team:

I am writing to express my interest in serving on the Garland Housing Finance Corporation Board. As a resident of Garland for 13 years, I care deeply about our community and believe my skills and experience align well with the board mission.

My background includes close to 30 years of financial experience and leadership in large Fortune 500 companies such as Coca-Cola, as well as multibillion dollar privately owned firms such as Southern Glaziers Wine & Spirits and McLane Food Service. My community and civic involvement spans from when I was a young boy growing up in Savannah, Georgia until present day service; most notably my current involvement (but not limited to); include:

- Active participation in multiple ministries at my church, Christ Community Church – Richardson (such as Social Justice, Men's Ministry, Community Service, Food Distribution and Youth Ministry)
 - As a representative of my church, I am also involved with Dallas Area Interfaith, in which our principal areas of focus are Housing Affordability, which ties directly to the mission of the Housing Finance Corporation, and Affordable Childcare in Dallas County. We are actively seeking solutions by partnering with key local political and business leaders and community-wide groups to foster positive change. This is a long-term commitment to bring about better results here locally
- City of Garland: Tax Increment Finance No. 2 South Board – appointed last August by then Alderman Dylan Hedrick (now Mayor) – we are currently reviewing this tax district to determine feasibility plans

- Alpha Phi Alpha Fraternity, Xi Tau Lambda chapter (North Dallas County) – incredibly involved in our Community Service, Youth mentoring programs and Voter Registration and Education
- Dallas and Collin County Volunteer Deputy Registrar – authorized to register voters
- Actively involved in Garland ISD; in which my child is presently enrolled

Through these experiences, I have developed relevant skills such as strong financial acumen and transparency, budget review and oversight, community engagement and successful execution of objectives and initiatives. I am committed to fostering transparent decision making, encouraging public participation, and support initiatives that benefit all residents.

Serving on the Garland Housing Finance Corporation Board would allow me to contribute my expertise while learning from other resolute members. I would welcome the opportunity to work collaboratively toward increasing affordable housing opportunities but also maintaining strong financial stewardship and transparency, which should further help in our continued efforts to strengthen the city of Garland.

Thank you for considering my application. I would be honored to contribute to the continued growth and vitality of our great city of GARLAND!

Sincerely,

A handwritten signature in black ink, appearing to read 'Damon Wilson', followed by a long horizontal line extending to the right.

Damon Wilson

PROFESSIONAL EXPERIENCE

SOUTHERN GLAZERS WINE & SPIRITS

2023 – present

SGWS is the largest wine and spirits distributor in the United States . It is the 10th largest private company in the United States, with revenues of over \$20Bn

Commercial Finance & Pricing Manager – Farmers Branch, Texas

- Serve as a business partner to the Commercial Sales and leadership team(s) in delivering gross margin performance through effective pricing and promotions
- Maintain financial leadership and for over 40 wine and spirit suppliers, which account for over \$100m in annual revenue
- Oversee supplier A/R and address major concerns
- Supplier bank management on funding requirements & spend analysis against budgets and agreements; provide monthly bank reconciliations
- Provide support in overall management in supplier & SGWS investments in the market including, price supports, tactical spending, funding requirements
- Provide information and analysis of pricing and promotional activities that uncovers issues, drives effective use of trade spends and assists in delivering volume, inventory, and profitability
- Work with multiple functions to achieve desired profitability and sales goals through an analysis of daily sales, supplier funding, and support, development/implementation of new item pricing, oversee price increase analysis

MCLANE FOOD SERVICE

2019 - 2022

A division of the McLane Company; a unit of Berkshire Hathaway. This is a \$15Bn division that provides food service supply chain operations for the world's largest system of chain restaurants

Pricing Manager- Carrollton, Texas

- Managed four pricing analysts associated with designated existing and or new business
- Ensured that McLane is maintaining adequate margin and competitiveness.
- Annually planned the Sales budget for restaurant chain customers, which total over \$2Bn in annual sales
- Performed the period end financial review and variance analysis of the Sales portion of the P&L related to the customers under my management control
- Managed end-to-end cost and pricing process from vendor costs to customer pricing at the unit level; with a 99.97% accuracy level of customer invoicing
- Successfully led the transition of bringing all pricing activities for Whataburger and Habit Burger chains, also led the successful exit of the Panda Express and regional business of Applebee's and IHOP
- Led efforts on my team to garner over \$5mm of cost change income for my chains of responsibility
- Led customer audit reviews and approval of subsequent credits/debits

COCA COLA SOUTHWEST BEVERAGES

2017 – 2019

Coca-Cola bottling operation serving the Southwest United States; generating over \$2Bn in annual sales

Sales Finance Manager - Dallas, Texas

- Led weekly forecasting and trade spend calls with Sales and Revenue Growth Management for retail customers representing \$175M in annual revenue
- Analysis of customer trade funding and volume and profit forecasts to Identify R&O in trade spending accruals and business performance projections and develop recommendations to solve
- Ensure compliance with standard operating procedures for checkbook management, CPA files, CTM program development, and any brand funded activities
- Strong influencing skills required with the Sales teams on trade fund compliance, analytics and gap solving.
- Make determinations on the financial accuracy of trade spend in our financial tools

- Strong partnerships with Sales, Revenue Growth Management, Customers, and Shared Services to communicate and influence forecast, pricing and trade spend risk/opportunities

ROBERT HALF – TEXAS INSTRUMENTS

2016 – 2017

Accounting Professional Contractor- Dallas, Texas

ROOFING SUPPLY GROUP

2014 -- 2015

Roofing Supply Group was one of the largest wholesale distributors of roofing supplies in the United States

Cost Accounting Manager (2014 – 2015) Dallas, Texas

- Maintained and monitored inventory and rebate accounting processes and related controls.
- Prepared monthly margin and cost analyses for distribution to branch and senior management.
- Held responsibility for month-end close, reporting activities and ownership of the control environment for inventory and rebates,
- Held responsibility for all inventory accounting processes, including inventory valuation, monthly review of the obsolescence reserve, and annual physical inventories
- Led the company's 2015 annual physical inventory process for eighty-five branches, with an inventory value of \$214mm, which resulted in an all-time low shrinkage loss % of .2%. Developed improved results reporting and statistical data to help drive focus on areas of opportunities

COCA COLA REFRESHMENTS

2003 – 2014

Was a wholly owned subsidiary of Coca-Cola Company, formally Coca-Cola Enterprises

Manufacturing Finance Manager (2012 - 2014) Dallas, Texas

- Led financial and analytical responsibilities across eight manufacturing plants
- Held responsibility for stewarding internal control, actively identified and drove opportunities for cooperation with Manufacturing Finance, Shared Services Cost Accounting, Internal Control, and other business partners.
- Provided leadership and support to Shared Services Cost Accounting partners during the month-end process (ensured accuracy and timeliness of journal entries and accruals)
- Provided financial leadership to plant management for eight plants that have a combined annual manufacturing conversion cost (direct labor, indirect labor & overhead expenses) budget of \$143mm
- Communicated and interpreted forecast estimate results to plant and regional management, providing additional perspective on implications, risk, opportunity, and trends
- Developed a labor forecasting tool to help support estimated direct and labor expenses each month
- Reviewed and approved capital project requests by reviewing and interpreting financial concepts (NPV, IRR, discounted cash flow and payback period)
- Partnered with the plant management and Internal Control to develop and promote processes that meet Sarbanes-Oxley requirements and internal control standards
- Led analysis of the feasibility of projected cost savings for productivity improvement projects submitted by plant management and Operational excellence teams

Pricing Control Manager (2008 - 2012) Brandon, Florida

- Managed a professional finance team of two pricing supervisors and fourteen pricing analysts
- Had responsibility for the management of the pricing system, pricing processes and related controls/procedures while ensuring compliance with Accounting and Pricing policies
- Had responsibility for the pricing execution for customers totaling over \$1.7 billion in net sales
- Collaborated with Deductions & Collections teams to reduce the level of customer pricing deductions and to administer reimbursements for customer pricing discrepancies. Led the recoveries of over \$200k
- Led team to a 99.8% rate of timely pricing entry, a key business metric within our organization
- Lowered the disapproval rate of pricing requests from the sales organization from 30% to 15%, which led to a reduction of re-work and untimely pricing execution
- Led a project team in the successful development and implementation of a Web-based automated pricing reimbursement tool used by the Sales

Cost Accounting Manager (2003 - 2008) Brandon, Florida

- Managed a professional accounting team of four senior accountants and two staff accountants
- Reviewed balance sheet reconciliations, account analyses, journal entries, month-end manufacturing, and purchase price variance analysis
- Reviewed and completed quarterly and year-end corporate reporting packages
- Held responsibility for the weekly and monthly forecasts of manufacturing and purchase price variances for sixteen production facilities in United States and Canada
- Led the month-end and general ledger responsibilities for the Cost Accounting teams for the Canadian and Northeast business units
- Transitioned two Business Unit cost accounting responsibilities to the Shared Services Accounting Center
- Piloted the implementation and training of SAP G/L module for Cost Accounting department
- Partnered with the VP of Supply Chain & Manufacturing Plant Leadership to develop a \$200 million annual budget for the manufacturing conversion costs (direct labor, indirect labor & overhead expenses)

EDUCATION

Master of Business Admin (MBA) Degree, Accounting/Corporate Finance – University of Kentucky, Lexington, Kentucky

Bachelor of Business Admin (BBA) Degree, Accounting – Savannah State University, Savannah, Georgia; Summa Cum Laude



GARLAND

CITY COUNCIL STAFF REPORT

12

Meeting Date: August 19, 2025

Title: 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

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider appointments to various City of Garland Boards and Commissions. These appointments are made to fill current vacancies and/or reappoint members. These terms will begin on September 1, 2025, and end on August 31, 2027.

Background

In accordance with Section 2 (C) Division 4 of the City Council policies, appointments for all other boards and commissions will be made on nomination at the second regular meeting of the City Council in August.

Consideration / Recommendation

Consider approval of Mayor Hedrick's Boards and Commissions appointments as presented.

Attachments

- A. John Kaiwi Application
- B. Jennifer Ngyuen Application
- C. Arthur Gregg - Application

- D. Charles Leonard - Application
- E. Christopher Johnson - Application
- F. Glenna Saygidia - Application
- G. Bill Ingram Application
- H. Mitch Carr Application
- I. Dorothy White Application
- J. Rochelle Ran Application
- K. Wayne Dalton Application
- L. David Perry Application
- M. Venita Lovelace-Chandler
- N. Jair Garrido Application
- O. PC Mathew Application
- P. Patrick Abell Application
- Q. Menny Castro Application



Application for City of Garland Boards and Commissions

First Name:	John	Last Name:	Kaiwi
Address:	1505 Hawk Court	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Board of Adjustment	2 nd Choice:	Library Board
		3 rd Choice:	Garland Cultural Arts Commission
Please list any experience that qualifies you to serve in the areas you have indicated.			
As a longtime citizen of Garland and having served on the board of adjustments I would like to be considered to stay on this board. I am an avid reader and former educator and would bring so much to the library board			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Board of Adjustments			
List civic or community projects with which you have been involved.			
Member of LULAC			
What is your educational background?			
High school - graduate from Guam. College			
Referred by:		District:	2



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: EDonk@GarlandTX.gov

Please Type or Print Clearly:

Date: JUNE 26, 2025

Name: JENNIFER B. NGUYEN

Address: 2210 COUNTRY OAKS DR

City, State, Zip: GARLAND, TX 75040

Email: Jennifer.Nguyen5@gmail.com

Resident of Garland for 40 years

Resident of Texas for 40 years

Dallas County Voter Registration Number

Garland City Council District Number 1

Have you ever been convicted of a felony? Yes ☐ No ☒

Have you ever been convicted of a Class A misdemeanor? Yes ☐ No ☒

Please list any experience that qualifies you to serve in the areas you have indicated.

DFW ASIAN AMERICAN CITIZENS COUNCIL - CHAIR EMERITUS.
VIETNAMESE AMERICAN COMMUNITY - FOUNDER member.

If you have previously served on a City Board or Commission, please specify and list dates of service.

SERVING on the CMC Since 2007

List civic or community endeavors with which you have been involved.

- DFW DAAS, MISS ASIA AMERICAN INTERNATIONAL pageant,
ASIAN AMERICAN HERITAGE FESTIVAL - CITY OF GARLAND

What is your educational background?

Bachelor's Degree in Economics and Finance.

What is your occupational experience?

UNDERWRITING - Commercial lines for Zurich North America

I hereby affirm that all statements herein are true and correct. Jennifer Nguyen

Board or Commission of first, second and third choice:		
☐ Animal Services	☒ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Board of Adjustment	☐ Garland Youth Council **	☐ Plan Commission *
☐ Citizens Environmental and Neighborhood Advisory Committee	☒ Library Board	☐ Senior Citizens Advisory Committee
☐ Civil Service Commission	☐ Property Taxpayers Board	☐ Unified Building Standards Commission
☒ Community Multicultural Commission		

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status	Current ☐ Past Due ☐	Date Appointed
Utility Account Status	Current ☐ Past Due ☐	Appointed By
CSO Suit/Claim Filed	Yes ☐ No ☐	Date Notified
Clerk Signature & Date		Disclosure Form Filed

Revised 03/2021



Application for City of Garland Boards and Commissions

First Name:	Arthur	Last Name:	Gregg		
Address:	2818 ANDREA LN		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75040
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years

Email address:

Do you use, or have you ever used, any of the following:

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Garland Cultural Arts Commission	2 nd Choice:	Library Board	3 rd Choice:	Charter Review Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

*Past Director of the Multicultural Center and Assistant VP Diversity Equity and Inclusion at UTDallas (24 years), Created, developed and implemented large cultural and educational programs for the University. Chair, Nonprofit Board and serves on a Foundation Board. Currently, serving on the GISD Proposition A-Steering Committee.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

Alpha Phi Alpha Fraternity Professional Development Committee Chair, Friends of Barack Obama Male Leadership Academy Foundation Board (Fundraising and Programming), Project Still I Rise Nonprofit (Programming and Fundraising). Multiple Community Service and Community Projects.

What is your educational background?

B.A. University of Houston (RTF/Mass Communications)
M.Ed. Dallas Baptist University (Higher Education)

Referred by:	Council Members: Ed Moore, BJ Williams and Dylan Hedrick	District:	8
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

Gregg Training and Consulting LLC.
2818 Andrea Ln.
Garland, TX 75040

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

N/A

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

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Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 31 August 2023

Name: Charles V. Leonard Phone: _____ (Home)

Address: 2213 Shady Oaks Court Phone: _____ (Other)

City, State, Zip: Garland TX 75044 Email: _____

✓ Resident of Garland for 38 years Resident of Texas for 45 years
 ✓ Dallas County Voter Registration Number _____ Garland City Council District Number 7

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

If you have previously served on a City Board or Commission, please specify and list dates of service.

List civic or community endeavors with which you have been involved.
Garland Symphony board.

What is your educational background?
Millikin University Decatur IL BA 1967
Wichita State University Wichita KS MA 1972

What is your occupational experience?
Schudi Organ Company Garland TX 1978-1991
Sipe Organ Company Garland TX 1991-2020

I hereby affirm that all statements herein are true and correct. Charles V. Leonard

Board or Commission of first, second and third choice:

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Garland Youth Council **	☐ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Community Multicultural Commission	☐ Property Standards Board	☐ Unified Building Standards Commission
☐ Charter Review Board	☒ Bond Committee	

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status _____ Current ☒ Past Due _____ Date Appointed _____
 Utility Account Status _____ Current ☒ Past Due _____ Appointed By _____
 CSO Suit/Claim Filed _____ Yes ☒ No ☒ Date Notified _____
 Clerk Signature & Date Courtney Vanover Disclosure Form Filed _____
09.1.23

Revised 08/2023



Application for City of Garland Boards and Commissions

First Name:	CHRISTOPHER	Last Name:	JOHNSON
Address:	3621 BLUE SAGE LN	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		5 - 10 years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
LinkedIn, Nextdoor			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Community Multicultural Commission	2 nd Choice:		3 rd Choice:	
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Please list any experience that qualifies you to serve in the areas you have indicated.

My qualifications to serve on the Community Multicultural Commission are significantly strengthened by my active and sustained engagement with the diverse fabric of Garland. My volunteer work through Alpha Phi Alpha Fraternity, Inc., extending to McKinney ISD schools and Community support initiatives like meal distributions and food pantry assistance, has provided me with invaluable firsthand experience interacting with and serving individuals from a wide spectrum of socioeconomic and cultural backgrounds. Furthermore, my dedicated 7-year tenure on the Beacon Hill Homeowners Association Board, where I actively coordinated and participated in National Night Out events within my subdivision and the broader Coomer Creek area of Garland, underscores my commitment to fostering community connections and engaging with a diverse range of residents within our city.

My professional experience as a manager sponsor for my department's Diversity and Inclusion committee has provided me with practical experience in actively engaging in discussions and initiatives specifically aimed at identifying and addressing the nuanced needs of a diverse workforce. This role has heightened my awareness of the critical complexities surrounding language barriers, the imperative for genuine cultural interaction, the challenges posed by socioeconomic disparities, and the fundamental importance of fostering inclusivity and equity – all issues I recognize as being directly pertinent to the diverse communities that make up Garland. My upcoming enrollment in the Master of Science in Organizational Leadership and Development program at UT Dallas this fall will further enhance my understanding of inclusive leadership practices and the importance of creating truly inclusive environments, knowledge I believe will be exceptionally valuable in understanding and addressing the multifaceted needs of Garland's diverse population.

As a technology manager within a Fortune 30 company, I have cultivated strong communication and interpersonal skills, alongside the ability to collaborate effectively with individuals from varied backgrounds, perspectives, and experiences. These essential skills have been further refined and contextualized through my active participation in the Garland Citizens Police Academy and my ongoing membership in its Alumni Association, which has also deepened my understanding of the specific public safety needs and dynamics within our diverse city. My 7 years of service on the Beacon Hill HOA board have provided direct experience in collaborative decision-making and representing the diverse interests of my community, demonstrating my capacity for advisory and collaborative roles.

As a dedicated resident and homeowner in Garland for the past ten years, I possess a deep and vested interest in the overall well-being and continued progress of our city. My motivation to serve on this Commission is driven by a genuine and deeply felt desire to foster greater civic and community projects with which you have been involved in the community where I have chosen to establish my roots, making me a well-suited and committed candidate to serve on the Community Multicultural Commission and effectively address the needs and concerns of all of Garland's citizens.

My involvement in all of Garland's community projects includes:

Volunteer work through Alpha Phi Alpha Fraternity, Inc.: This encompasses volunteering with McKinney ISD schools and the detention center, as well as participating in initiatives such as distributing meals to the homeless for Thanksgiving and Christmas, and volunteering at Minnie's Food Pantry to support the homeless in North Texas.

Beacon Hill Homeowners Association (HOA) Board: During my seven years on the HOA Board, I actively coordinated and executed numerous National Night Out events for our subdivision.

Participation in Garland's National Night Out: I also participated in the National Night Out event specifically for the Coomer Creek area within Garland, demonstrating engagement beyond my immediate neighborhood.

Garland Citizens Police Academy: My enrollment and active participation in this program reflect a direct engagement with our city's public safety efforts.

What is your educational background?

Garland Citizens Police Academy Alumni Association: As a current member, I continue to be involved in initiatives that foster collaboration and understanding between the police department and the residents of Garland.

While not strictly a civic project, I also serve as the Manager Sponsor of my department's Diversity and Inclusion committee at my organization. A community garden from a previous college (now in the chartered life underwriter community designation Commission) this role in college and will begin my master of science in Organizational Leadership and

Individuals from diverse backgrounds. This experience has provided me with practical skills in facilitating dialogue, promoting cultural awareness, and addressing the unique issues related to diversity and inclusion, which I feel would be a significant asset to the Commission's work in serving the diverse citizens of Garland.

Referred by:		District:	8
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

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CITY OF GARLAND
RECEIVED
OCT 20 2023
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 10-16-23

Name: GLENNA SAYGIDIA Phone: [REDACTED] (Cell)
(Home)

Address: 1509 PARKVIEW DR Phone: _____ (Other)

City, State, Zip: GARLAND, TX 75043 Email: [REDACTED]

Resident of Garland for 21 years Resident of Texas for 49 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 3

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I AM KOREAN AMERICAN. I GREW UP IN A MILITARY TOWN WITH A LOT OF DIFFERENT ETHNICITIES. I VOLUNTEER WITH A DIVERSE GROUP CURRENTLY.

I DON'T KNOW, REALLY, WHAT QUALIFIES ME, BUT I WOULD LOVE TO BE PART OF A GROUP THAT CAN ~~OPEN~~ BE OPEN MINDED, LEARN ABOUT EACH OTHER AND BETTER THE CITY.

If you have previously served on a City Board or Commission, please specify and list dates of service.

List civic or community endeavors with which you have been involved.

I VOLUNTEER FULL TIME AT OUR LOCAL FOOD PANTRY. I VOLUNTEER FOR MEAL ON WHEELS AS A DRIVER DELIVERING FOOD TO SENIORS. MY FAMILY & I LOVE FINDING WEEKEND EVENTS LIKE THE TRICITY CLEANUP, FEED THE CITY, HUNGER BUSTERS, ETC. I PARTICIPATED IN THE GARLAND CITIZENS FIRE ACADEMY & POLICE ACADEMY.

What is your educational background?

HIGH SCHOOL

What is your occupational experience?

RESTAURANT BUSINESS
COH POSITIONS & MANAGEMENT

I hereby affirm that all statements herein are true and correct.

Glenna A Saygidia

Board or Commission of first, second and third choice:

- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☒ Community Multicultural Commission
- ☒ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due _____

Date Appointed _____

Utility Account Status

Current ☒

Past Due _____

Appointed By _____

CSO Suit/Claim Filed

Yes _____ No ☒

Date Notified _____

Clerk Signature & Date

Courtney Vanover
10.23.23

Disclosure Form Filed _____

Revised 08/2023



GARLAND

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Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

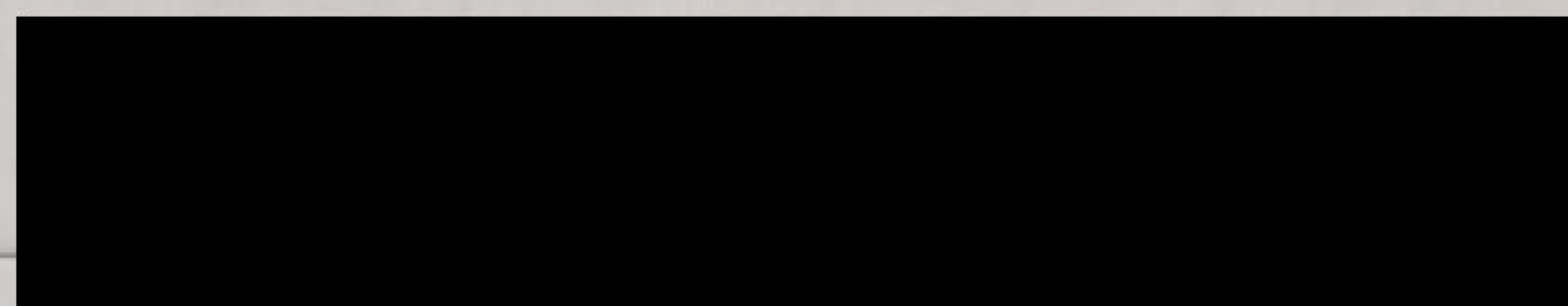
Please Type or Print Clearly:

Date:

7/23/25

Name: Bill Ingram

Phone:



(Home)

Address: 4601 BASKINVILLE DR

Phone:

(Other)

City, State, Zip: Garland 75043

Email:

NBA-BILL@GMAIL.COM

Resident of Garland for 20 years

Resident of Texas for 40 years

Dallas County Voter Registration Number ??

Garland City Council District Number 3

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

TRAILS HOA PROPERTY MANAGER

SHORES OF WELLINGTON HOA PRESIDENT + ENVIRONMENTAL CLEANUP COORDINATOR

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community endeavors with which you have been involved.

TRAILS HOA

PRESIDENT - TRAILS RECREATION CLUB

SHORES HOA

TEACHER - GARLAND ISD

DALLAS

COLLEGE

What is your educational background?

PROFESSOR

MA ENGLISH

What is your occupational experience?

NBA MEDIA, EDUCATION, PERFORMING ARTS

I hereby affirm that all statements herein are true and correct.

Signature of Applicant

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☐

Past Due ☐

Date Appointed ☐

Utility Account Status

Current ☐

Past Due ☐

Appointed By ☐

CSO Suit/Claim Filed

Yes ☐

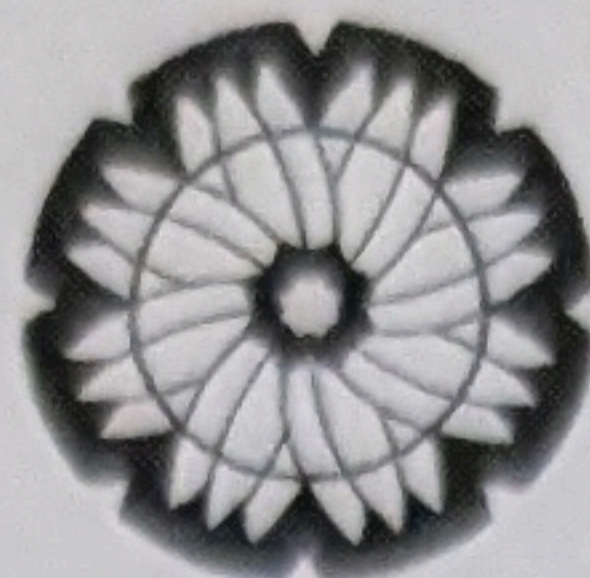
No ☐

Date Notified ☐

Clerk Signature & Date ☐

Disclosure Form Filed ☐

Revised 08/2023



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Bill Ingram
Title: Mayor's Environmental Advocate
(City Council Member, Plan Commissioner, e.g.)
Spouse: Gypsy Ingram
Minor Children
or Dependents: Riley Ingram

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest. N/A

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal. N/A

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: 7/25/23

Name: Mitch Carr

Phone

Address: 2116 Windy Drive

Phone

City, State, Zip: Garland TX 75044

Email

Resident of Garland for 30+ years

Resident of Texas for 40+ years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 7

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

Theater work with Garland Civic Theater, Garland Summer Musicals, etc. Work in broadcasting since 1967

If you have previously served on a City Board or Commission, please specify and list dates of service.

Current member of Garland Cultural Arts Commission

List civic or community endeavors with which you have been involved.

Garland Civic Theater board/and served as Exec Director for one year.

What is your educational background?

Some college

What is your occupational experience?

Broadcasting ..Radio/TV/Voiceover since 1967

I hereby affirm that all statements herein are true and correct.

Mitch Carr
City Secretary

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Date Appointed _____

Utility Account Status

Current ☒

Past Due ☐

Appointed By _____

CSO Suit/Claim Filed

Yes ☐ No ☒

Date Notified _____

Clerk Signature & Date

Courtney Vanover 7.25.23

Revised 03/2018

Page 184 of 312



Application for City of Garland Boards and Commissions

First Name:	Dorothy	Last Name:	White
Address:	728 Hawthorne Dr.	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75041
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Library Board	2 nd Choice:	Garland Cultural Arts Commission
		3 rd Choice:	Senior Citizens Advisory Committee

Please list any experience that qualifies you to serve in the areas you have indicated.

I grew up in Garland and returned as an adult. I worked for the City for 21 years and am quite familiar with these functions and their importance. I am a professional communicator and have a masters degree in public administration.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Currently serving on the Library Board
Served on the most recent Charter Review Committee

List civic or community projects with which you have been involved.

Garland Chamber of Commerce Leadership Garland alumni and current committee member, Garland Summer Musicals Board and Guild, Preservation Society for Spring Creek Preserve Board, previously served on Garland Sports Hall of Fame Board and Hope Clinic Board

What is your educational background?

Bachelors degree in Journalism from Texas Tech University
Masters degree in public administration from UT Dallas
Certified Public Communicator - Texas Christian University

Referred by:	applying for reappointment	District:	5
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Rochelle	Last Name:	Ran
Address:	2918 Teakwood Drive	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No			
Length of Garland residency (in years)? 5 - 10 years		Length of Garland residency (in years)? 10+ years	
Email address:			
Do you use, or have you ever used, any of the following: Facebook, Instagram, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Parks and Recreation Board	2 nd Choice:	Library Board
		3 rd Choice:	

Please list any experience that qualifies you to serve in the areas you have indicated.

I am a mother of two young sons who attend GISD as well as an early childhood special education teacher in GISD. These strong community ties inspire me to invest more of my time and energy in making our city even better, in particular for our youth who use our libraries and parks. We are regular visitors of the North Garland Library with a steady "on hold" list, and frequently visit many of our local parks, from our neighborhood park, Bisby, to the trails of the Spring Creek Forest and Greenbelt, and the open fields of Winters Park. We were thrilled when the Bisby Transmission trail opened in our neighborhood. I am passionate about native plants and wildlife and am proud of my backyard pocket prairie.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

I am a member of the leadership team at my campus and have helped plan and facilitate community events such as our Math and Literacy nights, Jumping into Spring, and our famous Panda Prom. I have also participated in local and statewide voter outreach programs.

What is your educational background?

Bachelors of Art in History
Certified to teach Special Education EC-12
Certified to teach EC-6 Core Subjects with Science of Teaching Reading and English as a Second Language Supplemental
Board Certified Assistant Behavior Analyst/Texas Licensed Assistant Behavior Analyst

Referred by:		District:	7
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

TEXAS MADE HERE

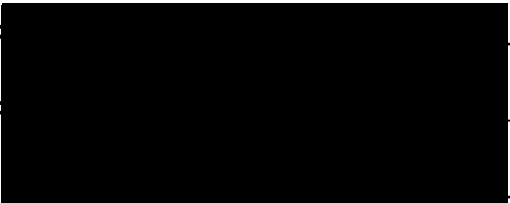
Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

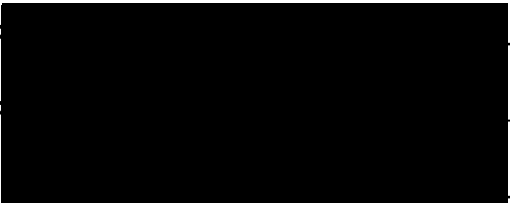
Please Type or Print Clearly:

Date: 5-18-2023

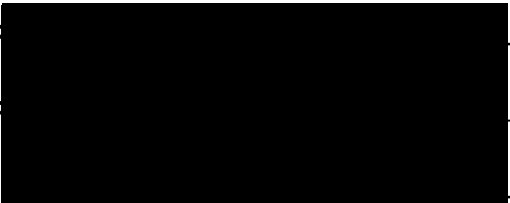
Name: Wayne Dalton

Phone: 

Address: 1309 Peaceway

Phone: 

City, State, Zip: Garland, Tx 75043

Email: 

✓ Resident of Garland for 20 years Resident of Texas for 76 years

✓ Dallas County Voter Registration Number  Garland City Council District Number 3

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

Extensive experience in building and construction

If you have previously served on a City Board or Commission, please specify and list dates of service.

Current Commissioner. Former Utility Advisory Board, Lake Ray Hubbard Appeals, TIC

List civic or community endeavors with which you have been involved.

Garland RACES. Citizens Police Academy, Citizens Fire Academy

What is your educational background?

Some College, Technical School

What is your occupational experience?

Communications experience. Fire Protection Experience

CITY OF GARLAND
RECEIVED
MAY 18 2023

CITY SECRETARY

I hereby affirm that all statements herein are true and correct.

Signature of Applicant

Board or Commission of first, second and third choice:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Garland Youth Council **	☒ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Community Multicultural Commission	☐ Property Standards Board	☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Utility Account Status

CSO Suit/Claim Filed

Clerk Signature & Date

Current

Current

Yes

No

Past Due

Past Due

Past Due

Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Courtney Vander
5-19-23

Revised 05/2021



Application for City of Garland Boards and Commissions

First Name:	David	Last Name:	Perry		
Address:	4010 WALLINGFORD DR		Apt./Suite:		
City:	GARLAND	State:	TX	Zip Code:	75043
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1st Tax Increment Finance #3 Board 2nd Choice: Plan Commission 3rd Choice: Bond Committee

Please list any experience that qualifies you to serve in the areas you have indicated.

. Leadership Garland Graduate (Class XVIII); Board Member-Garland's Property Standards Board (Chairman); City of Garland 2018 Bond Study Committee Member; City of Garland TIF Board #3 (Medical District); Board Member -Union Gospel Mission; Internal Auditor (20 plus years); DART Senior Manager of Operations & Budget (Currently).

If you have previously served on a City Board or Commission, please specify and list dates of service.

7/98 – 12/08 (South Area Implementation Committee). Board Member-Garland's Property Standards Board (Chairman) 1999-Present; City of Garland 2018 Bond Study Committee Member; City of Garland TIF Board #3 (Medical District) 2019-Current.

List civic or community projects with which you have been involved.

Leadership Garland Graduate (Class XVIII); Board Member -Union Gospel Mission-Dallas.

What is your educational background?

(BS) Accounting

Referred by: District: 3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

(1) Scarf Art, LLC & (2) No one has your back like Jesus (Christian T-Shirts & Gifts)

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature:

Date:



Application for City of Garland Boards and Commissions

First Name:	Venita	Last Name:	Lovelace-Chandler		
Address:	505 Basswood Trail		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75040
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, LinkedIn, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Senior Citizens Advisory Committee		2 nd Choice:	Garland Health Facilities Development Corporation	
			3 rd Choice:	Library Board	

Please list any experience that qualifies you to serve in the areas you have indicated.

I am a senior who has been a physical therapist for over 50 years, and I was a physical therapy professor for over 40 years. I taught professional issues, rural health, and advanced pediatric courses. I practiced in pediatrics, and I was given Honorary Librarian at Allen College in California for my efforts in children's literacy. I have been appointed to several Boards/Tasks Forces/Academies of the American Physical Therapy Association (APTA) and been elected to offices at several levels. I enjoyed volunteer service as a professional, and I am interested in volunteering as a citizen as I near retirement. I am the grateful recipient of APTA's Outstanding Educator Award (national) and the highest membership honor of the APTA - Catherine Worthingham Fellow.

If you have previously served on a City Board or Commission, please specify and list dates of service.

None in Texas. Served and co-chaired the Arkansas Interagency Coalition to implement the federal law for services to infants and toddlers with disabilities (Part B of formerly named IDEA legislation)

List civic or community projects with which you have been involved.

Several pediatric, community, and service projects for the American Physical Therapy Association at annual meetings.
Served on the HOA Board in Hidden Forest, Garland. Hosted a few events, 4th of July and Winter Holiday for the HOA.
No activities for the City of Garland.

What is your educational background?

Sunset High School - Dallas; BS degree in Physical Therapy - UT Southwestern Medical School; MA in College Teaching - Univ of North Carolina at Chapel Hill; PhD in Health Education and Allied Health Leadership - Texas A&M Univ.

Referred by:	Self	District:	2
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

I have an accreditation consultation sole proprietorship business for universities with doctor of physical therapy (DPT) programs - usually engage in 2-3 contracts per year for approximately 250 hours. The vast majority of my consultation has been outside of Texas. Do not have any contracts at the present time but would continue consulting if an opportunity is available. I serve as guest lecturer for several DPT programs - regularly for the Rocky Mountain University of Health Professions, Utah.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

505 Basswood Trail, Garland TX is my home address, and I own my home. I have no other property.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature:

Date:



Application for City of Garland Boards and Commissions

First Name:	Jair	Last Name:	Garrido		
Address:	3605 Plaza Park Dr.		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75042
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, LinkedIn					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Tax Increment Finance #1 Downtown Board		2 nd Choice:	Plan Commission	
			3 rd Choice:	Library Board	

Please list any experience that qualifies you to serve in the areas you have indicated.

I've worked in Business immigration law and see the tax implications from global mobility, over 7 years of business immigration law. I've lived in the walnut and Jupiter area for over ten years and want to get involved. I believe TIF 1 is for the area of walnut and Jupiter, but if I'm incorrect please place me in that zone.

If you have previously served on a City Board or Commission, please specify and list dates of service.

I currently serve in the community multicultural commission board starting 9/2024 - present.

List civic or community projects with which you have been involved.

Martin Luther king jr. parade, Christmas at the square, día de los muertos, and lunar new year.

What is your educational background?

Masters in business administration from the university of Dallas. Bachelor of science in business administration from the university of Texas at Dallas.

Referred by:	Carissa Dutton	District:	6
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 05/01/2024

Name: PC MATHEW

Phone: [REDACTED]

(Home)

Address: 4122 ALDENHAM DR.

Phone: [REDACTED]

(Other)

City, State, Zip: GARLAND, TX 75043

Email: [REDACTED]

✓ Resident of Garland for 4 years Resident of Texas for 19 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 3

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

Already began working with senior citizen commission representing district 3. Passionate to help and serve the senior citizens.

If you have previously served on a City Board or Commission, please specify and list dates of service.
Previous member of ECAB during 2022-2023, currently representing district 3 to the Senior Citizens Commission.

List civic or community endeavors with which you have been involved.

HOA BOARD President of Shores of Wellington Community, Garland, Vice President of Rustic Oaks HOA, Garland, President of Global Indian Council and DFW WMC, Member of Kerala Association, Member and Usher of New Testament Ministries.

What is your educational background?

BS in Accounting, and MS in Accounting.

What is your occupational experience?

Realtor with Stride Real Estate LLC, and Licensed Insurance Agent
Former Financial Examiner, TDI and Former Project Accountant of 75 Million Project with UT South Western Medical Center, Former employee of Bahrain Defence Force assigned with US ARMY CORPS OF ENGINEERS.

I hereby affirm that all statements herein are true and correct.

Board or Commission of first, second and third choice:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Garland Youth Council **	☐ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☒ Senior Citizens Advisory Committee
☐ Community Multicultural Commission	☐ Property Standards Board	☐ Unified Building Standards Commission

**** Garland Youth Council has a separate application**

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current ☒
Current ☒
Yes ☐ No ☐

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Clerk Signature & Date

Courtney Tanner
5.8.24

Disclosure Form Filed

Revised 05/2021



Application for City of Garland Boards and Commissions

First Name:	Patrick	Last Name:	Abell
Address:	4005 Princeton Drive	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor, TikTok			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Plan Commission	2 nd Choice:	Tax Increment Finance #3 Board
		3 rd Choice:	Civil Service Commission
Please list any experience that qualifies you to serve in the areas you have indicated.			
REALTOR, Retail Bank Management, community volunteer.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
TIF 1 at inception, TIF 3 Chair, current P&Z Commissioner for District 6.			
List civic or community projects with which you have been involved.			
Storm cleanup, community beautification, PTA and Band Booster Boards.			
What is your educational background?			
High-school diploma and hundreds of hours of professional training.			
Referred by:	Carissa Dutton	District:	6



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Menny	Last Name:	Castro
Address:	4723 Tealwood Circle	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		5 - 10 years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Unified Building Standards Commission	2 nd Choice:	Parks and Recreation Board
		3 rd Choice:	Community Multicultural Commission
Please list any experience that qualifies you to serve in the areas you have indicated.			
8yrs experience as a general contractor in close communication with municipalities and inspectors.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
N/A			
List civic or community projects with which you have been involved.			
City of Garland Downtown Renovation, Duck Creek Clean Up Day			
What is your educational background?			
Corsicana High School - 2016 Dallas College - North Lake - 2021 - A.S Construction Management. Currently enrolled in continuing education towards a B.S in Construction Management			
Referred by:	N/A	District:	4



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

Hill & Wilkinson General Contractors - Full Time employment. 100%

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

No property owned.
Partial lease of 4723 Tealwood Cir, Garland, TX, 75043

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Rene	Last Name:	Granado
Address:	3110 Pecan Lane	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75041
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No			
Length of Garland residency (in years)? 10+ years		Length of Garland residency (in years)? 10+ years	
Email address:			
Do you use, or have you ever used, any of the following: Facebook, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Community Multicultural Commission	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
I've been on the CMC for almost 2 years.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
I've been on the CMC for almost 2 years.			
List civic or community projects with which you have been involved.			
Garland Citizens Police Academy Alumni Association Noon Exchange Club GISD Mentor Reader and Volunteer			
What is your educational background?			
Some college			
Referred by:	Margaret Lucht	District:	5



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 08/14/2025

Name: JASON SHANKS Phone: [REDACTED] (Home)

Address: 714 WINIFRED DR. Phone: _____ (Other)

City, State, Zip: GARLAND, TX. 75041 Email: [REDACTED]

Resident of Garland for 11 years Resident of Texas for 56 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 5

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I HAVE WORKED IN MUNICIPAL GOVERNMENT FOR 35 PLUS YEARS

If you have previously served on a City Board or Commission, please specify and list dates of service.

GARLAND YOUTH COUNCIL 2017-2022

List civic or community endeavors with which you have been involved.

What is your educational background? BS - CRIMINAL JUSTICE

What is your occupational experience? 35 YEARS OF LAW ENFORCEMENT

I hereby affirm that all statements herein are true and correct.

[Signature]

Board or Commission of first, second and third choice:

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Environmental & Community Advisory Board	☐ Garland Youth Council **	☐ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Community Multicultural Commission	☐ Property Standards Board	☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

TIF2

FOR OFFICE USE ONLY

Ad Valorem Tax Status	Current _____	Past Due _____	Date Appointed _____
Utility Account Status	Current _____	Past Due _____	Appointed By _____
CSO Suit/Claim Filed	Yes _____ No _____		Date Notified _____
Clerk Signature & Date _____			Disclosure Form Filed _____



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: JASON SHANKS - 714 WINIFRED DR. GARLAND 75041

Title:

(City Council Member, Plan Commissioner, e.g.)

2. Spouse: GINA SHANKS - SAME

Minor Children
or Dependents:

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



Application for City of Garland Boards and Commissions

First Name:	Tyler	Last Name:	Williams
Address:	1806 Charleston dr.	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75041
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Unified Building Standards Commission	2 nd Choice:	Texas Municipal Power Agency Board
		3 rd Choice:	Library Board

Please list any experience that qualifies you to serve in the areas you have indicated.

BA in Philosophy, Politics, and Economics, home owner, Businessman, looking to serve his community.

If you have previously served on a City Board or Commission, please specify and list dates of service.

None 29 years old and looking to start investing in my local community. Hopeful to be shaped by our institutions.

List civic or community projects with which you have been involved.

Member of Watermark community church for 6+ years. Volunteered at the Boys and Girls club mesquite. Election clerk Delta County Texas.

What is your educational background?

BA in Philosophy, Politics, and Economics

Referred by:		District:	5
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

CITY COUNCIL STAFF REPORT

14

Meeting Date: August 19, 2025

Title: 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

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider appointments to various City of Garland Boards and Commissions. These appointments are made to fill current vacancies and/or reappoint members. These terms will begin on September 1, 2025, and end on August 31, 2027.

Background

In accordance with Section 2 (C) Division 4 of the City Council policies, appointments for all other boards and commissions will be made on nomination at the second regular meeting of the City Council in August.

Consideration / Recommendation

Consider approval of Deputy Mayor Pro Tem Ott's Boards and Commissions appointments as presented.

Attachments

- A. John McDonald Application
- B. Sharonda Green Application
- C. Kymberlaine Banks Application
- D. Lupita Torres Application
- E. Louis Moore Application
- F. Libby Odom Application

- G. Bob Duckworth Application
- H. Dale Long Application
- I. Ann Garrett Application
- J. Joseph Schroeder Application
- K. Jennifer Armon Application
- L. Tony Torres Application
- M. Chip Gordon Application



Application for City of Garland Boards and Commissions

First Name:	John	Last Name:	McDonald
Address:	1605 Trowbridge	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Board of Adjustment	2 nd Choice:	Charter Review Board
		3 rd Choice:	Dallas Area Rapid Transit Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
Previous Service			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
2000-2025			
List civic or community projects with which you have been involved.			
Numerous			
What is your educational background?			
Masters			
Referred by:	Myself	District:	8



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: McDonald

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Sharonda	Last Name:	Green		
Address:	2810 dove meadows dr		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		5 - 10 years	Length of Garland residency (in years)?		5 - 10 years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Twitter, Instagram, LinkedIn, Nextdoor, TikTok					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Citizens Environmental and Neighborhood Advisory Committee		2 nd Choice:	Bond Committee	
			3 rd Choice:	Plan Commission	
Please list any experience that qualifies you to serve in the areas you have indicated.					
I served on the 2025 Bond Committee that recently passed and I'm currently on ECAB. I'm community invested both residential and business. I serve chair on the WBE for the chamber as well as their sub-committee for community. I serve as member on Dallas College advisory board for Garland.					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
2024-2025 ECAB Bond					
List civic or community projects with which you have been involved.					
keeping garland beautiful Graduate of leadership garland Graduate of Garland Citizen Academy Community Activist Award from the Chamber of commerce Advocate volunteer at Good Sams serving the community					
What is your educational background?					
BSBM and finance					
Referred by:			ECAB		
District:			3		



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature:

Date:



Received 7/15/21
City Secretary's Office

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDow@GarlandTX.gov

Please Type or Print Clearly:

Date: 7/14/2021

Name: Kymberlaine Banks Phone: [REDACTED] (Home)

Address: 416 Kingsbridge Dr Phone: _____ (Other)

City, State, Zip: Garland, TX 75040 Email: [REDACTED]

Resident of Garland for 27 years Resident of Texas for 35+ years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 8

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I am the current chair of the Community Multicultural Commission

If you have previously served on a City Board or Commission, please specify and list dates of service.

I have served on the Community Multicultural Commission since March of 2020

List civic or community endeavors with which you have been involved.

I am a member of the incoming Leadership Garland Class, board member of Arts Mission Oak Cliff, grant panelist at The Arts Community Alliance (TACA), member of the Grace Presbytery (PCUSA) Social Justice Task Force, volunteer facilitator with Project Univ. former board member at Good Samaritans of Garland, and Lone Star Wind

What is your educational background?

Yale School of Management Certificate: Fostering Inclusion and Diversity 2020; SMU Digital Marketing Certificate 2017.

What is your occupational experience?

Kymberlaine Banks is a dynamic, passionate leader who builds bridges between companies, their employees and the community. At Communities Foundation of Texas for Business, she guides companies that want to do Corporate Social Responsibility well, toward relationships with each other, community leaders, nonprofits that need

I hereby affirm that all statements herein are true and correct.

Kymberlaine Banks

Board or Commission of first, second and third choice:

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Garland Youth Council **	☐ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Community Multicultural Commission	☐ Property Standards Board	☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status	Current ☒	Past Due _____	Date Appointed _____
Utility Account Status	Current ☒	Past Due _____	Appointed By _____
CSO Suit/Claim Filed	Yes _____ No ☒		Date Notified _____
Clerk Signature & Date	<u>Courtney Vanover</u>	<u>7/15/21</u>	Disclosure Form Filed _____

Revised 05/2021

X



Application for City of Garland Boards and Commissions

First Name:	Lupita	Last Name:	Torres		
Address:	1805 Trowbridge Street Garland Tx 75044		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75044
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Garland Cultural Arts Commission	2 nd Choice:		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.					
I have served in the Cultural commission for 3 years. I like the attention paid to the Arts.					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
Years 2022-2025					
List civic or community projects with which you have been involved.					
Garland Association for Hispanic Affairs.					
What is your educational background?					
Associate Degree					
Referred by:			Councilman Ott	District:	8



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Louis	Last Name:	Moore
Address:	313 S 11th St	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Plan Commission	2 nd Choice:	Garland Cultural Arts Commission
		3 rd Choice:	Community Multicultural Commission
Please list any experience that qualifies you to serve in the areas you have indicated.			
Served for total of 10 years on the Garland Plan Commission under two consecutive District 2 city council members. President of Friends of Garland's Historic Magic 11th Street which uses creative arts and other means to promote under-recognized individuals and people groups in Garland.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Garland Plan Commission, 2006-2012 and 2014-2018			
List civic or community projects with which you have been involved.			
President, Friends of Garland's Historic Magic 11th Street, 2016-present; board member, Hope Clinic; board member and chair, Garland Salvation Army; board member and executive board member of Dallas Heritage Village in Old City Park.			
What is your educational background?			
B.A. in journalism i 1968 from Baylor University; graduate study (M.A.) in religion 1968-69 at Baylor University; Master of Divinity degree, 1972 from Southern Baptist Theological Seminary in Louisville, KY.			
Referred by:	various community leaders.		District:
			2



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

KLMK Properties LLC;
Creative Properties LLC

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

313 S. 11th St.; Garland, TX 75040
309 S. 11th St.; Garland, TX 75040
311 S. 11th St.; Garland, TX 75040
317 S. 11th St.; Garland, TX 75040
All four properties are situated in the Travis College Hill National Register Historic District in the City of Garland.; Blocks A and B.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Libby	Last Name:	Odom
Address:	2501 Dillon Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Parks and Recreation Board	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
I am an active member of the community and am interested in advocating and improving where I can. I was recently named to the Parks and Rec board and would like to continue serving.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
N/A			
List civic or community projects with which you have been involved.			
Leadership Garland, Good Samaritans of Garland, Garland Chamber/WBe			
What is your educational background?			
Bachelor's degree in social work, teacher's certificate, master's in education with an emphasis in library sciences			
Referred by:	Chris Ott	District:	8



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Robert (Bob)	Last Name:	Duckworth
Address:	909 Wakefield Dr.	Apt./Suite:	Garland, Texas 75040
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Plan Commission	2 nd Choice:	Tax Increment Finance #3 Board	3 rd Choice:	Civil Service Commission
-----------------	-----------------	-------------------------	--------------------------------	-------------------------	--------------------------

Please list any experience that qualifies you to serve in the areas you have indicated.

Currently serve on the Plan Commission, TIF 3 and have served on the last two Bond Committees.
Lifetime member of community.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Currently server on Plan Commission District 8
TIF 3-District 2

List civic or community projects with which you have been involved.

Member of First Baptist Church Garland, Citizen Police Academy graduate.
Main Street Garland-Downtown revitalization, Retired Executive Officer in Banking
Active in local elections and various community events.

What is your educational background?

Completed High School at Community High School, Nevada, Texas
Graduate of Southwestern Graduate School of Banking.

Referred by:	Chris Ott	District:	8
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Dale	Last Name:	Long
Address:	1614 Dorado Street	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Property Standards Board	2 nd Choice:	Garland Cultural Arts Commission
		3 rd Choice:	Property Standards Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
Former employee of cities of Garland and Dallas consultant to DART Lite Rail Construction			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Property Standards Charter Review CBDG Advisory Board of Adjustment			
List civic or community projects with which you have been involved.			
Garland NAACP Panalist for numerous municipal and school board political forums			
What is your educational background?			
BS, School of Technology, Texas Southern University, Houston, 1974			
Referred by:		District:	8



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAR 27 2023
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: March 27, 2023

Name: Ann Garrett Phone: _____ (Home)
Address: 402 Belt Line Rd #1313 Phone: _____ (Other)
City, State, Zip: 75040 Email: _____

Resident of Garland for 3 years Resident of Texas for 15 years
✓ Dallas County Voter Registration Number _____ Garland City Council District Number 8 ✓
Have you ever been convicted of a felony? ☐ Yes ☒ No
Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I created a Senior Citizen Hotline during COVID 19. Created a food pantry for Senior, also set up a drop off service for those that could not drive. Created partnerships with Chick-fil-A and Red Robin to feed Seniors in my community twice per month for 6 months. +

If you have previously served on a City Board or Commission, please specify and list dates of service.

No

List civic or community endeavors with which you have been involved.

Meals on Wheels

What is your educational background?

4 yr college

What is your occupational experience?

Executive Management/ Human Resource with big box retailer

I hereby affirm that all statements herein are true and correct.

Ann Garrett

Board or Commission of first, second and third choice:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Garland Youth Council **	☐ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☒ Senior Citizens Advisory Committee
☐ Community Multicultural Commission	☐ Property Standards Board	☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status _____ Current N/A Past Due _____ Date Appointed _____
Utility Account Status _____ Current N/A Past Due _____ Appointed By _____
CSO Suit/Claim Filed _____ Yes _____ No _____ Date Notified _____
Clerk Signature & Date Courtney Vanover 3-27-23 Disclosure Form Filed _____

Revised 05/2021



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 7/15/2021

Name: Joseph Schroeder

Phone:

(Home)

Address: 1726 Archery Ln.

Phone:

(Other)

City, State, Zip: Garland, TX. 75044

Email:

Resident of Garland for 34 years

Resident of Texas for 34 years

Dallas County Voter Registration Number Garland City Council District Number

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

Member of the TIF Board for 6 years, chairman for 3.

If you have previously served on a City Board or Commission, please specify and list dates of service.

2015 first appointed to Garland TIF Forest /Jupiter

2017 included with Downtown TIF as TIFs combined.

List civic or community endeavors with which you have been involved.

Radio communications for city events, 1998-2001

What is your educational background?

M.B.A. In business administration

What is your occupational experience?

Photographer, 2013-2020

Sales, 2012-Current

I hereby affirm that all statements herein are true and correct.

Signature of Applicant

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plan Commission *

☐ Civil Service Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

**** Garland Youth Council has a separate application**

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☐ *

Past Due ☐

Date Appointed

Utility Account Status

Current ☐ *

Past Due ☐

Appointed By

CSO Suit/Claim Filed

Yes ☐ No ☐ *

Date Notified

Clerk Signature & Date Courtney Vanover 7/15/21

Disclosure Form Filed

Revised 05/2021



Application for City of Garland Boards and Commissions

First Name:	Jennifer	Last Name:	Armon
Address:	2718 Dukeswood Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
LinkedIn			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Tax Increment Finance #2 South Board	2 nd Choice:	Tax Increment Finance #3 Board	3 rd Choice:	Library Board
-----------------	--------------------------------------	-------------------------	--------------------------------	-------------------------	---------------

Please list any experience that qualifies you to serve in the areas you have indicated.

Critical thinker, currently serving on a board

If you have previously served on a City Board or Commission, please specify and list dates of service.

Current TIF2

List civic or community projects with which you have been involved.

N/A

What is your educational background?

BS in Business Management and 3 professional certifications

Referred by:	N/A	District:	8
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Tony	Last Name:	Torres		
Address:	1805 Trowbridge Street Garland Tx 75044		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75044
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Tax Increment Finance #3 Board		2 nd Choice:	3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.					
Currently serving on same board					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
On file					
List civic or community projects with which you have been involved.					
On file					
What is your educational background?					
Bachelor's - Accounting Master's - Public Administration					
Referred by:			Councilman Ott		
District:			8		



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Eric	Last Name:	Gordon
Address:	825 Alamo Ln	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Unified Building Standards Commission	2 nd Choice:	Plan Commission
		3 rd Choice:	Property Standards Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
Registered architect in the state of Texas (#29694)			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Unified Building Standards Commission (current)			
List civic or community projects with which you have been involved.			
Citizens Police Academy Alumni Association (Class 58)			
What is your educational background?			
Master of Architecture (M.Arch) - Texas A&M University			
Bachelor of Environmental Design (B.E.D.) - Texas A&M University			
Bachelor of Arts (B.A.) in Spanish - Texas A&M University			
Referred by:	Samantha Morrow	District:	8



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Solid Studio PLLC (owner)

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

825 Alamo Ln
Garland, TX 75040

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

CITY COUNCIL STAFF REPORT

15

Meeting Date: August 19, 2025

Title: 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 - 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

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider appointments to various City of Garland Boards and Commissions. These appointments are made to fill current vacancies and/or reappoint members. These terms will begin on September 1, 2025, and end on August 31, 2027.

Background

In accordance with Section 2 (C) Division 4 of the City Council policies, appointments for all other boards and commissions will be made on nomination at the second regular meeting of the City Council in August.

Consideration / Recommendation

Consider approval of Councilmember Moore's Boards and Commissions appointments as presented.

Attachments

- A. Wesley Johnson - Application
- B. Steven Flores - Application
- C. Alba Torres - Application
- D. Chase Miller - Application
- E. Chantel Jones - Application
- F. Aju Mathew - Application
- G. Stephanie Paris - Application

- H. Canyon Jayroe - Application
- I. Wytonia Montgomery - Application
- J. Precious Seale - Application
- K. Michael Landers - Application
- L. Jennifer Parker - Application
- M. Jeannine Lee - Application



Application for City of Garland Boards and Commissions

First Name:	Wesley	Last Name:	Johnson
Address:	3007 Bluffview	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Board of Adjustment	2 nd Choice:	North Texas Municipal Water District Board
		3 rd Choice:	Plan Commission
Please list any experience that qualifies you to serve in the areas you have indicated.			
6 years of Board of Adjustment. Property owner 32 years. Lawyer.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Board of Adjustment 2019 to present; Downtown TIF 2019.			
List civic or community projects with which you have been involved.			
Leadership Garland, Garland Citizens Police Academy graduate, Board Member Club Creek HOA, Board of Directors, Rowlett Chamber of Commerce.			
What is your educational background?			
H.S. Graduate, A.A. Community College, BA University, J.D.			
Referred by:	Neighbor	District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Return completed Boards and Commissions Application and Disclosure Form to:

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City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Steven	Last Name:	Flores
Address:	4713 MARITIME CV	Apt./Suite:	
City:	GARLAND	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Parks and Recreation Board	2 nd Choice:	Tax Increment Finance #2 South Board	3 rd Choice:	Texas Municipal Power Agency Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have worked for 25+ years in Texas Park systems.
San Antonio, San Marcos & Dallas.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

Career & Education Workforce Partnerships-Recognition
July Park & Recreation Month events,
UNIDOS Soccer Camp, FIFA 2026 Dallas Planning team.

What is your educational background?

BA & MEd from Texas State University
certified for Public Assembly Facility Management.

Referred by:		District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: Flores

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Alba	Last Name:	Torres
Address:	5205 Bobtown rd	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn, TikTok			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Parks and Recreation Board	2 nd Choice:	Citizens Environmental and Neighborhood Advisory Committee
		3 rd Choice:	Garland Cultural Arts Commission
Please list any experience that qualifies you to serve in the areas you have indicated.			
I work in multiple departments for my UNT Student Government Association, where I help coordinate outreach events for students of various demographics on campus.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
I haven't served on a City Board or Commission			
List civic or community projects with which you have been involved.			
I hosted a Clean-Up Walk-a-thon in my high school, and I have helped set up a self-love event at UNT. I am currently in the process of setting up an Earth Day event where we make bottle-cap necklaces, also at my university.			
What is your educational background?			
I am a North Garland High School Graduate, and I am currently getting my bachelor's in Communication Studies.			
Referred by:		District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	CHASE	Last Name:	MILLER
Address:	2714 Ashglen Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years

Email address:

Do you use, or have you ever used, any of the following:

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Garland Cultural Arts Commission	2 nd Choice:	Civil Service Commission	3 rd Choice:	Tax Increment Finance #2 South Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

Passionate proponent of the arts in society and supporter of local culture. 10 years of theatre involvement from tech to assistant directing. Spouse of current local area high school head theatre director.

Corporate financial background and not-for-profit accounting, fund accounting. Education in accounting with emphasis in forensic accounting.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

I am the lead for OxyChem's Social Responsibility Committee that focuses on our impact in the communities that we operate in. This involves planning and coordinating events with many DFW area partners including Operations Kindness, Jonathan's Place, Mosaic Family Services, The Dallas Children's Hospital, and many more.

What is your educational background?

Bachelor's degree of Business Administration:Accounting
Masters of Science: Accounting

Both from East Texas A&M University

Referred by:		District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: CHASE Last Name: MILLER

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

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N/A

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

N/A

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: 04/04/25 8:14 PM



Application for City of Garland Boards and Commissions

First Name:	Chantel	Last Name:	Jones
Address:	3418 Meadow Oaks Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		5 - 10 years	Length of Garland residency (in years)?
		5 - 10 years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor, TikTok			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Library Board	2 nd Choice:	Parks and Recreation Board	3 rd Choice:	Plan Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

I am deeply committed to advancing life outcomes at the intersection of education, economic mobility, and social impact for communities. Through my professional work in workforce development, I have led cross-institutional initiatives that support economic opportunity, talent pipeline development, and strategic partnerships to drive meaningful change. My leadership in this space has allowed me to serve on various committees and advisory groups focused on improving the cities we live in.

Additionally, I have been actively engaged in civic leadership through my participation in the Dallas Mayor's Star Council and Leadership Garland, programs that have strengthened my understanding of local governance, city planning, and community engagement. These experiences have equipped me with a strong ability to navigate complex systems, foster collaboration, and advocate for policies that enhance the quality of life for our residents.

If you have previously served on a City Board or Commission, please specify and list dates of service.

As a parent raising a family in Garland, I have firsthand insight into the needs of our community. I recognize the vital role that public resources—such as our libraries, parks, and economic development initiatives—play in creating a thriving city. My personal and professional experiences give me a unique perspective on how to ensure these services are accessible, effective, and aligned with the evolving needs of our residents.

Serving on the Library Board would allow me to support literacy, lifelong learning, and equitable access to resources, which are critical for educational and economic advancement. My background in workforce development and community engagement positions me well to contribute strategic insights into how our libraries can serve as hubs for skill-building, career readiness, and digital inclusion.

Similarly, my experience in public-private partnerships and community impact work would be valuable in supporting the Parks and Recreation Board, ensuring that our city's green spaces and recreational programs continue to foster community well-being, health, and inclusivity.

List civic or community projects with which you have been involved.

While much of my civic and community work has been concentrated in the city of Dallas, my commitment to advancing equitable outcomes extends across Dallas County.

- Racial Equity & Policy Development: I was selected for the first role in Dallas specifically dedicated to advancing racial equity. In this capacity, I worked with the City of Dallas and community organizations within the social sector to help establish the city's first Racial Equity Policy, shaping systemic change to ensure more inclusive opportunities for all residents.

- Leadership & Civic Engagement: I have served on the Dallas Mayor's Star Council and am a graduate of Leadership Garland, both of which have strengthened my leadership skills and civic engagement within the region. These experiences have allowed me to contribute to initiatives that enhance local governance, economic development, and community impact.

- Social Determinants of Health & Community Service: As a lifetime member of Delta Sigma Theta Sorority, Inc., I have led and participated in projects that address economic development, education, and wellness, with the goal of improving quality of life in underserved communities.

What is your educational background?

- Workforce & Economic Mobility Initiatives: In my role as Senior Director of Economic Opportunity at Dallas College, I lead partnerships with industry stakeholders, higher education institutions, and community organizations to create pathways that support education-to-career pathways for students and residents across Dallas County. These efforts are designed to strengthen workforce pipelines, drive economic mobility, and ensure that individuals have access to meaningful career pathways.

My deep-rooted commitment to equity, education, and economic opportunity has guided my work in shaping policies, programs, and partnerships that drive lasting impact in our communities. I am eager to bring this experience to further serve the city of Garland.

Referred by:	Ed Moore and Deborah Morris.	District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: Jones

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Aju	Last Name:	Mathew		
Address:	3902 Henley Lane		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Instagram, LinkedIn, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Parks and Recreation Board		2 nd Choice:	Library Board	
			3 rd Choice:	Tax Increment Finance #1 Downtown Board	

Please list any experience that qualifies you to serve in the areas you have indicated.

Serving Currently Tax Increment Finance @1 Downtown Board and working as a Campaign Treasurer for the Mayor Candidate Dr. Shibu Samuel

If you have previously served on a City Board or Commission, please specify and list dates of service.

Serving Currently Tax Increment Finance @1 Downtown Board from July 2023.

List civic or community projects with which you have been involved.

Worked lot of youth leadership for church and diocesan and involved in lot of church leadership and community activities.

What is your educational background?

Bachelors in Information Technology

Referred by:		District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: Mathew

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Stephanie	Last Name:	Paris
Address:	4806 Hopewell Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Plan Commission	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
Served 4 years as a Plan Commissioner, District 3			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Served 4 years as a Plan Commissioner, District 3			
List civic or community projects with which you have been involved.			
Leadership Garland Class 42 City of Garland Juneteenth Advisory Team			
What is your educational background?			
MBA, PMP			
Referred by:	Councilman Moore	District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Canyon	Last Name:	Jayroe
Address:	1828 Meadowview Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years
Email address:			

Do you use, or have you ever used, any of the following: Facebook, Twitter, Instagram, LinkedIn, Nextdoor

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Plan Commission	2 nd Choice:	Board of Adjustment	3 rd Choice:	Parks and Recreation Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

As a Senior Technology Consultant and Technical Project Manager, I have experience leading teams and solving technology issues that align with the responsibilities of the Plan Commission, Board of Adjustment, and Parks and Recreation Board. I have managed teams of over 10 members to update enterprise applications and fix complex technology problems by replacing outdated systems. I have also assessed technology and business processes for global companies, working with executives to provide and present clear, research-based recommendations for better solutions. For the Plan Commission, I can help create practical development plans to support family-friendly communities in Garland. For the Board of Adjustment, I can review zoning appeals fairly and thoroughly. For the Parks and Recreation Board, I can work with others to improve community park programs. As a 27-year-old husband and father with a 2-year-old child and another on the way, I am committed to building a thriving, sustainable Garland for my family and future generations. I am eager to contribute to our city's success by serving in one of these roles.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

For the past four years, I have coordinated volunteers to serve monthly at Dallas Life, a homeless recovery shelter in Dallas, leading this initiative through my church. While I have not yet participated in civic projects in Garland, my experience demonstrates my commitment to community service. I am looking forward to getting more involved in my city.

What is your educational background?

Bachelor of Business Administration with majors in Management Information Systems (MIS) and Marketing from Baylor University

Referred by:		District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: Jayroe

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

Please Type or Print Clearly:

Date: May 18, 2025

Name: Wytonia Montgomery

Phone: [REDACTED]

(Home)

Address: 1934 Merrimac

Phone: Same

(Other)

City, State, Zip: Garland, Tx 75043

Email: [REDACTED]

Resident of Garland for 38 years

Resident of Texas for 38 years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 3

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I am a retired teacher and school administrator with many years of working on various committees. I have served on PTA executive of South Garland High School while my children attended. I have served on the board of the Strong Marriage Ministries and the executive board of Dallas School Administrators Association. I hold a leadership of deaconess at my church, Oak Cliff Bible Fellowship. I believe these opportunities have prepared me to serve my community of fellow seniors.

If you have previously served on a City Board or Commission, please specify and list dates of service.
I have not served on any city board or commissions to date.

List civic or community endeavors with which you have been involved.
PTA, Girl Scouts, Boy Scouts, Community Outreach through my church.

What is your educational background?

Bachelors in Education from Illinois State University, Masters in Education from UNT, Master in Education Leadership from Azusa University.

What is your occupational experience?

Special and General Education Teacher. Special Education Coordinator and Director of RTI for Dallas ISD for 41 years.
Professional Development trainer for Istation for 10 years.

I hereby affirm that all statements herein are true and correct.

Wytonia Montgomery

Board or Commission of first, second and third choice:

☐ Animal Services Committee
☐ Board of Adjustment
☐ Bond Committee
☐ Charter Review Board
☐ Citizens Environmental and Neighborhood Advisory Committee
☐ Civil Service Commission
☐ Community Multicultural Commission
☐ Dallas Area Rapid Transit Board
☐ Garland Cultural Arts Commission
☐ Garland Youth Council**
☐ Library Board

☐ North Texas Municipal Water District Board
☐ Property Standards Board
☐ Parks and Recreation Board
☐ Plan Commission
☒ Senior Citizens Advisory Committee
☐ Unified Building Standards Commission
☐ Tax Increment Finance #1 Downtown Board
☐ Tax Increment Finance #2 South Board
☐ Tax Increment #3 Board
☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current ☐
Current ☐
Yes ☐ No ☐

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Clerk Signature & Date

Revised 08/2023



Application for City of Garland Boards and Commissions

First Name:	Precious	Last Name:	Seale
Address:	1205 Garret CT	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		5 - 10 years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Nextdoor			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Tax Increment Finance #2 South Board	2 nd Choice:	Tax Increment Finance #1 Downtown Board	3 rd Choice:	Tax Increment #3 Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

Through my academic background and ongoing pursuit of the CPA designation, I bring a strong foundation in tax and financial principles. I am eager to contribute my knowledge while gaining valuable insights from experienced professionals on the board. I am committed to continuous learning and collaboration, and I believe my perspective can positively support the board's objectives.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

N/A

What is your educational background?

I hold a Master's degree in Accounting with distinction from Keller Graduate School of Management in Irving, TX, and I am a proud member of the Sigma Alpha Pi Honor Society. I am currently pursuing my CPA designation. My educational background has provided me with a strong foundation in tax law, financial reporting, and regulatory compliance. I am deeply committed to professional growth and public service, and I look forward to contributing meaningfully in a role that allows me to apply my knowledge while continuing to learn.

Referred by:	N/A	District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Michael	Last Name:	Landers		
Address:	2701 Dove Meadow Drive		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?			10+ years	Length of Garland residency (in years)?	
			10+ years		

Email address:

Do you use, or have you ever used, any of the following:

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Citizens Environmental and Neighborhood Advisory Committee	2 nd Choice:	Library Board	3 rd Choice:	Parks and Recreation Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have attended meetings of various city boards. I am interested in helping Garland become the best place to live and work.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Tax Increment Finance # 2 Board
July 17, 2023 - Present

List civic or community projects with which you have been involved.

I served as the Precinct Chairman and Election Judge in my old neighborhood for 10 years. When I moved from District 5 to District 3, I could no longer serve due to being a truck driver.

What is your educational background?

I earned an Associate's Degree from Eastfield College in 1997.
I earned an Bachelor's Degree from UTD in 2002.

Referred by:	Carissa Dutton	District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Jennifer	Last Name:	Parker
Address:	1712 Iroquois Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Bond Committee	2 nd Choice:	Tax Increment Finance #2 South Board	3 rd Choice:	Dallas Central Appraisal District
-----------------	----------------	-------------------------	--------------------------------------	-------------------------	-----------------------------------

Please list any experience that qualifies you to serve in the areas you have indicated.

I am a licensed Realtor and Broker/owner of a real estate company. I am the current president of the Collin County Area Realtors and serve as chair for the Texas REALTORS Public Policy Taxation committee

If you have previously served on a City Board or Commission, please specify and list dates of service.

No

List civic or community projects with which you have been involved.

No e

What is your educational background?

High school graduate and some college

Referred by:		District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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American Property Services Inc
American Realty Services
Parker Investments Group

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

1722 Iroquois Dr
750 Colonel Dr Suite 6A
2004 Sunnybrook Dr

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Jeannine	Last Name:	Lee
Address:	1018 Mayapple Dr.	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years

Email address:

Do you use, or have you ever used, any of the following:

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Library Board	2 nd Choice:	Parks and Recreation Board	3 rd Choice:	North Texas Municipal Water District Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

I'm a smart professional having worked for over 40 years in public relations, digital communications and IT. I chose what I chose (instead of the arts which is my love) because I believe these are the issues in our times that we need to be on top of. Our libraries are under attack by individuals and by our state and national government and citizens need to stand up to the bullies who think they know better than the professional librarians who run our libraries. (And yes, I do love reading). The Parks and Rec option is because we need beautiful, safe and fun parks for residents to enjoy. And the water, because water is NOT an unlimited resource and we all need to be better stewards of our water, not just in usage but in its health.

If you have previously served on a City Board or Commission, please specify and list dates of service.

NA

List civic or community projects with which you have been involved.

7 years as a foster advocate with Dallas CASA. 8 year volunteer with Reading Partners.

What is your educational background?

BA journalism, North Texas State University

Referred by:	NA	District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

CITY COUNCIL STAFF REPORT

16

Meeting Date: August 19, 2025

Title: Councilmember B.J. Williams

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

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider the reappointment of James Alton Hall, Jr. to the Unified Building Standards Commission.

Background

There became a vacancy on the Unified Building Standards Commission. Council is requested to consider the reappointment of James Alton Hall, Jr. to the Unified Building Standards Commission. This term will end on August 31, 2026.

Consideration / Recommendation

Consider approval of Councilmember Williams' appointment to the Unified Building Standards Commission.

Attachments

- A. James Alton Hall Jr. Application



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 01 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 5/31/22

Name: James Alton Hall, Jr.

Phone: None

(Home)

Address: 442 Biscay Dr.

Phone

(Other)

City, State, Zip: Garland, Tx 75043

Email

Resident of Garland for 40 years

Resident of Texas for 78 years

☒ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4 ☒

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

Licensed Texas Master Plumber with Master Medical Gas and RMP endorsements 1980 - present, Licensed Texas HVAC/R Contractors "A" License with "C" endorsement, CFC EPA - 608 Technician Certification, Life member of Plumbers, Pipefitters and HVAC technicians UA Local Union #100.

If you have previously served on a City Board or Commission, please specify and list dates of service.
2010 until present

List civic or community endeavors with which you have been involved.

N/A

What is your educational background?

Garland High School, Dallas Plumbers and Pipefitters Apprenticeship Training, DCCCD Eastfield campus.

What is your occupational experience?

50 years in the Plumbing, Pipefitting and HVAC/R industry.

I hereby affirm that all statements herein are true and correct.

James Hall, Jr.

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plan Commission *

☐ Civil Service Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☒ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due

Date Appointed

Utility Account Status

Current ☒

Past Due

Appointed By

CSO Suit/Claim Filed

Yes ☒

No ☒

Date Notified

Clerk Signature & Date

Courtney Vanover
6/1/22

Disclosure Form Filed

Revised 05/2021



GARLAND

CITY COUNCIL STAFF REPORT

17

Meeting Date: August 19, 2025

Title: 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

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider appointments to various City of Garland Boards and Commissions. These appointments are made to fill current vacancies and/or reappoint members. These terms will begin on September 1, 2025, and end on August 31, 2027.

Background

In accordance with Section 2 (C) Division 4 of the City Council policies, appointments for all other boards and commissions will be made on nomination at the second regular meeting of the City Council in August.

Consideration / Recommendation

Consider approval of Councilmember Dutton's Boards and Commissions appointments as presented.

Attachments

- A. Bruce Astin - Application
- B. Moses Uvere - Application
- C. Bao Vinh - Application
- D. DeAnne Driver - Application
- E. Karen Wood - Application
- F. David Morehead - Application
- G. Patrick Abell - Application

- H. Caleb Ernst - Application
- I. Robert Bruns Application
- J. Reggie Walker - Application
- K. Jason Collard - Application
- L. Amber Ray - Application
- M. Jack Wyatt - Application



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
JUL 09 2021
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: June 9, 2021

Name: Bruce L. Astin

Phone:

(Home)

Address: 1706 Timbercreek Dr.

Phone:

(Other)

City, State, Zip: Garland, Texas, 75042

Email:

Resident of Garland for 32 years

Resident of Texas for 32 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 6

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have been serving on the Board of Adjustment for the past 16 years,

If you have previously served on a City Board or Commission, please specify and list dates of service.

As stated above, I have serviced on the Board of Adjustemnt.

List civic or community endeavors with which you have been involved.

I was a volunteer with the Boy Scouts of America for 16 year, and was the Scout Master for Troop 884 for 6 years.

What is your educational background?

High School /Some College

What is your occupational experience?

I am retired, but worked in the magazine distribution as a Regional Manager, Marketing manager and District Sales Manager

I hereby affirm that all statements herein are true and correct.

Board or Commission of first, second and third choice

☐ Board of Adjustment

☐ Electrical Board

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Cultural Arts Commission

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plumbing and Mechanical Codes Board

☐ Civil Service Commission

☐ Property Standards Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Library Board

* Plan Commission members must live in district

** Garland Youth Council has a separate application

Return completed application to:

City Secretary's Office
200 N. Fifth St.
Garland, TX 75040
Fax: 972-205-2504
Email: RDowl@GarlandTX.gov

Revised 05/2021

Courtney Vayner
7.9.21



Application for City of Garland Boards and Commissions

First Name:	Moses	Last Name:	Uvere
Address:	103 , N Bernice	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
			1 - 5 years
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, TikTok			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Parks and Recreation Board	2 nd Choice:	Civil Service Commission
		3 rd Choice:	Citizens Environmental and Neighborhood Advisory Committee
Please list any experience that qualifies you to serve in the areas you have indicated.			
I served two terms in the multi cultural commission board in 201-2017, I currently work in the community as a leader with a mentorship program that serves the public schools, and I also, have done service projects and music projects with several different departments in Garland.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
I served two terms in the multi cultural commission board in 2016-2017			
List civic or community projects with which you have been involved.			
Community night out with the police department Volunteer hangs with neighborhood vitality department You ain't heard nothing yet by the downtown Garland District department I've worked with the Garland Arts department for a multicultural concert series as well			
What is your educational background?			
BA. In practical theology from CFNI			
Referred by:	Nancy Tunell	District:	6



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Nhat-Nam "Bao Vinh"		Last Name:	Pham	
Address:	4213 Colgate Ln			Apt./Suite:	
City:	Garland	State:	TX	Zip Code:	75042
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					No
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following: Facebook, Twitter, Instagram, LinkedIn					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Tax Increment Finance #2 South Board		2 nd Choice:	Citizens Environmental and Neighborhood Advisory Committee	
			3 rd Choice:	Garland Health Facilities Development Corporation	
Please list any experience that qualifies you to serve in the areas you have indicated.					
Master in Public Administration (MPA) and prior civic/community group leadership experience.					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
Community Multicultural Commission 2017-2019					
List civic or community projects with which you have been involved.					
Candidate, District 6 for City of Garland, May 2017 CMC 2017-2019 Asian American Heritage Fest 2023, Supporting MC Host Parish Council, St Joseph Catholic Church, Richardson, TX 2017-2020					
What is your educational background?					
Doctoral of Pharmacy (PharmD) Master in Public Administration (MPA)					
Referred by:	N/A			District:	6



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	DeAnne	Last Name:	Driver
Address:	1401 Seminary Ridge	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Garland Cultural Arts Commission	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
Professional Ballet dancer with Harkness Ballet of NY and founding member of Dallas Ballet. Danced in Garland Summer Musicals.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
1990-Present			
List civic or community projects with which you have been involved.			
Past President and member New Beginning Center, member and past officer with Noon Garland Exchange Club, Alumni of both Garland Police and Fire Academies. Past President of The Legislative Ladies Club, Texas Legislature			
What is your educational background?			
BBA and Magna Cum Laude from Cox School of Business SMU			
Referred by:		District:	6



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Karen	Last Name:	Wood
Address:	1605 Elizabeth Drive	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Library Board	2 nd Choice:	Citizens Environmental and Neighborhood Advisory Committee	3 rd Choice:	Garland Cultural Arts Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have served in leadership positions in multiple industries including Vice President in a publicly traded company and currently serving as chair in my school's English department.

As an English teacher, I recognize the importance of libraries in our communities. I would like to be a part of making sure libraries remain a safe public space for learning and community.

I have experience working with groups on both long term and short term projects. I am detail oriented and am a good communicator.

I am also a third generation citizen of Garland and would love to be involved in the success and operation of our city. Garland is a diverse and vibrant city that has done a wonderful job celebrating the people who live here. I think my skills and passion would be an asset to any committee I could be a part of.

If you have previously served on a City Board or Commission, please specify and list dates of service.

None

List civic or community projects with which you have been involved.

I am the sponsor of my school's chapter of the National Honor Society. Through this organization, I have coordinated clothing drives, food drives, environmental cleanups, and community outreach.

I also volunteer in the summer with Good Samaritans of Garland. Along with education, food insecurity is an issue that I feel strongly about. No one should go hungry. The work Good Sam does is vital to our community.

What is your educational background?

I have a bachelor's degree in Literature from the University of Texas at Dallas. I have a teaching certification in ELAR 7-12 with an ESL supplemental certification.

Referred by:	Chris Ott	District:	6
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	David	Last Name:	Morehead
Address:	3402 BURNING TREE LN	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Parks and Recreation Board	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
Current member of board.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
2019 Bond Study Committee, Parks & Rec			
List civic or community projects with which you have been involved.			
President of West Garland Neighborhood Association			
What is your educational background?			
BAAS			
Referred by:	Carissa Dutton	District:	6



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Patrick	Last Name:	Abell		
Address:	4005 Princeton Drive		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75042
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Twitter, Instagram, LinkedIn, Nextdoor, TikTok					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Plan Commission		2 nd Choice:	Tax Increment Finance #3 Board	
			3 rd Choice:	Civil Service Commission	
Please list any experience that qualifies you to serve in the areas you have indicated.					
REALTOR, Retail Bank Management, community volunteer.					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
TIF 1 at inception, TIF 3 Chair, current P&Z Commissioner for District 6.					
List civic or community projects with which you have been involved.					
Storm cleanup, community beautification, PTA and Band Booster Boards.					
What is your educational background?					
High-school diploma and hundreds of hours of professional training.					
Referred by:				Carissa Dutton	
District:				6	



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Caleb	Last Name:	Ernst
Address:	1813 Timbercreek Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Property Standards Board	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
I served on ECAB from July of 2018 to August of 2021. During that time I've collaborated with others on programs and policies. I have been serving on the Property Standards Board since August of 2021.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
ECAB, July 2018-August 2021 and Property Standards Board from August 2021 to present			
List civic or community projects with which you have been involved.			
I participated in the new resident focus group for the market research project. I've also signed on to be a Garland Digital Ambassador. I've attended Leadership Meet and Greets and the tri-city clean up.			
What is your educational background?			
BA in Education from Cedarville University in Cedarville, OH. Th.M. from Dallas Theological Seminary			
Referred by:		District:	6



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: Ernst

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

1813 Timbercreek Dr, Garland TX 75042

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Robert	Last Name:	Bruns		
Address:	1800 Country Club Circle		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		1 - 5 years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Citizens Environmental and Neighborhood Advisory Committee		2 nd Choice:	Plan Commission	
			3 rd Choice:	Tax Increment Finance #2 South Board	
Please list any experience that qualifies you to serve in the areas you have indicated.					
Own and operate a recycling company in Garland for 26 years					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
Cenac or Ecab since 2017					
List civic or community projects with which you have been involved.					
Board Member of Keep Garland Beautiful					
What is your educational background?					
Some college					
Referred by:				District: 3	



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Reggie	Last Name:	Walker
Address:	1321 Phoebe Lane	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Parks and Recreation Board	2 nd Choice:	Community Multicultural Commission
		3 rd Choice:	Citizens Environmental and Neighborhood Advisory Committee
Please list any experience that qualifies you to serve in the areas you have indicated.			
2024 Bond Committee			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
2024 Bond Committee			
List civic or community projects with which you have been involved.			
Garland Area Democrats Richardson Area Democrats			
What is your educational background?			
BBA-Marketing, Abilene Christian University			
Referred by:	Carissa Dutton	District:	6



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Jason	Last Name:	Collard
Address:	2501 Lakeside Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Tax Increment Finance #2 South Board	2 nd Choice:	
		3 rd Choice:	

Please list any experience that qualifies you to serve in the areas you have indicated.

No direct experience, but as a longtime resident of Garland, I feel I have a pretty good idea of what Garland residents want. I also run The Original Garland Foodies Facebook page and support our locally owned businesses.

If you have previously served on a City Board or Commission, please specify and list dates of service.

ECAB - 2018

List civic or community projects with which you have been involved.

As the owner of Garland Foodies, LLC, I am engaged daily. We partner with the City during events on the Square.

What is your educational background?

High school graduate from GISD.

Referred by:	Council member Carissa Dutton	District:	6
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Amber	Last Name:	Ray
Address:	1402 Cedarcrest Dr	Apt./Suite:	
City:	GARLAND	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years
Email address:			
Do you use, or have you ever used, any of the following:			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Bond Committee	2 nd Choice:	Citizens Environmental and Neighborhood Advisory Committee	3 rd Choice:	Tax Increment #3 Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have worked in residential and commercial construction for over 14 years. Worked with developers and businesses with strategic planning.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

N/A

What is your educational background?

TVCC/ SFASU/ SNHU - Business/Accounting

Referred by:		District:	6
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	jack	Last Name:	wyatt
Address:	614 worcester In..	Apt./Suite:	
City:	garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Unified Building Standards Commission	2 nd Choice:	3 rd Choice:
Please list any experience that qualifies you to serve in the areas you have indicated.			
business owner, 40 year real estate broker, garland road business Assoc.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
planning commission, board of adjustment, building code board, unified building standards commission			
do not remember dates			
List civic or community projects with which you have been involved.			
garland girls softball, certified umpire, cub scouts, boy scouts, and venture crew, and garland business Assoc.			
What is your educational background?			
high school and real estate education			
Referred by:		District:	8



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Joseph	Last Name:	Willoughby
Address:	2930 Southern Cross Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
			No
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years
Email address:			
Do you use, or have you ever used, any of the following:			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Tax Increment Finance #3 Board	2 nd Choice:	Senior Citizens Advisory Committee	3 rd Choice:	Unified Building Standards Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have four years of professional experience as an electrical engineer, with a focus on power electronics/management products as well as manufacturing test solutions. My role has involved technical project leadership, cross-disciplinary coordination, and a commitment to quality and safety standards. These skills are highly transferable to public service roles, particularly those involving oversight, policy input, and long-term planning. I am also experienced in reviewing technical documentation, evaluating trade-offs, and making decisions based on both technical and practical constraints. Beyond my career, I am passionate about serving my community and believe I can offer a thoughtful and analytical point of view in board and commission discussions. My interest in the Tax Increment Finance Board, the Unified Building Standards Commission, and the Senior Citizens Advisory Commission comes from a desire to support responsible development, uphold high standards, and ensure our community remains inclusive and forward-thinking.

If you have previously served on a City Board or Commission, please specify and list dates of service.

I have not previously served on a City Board or Commission.

List civic or community projects with which you have been involved.

I have been actively involved in community service from a young age, beginning with my journey through Scouting, where I ultimately achieved the rank of Eagle Scout. My Eagle Scout project involved organizing and leading a community service effort that benefited a local church that sponsored our troop. It required planning, logistics, and volunteer management. Since then, I have continued to volunteer through various channels, including assisting with community cleanup efforts, participating in food drives, and supporting youth mentorship initiatives. These experiences have instilled a deep respect for civic engagement and the importance of contributing to the well-being of others in both formal and informal ways.

What is your educational background?

I hold a Bachelor of Science degree in Electrical Engineering and am currently pursuing a Master of Science in Electrical Engineering. My academic focus is in the area of power electronics, including semiconductor devices and power systems. This background has taught me to think critically, evaluate complex systems, and collaborate effectively with others to solve problems. While my education is technical in nature, it has helped me develop analytical and communication skills that are valuable in many contexts, including public service and decision-making.

Referred by:		District:	7
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Jimmy	Last Name:	Tran
Address:	3133 Grand Bay Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Community Multicultural Commission	2 nd Choice:	Plan Commission	3 rd Choice:	
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Please list any experience that qualifies you to serve in the areas you have indicated.

- Board Member of Garland ISD Education Fund (June 2024 – Present)
- Member of Garland Citizen Police Academy Alumni Association (June 2024 – Present)
- Member of Garland Community Multicultural Commission (February 2024 – Present)
- Member of Diocesan Multicultural Advisory Committee (February 2024 – Present)
- Member of Garland Police Training Academy Advisory Committee (November 2023 – Present)
- Member of Garland Community Leader Group (August 2022 – Present)
- Founder, President, and Immediate Past President of nonprofit "Vietnam United" (April 2016 – Present)
- Senior Software Engineer at JCPenney (February 2001 – Present)

If you have previously served on a City Board or Commission, please specify and list dates of service.

Member of Garland Community Multicultural Commission since February 2024

List civic or community projects with which you have been involved.

Led community outreach for the 2025 Grow Garland Bond Program, including producing bilingual (Vietnamese-English) interviews with the City Manager and community leaders to educate residents on civic initiatives and local infrastructure priorities.

Promoted voter registration and civic literacy within the Vietnamese American community, encouraging informed participation in local elections and public affairs.

Board Member – Garland ISD Education Foundation: Supports educational initiatives, fundraising, and student scholarship opportunities across the Garland Independent School District.

What is your educational background?
Appointed Commissioner – Garland Community Multicultural Commission (CMC): Collaborates with city leaders to promote diversity, equity, and cultural understanding through civic dialogue and public programming.

Bachelor of Science in Computer Information Systems, Texas A&M University–Commerce
Committee Member – Garland Asian American Heritage Celebrations: Assisted in planning and execution of annual multicultural festivals celebrating the contributions of Asian American communities.

Member – Garland Community Leaders Group: Participates in monthly meetings with city officials to provide community-based insights and recommendations on civic issues and public programs.

Organizer – First Responders Soccer Tournament: Brings together Garland-area police, fire, and EMT teams in an annual tournament that promotes public trust, interagency teamwork, and raises funds for selected charities.

Chair/Director (2019–2025) – DFW Asian American Soccer Tournament (DAAST): Leads one of the largest Asian soccer tournaments in Texas, fostering civic engagement and community connection.
Registering City: District:

Founder & Immediate Past President – VN United (est. 2016): Established a nonprofit organization dedicated to uniting Vietnamese and Asian American communities through sports, cultural programs, youth leadership, and community service.

Member – Garland Citizens Police Academy Alumni Association (GCPAAA): Supports educational outreach efforts and builds stronger ties between citizens and law enforcement across the state.

Member – Garland Police Training Advisory Committee: Serves as a civilian liaison, sharing information on the police training process and helping enhance transparency and community trust in law enforcement.

Member – Diocese of Dallas Multicultural Advisory Committee: Assists the Intercultural Ministry Office in planning, promoting, and supporting



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 2/09/2024

Name: Lauren Sauri Bruns

Phone

Address: 6130 Clear Creek Dr

Phone

City, State, Zip: Garland, TX, 75044

Email

Resident of Garland for 27 years

Resident of Texas for 27 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 7

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have been a Garland resident for 27 years, raising a family and children in Garland, running an active business in Garland and enjoying my personal time in Garland.

If you have previously served on a City Board or Commission, please specify and list dates of service.

No

List civic or community endeavors with which you have been involved.

I am involved in many environmental groups, Chamber of Commerce groups in North Texas and an active member of my church.

What is your educational background?

I graduated from GSD schools in 2011 with honors and went on to graduate from Richland College with an Associates of Science

What is your occupational experience?

I have managed and operated Erecycler LLC since 2016

I hereby affirm that all statements herein are true and correct.

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

1 Citizens Environmental and Neighborhood Advisory Committee

3 Garland Youth Council **

2 Plan Commission *

☐ Civil Service Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

☐ Charter Review Board

☐ Bond Committee

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ✓

Past Due

Date Appointed

Utility Account Status

Current ✓

Past Due

Appointed By

CSO Suit/Claim Filed

Yes

No ✓

Date Notified

Clerk Signature & Date

Courtney Vanover
2.13.24

Disclosure Form Filed

Revised 08/2023



Application for City of Garland Boards and Commissions

First Name:	Chip	Last Name:	VanPelt
Address:	3425 Ridge Oak Drive	Apt./Suite:	
City:	GARLAND	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Garland Cultural Arts Commission	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
I have served on the Garland Cultural Arts Commission for the past 4 years; co-founder and co-organizer of Art Boost Dallas (a Business Council for the Arts program); Salvation Army of North Texas' Arts Advisory Committee; Vice President of Friends of the Bath House Cultural Center; graduate of Leadership Arts Institute			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Garland Cultural Arts Commission (2021-2025)			
List civic or community projects with which you have been involved.			
2025 Garland Bond Study Committee; Treasurer - Yes On Garland Bond Props 2025 PAC; Board of Directors - Garland Civic Theater (late 90s- early 2000s)			
What is your educational background?			
BFA - West Texas A&M University			
Referred by:	Joe Thomas	District:	7



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

VanPelt Creative, DBA
3425 Ridge Oak Drive, Garland TX 75044

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

3425 Ridge Oak Drive, Garland TX 75044

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Terri	Last Name:	Chepregi
Address:	1906 Timbercreek Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75042
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:	LinkedIn		

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Library Board	2 nd Choice:		3 rd Choice:	
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Please list any experience that qualifies you to serve in the areas you have indicated.

I am currently serving as Library Board Chair. I hold a Master of Library Science degree and work part-time in an academic library.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Library Board: approximately 2013 to present.

List civic or community projects with which you have been involved.

Current: Garland Forward CPAC committee member.
2019 Bond Study committee member.

What is your educational background?

Degrees: BS International Business, MLS
Professional Designations: Certified Public Accountant, Certified Management Accountant

Referred by:		District:	6
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	DAVID	Last Name:	PARRISH
Address:	2526 Pepperidge Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Parks and Recreation Board	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
Env.Sc. 36.5 yrs. Certified TX Master Naturalist. Volunteer U.S. Fish & Wildlife Service.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Parks & Rec Board 2016- present			
List civic or community projects with which you have been involved.			
Achievement Center of TX. Boy Scouts. Leadership Garland. Oakridge NA. Spring Creek Forest Society.			
What is your educational background?			
BS in Zoology (Ecology option) Oklahoma State University			
Referred by:	Scott LeMay	District:	7



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: PARRISH

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

none

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

none

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Michael	Last Name:	Rose
Address:	2406 Lone Oak Trail	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Plan Commission	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
a commercial real estate individual			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
since 1988			
List civic or community projects with which you have been involved.			
past president of ONA past chairman of bond team			
What is your educational background?			
masters in communication			
Referred by:		District:	7



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Martha	Last Name:	Melaku
Address:	4905 Walton Heath Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor, TikTok			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Property Standards Board	2 nd Choice:	Dallas Central Appraisal District
		3 rd Choice:	Plan Commission

Please list any experience that qualifies you to serve in the areas you have indicated.

I have served on the property standards board for over 6 years and would like to continue. I have lived in Garland for over 20 years and have worked in the real estate and legal fields.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Multicultural Commission from 2008-2014
Property Standards Board 2019 to present (not sure on the start date)

List civic or community projects with which you have been involved.

Dallas International, Garland Civic Theater, Altrusa International, Estates of Shiloh Ridge HOA, organized numerous conventions and festivals around Garland and DFW metroplex, Mosaic Festival, and the US Census

What is your educational background?

BA in Political Science
JD in Law

Referred by:		District:	1
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Kathleen V	Last Name:	Gardner, PhD
Address:	4122 Mayflower Drive	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
LinkedIn			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Senior Citizens Advisory Committee	2 nd Choice:		3 rd Choice:	
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have participated at the Sr. Center since 2019 in exercise classes, dance lessons, the holiday parties, hallway 'yard' sales, guitar lessons, weight room. After 'covid' I came to Gale Fields/Sr. Center and continue in exercise, van 'day' trips, holiday parties and luncheons, weight room etc. I have met lots of people and made many friends among the seniors and know what they/we like, want, appreciate, need, etc. I know the employees and they know me. Carol Cooper is a fellow exercise buddy and Angela Harrison is our Fit 2Live teacher. I have had my finger on the pulse of the older generation for several years and I believe I would be an asset to the Commission. Thank you for the opportunity to apply.

If you have previously served on a City Board or Commission, please specify and list dates of service.

none

List civic or community projects with which you have been involved.

I planned on being in the MLK Parade this year but Gwen and the Fit2Live group were not able to get a van so that some participants could ride instead of walk the parade route. Other than that I have not been involved in a community project.

What is your educational background?

Univ. of NE 1970-73 Univ. of FL 1973-76 BAA OK St Univ 1980 M.S. OK St Univ 1989 Ph D
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Referred by:	text message from Carol Cooper	District:	4
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

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2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

4122 Mayflower Drive 75043...totally owned, fully paid for and lived in by me, Kathleen V Gardner, single woman.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

Please Type or Print Clearly:

Date: 05/28/2025

Name: Tony Bui

(Home)

Address: 2302 Lone Oak Trl

Phone: _____

(Other)

City, State, Zip: Garland, TX 75044

Email: _____

Resident of Garland for 10 years

Resident of Texas for 15 years

Dallas County Voter Registration Number _____

Garland City Council District Number 7

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have been appointed twice on the current TIF board 1 for District 7.

If you have previously served on a City Board or Commission, please specify and list dates of service.

I have been served as TIF 1 Board Member district7 since 2023

List civic or community endeavors with which you have been involved.

TIF 1 Board Member district7

What is your educational background?

Northeastern Illinois University 1994-1997

Triton College in Downer Grove Illinois 1991-1994

What is your occupational experience?

I am a Project Manager in IT industries: Banks, Insurance, Government, Department of Defense. US Navy Veteran

I hereby affirm that all statements herein are true and correct.

Tony Bui
Signature of Applicant

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☒ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current _____

Past Due _____

Date Appointed _____

Utility Account Status

Current _____

Past Due _____

Appointed By _____

CSO Suit/Claim Filed

Yes _____ No _____

Date Notified _____

Clerk Signature & Date _____

Disclosure Form Filed _____

Revised 08/2023



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Tony Bui
- Title: TIF 1 District 7 Board Member
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: _____
- Minor Children
or Dependents: Alexander Bui

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

NONE

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

NONE

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

NONE

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

NONE

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



Application for City of Garland Boards and Commissions

First Name:	Damon	Last Name:	Wilson		
Address:	3926 Goose Creek Parkway		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75040
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Instagram, LinkedIn, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Tax Increment Finance #2 South Board		2 nd Choice:	Garland Housing Finance Corporation	
			3 rd Choice:	Dallas Central Appraisal District	

Please list any experience that qualifies you to serve in the areas you have indicated.

In February of this year, I was appointed by then Alderman (now Mayor) Dylan Hedrick to serve on the TIF Board #2. I have just started to serve on that board and look to continue to help that board and the city move forward with our strategy and plan. I am just getting started and will like to continue with the new term. I am also interested in possibly serving the city in other capacities as I am very civic engaged and looking forward to helping this city move to the next level.

If you have previously served on a City Board or Commission, please specify and list dates of service.

In February of this year, I was appointed by then Alderman (now Mayor) Dylan Hedrick to serve on the TIF Board #2. I have just started to serve on that board and look to continue to help that board and the city move forward with our strategy and plan. I am just getting started and will like to continue with the new term

List civic or community projects with which you have been involved.

Alpha Phi Alpha Fraternity, Inc.
Good Samaritan (volunteered in the past)
Get out the vote campaigns in the city/area
Christ Community Church, Richardson
Charleston Commons HOA Board Member
Garland NAACP Back to School Events

What is your educational background?

M.B.A. Corporate Accounting and Finance; University of Kentucky; Lexington, KY
B.S. Accounting, Savannah State University, Savannah, GA

Referred by:	Alderman (now Mayor) Dylan Hedrick	District:	8
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Nicholas	Last Name:	Nix
Address:	3349 Briaroaks Drive	Apt./Suite:	N/A
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?
			10+ years
Email address:			
Do you use, or have you ever used, any of the following:			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	Texas Municipal Power Agency Board	2 nd Choice:	Tax Increment Finance #3 Board	3 rd Choice:	Unified Building Standards Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

Grants Coordinator, City of Forney (Current)
Oversee all grant-related activities, collaborating with every city department under the City Manager's Office.

Vice President, Poetry Road Municipal Utility District (Current)

NCTCOG Committee Member of the following:
DFW Clean Cities - Technical Advisory Committee (Current)
Public Education Task Force, NCTCOG (Current)
Pollution Prevention Roundtable (Current)

If you have previously served on a City Board or Commission, please specify and list dates of service.

Director of Finance, City of Jonestown, Texas (Previous)
Graduate Intern, City of Heath, Texas (Previous)

None

Assisted with the comprehensive update of the City's Code of Ordinances, including extensive work with the Uniform Building Code.

I am also open to considering other board or commission positions, particularly those filling a needed vacancy, leveraging my comprehensive experience in municipal operations and inter-departmental collaboration.

List civic or community projects with which you have been involved.

DFW Clean Cities Technical Advisory Committee, NCTCOG
Public Education Task Force, NCTCOG
Pollution Prevention Roundtable
Poetry Road Municipal Utility District (Vice President)
City of Forney (Grants Coordinator)
City of Jonestown, Texas (Director of Finance)
City of Heath, Texas (Graduate Intern)

What is your educational background?

Master of Public Affairs (specializing in Public Management) from the University of Texas at Dallas
Bachelor of Science (History) East Texas A&M University
Bachelor of Science (Political Science) East Texas A&M University

Referred by:	None	District:	7
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	John	Last Name:	Crutti Jr		
Address:	3202 Royal Coach Way		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75044
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		5 - 10 years	Length of Garland residency (in years)?		5 - 10 years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Instagram, LinkedIn, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Garland Cultural Arts Commission	2 nd Choice:	Property Standards Board	3 rd Choice:	Parks and Recreation Board

Please list any experience that qualifies you to serve in the areas you have indicated.

I have been a Audio-Visual professional for 30 years, including teaching at a university level for 15 of those years. I am also a musician and have experience serving on the boards of non-profit organizations. I also have done many residential and commercial building projects and am familiar with construction. I have extensive experience with the design and use of arts facilities, and of education in STEM fields.

If you have previously served on a City Board or Commission, please specify and list dates of service.

I have not served previously.

List civic or community projects with which you have been involved.

Since moving to Garland in 2019, I have provided design and installation services for upgrades to Audio-Visual systems used at the Dos Equis Pavillion in Fair Park, as part of my employment.

What is your educational background?

I have a Bachelors degree in Music Industry Studies, and a Masters in Business Administration. I also hold various technology certifications pertaining to electronics and e-commerce.

Referred by:		District:	7
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

I do not have a substantial interest in any entity.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

The only real property I co-own in Garland is my residence located at 3202 Royal Coach Way, Garland, TX 75044.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: