



GARLAND

Mission

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

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

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

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

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

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

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.

- Pet of the Month

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 16, 2025 Budget Workshop

2. Approve the minutes of the August 19, 2025 Regular Meeting

3. Approve the following bids:

a. Shelf-Ready Books & Materials for Libraries

Bid No. RFQ00000157

Brodart Co.

\$600,000.00

This request is for the purchase of shelf-ready physical books and materials for the use of Garland Library patrons. This approval is for a Term Agreement with four optional renewals.

4. Grant Disbursement Agreement - Garland Housing Finance Corporation

Accept a \$325,000 grant from the Garland Housing Finance Corporation (GHFC) for the Where The Heart Is program with the City of Garland and authorize the City Manager to sign and execute a disbursement agreement for deployment of these funds. Council was briefed on this item at the August 4, 2025 Work Session.

5. Resolution Confirming the Appointment of Civil Service Commissioners and Recognizing Staggered Terms of Office

Approve a resolution confirming the City Manager's appointment of Ricky McNeal, Rick Parra, and Marisol Trevizo as commissioners of the Firefighters' and Police Officers' Civil Service Commission and staggering their terms of office. Council was briefed on this item at the September 2, 2025 Work Session.

6. Amendment to the Tax Roll

Approve an Ordinance to amend the tax roll by \$79,585.29 by removing uncollectible ad valorem taxes as recommended by generally accepted accounting principles. Council was briefed on this item at the September 2, 2025 Work Session.

7. "Clean-up" Amendments to the Garland Development Code

Approve "clean-up" amendments to certain provisions of the GDC to align local ordinances with recently enacted state law and regulations. The proposed amendments are either related to changes in state law or are primarily process-oriented and technical in nature. Except as required by state law, they are not intended to effectuate substantial shifts in overall public policy, as directed by City Council. Council was briefed on this item at the September 2, 2025 Work Session.

8. "Clean-up" Amendments to the Code of Ordinances

Approve "clean-up" amendments to certain provisions of the Code of Ordinances to: (1) align local ordinances with state law and regulations, (2) provide for regulatory efficiency, and (3) allow for more efficient enforcement and prosecution. The proposed amendments are primarily process-oriented and technical in nature. They are not intended to effectuate substantial shifts in overall public policy, as approved by Council. Council was briefed on this item at the September 2, 2025 Work Session.

9. FY 2025-26 Civil Service Classifications and Compensation Ordinance

Council is requested to adopt the FY 2025-26 Civil Service Classifications and Compensation Ordinance, pursuant to Chapter 143 of the Texas Local Government Code.

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.

10. Hold public hearings:

a. Public Hearing on Proposed FY 2025-26 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

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

11. Ordinance to Ratify the Property Tax Revenue for 2025-26

As required by Local Government Code 102.007, the adoption of a Budget that raises more property tax revenue than was generated the previous year requires three votes by the City Council: (a) one vote to "ratify" the property tax revenue increase reflected in the Budget, (b) one vote to adopt the Budget, and (c) one vote to adopt the tax rate. This Ordinance ratifies the property tax revenue increase as reflected in the 2025-26 Annual Operating Budget by adding the following statement:

This budget will raise more revenue from property taxes than last year's budget by an amount of \$10,269,877, which is a 5.75 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$3,805,763.

An ordinance reflecting the ratification of the property tax revenue increase will be prepared for the Mayor's signature upon final vote and approval from the City Council.

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

12. Adoption of the 2025-26 Annual Operating Budget

In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2025-26 to the City Council on August 4, 2025. Copies were made available for public inspection at the City libraries, the City Secretary's Office, and on the City's website. Public Hearings on the FY 2025-26 Proposed Budget were held on August 19, 2025, and September 2, 2025. An ordinance reflecting final decisions regarding the Budget for 2025-26 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

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

13. Adoption of 2025-26 Property Tax Rate

The City Council has considered an ad valorem tax rate of 68.9746 cents per \$100 of valuation for the fiscal year beginning October 2, 2025. All meetings, notices and public hearing requirements related to the adoption of the tax rate have been met in accordance with state law.

Presenter: Corey Worsham, Tax Administrator

14. Rate and Fee Changes for 2025-26

In considering the 2025-26 Annual Operating Budget, the City Council reviewed adjustments to existing rates and fees, the addition of new fees, and the elimination of certain fees, as outlined in the Master Fee and Rate Schedule. Revenue estimates included in the 2025-26 Annual Operating Budget are based on these actions. An ordinance will be prepared for the Mayor's signature once final direction has been given by the Council.

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

15. Hold public hearings:

- a. Consider a request by Resource One Credit Union, requesting approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 2401 Arapaho Road in District 7.**

Consider and take appropriate action on the application of Resource One Credit Union, requesting approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 2401 Arapaho Road. (District 7) (File Z 25-23)

Presenter: Nabila Nur, Planning & Development Director

- b. Consider a request by Purchasing Fund 2023 2, LLC., requesting approval of a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan**

for a Guest House use. The site is located at 2813 Seminary Circle in District 3.

Consider and take appropriate action on the application of Purchasing Fund 2023 2, LLC., requesting approval of a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use. The site is located at 2813 Seminary Circle. (District 3) (File Z 25-26)

Presenter: Nabila Nur, Planning & Development Director

- c. Consider a request by Kimley-Horn, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 2000 East Centerville Road in District 2.**

Consider and take appropriate action on the application of Kimley-Horn, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 2000 East Centerville Road. (District 2) (File Z 25-20)

Presenter: Nabila Nur, Planning & Development Director

- d. Consider a request by Kang Lin, requesting approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use. The site is located at 1914 South Jupiter Road, Suite A in District 6.**

Consider and take appropriate action on the application of Kang Lin, requesting approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use. The site is located at 1914 South Jupiter Road, Suite A. (District 6) (File Z 25-27)

Presenter: Nabila Nur, Planning & Development Director

16. 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 and September 2, 2025 Work Sessions.

Presenter: Brian England, City Attorney

17. 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 and September 2, 2025 Work Sessions.

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

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

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City
Infrastructure



Reliable, Cost-Efficient
Utility Services



Sound Governance
and Finances



Vibrant Neighborhoods
and Commercial Centers



Customer-Focused
City Services



Growing Economic Base



Future-Focused
City Organization



Enhanced Quality of
Life through Amenities,
Arts and Events



Commercially
Thriving Downtown