

Work Session Room at City Hall
Monday, May 5, 2025
6 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND WORK SESSION 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 State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

Garland City Council meetings are livestreamed and available on-demand at GarlandTX.tv. They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

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

PUBLIC COMMENTS ON WORK SESSION ITEMS

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

CONSIDER THE CONSENT AGENDA

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

WRITTEN BRIEFINGS

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

1. Shiloh Road Project - Acquisition of Real Property Located at 2328 Brooks Street

Council is requested to consider the approval of a purchase agreement and relocation assistance package negotiated with Deyanira and Gabriel A. Solis for the acquisition of fee simple interest from real property located at 2328 Brooks Street, and authorize the City Manager to execute such documents necessary to complete the transaction. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 6, 2025 Regular Meeting.

2. Shiloh Road Project - Acquisition of Real Property Located at 2329 Brooks Street

Council is requested to consider the approval of a purchase agreement and relocation assistance package negotiated with Felipe Chavez and Dimas Carbajal for the acquisition of fee simple interest from real property located at 2329 Brooks Street, and authorize the City Manager to execute such documents necessary to complete the transaction. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 6, 2025 Regular Meeting.

3. Pepperwood Lift Station Abandonment Project - Eminent Domain

Council is requested to consider approval of a resolution to authorize the use of eminent domain where necessary to acquire the needed easement for the Pepperwood Lift Station project. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 20, 2025 Regular Meeting.

4. Interlocal Agreement Between City of Garland and City of Terrell

Council is requested to consider the Interlocal Agreement between City of Garland and City of Terrell to provide radio communications technical support and services to the City of Terrell. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 20, 2025 Regular Meeting.

5. Interlocal Agreement with City of Richardson for Campbell and Jupiter Intersection

Council is requested to consider authorizing the City Manager to enter into an Interlocal Agreement with the City of Richardson for the design, construction, maintenance, and operation of Campbell Road and Jupiter Road Intersection improvements. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 20, 2025 Regular Meeting.

6. Fire and Police Staffing Realignment

Council is requested to consider revisions to the Civil Service Classifications Ordinance. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 6, 2025 Regular Meeting.

7. Investment Portfolio

The December 31, 2024 and March 31, 2025 Quarterly Investment Portfolios are presented to inform the Council of the current status of the City's invested funds.

8. Ordinance Amendment of Chapter 22 of the Code of Ordinances

Council is requested to consider an amendment to Section 22.06, Miscellaneous Fees: Adoption Procedure for dogs and cats, of Chapter 22 "Health" of the Code of Ordinances that would allow for the discretionary reduction or waiver of fees. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 20, 2025 Regular Meeting.

9. Youth Program Standards of Care

Council is requested to consider the approval of an ordinance adopting the Youth Programs Standards of Care. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 20, 2025 Regular Meeting.

VERBAL BRIEFINGS

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

briefing.

10. Introduction of a New Director

Council will be introduced to Brian Norris, the new director of Code Compliance, by Andy Hesser, Assistant City Manager.

11. Introduction of a New Director

Council will be introduced to Michael Buchler, the new director of the Project Management Office, by Crystal Owens, Assistant City Manager.

12. 2025-2026 CDBG, HOME and ESG Federal Grant Allocations

The Community Development Department will provide a presentation concerning the distribution of Community Development Block Grant (CDBG) funding, HOME Infill Partnership Grant (HOME) funding, and Emergency Solutions Grant (ESG) funding. Council previously considered this item at the April 14, 2025 Work Session. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 8, 2025 Regular Meeting.

13. Legislative & Public Affairs Committee Report

Councilmember B.J. Williams, Chair of the Legislative & Public Affairs Committee, and staff will provide a committee report. Ariel Traub, Managing Director of Legislative & Public Affairs, will discuss the 89th legislative session thus far.

14. Community Services Committee Report

Councilmember Jeff Bass, Chair of the Community Services Committee, and staff, including representatives from MD Health Pathways, will provide a committee report on MD Health Pathways, which was discussed at a committee meeting on March 27, 2025. The item was requested by Councilmember Chris Ott and seconded by Councilmember Dylan Hedrick at the March 3, 2025 Work Session.

15. Transportation, Infrastructure and Mobility Committee Report

Councilmember Chris Ott, Chair of the Transportation, Infrastructure and Mobility Committee, and staff will provide a committee report on the following item: Assessment of Truck-Related Traffic Concerns and Signage in the Shiloh Road and Kraft Heinz Area. The item was submitted by Councilmember Dutton and seconded by Deputy Mayor Pro Tem Lucht at the March 31, 2025 Work Session, and was discussed at the Transportation, Infrastructure and Mobility Committee meeting on April 15, 2025.

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.

16. Citywide Appointment

- Art Munoz, Animal Services Advisory Committee

17. Citywide Appointment

- Ashton Tassin, Animal Services Advisory Committee

ANNOUNCE FUTURE AGENDA ITEMS

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

EXECUTIVE SESSION

18. Deliberate or discuss:

The City Council will adjourn into executive session pursuant to sections 551.071, 551.072, 551.086, 551.087, and 552.133 of the Texas Government Code to deliberate and discuss the following:

1. A potential offer by the City of financial and other incentives to a business prospect and the receipt of commercial or financial information that the City has received from that same business prospect, which the City seeks to have located within the City in the area of President George Bush Turnpike and Holford Road, and with which the City is conducting economic development negotiations (551.087), and which may include the sale or lease of real property (551.072); and attorney/client communications related to the same (551.071).
2. Competitive matters related to Garland Power & Light as it pertains to Project No. 55718 of the Public Utility Commission of Texas and the Order Approving the Reliability Plan for the Permian Basin Region (551.086 and 552.133) and attorney/client communication related to same (551.071).
3. The potential purchase and value of real property generally located near the southwest intersection of President George Bush Turnpike and Holford Road (551.072) and attorney/client communications related to same (551.071).
4. A potential and/or proposed amendment to the Development Agreement between the City and Om Estates Development, LLC ("OED") and associated financial information received by OED regarding same (551.087), and attorney/client communications related to same (551.071).
5. Attorney/client matters concerning pending or contemplated litigation or matters concerning privileged and unprivileged client information provided by the Office of the City Attorney.

ADJOURN

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

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

1. *Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.*
2. *The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.*
3. *A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.*
4. *Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.*
5. *The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.*
6. *Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.*
7. *Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:*

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]



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