



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.

- Proclamation Recognizing National Service Dog Month
- Proclamation Recognizing Hispanic Heritage 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 September 2, 2025 Regular Meeting

2. Approve the following bids:

- a. GP&L and TMPA Transmission Line As-Built Modeling and Clearance Verification** **Bid No. REQ00000111**

Burns & McDonnell Engineering Company, Inc. \$394,000.00

This request is to obtain as-built PLS-CADD models of the GP&L and TMPA transmission systems to verify and document line to ground clearances and crossing circuits. Expenses associated with TMPA will be reimbursed at 100%.

- b. GP&L King Mountain Switch Station Relay Panels** **Bid No. REQ00000307**

KBS Electrical Distributors, Inc. \$400,000.00

This request is for the purchase of relay panels to be used in the GP&L King Mountain Switch Station. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP project.

- c. GP&L Forced Draft Fan Motor** **Bid No. REQ00000307**

Brandon & Clark, Inc. \$346,528.83

This request is for the purchase of a forced draft fan motor for GP&L Olinger Unit 3. This is part of the approved GP&L Olinger 3 - FD Fan Motor CIP project.

- d. GP&L Packaged Substation** **Bid No. REQ00000260**

Keasler Sales, LLC \$501,000.00

This request is for the purchase of a packaged substation for the low side of the 138kV/12.5kV transformer at the GP&L Ben Davis Substation. This is part of the approved GP&L Substation Upgrades CIP project.

3. Atmos Energy Rate Review Mechanism Settlement

Council is requested to consider a resolution approving a negotiated settlement with Atmos Energy regarding the companies' 2025 rate review mechanism filing. Council was briefed on this item at the September 2, 2025 Work Session.

4. Parking Restrictions on Towngate Blvd

Vehicles are parked along Towngate Boulevard causing delays getting in and out of the Towngate

townhome neighborhood. Approve parking restrictions on the west side of Towngate Boulevard. Council was briefed on this item at the September 2, 2025 Work Session.

5. Parking Restrictions on Heather Glen Drive and Birchwood Drive

Recent temporary increases in enrollment at Heather Glen Elementary School necessitate parking restrictions on adjacent streets. Approve parking restrictions along Heather Glen Drive and Birchwood Drive due to increased traffic at Heather Glen Elementary School. Council was briefed on this item at the September 2, 2025 Work Session.

6. Household Hazardous Waste Interlocal Agreement Renewal FY2025-26

Funding for the household hazardous waste program is included in the FY 2025-26 Stormwater Management Fund. The request for FY 2025-26 in the amount of \$350,000 is above the approved budget of \$270,000 and will leave a remaining balance of \$(80,000). A FY 2025-26 Budget Amendment will be brought forward to City Council at a future date to appropriate the additional \$80,000 from fund balance reserves available in the Stormwater Management Fund for this program. Council was briefed on this item at the September 15, 2025 Work Session.

7. 2025 Capital Improvement Program (CIP) Budget Amendment No. 2

Approve an ordinance amending the 2025 Capital Improvement Program to adopt CIP Budget Amendment No. 2 for the Existing Facility Improvements Program, the Drainage Improvements Prior to Street Replacement, the Parks and Recreational Equipment new project, and the Signs and Markings new program. Council was briefed on the proposed CIP Budget Amendment No. 2 at the August 18, 2025 and September 15, 2025 Work Sessions.

8. 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 25-26 Purchasing Fund 2023 2 LLC (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for an Accessory Dwelling (Guest House) Use and a Concept Plan for a Guest house on a 28,156 square feet tract of land addressed as 2813 Seminary Circle; 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.

9. Hold public hearings on the following Cases:

a. Consider a request by The Dimension Group, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and 2) a Concept Plan for

Fuel Pumps, Retail use. The site is located at 730 West Centerville Road in District 4.

Consider and take appropriate action on the application of The Dimension Group, requesting approval 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 730 West Centerville Road. (District 4) (File Z 25-25)

Presenter: Nabila Nur, Planning & Development Director

10. Approval of a Resolution of Intent to Establish a City of Garland Property Assessed Clean Energy (PACE) Program; and Setting a Public Hearing

Council is requested to consider a resolution of intent supporting the establishment of a City of Garland Property Assessed Clean Energy (PACE) Program and setting a public hearing. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 6, 2025 Regular Meeting. At the Public hearing, all interested persons shall be allowed to be heard for or against the Resolution of Intent to Establish a City of Garland PACE Program.

Presenter: Ayako Schuster, Economic Development Director

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.

