



GARLAND

Mission

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

CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

Vision

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

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

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

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

PUBLIC COMMENTS ON WORK SESSION ITEMS

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

CONSIDER THE CONSENT AGENDA

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

WRITTEN BRIEFINGS

1. **Memorandum of Understanding (MOU) with the Texas Division of Emergency Management**

Council is requested to consider approving a Memorandum of Understanding (MOU) between the

City of Garland and the Texas Division of Emergency Management (TDEM). The MOU establishes the terms under which the City of Garland may participate in Texas Emergency Management Assistance Team (TEMAT) activities at the request of TDEM. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 6, 2026 Regular Meeting.

2. Resolution Amending the Authorized Representatives for the Texas Local Government Investment Pool

Council is requested to consider approving a resolution amending the authorized representatives for the purposes of participation in the Texas Local Government Investment Pool. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 6, 2026 Regular Meeting.

VERBAL BRIEFINGS

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

3. Presentation of the Downtown Redevelopment Plan

Council is requested to consider an overview of the Downtown Garland Redevelopment Action Plan, outlining its purpose, key findings, and strategies to guide future investment, infrastructure, and revitalization efforts.

Presenter: Dana Lodge, CVB & Events Director, Ben Levenger, DT Redevelopment Services

4. MD Health Pathways Program Update

Staff will provide an update on the implementation timeline for the changes necessary to the utility billing system to implement the program.

Presenter: Phillip Urrutia, Assistant City Manager, Kevin Slay, Managing Director-Customer Service

5. Informational Briefing on DART

Staff will provide an informational briefing to the Council regarding ongoing issues, constraints, and challenges related to Dallas Area Rapid Transit (DART).

Presenter: Mike Betz, Interim City Manager

6. Presentation of the 2026 Proposed Capital Improvement Program (CIP)

The City Manager will formally introduce the 2026 Proposed Capital Improvement Program (CIP) and staff will provide a preview of the 2026 Proposed CIP.

Presenter: Mike Betz, Interim City Manager, Allyson Bell Steadman, Chief Financial Officer, Matthew Watson, Assistant City Manager

7. Public Safety Committee Report - Fire | EMS Stakeholder Committee Update

Deputy Mayor Pro Tem Ott, Chair of the Public Safety Committee, and Staff, will brief Council on the work and progress to date of the Fire and EMS Stakeholder Committee.

Presenter: Christopher Ott, Deputy Mayor Pro Tem, Letecia McNatt, Assistant to the 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.

8. Tax Increment Finance (TIF) Chair Appointments

Council is requested to discuss, conduct interviews, and provide directions regarding the appointments for one year terms, as required by Sec. 311.009 of the Tax Code. Unless otherwise directed by Council, the TIF Chair appointments will take place at the January 6, 2026 Regular Meeting.

9. Mayor Dylan Hedrick

- **Amanda Esquivel - All Abilities Committee**

10. Mayor Pro Tem Margaret Lucht

- **Elizabeth Shirley Graham - All Abilities Committee**

11. Deputy Mayor Pro Tem Chris Ott

- **Heather Miller - All Abilities Committee**

12. Councilmember Jeff Bass

- **Leigh Calmes - All Abilities Committee**

13. Councilmember Kris Beard

- **Jana Veit - All Abilities Committee**

14. Councilmember Ed Moore

- **Tommy Zapata - All Abilities Committee**

15. Councilmember B.J. Williams

- **Jennifer Reeder - All Abilities Committee**

16. Councilmember Carissa Dutton

- **Grant Laird Jr. - All Abilities Committee**

17. Councilmember Joe Thomas Jr.

- **Susan Behrens - All Abilities 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

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

- 18. Competitive matters related to Garland Power & Light as it pertains to the quarterly briefing from the Risk Oversight Committee (551.086 and 552.133) and attorney/client communication related to same (551.071).**
- 19. Consultation with City Attorney to receive legal advice regarding matters related to DART (551.071).**

ADJOURN

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

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

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

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



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