



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on January 6, 2026, 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: Mike Betz, Interim City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Matthew Watson, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Becky King, Managing Director-Neighborhood Vitality
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Karen Archibald, Library Director
Nancy Tunell, Business Development Manager
Courtney Vanover, Deputy City Secretary
Darci Pickel, Public Information Coordinator

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.

Councilmember Beard 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.

- Pet of the Month

Albert Maldonado announced the pet of the month; Fendi.

- Texas Downtown President's Award and the People's Choice Award for Best Public Improvement

Mayor Hedrick read the proclamation and presented it to Karen Archibald, Becky King, and Nancy Tunell.

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.

Councilmember Beard made a motion to approve the consent agenda as presented. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the December 16, 2025 Regular Meeting

2. Approve the following bids:

- a. **Duck Creek New Administration Building (WWTP) Design Services** **Bid No. REQ00000980**

Mead and Hunt, Inc. **\$676,324.00**

This request is for the design of the Duck Creek Way Wastewater Treatment Plant (WWTP) New Administration Building.

- b. **Term Contract for Pavement Resurfacing Services** **Bid No. REQ00001027**

Reynolds Asphalt and Construction Co. **\$1,500,000.00**

This request is to award a term contract to Reynolds Asphalt and Construction Co. in the amount of \$1,500,000.00 for pavement resurfacing services to support the Street Department's maintenance program.

- c. **GP&L Ben Davis to Brand Road 138kV Transmission Line Conductor** **Bid No. REQ00001120**

Techline, Inc. **\$260,960.00**

This request is to obtain electric conductor needed for the upgrade of the GP&L Ben Davis to Brand Road transmission line.

- d. **GP&L Transmission Services Storage Facility Laydown Yard Construction Services Change Order** **Bid No. 0821-25**

Tri-Con Services, Inc. **\$525,199.44**

This request is to obtain change order No. 1 to PO 38210 issued for the construction of the GP&L Transmission Storage Yard.

- e. **GP&L Olinger 3 Forced Draft Fan Motor Repair** **Bid No. REQ00001149**

Integrated Power Services, LLC

\$383,418.25

This request is to obtain emergency repair services for the GP&L Olinger 3 forced draft fan motor.

f. GP&L King Mountain Terminal Construction Services

Bid No. REQ00000917

Primoris T&D Services, LLC.

\$1,000,000

This request is to obtain construction services for a terminal addition at the GP&L King Mountain Switch Station.

g. TMPA Gibbons Creek Switchyard Security Enhancements

Bid No. REQ00000813

Dyna Grid

\$3,780,015.72

This request is to obtain security upgrade construction services at the TMPA Gibbons Creek Switchyard.

4. Office of the City Marshal - Ordinance Amendment

Approve an ordinance amending Section 24.05 of the Code of Ordinances to change the reporting structure of the Office of the City Marshal from the City Attorney to the City Manager.

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

Approve 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. Council was briefed on this item at the January 5, 2026 Work Session.

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

Approve a resolution amending the authorized representatives for the purposes of participation in the Texas Local Government Investment Pool. Council was briefed on this item at the January 5, 2026 Work Session.

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.

3. 2026 City Council Policies and Procedures

Approve the 2026 City Council Policy and Procedures. Council was briefed on this item at the November 17, 2025 and December 15, 2025 Work Sessions.

Councilmember Bass pulled the item for discussion regarding the prohibition on personal electronic devices during executive session. He opposed the provision, stating it limits council effectiveness, is unenforceable, and does not prevent leaks, which he described as an accountability issue rather than a device issue. He recommended focusing on prohibiting the recording or transmission of executive session information instead.

Councilmember Bass moved to strike the provision prohibiting personal electronic devices during executive session and approve the remainder of the policy. The motion was seconded by Councilmember Dutton. The vote was: Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, no; and Mayor Hedrick, no. The motion carried.

7. Hold public hearings on the following Cases:

- a. Consider a request by Jerry W. Cook, requesting approval of 1) a Specific Use Provision (SUP) for the expansion of an existing Heavy Manufacturing Use and 2) a Concept Plan for the expansion of an existing Heavy Manufacturing Use. The site is located at 2945 Market Street on a property zoned Industrial (IN) District in District 5.**

Consider and take appropriate action on the application of Jerry W. Cook, requesting approval of 1) a Specific Use Provision (SUP) for the expansion of an existing Heavy Manufacturing use and 2) a Concept Plan for the expansion of an existing Heavy Manufacturing Use. The site is located at 2945 Market Street on a property zoned Industrial (IN) District. (District 5) (File Z 25-38)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the Specific Use Provision expansion and provided information on the case. She stated that staff recommended approval for 20–30 years. Discussion followed.

Applicants speaking on this item: Charles Voight.

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

- b. Garland Development Code (GDC) Amendment 25-08**

Hold a public hearing and consider amendments to several Garland Development Code sections as it relates to Senate Bill 840, multifamily and various other standards.

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the updated Development Code amendments related to Senate Bill 840. The amendments consolidate multifamily zoning into one district, establish new density and height standards, strengthen urban design and architectural requirements, add flexible landscaping and sidewalk provisions, and introduce a point-based amenities system. The amendments also address conversion projects and clarify setbacks and height limits in related districts. Discussion followed.

There was no one present who wished to speak under the public hearing item. Mayor Hedrick closed the public hearing.

Mayor Pro Tem Lucht made a motion to approve the item as presented with the addition of the Plan Commission's recommendation for single-family uses with Specific Use Permit consideration and updates to the rear and side setbacks. Councilmember Dutton seconded the motion.

Councilmember Bass requested that the single-family portion be tabled for staff evaluation. Councilmember Moore seconded the amendment. All voted in favor. The amendment carried.

As amended, Mayor Pro Tem Lucht made a motion to approve the item as presented. Councilmember Dutton seconded the motion. All voted in favor. 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.

8. Citywide Appointment

- **Tax Increment Finance (TIF) 1 Downtown/Forest Jupiter Board Chair**

Councilmember Bass made a motion to appoint Joseph Schroeder as TIF 1 Chair. Councilmember Moore seconded the motion. The vote was: Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes; and Mayor Hedrick, yes. The motion carried.

9. Citywide Appointment

- **Tax Increment Finance (TIF) 2 South Board Chair**

Mayor Pro Tem Lucht made a motion to appoint Jason Shanks as TIF 2 Chair. 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, yes; Mayor Hedrick, yes; Councilmember Bass, yes; Councilmember Beard, no; Councilmember Moore, yes; and Councilmember Williams, yes. The motion carried.

10. Citywide Appointment

- **Tax Increment Finance (TIF) 3 Finance Board Chair**

Councilmember Dutton made a motion to appoint Patrick Abell as TIF 3 Chair. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

11. Mayor Dylan Hedrick

- **Amanda Esquivel - All Abilities Committee**

Mayor Pro Tem Lucht made a motion to appoint Amanda Esquivel to the All Abilities Committee. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

12. Mayor Pro Tem Margaret Lucht

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

Mayor Pro Tem Lucht made a motion to appoint Elizabeth Shirley Graham to the All Abilities Committee. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

13. Deputy Mayor Pro Tem Chris Ott

- **Heather Miller - All Abilities Committee**

Deputy Mayor Pro Tem Ott made a motion to appoint Heather Miller to the All Abilities Committee. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

14. Councilmember Jeff Bass

- **Leigh Calmes - All Abilities Committee**

Councilmember Bass provided information regarding the All Abilities Committee. Councilmember Bass made a motion to appoint Leigh Calmes to the All Abilities Committee. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

15. Councilmember Kris Beard

- **Jana Veit - All Abilities Committee**

Councilmember Beard made a motion to appoint Jana Veit. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

16. Councilmember Ed Moore

- **Tommy Zapata - All Abilities Committee**

Councilmember Moore made a motion to appoint Tommy Zapata to the All Abilities Committee. Councilmember Thomas Jr. seconded the motion. Discussion followed. The vote was: 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, yes; Councilmember Bass, no; and Councilmember Beard, no. The motion carried.

17. Councilmember B.J. Williams

- **Jennifer Reeder - All Abilities Committee**

Councilmember Williams made a motion to appoint Jennifer Reeder to the All Abilities Committee. Councilmember Thomas Jr. seconded the motion. The vote was: Councilmember Williams, yes; Mayor Pro Tem Lucht, yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; Councilmember Bass, yes; Councilmember Beard, yes; and Councilmember Moore, yes. The motion carried.

18. Councilmember Carissa Dutton

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

Councilmember Dutton made a motion to appoint Grant Laird Jr. to the All Abilities Committee. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

19. Councilmember Joe Thomas Jr.

- Susan Behrens - All Abilities Committee

Councilmember Thomas Jr. made a motion to appoint Susan Behrens to the All Abilities Committee. Councilmember Dutton 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.

Shirley Roberts, Heather Dobrott, Phillip Dryden, Carl Smith, and Heather Anderson.

ADJOURN

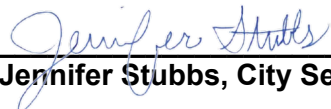
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 8:22 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

