



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

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

1. FY 2025-26 Annual Operating Budget Amendment No. 1

Council is requested to consider approving changes to the FY 2025-26 Annual Operating Budget to adjust appropriations for projects approved in last year's budget but not yet completed, rollover of

open Purchase Orders from the 2024-25 fiscal year, and expenditures not anticipated in the 2025-26 Adopted Budget. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 17, 2026 Regular Meeting.

2. Amendment to the Civil Service Classifications Ordinance for Police

Council is requested to consider the approval of an amendment to the Civil Service Classifications and Compensation Ordinance, pursuant to Chapter 143 of the Texas Local Government Code. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 3, 2026 Regular Meeting.

3. Appointment, Contract, Duties, and Employment of the City Manager

Council is requested to consider the appointment, re-appointment, contract, duties, and employment for the Office of the City Manager. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 3, 2026 Regular Meeting.

4. Approve the Employment Contract of the City Manager, Mike Betz

Council is requested to consider the employment contract of the City Manager, Mike Betz and authorize the Mayor to execute the same. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 3, 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.

5. Proposed Development Agreement with H-E-B, L.P.

Council is requested to consider a development agreement between H-E-B L.P. and the City of Garland. This agreement involves two parcels of approximately 20.8 acres at the corner of Crist and President George Bush Turnpike. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 17, 2026 Regular Meeting.

Presenter: Andy Hesser, Assistant City Manager, Ayako Schuster, Economic Development Director

6. Proposed Development Agreement for Joe V's Smart Shop by H-E-B, L.P.

Council is requested to consider a development agreement between H-E-B L.P. and the City of Garland. This agreement involves three parcels of approximately 12.8 acres at the corner of W. Centerville Road and Broadmoor Drive. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 17, 2026 Regular Meeting.

Presenter: Andy Hesser, Assistant City Manager, Ayako Schuster, Economic Development Director

7. Grow Garland Bond Proposition C: Granville Arts Center Renovation Update

Staff will present an update on the Granville Arts Center Renovation — Proposition C of the Grow Garland 2025 Bond Program. Progress includes the selection of a Construction Manager at Risk, as well as community and arts group feedback through public input sessions and surveys.

Presenter: Amy Rosenthal, Cultural Arts Director, Michael Buchler, Capital Project Management Director

8. January Winter Storm Update

Staff will provide an update on the response to the winter storm that began on January 23, 2026, including actions taken by various departments. This item was requested by Councilmember Dutton and seconded by Mayor Pro Tem Lucht.

Presenter: Phil Urrutia, Assistant City Manager

9. Code Compliance Civil Citation Program

Council is requested to consider approval for implementing a civil citation program. This program would help to expedite enforcement and reduce compliance timelines within the City. Council considered this item at the February 16, 2026 Work Session. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 17, 2026 Regular Meeting.

Presenter: Brian Morris, Director of Code Compliance

10. Development Services Committee Report

Mayor Pro Tem Lucht, Chair of the Development Services Committee, and Staff will provide a briefing to Council regarding a proposed amendment to the Land Use Matrix and definitions related to smoke shop and tobacco/cigar shop.

Presenter: Mayor Pro Tem Lucht

11. Legislative & Public Affairs Committee Report

Ariel Traub, Managing Director of Legislative & Public Affairs, will discuss the impact of H.R. 1 “One Big Beautiful Bill Act” and ask Council to consider consultant services to explore alcohol retail sales options.

Presenter: Ariel Traub, Managing Director

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.

12. City Manager Appointment to Fill an Unexpired Term for Seat 2

- **Preston Edwards - Civil Service Commission**

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 and 551.072, of the Texas Government Code to deliberate and discuss the following:

- 13. The proposed purchase and value of real property generally located near the northeast corner of Shiloh Road and Kingsley Road (551.072), and attorney/client communications related to the same (551.071).**
- 14. Consultation with City Attorney to receive legal advice regarding matters related to an interlocal agreement between DART and the City related to general mobility program funds (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.

