



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.





GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: March 2, 2026

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

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Amend the 2025-26 Adopted Budget in order to appropriate available funds for the following:

1. Projects approved in last year's Budget but not completed by the fiscal year-end.
2. Rollover of open Purchase Orders from the 2024-25 fiscal year.
3. Expenditures not anticipated in the 2025-26 Adopted Budget.

Background

(1) Carryover of 2024-25 Incomplete Projects

(a) Rolled-Forward Funds in the TIF #1 Fund for the Downtown TIF Project and Financing Plan

The FY 2024-25 Revised Budget for the TIF #1 Fund included \$854,255 in funding for the Downtown TIF Project and Financing Plan that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the TIF #1 Fund's FY 2025-26 operating appropriation by \$854,255 to continue implementing the Downtown TIF Project and Financing Plan.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(b) Rolled-Forward Funds in the IT Replacement Fund for IT, Police, Library, and Electric Equipment Replacement

The FY 2024-25 Revised Budget for the IT Replacement Fund included \$183,190 in funding for equipment replacements for IT, Police, Library, and Electric that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the IT Replacement Fund's FY 2025-26 operating appropriation by \$183,190 to complete the equipment purchases.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(c) Rolled-Forward Funds in the IT Project Fund for Prior Year Projects

The FY 2024-25 Revised Budget for the IT Project Fund included \$6,368,080 in funding for various projects that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the IT Project Fund's FY 2025-26 operating appropriation by \$6,368,080 to complete outstanding projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(d) Rolled-Forward Funds in the General Fund for the Home Improvement Incentive Program

The FY 2024-25 Revised Budget for the Neighborhood Vitality Department included \$114,878 in funding for the Home Improvement Incentive Program that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$114,878 to continue implementing the Home Improvement Incentive Program.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(e) Rolled-Forward Funds in the Infrastructure Repair & Replacement Fund for Streets, Alley, and Overlay Projects

The FY 2024-25 Revised Budget for the Infrastructure Repair & Replacement Fund included \$12,061,099 in funding for various street repair and replacement, alley repair and replacement, and overlay projects that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Infrastructure Repair & Replacement Fund's FY 2025-26 operating appropriation by \$12,061,099 to complete these infrastructure improvement projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(f) Rolled-Forward Funds in the Infrastructure Repair & Replacement Fund for Streets Equipment

The FY 2024-25 Revised Budget for the Infrastructure Repair & Replacement Fund included \$125,000 in funding for a Caterpillar 420 and a Canopy Backhoe that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Infrastructure Repair & Replacement Fund's FY 2025-26 operating appropriation by \$132,500 million to complete these infrastructure improvement projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(g) Rolled-Forward Funds in the Stormwater Management Fund for Stormwater Equipment

The FY 2024-25 Revised Budget for the Stormwater Management Fund included \$27,700 in funding for a zero-turn mower and trailer-mounted welding machine that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Stormwater Management Fund's FY 2025-26 operating appropriation by \$27,700 to complete these equipment purchases.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(h) Rolled-Forward Funds in the General Fund for Transportation Signs Truck

The FY 2024-25 Revised Budget for the Transportation Department included \$116,000 in funding for Ford F350 Signs Trucks that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$126,400 to complete these equipment purchases.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(i) Rolled-Forward Funds in the Equipment Replacement Fund for Two (2) Fire Units, Three (3) GP&L Units, and One (1) Water Unit

The FY 2024-25 Revised Budget for the Equipment Replacement Fund included \$1,345,056 in funding to replace two (2) Fire SUVs, two (2) GP&L aerial trucks, one (1) GP&L SUV, and one (1) Water hydro-excavator truck that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Equipment Replacement Fund's FY 2025-26 operating appropriation by \$1,345,056 to order the six (6) replacement units.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(j) Rolled-Forward Funds in the General Fund for Web Design

The FY 2024-25 Revised Budget for the Public & Media Relations Department included \$200,000 in funding for a consultant to perform website changes that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$200,000 to complete the website updates.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(k) Rolled-Forward Funds in the Hotel/Motel Tax Fund for Visit Garland Website

The FY 2024-25 Revised Budget for the Hotel/Motel Tax Fund included \$70,000 in funding to update the Visit Garland website that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Hotel/Motel Tax Fund's FY 2025-26 operating appropriation by \$70,000 to complete the website update.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(l) Rolled-Forward Funds in the General Fund for Promotional Expenses

The FY 2024-25 Revised Budget for the Project Management Office included \$17,900 in funding for Build Garland Day promotional expenses that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$17,900 for the promotional expenses.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(m) Rolled-Forward Funds in the General Fund for Parks Security Cameras

The FY 2024-25 Revised Budget for the Parks Department included \$314,013 for the installation of security cameras that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$314,013 for the installation of security

cameras.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(n) Rolled-Forward Funds in the Economic Development Fund for Public Art

The FY 2024-25 Revised Budget for the Economic Development Fund included \$32,013 for the installation of public art that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Economic Development Fund's FY 2025-26 operating appropriation by \$32,013 for the installation of public art.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(2) Rolled-Forward Encumbrances from Fiscal Year 2024-25

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30, when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

The purchase of these open items was authorized by Council in the previous fiscal year (2024-25), the City's practice has been to roll these encumbrances forward into the current fiscal year (2025-26). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the "roll forward" because it was assumed in the 2025-26 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2025-26 year-end balance.

Budget Amendment No. 1 proposes that encumbrances totaling \$15,681,943 to be rolled forward to 2025-26. Of the total rollover amount, \$1,366,505 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(3) Expenditures Not Anticipated in the 2025-26 Adopted Budget

(l) Various Funds

(a) Pension Obligation Debt Service Transfers

At the July 22, 2025 Regular Meeting, Council approved Ordinance 7601 to issue \$131,500,000 in Pension Obligation Bonds (POB) as a mechanism to paydown the City's unfunded long-term liability associated with the Cost of Living Adjustment added to the City's TMRS pension plan on January 1, 2025. The POB was delivered on September 17, 2025, after the adoption of the FY 2025-26 Approved Budget. The POB is issued as tax-supported debt, with the associated debt service expenses budgeted in the Debt Service Fund. Transfers from various revenue-supported operating funds to the Debt Service Fund, per the below, are required to pay the proportional associated debt service.

Budget Amendment No. 1 proposes to increase the below Funds' FY 2025-26 operating appropriations per the below, totaling \$2,620,578 for transfers to the Debt Service Fund for the POB. Funding for this request will come from excess, one-time balance reserves and ongoing revenue sources in the respective funds.

Fund	Appropriation Increase
Electric Utility Fund	\$1,467,256
Water Utility Fund	270,401
Wastewater Utility Fund	454,402
Sanitation Fund	327,657
Stormwater Management Fund	100,862
Total	\$2,620,578

(II) General Fund

(a) Library – Walmart Grant

Library has received a \$1,000 grant from Walmart for the purchase of program supplies.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$1,000 for the program supplies. Funding for this request will come from one-time grant funds, recognized as a \$1,000 increase in revenue in the General Fund.

(III) Other Funds

(a) Narcotic Seizure Fund – Handguns

Police requests \$114,600 to purchase department-issued firearms in the Narcotic Seizure Fund. These firearms support officer safety, public safety, and operational effectiveness.

Budget Amendment No. 1 proposes to increase the Narcotic Seizure Fund's FY 2025-26 operating appropriation by \$114,600 for the purchase of the SWAT rifles and bomb suit. Funding for this request will come from excess, one-time fund balance reserves in the Narcotic Seizure Fund.

(b) Stormwater Management Fund – Increase in Hazardous Waste Expenses

Stormwater requests \$60,000 for expenses related to the disposal of Household Hazardous Waste. This waste requires special disposal processes.

Budget Amendment No. 1 proposes to increase the Stormwater Management Fund's FY 2025-26 operating appropriation by \$60,000 to support the disposal of Household Hazardous Waste. Funding for this request will come from excess, one-time fund balance reserves in the Stormwater Management Fund.

(c) IT Project Fund – Project Costs for Workday Post-Production Support

The IT Project Fund requests \$130,000 for post-production support to continue post-launch refinements and increasing functionality in the Workday Finance system.

Budget Amendment No. 1 proposes to increase the IT Project Fund's FY 2025-26 operating appropriation by \$130,000 for this support contract. Funding for this request will come from excess, one-time fund balance reserves in the IT Project Fund.

(d) Wastewater Utility Fund – Wastewater Treatment Masterplan

At the August 19, 2025 Regular Meeting, Council approved a contract for a Wastewater Treatment Masterplan for \$2,656,094. \$850,000 in funding for the masterplan was included in the FY 2024-25 Approved Budget based on previous studies with a limited scope. Due to the treatment facilities' age, condition, and regional growth, a more comprehensive masterplan was initiated to provide a detailed 20-year roadmap to address the needs and challenges of Garland's wastewater treatment system.

\$850,000 of the total \$2,656,094 request is unspent FY 2024-25 approved funding for the masterplan, with the

remaining \$1,806,094 of the total request requiring additional funding.

Budget Amendment No. 1 proposes to increase the Water Utility Fund's FY 2025-26 operating appropriation by \$2,656,094 for the completion masterplan. Funding for this request will come from excess, one-time fund balance reserves.

(e) Recreation Performance Fund – Marquee Sign Upgrade

Recreation Performance requests \$80,000 for improvements to existing marquee signs at Audubon Recreation Center and Granger Recreation Center.

Budget Amendment No. 1 proposes to increase the Recreation Performance Fund's FY 2025-26 operating appropriation by \$80,000 for the marquee sign upgrade. Funding for this request will come from excess, one-time fund balance reserves.

(f) Recreation Performance Fund – Garland Senior Activity Center Supplies & Equipment

Recreation Performance requests \$75,000 in additional funding for non-capital expenditure supplies and equipment for the Garland Senior Activity Center.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$75,000 for the increase in cost. Funding for this request will come from excess, one-time fund balance reserves.

(g) Electric Utility Fund – Capital Improvement Program (CIP) Transfer

At the February 3, 2026 Regular Meeting, Council approved the 2026 CIP which included a transfer from the Electric Utility Fund of \$3,275,000 to the Production CIP Program for the Olinger Unit 1 project and the Various Improvements CIP Program for the Advanced Metering Infrastructure project.

Budget Amendment No. 1 proposes to increase the Electric Utility Fund's FY 2025-26 operating appropriation by \$3,275,000 to complete the CIP projects. Funding for this request will come from excess, one-time fund balance reserves.

(h) Electric Utility Fund – Production Operations

Electric requests \$1,320,782 to address equipment and infrastructure repairs, and regulatory compliance requirements necessary to maintain safe and reliable operations at the Olinger and Spencer Plants. These expenses include repairs to mechanical and electrical systems, temporary rentals and support services during maintenance outages, compliance-driven testing and certifications, and facility repairs necessary to sustain continuous operations, meet regulatory obligations, and protect critical assets.

Budget Amendment No. 1 proposes to increase the Electric Utility Fund's FY 2025-26 operating appropriation by \$1,320,782 for the plant operations. Funding for this request will come from excess, one-time fund balance reserves.

(i) Electric Utility Fund –Transmission Engineering Office Building Lease

At the February 17, 2026 Regular Meeting, Council approved a Transmission Engineering office building lease. Electric requests \$698,000 for the lease and for additional expenses associated with relocating staff to the leased space. \$225,000 of this request will be reimbursed by the landlord for building improvements, for a net impact of \$473,000.

Budget Amendment No. 1 proposes to increase the Electric Utility Fund's FY 2025-26 operating appropriation by \$698,000 for the lease agreement plus relocation expenses. Funding for this request will come from excess, one-time fund balance reserves, as well as reimbursement from the landlord.

(j) Hotel/Motel Tax Fund – Downtown Hotel Study

Visit Garland requests \$233,500 to hire a contractor to perform a downtown hotel feasibility study, including a site

analysis and local market examination. The study will identify the best size and type of hotel to serve the downtown area.

Budget Amendment No. 1 proposes to increase the Hotel/Motel Tax Fund's FY 2025-26 operating appropriation by \$233,500 for a downtown hotel feasibility study. Funding for this request will come from excess, one-time fund balance reserves.

(k) Housing Assistance Fund – New Grant

At the July 8, 2025 Regular Meeting, Council approved a \$348,532 HUD Mainstream grant for housing assistance activities.

Budget Amendment No. 1 proposes to increase the Housing Assistance Fund's FY 2025-26 operating appropriation by \$348,532 for housing assistance activities. Funding for this request will come from grant funds, recognized as a \$348,532 increase in revenue in the Housing Assistance Fund.

(l) Public Safety Grant Fund – New Grants

At the December 2, 2025 Regular Meeting, Council approved a \$60,000 State JAG grant for Peace Officer mental health and a \$25,000 private grant from QuickTrip to support mental health.

Budget Amendment No. 1 proposes to increase the Public Safety Grant Fund's FY 2025-26 operating appropriation by \$85,000 for the two mental health grants. Funding for this request will come from grant funds, recognized as a \$85,000 increase in revenue in the Public Safety Grant Fund.

(m) Culture and Recreation Grant Fund – New Grant

Cultural Arts has received a \$19,000 grant from the Texas Commission on the Arts to fund The Flats art project.

Budget Amendment No. 1 proposes to increase the Culture and Recreation Grant Fund's FY 2025-26 operating appropriation by \$19,000 for mental health support. Funding for this request will come from grant funds, recognized as a \$19,000 increase in revenue in the Culture and Recreation Grant Fund.

(n) Infrastructure Repair & Replacement Fund – Pleasant Valley Road Maintenance

Infrastructure Repair & Replacement Fund requests \$1,000,000 to perform maintenance on Pleasant Valley Road as a result of unforeseen road conditions. Tax Note capacity is available to fund this request.

Budget Amendment No. 1 proposes to increase the Infrastructure Repair & Replacement Fund's FY 2025-26 operating appropriation by \$1,000,000 for the maintenance. Funding for this request will come from a one-time transfer of Tax Notes to the Infrastructure Repair & Replacement Fund.

Consideration / Recommendation

Financial Considerations:

Projects continued and outstanding Purchase Orders carried forward were fully funded in the FY 2024-25 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. The additional expenses will be funded out of excess fund balance reserves in each respective fund as well as additional revenue.

Attachment A outlines all Open Encumbrances by Fund being rolled forward greater than \$25,000.

Attachment B outlines the Proposed Amendment by Fund, showing the combined impact of the amendment and encumbrance roll forward as proposed.

Consideration:

1. Approve Budget Amendment No. 1 as proposed.

2. Approve portions of Budget Amendment No. 1.
3. Do not approve Budget Amendment No. 1.

Recommendation:

Option (1) – Approve Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 17, 2026 Regular Meeting.

Attachments

- A. Attachment A – Schedule of Open Encumbrances being Rolled Forward
- B. Attachment B – Schedule of Proposed Amendments by Fund

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2025</i>
<u>General Fund</u>		
City Secretary	Records Project	\$103,394
Emergency Management	Emergency Action Guides	\$46,607
Fire	Hazmat Vehicle	\$142,343
Landfill	Landfill Equipment	\$42,467
Library	Strategic Planning Services	\$146,775
	Advertising Services	171,619
Parks, Recreation & Cultural Arts	Engineered Wood Fibar and Installation for Various Playgrounds	\$120,878
	Central Park Field Renovations	98,696
	Industrial Chemicals	28,875
	Ford F250 Truck	48,647
Non-Department	Indirect Cost Study	\$51,000
Various	PO's Under \$25,000	\$365,205
Sub-Total General Fund		<u>\$1,366,505</u>
<u>CASA Fund</u>		
	Housing Remediation	\$27,265
	PO's Under \$25,000	162,960
Sub-Total CASA Fund		<u>\$190,225</u>
<u>Economic Development Fund</u>		
	McCullers Professional Services	\$72,345
	Pettit & Ayala Consulting	52,937
	Allyn Media LLC	58,750
	PO's Under \$25,000	71,974
Sub-Total Economic Development Fund		<u>\$256,006</u>

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

<u>Fund/Department</u>	<u>PO Description</u>	<u>Amount Outstanding 9/30/2025</u>
<u>Electric Utility Fund</u>		
	2025 Transmission Modeling and Clearance Verification (HB4150)	\$394,000
	Chemical Cleaning of Boilers	176,120
	Emergency Boiler Tube Repair	74,783
	Omicron CT Analyzer Test Set	50,485
	Line Conductor Study	46,000
	Hedge Strategy Services	45,200
	Field Service Support for Plant Motors	41,770
	2024 Transmission Modeling and Clearance Verification (HB4150)	35,602
	Ground Grid Testing	32,829
	Security Service	30,150
	Power Factor Tester Rental	59,432
	Oncor Interconnection Agreement Maintenance Fee	29,268
	GIS Software Technical Consultation Services	27,500
	Generator Maintenance and Testing	25,261
	HVAC Preventative Maintenance and Repair	25,038
	PO's Under \$25,000	351,121
	Sub-Total Electric Utility Fund	\$1,444,561
<u>Equipment Replacement Fund</u>		
Police	24 Chevrolet Tahoe Police Pursuit Vehicles	\$1,469,160
GP&L	One Freightliner 114SD Digger Truck	715,206
Wastewater	Two Autocar ACX42 Cab Chassis Rolloff Trucks	579,986
Transportation	Two Dodge 5500 4X2 Diesel Heavy Duty Pickups	541,391
GP&L	Two Altec Aerial Trucks	506,980
Parks & Recreation	One Starcraft Allstar Passenger Bus	133,823
Fleet Services	One Ford F-350 Regular Cab Pickup	76,907
GP&L	One Ford F-550 Superduty Cab Pickup	76,350
Animal Services	One Ram 2500 Tradesman Regular Cab Pickup	67,951
Sanitation	One Ford F-350 Regular Cab Pickup	65,037
Parks & Recreation	One Ford F-250 XL Regular Cab Pickup	51,291
Fire	One 2025 Chevrolet Colorado Crew Cab Pickup	47,145
	PO's Under \$25,000	\$12,114
	Sub-Total Equipment Replacement Fund	\$4,343,340
<u>Fleet Services Fund</u>		
	Maintenance and Repair Predictive Model	\$80,000
	Sub-Total Fleet Services Fund	\$80,000
<u>Facilities Management Fund</u>		
	Firewheel Driving Range Fence Replacement	\$32,400
	PO's Under \$25,000	80,147
	Sub-Total Facilities Management Fund	\$112,547

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2025</i>
<u>Information Technology Fund</u>		
	Service Contracts	\$227,100
	Consulting Services	162,750
	Vesta 911 Service Package	101,499
	Avaya Upgrade	94,496
	PO's Under \$25,000	63,473
Sub-Total Information Technology Fund		\$649,318
<u>Infrastructure Repair & Replacement Fund</u>		
	Paving Services	\$2,826,856
	Wastewater Improvements	2,669,353
	Construction Material Testing	129,858
	Professional Services	44,414
	Concrete Repair	31,693
	Traffic Control Devices	30,340
	Access Controls	28,455
	PO's Under \$25,000	44,461
Sub-Total Infrastructure Repair & Replacement Fund		\$5,805,430
<u>Sanitation Fund</u>		
	Repair/Refurbish Containers	\$141,760
Sub-Total Sanitation Fund		\$141,760
<u>Stormwater Management Fund</u>		
	Local Flooding Improvements	\$55,765
	PO's Under \$25,000	20,689
Sub-Total Stormwater Management Fund		\$76,454
<u>TIF #1 Fund (Downtown & Forest/Jupiter)</u>		
	Development of Downtown Master Plan	\$67,490
	Hardscape Renovations	29,690
	PO's Under \$25,000	20,225
Sub-Total TIF #1 Fund		\$117,405

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2025</i>
<u>Wastewater Utility Fund</u>		
	Plant Operations and Maintenance Manual Services	\$149,639
	Step Screen Repair	83,783
	Rowlett Creek Arc Flash Assessment	41,047
	Duck Creek and Rowlett Creek Permit Renewal	30,925
	Trickling Filter and Secondary Clarifier Evaluation and Replacement	25,460
	PO's Under \$25,000	188,175
Sub-Total Wastewater Utility Fund		\$519,030
<u>Water Utility Fund</u>		
	Lead and Copper Compliance Services	\$174,193
	SCADA Masterplan Services	138,560
	Leak Detection Field Work Services	40,000
	PO's Under \$25,000	72,711
Sub-Total Water Utility Fund		\$425,465
<u>All Other Funds</u>	PO's Under \$25,000	\$153,898
<u>TOTAL OUTSTANDING PO's</u>		\$15,681,943

ATTACHMENT B

Proposed Amendment by Fund

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

	Carryover of FY 24-25 Projects	Open PO Rollover	Expenditures Not Anticipated in FY 25-26	Total Budget Amendments
REVENUES AND EXPENDITURES				
Sources of Funds:				
Electric Utility Fund - Recovery of Expenditure	\$0	\$0	\$225,000	\$225,000
Grant Awards	0	0	453,532	453,532
Transfer of Tax Notes to the Infrastructure Repair & Replacement Fund	0	0	1,000,000	1,000,000
Fund Balance - Prior Year	22,679,184	15,681,943	10,178,554	48,539,681
Total Funds Provided	<u>\$22,679,184</u>	<u>\$15,681,943</u>	<u>\$11,857,086</u>	<u>\$50,218,213</u>
Use of Funds - Expenditures:				
General Fund (See Detail in Notes)	\$762,791	\$1,366,505	\$1,000 *	\$2,130,296
Electric Utility Fund	0	1,444,561	6,761,038 *	8,205,599
Water Utility Fund	0	425,465	270,401 *	695,866
Wastewater Utility Fund	850,000	519,030	2,260,496 *	3,629,526
Infrastructure Repair & Replacement Fund	12,186,099	5,805,430	1,000,000	18,991,529
Sanitation Fund	0	141,760	327,657 *	469,417
Stormwater Management Fund	27,700	76,454	160,862 *	265,016
Recreation Performance Fund	0	27,628	155,000	182,628
Hotel/Motel Tax Fund	70,000	11,352	223,500	304,852
Economic Development Fund	32,013	256,006	0	288,019
TIF #1 Fund	854,255	117,405	0	971,660
Narcotic Seizure Fund	0	0	114,600	114,600
Public Safety Grant Fund	0	0	85,000	85,000
Culture and Recreation Grant Fund	0	0	19,000	19,000
Equipment Replacement Fund	1,345,056	4,343,340	0	5,688,396
CASA Fund	0	190,225	0	190,225
Housing Assistance Fund	0	0	348,532	348,532
Customer Service Fund	0	5,609	0	5,609
Facilities Management Fund	0	112,547	0	112,547
Fleet Services Fund	0	80,000	0	80,000
Information Technology Fund	0	649,318	0	649,318
IT Project Fund	6,368,080	0	130,000	6,498,080
IT Replacement Fund	183,190	23,370	0	206,560
Communications Fund	0	85,938	0	85,938
Total Expenditures	<u>\$22,679,184</u>	<u>\$15,681,943</u>	<u>\$11,857,086</u>	<u>\$50,218,213</u>

* Requests that are Ongoing will be funded with excess, one-time fund balance reserves in FY 2025-26. This is a total of \$2,620,578 and will require the appropriation of Ongoing Funding in FY 2026-27.

ATTACHMENT B

Proposed Amendment by Fund

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

	Carryover of FY 24-25 Projects	Open PO Rollover	Expenditures Not Anticipated in FY 25-26	Total Budget Amendments
REVENUES AND EXPENDITURES				
Notes:				
General Fund -				
Animal Services	\$0	\$5,754	\$0	\$5,754
City Attorney	0	4,392	0	4,392
City Secretary	0	103,394	0	103,394
Cultural Arts	0	10,149	0	10,149
Emergency Management	0	46,607	0	46,607
Engineering	0	20,943	0	20,943
Fire	0	153,001	0	153,001
Landfill	0	42,467	0	42,467
Library	0	320,244	1,000	321,244
Neighborhood Vitality	114,878	15,581	0	130,459
Parks and Recreation	314,013	433,360	0	747,373
Planning & Development	0	9,873	0	9,873
Project Management Office	17,900	0	0	17,900
Police	0	71,337	0	71,337
Public & Media Relations	200,000	6,177	0	206,177
Special Events	0	6,494	0	6,494
Transportation	116,000	41,135	0	157,135
Non-Departmental	0	75,597	0	75,597
Sub-Total General Fund	<u>\$762,791</u>	<u>\$1,366,505</u>	<u>\$1,000</u>	<u>\$2,130,296</u>



GARLAND

CITY COUNCIL STAFF REPORT

2

Meeting Date: March 2, 2026

Title: Amendment to the Civil Service Classifications Ordinance for Police

Submitted by: Jeffrey Bryan, Chief of Police

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

The update to the Civil Service Classifications Ordinance reduces the number of police supervisor positions from 40 to 38, creates a new classification, Deputy Assistant Police Chief, and establishes two new positions within that classification.

Background

Each year, sworn Police Officer classifications and compensation are adopted via ordinance during the annual budget process, pursuant to Chapter 143 of the Texas Local Government Code. Council passed and approved Ordinance 7620 on September 2, 2025. To implement changes, the Council must repeal and replace Exhibits A-1 and A-2 of Ordinance 7620.

Consideration / Recommendation

Council is requested to consider and approve the ordinance as submitted.

Attachments

A. Ord ____ - PD Reclassification

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, AMENDING ORDINANCE 7620 BY REPEALING AND REPLACING EXHIBITS A-1 AND A-2; ESTABLISHING CIVIL SERVICE CLASSIFICATIONS WITHIN THE POLICE AND FIRE DEPARTMENTS; INITIALLY PRESCRIBING THE ABOLISHMENT OF TWO POLICE SUPERVISOR POSITIONS; SUBSEQUENTLY PRESCRIBING THE ESTABLISHMENT OF TWO DEPUTY ASSISTANT POLICE CHIEF POSITIONS; PRESCRIBING THE NUMBER OF POSITIONS IN EACH CLASSIFICATION; PRESCRIBING THE BASE SALARY AND TYPES OF PAY FOR THOSE CLASSIFICATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 143 of the Texas Local Government Code, the City Council shall establish certain civil service classifications and shall prescribe the number of positions in each of these classifications by ordinance;

WHEREAS, the City Council has determined that in the interest of public policy, public safety, and the efficient operation of the police department, two police supervisor positions should be abolished;

WHEREAS, the City Council has determined that in the interest of public policy, public safety, and the efficient operation of the police department, two deputy assistant police chief positions should be established;

WHEREAS, the City Council has determined that Ordinance 7620, passed and approved September 2, 2025, should be amended by repealing and replacing Exhibits A-1 and A-2, attached thereto; and

WHEREAS, Exhibits A-1 and A-2, attached hereto, reflect the abolishment of two supervisor positions, the creation of two deputy assistant chief positions, and the corresponding salaries associated with such positions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council of the City of Garland, Texas, hereby initially abolishes two police supervisor positions, reducing the number of police supervisors from 40 to 38, and subsequently creates a new classification of deputy assistant police chief and establishes two new positions within that classification.

Section 2

That, to implement the above changes, the City Council of the City of Garland, Texas, hereby repeals and replaces Exhibits A-1 and A-2, attached to Ordinance 7620, with attachments A-1 and A-2 attached hereto reflecting the changes above in Section 1 and establishing the base salary and types of pay for the deputy assistant police chief classification.

Section 3

That this Ordinance shall take effect immediately upon its passage and approval

PASSED AND APPROVED this the _____ day of _____, 2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A-1"

CIVIL SERVICE

Budgeted Positions

POLICE

Total: 357

Classification		Number of Positions Effective 10-01-2025
Police Officer		303
Police Supervisor*		38
Police Captain		9
Deputy Assistant Police Chief*		2
Assistant Police Chief		4
Police Chief		1
Total		357

FIRE

Total: 285

Classification		Number of Positions Effective 10-01-2025
Firefighter		148
Fire Driver		72
Fire Lieutenant		13
Fire Captain		38
Battalion Chief		10
Assistant Fire Chief		3
Fire Chief		1
Total		285

EXHIBIT "A-2"

**Civil Service
Salary Schedules**

Effective 10/1/2025

Police

Years	Step	Classification/Seniority Pay Level	Hourly	Annual
Hire	1	Police Officer 1 (Recruit)	\$39.65	\$82,482
Year 1	2	Police Officer 2	\$42.07	\$87,513
Year 2	3	Police Officer 3	\$44.06	\$91,645
Year 3	4	Police Officer 4	\$46.15	\$95,988
Year 4	5	Police Officer 5	\$47.80	\$99,416
Year 5	6	Police Officer 6	\$49.46	\$102,883
Year 6	7	Police Officer 7	\$50.70	\$105,447
Year 7	8	Police Officer 8	\$52.05	\$108,259
Year 8	9	Police Officer 9	\$53.24	\$110,733
Year 1	1	Police Supervisor 1	\$60.60	\$126,046
Year 2	2	Police Supervisor 2	\$65.53	\$136,303
Year 1	1	Police Captain 1	\$70.94	\$147,552
Year 2	2	Police Captain 2	\$76.44	\$158,994
Year 1	1	Deputy Assistant Police Chief 1	\$79.10	\$164,528
Year 2	2	Deputy Assistant Police Chief 2	\$84.70	\$176,176
Year 1	1	Assistant Chief 1	\$87.25	\$181,479
Year 2	2	Assistant Chief 2	\$92.96	\$193,356

Fire

Years	Step	Classification/Seniority Pay Level	Staff*	Shift**	Annual
Hire	1	Firefighter Recruit 1	\$37.30	\$26.64	\$77,575
6 Months	2	Firefighter Recruit 2	\$37.84	\$27.03	\$78,717
Year 1	3	Firefighter 3	\$39.65	\$28.32	\$82,478
Year 2	4	Firefighter 4	\$41.70	\$29.79	\$86,740
Year 3	5	Firefighter 5	\$43.36	\$30.97	\$90,184
Year 5	6	Firefighter 6	\$46.64	\$33.31	\$97,008
Year 7	7	Firefighter 7	\$47.55	\$33.97	\$98,913
Year 8.5	8	Firefighter 8	\$48.18	\$34.41	\$100,214
Year 1	1	Fire Driver 1	\$50.59	\$36.13	\$105,224
Year 2	2	Fire Driver 2	\$52.34	\$37.39	\$108,871
Year 1	1	Fire Lieutenant 1	\$54.99	\$39.28	\$114,369
Year 2	2	Fire Lieutenant 2	\$57.83	\$41.31	\$120,291
Year 1	1	Fire Captain 1	\$60.72	\$43.37	\$126,306
Year 2	2	Fire Captain 2	\$64.23	\$45.88	\$133,594
Year 1	1	Battalion Chief 1	\$68.90	\$49.22	\$143,315
Year 2	2	Battalion Chief 2	\$73.07	\$52.19	\$151,983
Year 1	1	Assistant Fire Chief 1	\$85.80	\$61.28	\$178,458
Year 2	2	Assistant Fire Chief 2	\$90.39	\$64.57	\$188,020

* Staff - hourly rate calculated from 2080 hours per year

** Shift - hourly rate calculated from 2912 hours per year

EXHIBIT "A-3"

**POLICE DEPARTMENT
INCENTIVE PAY PLANS**

Effective 10/1/2025

ELIGIBILITY:

Must be a full-time, paid, and duly sworn peace officer within the Garland Police Department.

CERTIFICATION AND EDUCATION INCENTIVE PAY:

1. CERTIFICATION INCENTIVE

- a) Certification level as set forth per TCOLE Rules.
- b) Available to all classifications.
- c) Pay is not cumulative within Police Certification Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Advanced Certification	\$75 per month
2) Master Certification	\$95 per month

2. EDUCATION INCENTIVE

- a) Available to all classifications.
- b) Pay is not cumulative within Police Education Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Bachelor's Degree	\$125 per month
2) Master's or Doctoral Degree	\$150 per month

EXHIBIT "A-3" (Continued)

ASSIGNMENT PAY:

1. FIELD TRAINING OFFICER (FTO) ASSIGNMENT PAY

- a) Available to Police Officers assigned as a Field Training Officer.
- b) Must be a graduate of the Police Academy for the Garland Police Department.

Description	Amount Per Month
1) Officers designated by the Chief of Police as Field Training Officers (FTO) shall receive FTO Pay in compensation for this job assignment. The number of FTOs shall be determined by the Chief of Police. This job assignment is of a temporary nature and can be removed at the discretion of the Chief of Police.	\$250 per month

2. PATROL ASSIGNMENT PAY

- a) Available to Police Officers and Police Supervisor classifications assigned to the Patrol Division for the majority of calendar year.
- b) Must be a graduate of the Police Academy for the Garland Police Department.

Description	Annual Amount
1) Patrol Officers and Patrol Supervisors who spend the majority of the calendar year in that assignment.	\$1,000 per year

EXHIBIT "A-3" (Continued)

SPECIAL PAY:

1. BILINGUAL PAY

- a) Available to all classifications.
- b) Pay is not cumulative within the Bilingual Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	\$100 per month
2) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	\$150 per month

EXHIBIT "A-4"

**FIRE DEPARTMENT
INCENTIVE PAY PLANS**

Effective 10/1/2025 unless otherwise noted

ELIGIBILITY:

Must be a Certified Texas Commission on Fire Protection (TCFP) Firefighter.

CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:

1. CERTIFICATION INCENTIVE

- a) Certification levels as set forth per TCFP Rules.
- b) Available to all classifications.
- c) Must have completed the Garland Way Fire Academy.
- d) Pay is not cumulative within TCFP Fire Certification Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Intermediate	\$45 per month
2) Advanced	\$85 per month
3) Master	\$125 per month

2. PARAMEDIC CERTIFICATION INCENTIVE

- a) Per Texas Department of State Health Services and credentialed by the Medical Director.
- b) Available to Operations and Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain classifications only. Personnel assigned to the Fire Marshal's Office in the Inspector or Fire/Arson Investigator sections are not eligible for this pay.

Description	Amount Per Month
1) Paramedic Must be certified by the State and be accepted by the City Medical Control Director and assigned to the position.	\$150 per month
2) Paramedics who staff an ambulance or work in the capacity of EMS SDO receive.	\$45 per shift

EXHIBIT "A-4" (Continued)

3. EDUCATION INCENTIVE

- a) Available to all classifications.
- b) Certification levels as set forth per TCFP rules.
- c) Pay is not cumulative within TCFP Fire Education Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1. Bachelor's or Master's Degree + Intermediate Certification	\$50 per month
2. Bachelor's or Master's Degree + Advanced Certification	\$100 per month
3. Bachelor's Degree + Master Certification	\$150 per month
4. Master's Degree + Master Certification	\$200 per month

ASSIGNMENT PAY:

1. TRAINING DIVISION ASSIGNMENT PAY

- a) Instructor levels as set forth per TCFP rules.
- b) Available to Training Division Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain classifications only.
- c) Must be in a non-probationary status and assigned to the Training Division.
- d) Pay is not cumulative within the Fire Instructor Assignment Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Instructor II Requires an annual minimum of twenty (20) hours of documented instruction for the GFD, in approved Fire or EMS subjects. Hours of instruction will be totaled from October 1st to September 30th of each fiscal year to qualify for the next fiscal year.	\$25 per month
2) Instructor III Must be assigned full time to Training Division	\$100 per month

EXHIBIT "A-4" (Continued)

2. FIRE MARSHAL'S OFFICE ASSIGNMENT PAY

- a) Instructor, inspector, or investigator levels as set forth TCFP rules.
- b) Available to Fire Marshal's Office Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain ranks only.
- c) Assigned personnel may receive both Inspector and Investigator Pay, if assigned to regular duties as an Investigator and Inspector.

Description	Amount Per Month
1) Instructor III Must be assigned full time to the Public Education Section of the Fire Marshal's Office.	\$100 per month
2) Fire Inspector Must be certified and assigned to Inspection and Prevention Section of Fire Marshal's Office.	\$100 per month
3) Fire/Arson Investigator Must be certified and assigned to the Arson and Investigation Section of Fire Marshal's Office.	\$100 per month

3. STAFF ASSIGNMENT PAY

- a) Available to all Firefighter, Fire Driver, Fire Lieutenant, Fire Captain, and Battalion Chief classifications assigned to Staff positions.
- b) Must be in a non-probationary status.

Description	% Pay
1) Staff Assignment Pay shall be for all listed non-exempt classifications assigned to a Staff position performing duties in the Fire Administration, Support Services, Training, or Fire Prevention Divisions of the Fire Department.	2.7815% of Staff hourly rate

EXHIBIT "A-4" (Continued)

4. HAZMAT ASSIGNMENT PAY

- a) Hazmat Technician as set forth per TCFP rules.
- b) Available to Firefighter, Fire Driver, and Fire Captain classifications only.
- c) Must be assigned to the HazMat Station (Station 2).

Description	Amount Per Month
1) HazMat Technician Must be assigned full time to the HazMat Station (Station 2).	\$100 per month

5. RESCUE ASSIGNMENT PAY

- a) Available to Firefighter, Fire Driver, and Fire Captain classifications only.
- b) Must be assigned to the Rescue Station (Station 8).
- c) Must be certified to the Technician level in both Swiftwater Rescue and Rope Rescue.
- d) Certifications must meet NFPA 1006 and 2500 standards.

Description	Amount Per Month
1) Rescue Technician Must be assigned full time to the Rescue Station (Station 8) and certified as both swiftwater and rope rescue technician.	\$75 per month

EXHIBIT "A-4" (Continued)

SPECIAL PAY:

1. BILINGUAL PAY

- a) Available to all classifications.
- b) Pay is not cumulative within the Bilingual Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	\$100 per month
2) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	\$150 per month



GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: March 2, 2026

Title: Appointment, Contract, Duties, and Employment of the City Manager

Submitted by: Brian England, City Attorney

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Council is requested to consider the appointment, re-appointment, contract, duties, and employment for the Office of the City Manager.

Background

Council discussed this item in executive session at the February 16, 2026 Work Session. Based on those discussions, the City Attorney drafted an employment agreement appointing Mike Betz as City Manager.

Consideration / Recommendation

Council is requested to consider the appointment 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.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: March 2, 2026

Title: Approve the Employment Contract of the City Manager, Mike Betz

Submitted by: Courtney Vanover, Deputy City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider approving 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.

Background

Council discussed this item at the February 16, 2026 Work Session in executive session. Based on those discussions, the City Attorney drafted an employment agreement with Mike Betz appointing him City Manager. Council is requested to consider the approval of the employment agreement.

Consideration / Recommendation

Council is requested to consider approving 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.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: March 2, 2026

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

Submitted by: Ayako Schuster, Economic Development Director

Strategic Focus Area: Growing Economic Base
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

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.

Background

H-E-B L.P. is a large regional grocer with projects in Texas and Mexico, with over 450 stores across their portfolio. H-E-B has a number of grocery formats, including Joe V's Smart Shop, Central Market, H-E-B, and Mi Tienda. The new proposed development would bring an approximately 115,000 SF H-E-B grocer adjacent to the Firewheel Town Center.

H-E-B L.P. anticipates investing approximately \$19.6 Million and will bring new property and sales tax to the City. The development agreement includes provisions for the rebate of development fees, sales and property taxes, and assistance with additional costs due to the circumstances of the development site. The developer will be required to begin construction and open by specified dates in order to receive incentives. Additionally, the property and business personal property tax rebates have minimum valuation requirement to receive those incentives during the rebate period.

Consideration / Recommendation

Staff recommends approval of the proposed Development Agreement.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: March 2, 2026

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

Submitted by: Ayako Schuster, Economic Development Director

Strategic Focus Area: Growing Economic Base
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

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.

Background

H-E-B L.P. is a large regional grocer with projects in Texas and Mexico, with over 450 stores across their portfolio. H-E-B has a number of grocery formats, including Joe V's Smart Shop, Central Market, H-E-B, and Mi Tienda. The new proposed development would bring an approximately 50,000 SF Joe V's Smart Shop grocer adjacent to the existing Ross Dress for Less.

H-E-B L.P. anticipates investing approximately \$8.5 Million and will bring new property and sales tax to the City. The development agreement includes provisions for the rebate of sales and property taxes, and assistance with demolition activities and additional façade and infrastructure upgrades. The developer will be required to open by specified dates in order to receive incentives. Additionally, the property tax rebates have a minimum valuation requirement to receive those incentives during the rebate period.

Consideration / Recommendation

Staff recommends approval of the proposed Development Agreement.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: March 2, 2026

Title: Grow Garland Bond Proposition C: Granville Arts Center Renovation Update

Submitted by: Amy Rosenthal, Cultural Arts Director

Strategic Focus Area: Commercially Thriving Downtown

Issue / Summary

Staff will provide an update about the Granville Arts Center Renovation including information about CMAR selection and community feedback from surveys and public input sessions.

Background

In May 2025, Garland voters approved Proposition C with \$25 million to support significant and much-needed renovations at the Granville Arts Center. Thank you, Garland voters! Built in 1982, the Granville Arts Center was one of the first City-operated civic centers in a suburban area and served as an inspiration for other communities around the country. After 43 years in operation, the facility is at risk of falling behind other performing arts venues with critical systems reaching end of life and a lack of ADA accessible seating. These improvements will help the Granville Arts Center operate more efficiently and serve audiences better.

Investment in the Granville Arts Center supports Garland's economic development. Over 75,000 guests visit the Arts Center annually, with audiences including Garland residents and visitors from out-of-state. In 2022, a national study measured the impact of arts and culture on the local economy, revealing an \$18 million benefit in Garland generated not only from ticket sales but from additional shopping, dining, and lodging expenses associated with entertainment outings.

The Granville Arts Center is an active facility operating 7 days a week, featuring a 720-seat auditorium, 200-seat theater, gallery, and rehearsal space. The City of Garland is committed to a construction experience that will engage the community and offer regular and insightful updates, with the spotlight focused on our local arts organizations. The Granville Arts Center's transformation will result in a destination cultural facility to help bring families, audiences, and the community together for the next 50 years.

An initial presentation regarding the Granville Arts Center Renovation was provided to Council during the Grow Garland 2025 Bond Program Implementation Special Budget Workshop on June 21, 2025. Staff also provided Council with an update on Design Services at the December 1, 2025, Work Session. An agreement with Williams Tharp Architects and Semple Brown Architects for Design Services was approved by Council at the December 16, 2025 Regular Meeting.

Consideration / Recommendation

No Council action or recommendation requested. Item serves only as project update by staff.

Attachments

A. Granville Renovation Update - March 2 2026

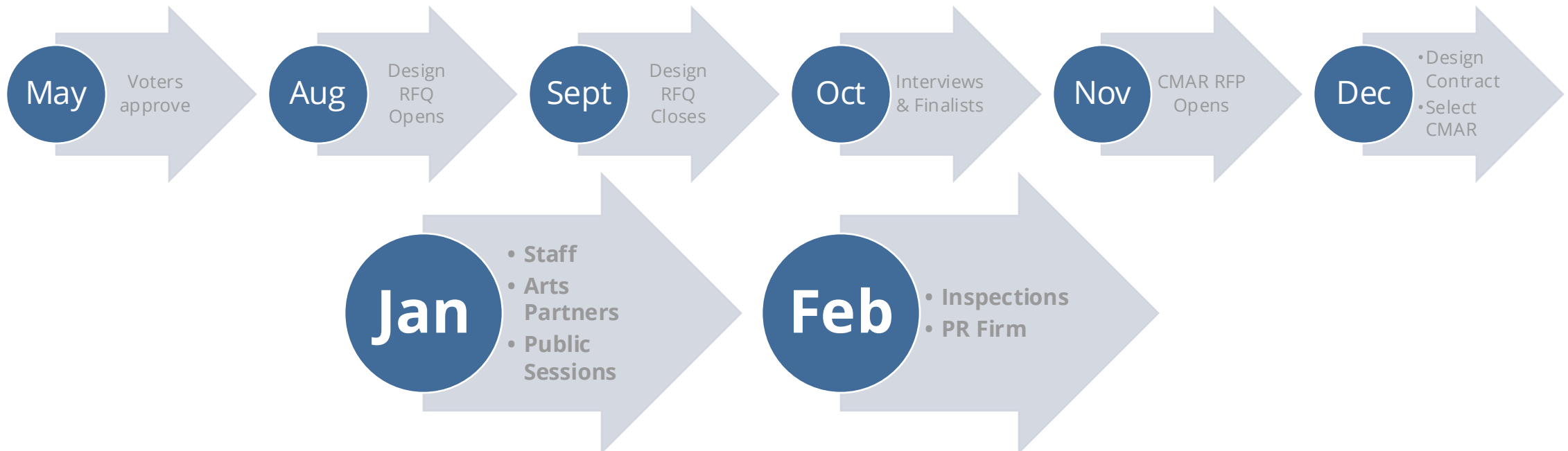


GARLAND

2025 Grow Garland Bond Update Granville Arts Center Design Services RFQ & Award Recommendation

Monday, March 2, 2026

Prop C: 2025 Grow Garland Bond





Create a Website Account - Manage notification subscriptions, save form progress and more.

Website Sign In

Grow Garland 2025 Bond Program Voter Guide

Bond Study Committee

Hướng dẫn Thông tin cho Cử tri năm 2025

Guía Informativa de Votantes para 2025

Bond Proposition Overview

A Streets
\$230,000,000

Street and ally improvements, Gateway and corridor beautification

View Proposition A Projects & Updates

B Economic Development
\$75,000,000

Land assembly, Development incentives, Revitalization, Neighborhood vitality

View Proposition B Projects & Updates

C Cultural Arts
\$25,000,000

D Parks & Recreation
\$30,000,000

GAC = Economic Impact



Granville Arts Center 2025

- A national study measuring impact of arts and culture on local economy found \$18M impact in 2022/23 generated not only from ticket sales but from additional shopping, dining and lodging associated with entertainment outings.
- Granville Arts Center attracts more than 75,000 guests annually from across Garland and Texas, as well as 29 other states.
- 'Quality of Life' for residents and attraction for visitors.

Request for Proposals - CMAR



- Pre-bid Meeting – 29 GC Firms attend
- 9 firms submit RFP
- Interview 4
- Byrne Construction Services selected as CMAR
- Team, Experience, QC, CMAR Experience

Byrne Construction Services



Texas Ballet Theater Fort Worth, Texas

Sq. Ft.: 59,541
Project Value: \$26,295,297
Completion: September 2026 / 60% Complete
Owner: Texas Ballet Theater
Refer to: Vanessa Logan Phone: 817/763-0207
Architect: Alford Hall Monaghan Morris Architects
Refer to: Timothy Neville-Lee Phone: 44 (0)20 7251 5261
Delivery: CMAR including Preconstruction Services
Description: Renovation of existing 50,000 SF and 15,000 SF expansion of the Texas Ballet Theater. Project includes new facade and storefront, new entry courtyard, main company & school studios, lounge & dressing areas, pilates, physical therapy, and administration offices.

January – Workshops w/ Architects



Community Survey Results



Shaping the Future of the Granville Arts Center: Stakeholder Insights

82%
Positive
Satisfaction
Rating



Most organizations feel the facility supports their artistic needs 'Well' or 'Very Well.'

CURRENT IMPACT & SATISFACTION

A Legacy of Local Artistry



Users include 50-year partners like the Garland Civic Theatre and Garland Symphony Orchestra.

High-Volume Community Hub



64%
produce 2 to 6+ events
at the center annually.

CRITICAL RENOVATION PRIORITIES

46%
Demand
Accessibility
Upgrades



Improving ADA seating and navigation is the highest-ranked priority for the audience experience.

Urgent Need for Backstage Space

Limited dressing room capacity currently restricts the ability to host larger cast sizes.



Sound & Lighting Technical Gaps

Sound improvements were ranked as the #1 technical priority for high-quality productions.

Average Audience Size
250 - 500
attendees
39.29%



Average Cast/Crew Size
20 - 45
people
35.71%



Concessions Usage
Always sell
concessions
60.71%



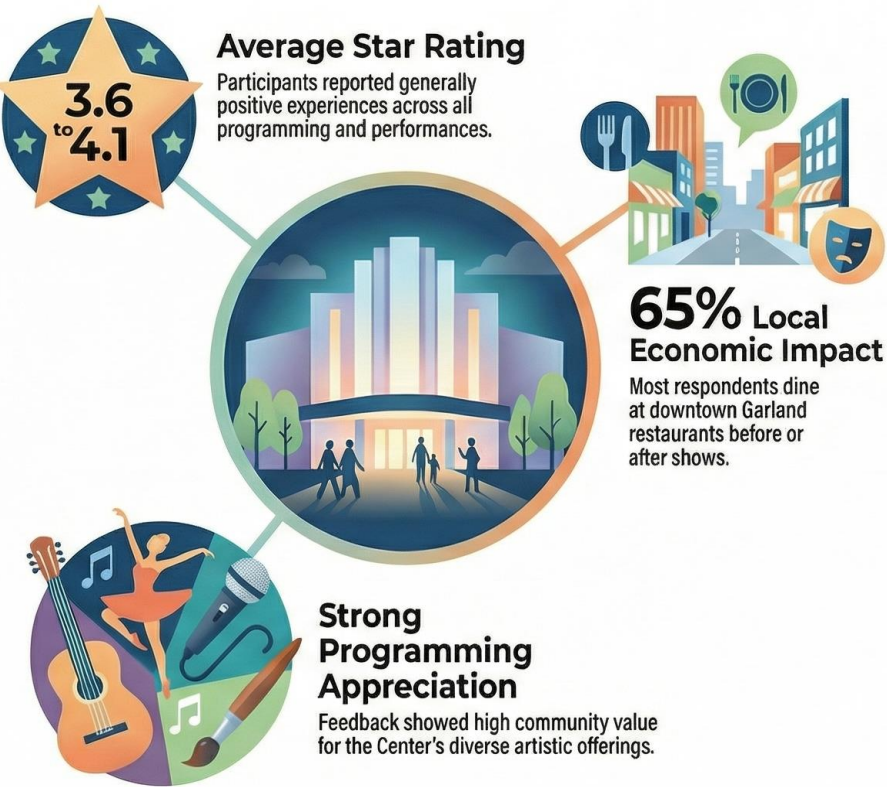
Arts Partners Survey Results



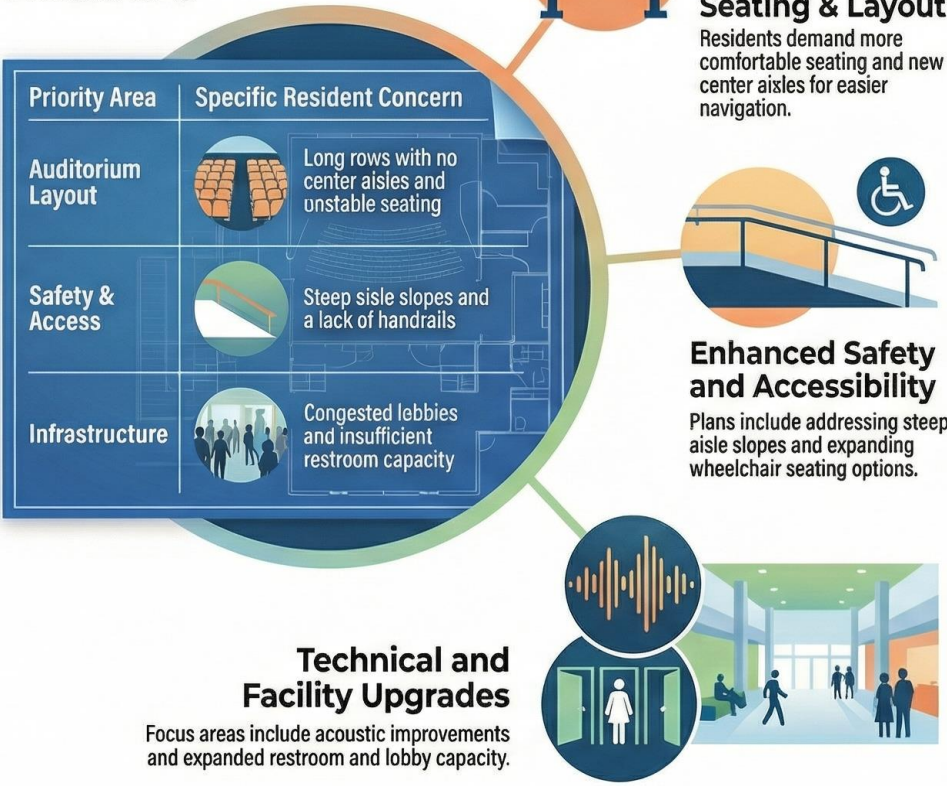
Shaping the Future of Granville Arts Center: Community Survey Results

A summary of feedback from the 2026 public survey and community-driven priorities for renovation.

CURRENT PATRON EXPERIENCE



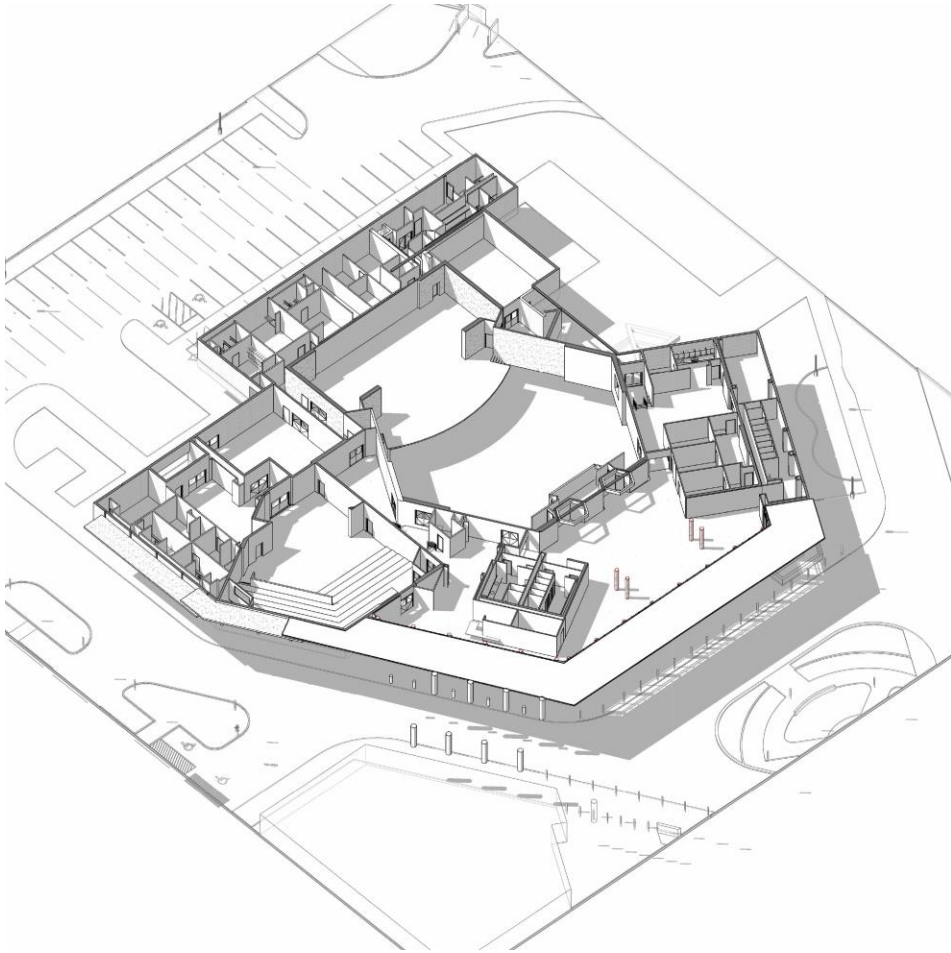
FUTURE RENOVATION PRIORITIES





- Matching program goals from outreach sessions with potential improvements.
- Identifying cost-effective ways to support long-term users as well as potential new programming.
- Assessing structural capacity to enhance performance equipment and safety.
- ADA and acoustical assessments completed.
- Evaluating base building HVAC and electrical systems with engineering team.
- Studying multiple alternative seating configurations for both venues.
- 3D scan of the building completed.

Current Updates #GranvilleGlowUp



Cultural Arts Commitment



- Book space 1 year in advance. Begin working with clients and resident companies to navigate options.
- Help identify alternate venues – GISD, Parks & Recreation facilities, The Atrium.
- Continued support with ticketing & promotions for clients and resident companies.
- Turn construction into a community adventure! Plan activities strategically to keep disruptions to a minimum, while incorporating creative ways for local involvement.

Questions

Thank You!





GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: March 2, 2026

Title: January Winter Storm Update

Submitted by: Courtney Vanover, Deputy City Secretary

Strategic Focus Area: Safe Community

Issue / Summary

Staff will provide an update on the City's response to the January 23, 2026 winter storm.

Background

On January 23, 2026, the City of Garland responded to winter weather conditions impacting the community. Staff will provide Council with an overview of response actions taken across departments.

This item was requested by Councilmember Dutton and seconded by Mayor Pro Tem Lucht.

Consideration / Recommendation

This item is presented for discussion and informational purposes. No Council action is required.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: March 2, 2026

Title: Code Compliance Civil Citation Program

Submitted by: Brian Morris, Director of Code Compliance

Strategic Focus Area: Safe Community

Issue / Summary

Proposal to add a civil enforcement component to streamline Code Compliance's enforcement process.

Background

Currently, criminal citations take months to resolve and require large amounts of staff time from Courts and Code Compliance.

Consideration / Recommendation

Council is requested to consider approval to amend the ordinance to include the ability for Code Compliance to issue Civil Citations.

Attachments

- A. Ord No ____ Adding Art. IV to Ch. 24 and Revising Section 10.85(C)(3)
- B. Civil Enforcement Council Presentation

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 24, "MUNICIPAL COURT AND ADMINISTRATIVE ADJUDICATION;" AND SECTION 10.85, "FEES AND RATES," OF ARTICLE VII, "MASTER FEE AND RATE SCHEDULE," OF CHAPTER 10, "ADMINISTRATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Chapter 24, "Municipal Court and Administrative Adjudication," of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part to read as follows:

"ARTICLE IV CODE ENFORCEMENT ADMINISTRATIVE ENFORCEMENT AND ADJUDICATION

Section 24.65. Administrative enforcement.

(A) As an alternative to other available enforcement and adjudication processes, an administrative adjudication procedure, as authorized by section 54.044 of the Texas Local Government Code, is hereby adopted to provide for Code Enforcement administrative adjudication hearings under which an administrative penalty may be imposed for the enforcement of an ordinance violation:

- (1) Described by section 54.032 of the Texas Local Government Code (relating to building safety, fire safety, dangerously damaged or deteriorated buildings, conditions caused by the accumulation of refuse, vegetation or other matter that creates breeding and living places for insects and rodents, and building codes, conditions, uses, and appearance).
- (2) Adopted under section 214.001(a)(1) of the Texas Local Government Code (relating to a building that is dilapidated, substandard or unfit for human habitation and a hazard to the public health, safety, and welfare).
- (3) Adopted under subchapter E of chapter 683 of the Texas Transportation Code (relating to junk vehicles).
- (4) Described within the below listed sections of the City of Garland Code of Ordinances:

- a) Chapter 21, Fire Prevention and Protection, Article I, Fire Prevention [violations of the International Fire Code as adopted and amended within Chapter 21 of the Garland Code of Ordinances].
 - b) Section 26.132(D), Failure to remove graffiti.
 - c) Section 30.05, Exterior materials.
 - d) Chapter 30, Building Inspection, Article XIII, International Residential Code [violations of the International Residential Code as adopted and amended within Chapter 30 of the Garland Code of Ordinances].
 - e) Chapter 30, Building Inspection, Article XV, International Property Maintenance Code [violations of the International Residential Code as adopted and amended within Chapter 30 of the Garland Code of Ordinances].
 - f) Section 32.03, Substandard premises.
 - g) Section 32.207, Maintenance.
 - h) Section 32.52, Weeds.
 - i) Section 32.53, Nuisance.
 - j) Section 32.54, Encroachments.
 - k) Section 32.65, Litter; throwing prohibited.
 - l) Section 32.82, Offenses [Junked Vehicles, Junked Boats, and Other Junked or Inoperable Equipment].
 - m) Section 52.13, Placement of residential solid waste for collection.
- (5) Described in the below listed sections of the Garland Development Code:
- a) Section 2.52, Special Standards for Certain Uses.
 - b) Section 4.72, Existing Signs.
 - c) Section 4.78, Signs - Permit Required.
 - d) Chapter 4, Site Development, Article 8, Fences, Division 2, Fence Regulations.

(6) Or as otherwise provided by state law.

(B) A proceeding brought under the provisions of this article may, at the option of the person charged with a violation, be converted into a criminal proceeding to be processed as any other criminal violation in the Municipal Court. A proceeding may not be converted into a criminal proceeding under this section if the person charged with a violation:

(1) Is a corporation, partnership, or is otherwise not a natural person;

(2) Is a nonresident of this state; or

(3) Has been previously convicted in a criminal proceeding for violating the same provision of this Code that is charged in the current administrative proceeding. For the purpose of this subsection, a conviction includes an adjudication of guilt or an order of deferred adjudication, whether or not the imposition of the sentence is subsequently dismissed or probated.

Section 24.66. Nature of violation.

A violation of an ordinance enforced under this article is an administrative violation, a civil infraction, for which a civil penalty will be assessed. Nothing contained in this article shall preclude the City from enforcing a violation of the above-described or referenced ordinances through criminal penalties or other available legal remedies, but the City shall not impose both a civil penalty pursuant to this article and a criminal penalty for the same occurrence, unless the violation continues to occur from day to day, with each day counting as a separate occurrence.

Section 24.67. Notice of violation.

(A) Requirements. A notice of violation issued under this article must:

(1) Include the nature, date, and location of the violation alleged;

(2) Notify the person charged with violating an ordinance of the amount of the civil penalty to be imposed for the violation;

(3) Provide instructions and the due date for paying the civil penalty;

(4) Provide information that informs the person named in the

notice of violation:

- (a) Of the person's right to contest the imposition of the civil penalty against the person in an administrative adjudication hearing;
 - (b) Of the manner and time in which imposition of the civil penalty may be contested;
 - (c) That failure to pay the civil penalty or to contest liability in a timely manner, by either paying the penalty by the due date, or appearing at an administrative hearing, on or before the hearing date listed on the notice, is an admission of liability; and
 - (d) That failure to pay the civil penalty within the time allowed shall result in the imposition of a late-payment fee and may result in added collection fees in the amounts designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10.
- (5) Notify the person charged of the person's option (subject to section 24.20(B)) to convert the proceeding from a civil, administrative charge, into a criminal proceeding in Municipal Court;
- (6) The City shall retain evidence of service of the notice of violation and make the same available to the hearing officer.
- (B) Charging instrument. The notice of violation issued under this article serves as the summons and charging instrument for purposes of this article.
- (C) Retention. A copy of any notice of violation issued under this article shall be kept as a record in the ordinary course of business of the City by the City Secretary but may be stored within City-designated software systems.
- (D) Admissibility of notice. A notice of violation kept as a record under subsection (C) of this section shall be admissible as evidence of the facts it states, but it shall not, in and of itself, constitute a prima facie case of the violation alleged.

Section 24.68. Service of notice; presumption of service.

A notice of violation issued under this article shall be in writing and may be served personally upon the person charged; by certified mail, return receipt requested; or by First Class mail. A notice of violation that is mailed shall be mailed to the last known

address of the person charged, or to the property where the violation occurred, if the owner is not known. A notice of violation issued under this article is presumed to have been received on the fifth day after the date the notice of violation is mailed unless the notice is returned to the City for reasons other than nonacceptance or refusal of acceptance.

Section 24.69. Hearing date.

A hearing date scheduled under this article shall be at least fifteen (15) calendar days following the date of personal service of the notice of violation, or the mailing of the notice of violation.

Section 24.70. Hearing officer; powers, duties and functions.

The presiding judge of the Municipal Court shall appoint a hearing officer who shall conduct all hearings under this article. A hearing officer shall have the following powers, duties, and functions:

- (1) To hear argument and determine liability in administrative adjudication hearings under this article;
- (2) To rule on motions;
- (3) To administer oaths;
- (4) To issue orders compelling the attendance of witnesses and the production of documents, which order may be enforced by a Municipal Court;
- (5) To question witnesses and examine evidence offered;
- (6) To assess administrative penalties, fees, and costs of court in accordance with this article; and
- (7) Any other power necessary to carry out the express powers of this section or as may otherwise be assigned to the hearing officer by this Code or other law.

Section 24.71. Administrative hearing.

- (A) Hearing officer. Every hearing for the adjudication of an administrative notice of violation under this article shall be held before a hearing officer.
- (B) Standard of proof. In an administrative adjudication under this article, the alleged violation must be proven by a

preponderance of the evidence.

- (C) Proof of facts. In an administrative adjudication under this article, a violation may not be proven merely by the allegations contained in the notice of violation alone. However, a photograph taken of the violation, in conjunction with the notice of violation, constitute a prima facie case of the violation alleged to prove the allegations. The photograph must depict the violation; and contain stamped information on its face indicating the date, time, and geographical location of the violation.
- (D) Rules of evidence inapplicable; admissibility. The formal rules of evidence and procedure do not apply to a hearing under this article, and relevant evidence will be admitted if the hearing officer finds that evidence is of that quality which reasonable persons are accustomed to relying on in the conduct of serious affairs, regardless of the existence of any common law or statutory rule to the contrary.
- (E) Right to call and examine witnesses. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues; and to rebut the opposing party's evidence.
- (F) Examination of witness by hearing officer. The hearing officer may examine any witness and may consider any evidence offered by a witness or person charged with a violation, giving due weight to all testimony and evidence admitted.
- (G) Decision of hearing officer. At the conclusion of the hearing, the hearing officer shall issue an order stating whether the person charged with a violation is liable for the violation and the amount of any penalty, cost, or fee assessed against the person. If a person fails to appear for a scheduled hearing, the person will be found liable for the violation and an order of liability will be issued.
- (H) Assessment and payment of penalties and fees. A person who is found liable after an administrative adjudication hearing, or who fails to appear on or before and at the time and place of the hearing, is liable for administrative hearing costs in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10, in addition to the amount of the civil penalty assessed for the violation. A person who is found liable for a civil penalty after an administrative adjudication hearing shall pay the civil penalty and costs within thirty-one (31) days of the hearing. The payment of the civil penalty and costs assessed pursuant to this article shall operate as a final disposition of the violation charged, except

when payment is made to reset a scheduled hearing or to file an appeal.

- (I) Continuances and rescheduling. A scheduled hearing may not be continued or reset at the request of the person charged with a violation more than once unless the person charged deposits with the hearing officer an amount equal to the applicable civil penalty for the alleged violation. The hearing officer shall issue a receipt for any amount so deposited. After presentation of the receipt, all amounts so deposited shall be refunded to the person charged if the hearing officer, or the Municipal Court on appeal, finds that the person is not liable for the violation.

Section 24.72. Contesting liability; failure to contest liability or to appear at hearing.

- (A) A person who receives a notice of violation under this article may contest the imposition of the civil penalty by appearing before the hearing officer on or before the hearing date listed on the notice. If there isn't a hearing date listed on the notice of violation, the person may submit a written request for an administrative adjudication of the civil penalty within the time provided in the notice. Upon receipt of the request, the City shall notify the person of the date and time of the hearing on the administrative adjudication. A request for a hearing is considered timely if the request is deposited in the United States mail, properly addressed and stamped, on or before the last date for filing as specified in the notice.
- (B) A property owner or tenant of a property containing violations under this article may be jointly and severally liable to the City for violations.

Section 24.73. Order of liability.

- (A) Contents. If the hearing officer finds a person liable for a violation under this article, the order shall contain a statement:
- (1) finding the person charged liable for the violation;
 - (2) of the amount of civil penalties (as designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10), in addition to any late fees, collection fees, and court costs, if applicable;
 - (3) of the right to appeal to the Municipal Court before the thirty-first (31st) day after the date the hearing officer's order is filed; and

- (4) that the order issued by the hearing officer may be enforced by the filing of a civil suit for collection of the administrative penalties, fees, and costs of court; and (for other than parking violations) by obtaining an injunction that prohibits conduct that violates the ordinance or requires conduct necessary for compliance with the ordinance.
- (B) Notification. Within seven (7) days after filing an order of liability issued under this article, the hearing officer shall notify the person against whom an administrative penalty has been assessed of the issuance of the order. An order of liability issued under this article shall be in writing and may be served personally upon the person charged, or by first class United States mail. An order that is mailed shall be mailed to the last known address of the person charged and is presumed to have been received on the fifth day after the date the order was mailed.
- (C) Filing. A copy of an order issued by the hearing officer under this article shall be filed with the City Secretary's Office and shall be kept in a separate index and file. The order may be recorded using microfilm, microfiche, electronic storage, or data processing techniques.
- (D) Order is final if not timely appealed. If a person found liable for a violation does not timely appeal the hearing officer's order, the hearing officer's order shall become a final judgment enforceable as provided by law.
- (E) Payment of administrative penalty; costs and fees. A person who is found liable for a violation under this article is liable for administrative hearing costs in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10, in addition to the amount of the civil penalty assessed for the violation. A person who does not file a timely appeal of a determination of the hearing officer shall pay all civil penalties, costs, and fees assessed by the hearing officer before the thirty-first (31st) day after the date the hearing officer's determination is filed with the City Secretary's Office.

Section 24.74. Appeal from the decision of hearing officer.

- (A) Appeal to Municipal Court. A person who is found liable may appeal to the Municipal Court by filing a notice of appeal with the Clerk of the Municipal Court. The notice of appeal must be filed not later than the thirty-first (31st) day after the date on which the hearing officer entered the finding of

liability and shall be accompanied by an appeal bond in the amount that is double the civil violation amount the hearing officer ordered paid, plus any appeal associated court costs (i.e. jury fee).

(B) Effect of filing; bond. An appeal stays the enforcement and collection of the judgment unless the City, at a hearing before a Municipal Court Judge for that purpose, demonstrates that a violation that is the subject of the proceeding has not been corrected or, if corrected, has reoccurred.

(1) Waiver of bond. If the presiding judge of the Municipal Court determines that the person found liable for a violation is indigent and financially unable to pay the costs of an appeal bond, the presiding judge may order a waiver of those costs.

(C) Standard of review. The Municipal Court Judge shall conduct a hearing de novo, under the procedures for administrative hearings as set out in Section 24.26 and with all the authorities given the hearing officer, under Section 24.25, in addition to any other authorities the Municipal Judge is given. At the conclusion of the hearing, the Municipal Judge shall issue an order stating whether the person charged with a violation is liable for the violation and the amount of any penalty, cost, or fee assessed against the person. The ruling of a Municipal Court Judge in an appeal under this article is a final judgment.

(D) Standard of proof. In an appeal under this article, the alleged violation must be proven by a preponderance of the evidence.

(E) Time for ruling. The Municipal Court Judge shall rule on an appeal within thirty calendar days of receiving the record of the case of the administrative hearing. The decision on appeal shall be rendered in writing, with a copy provided to the appellant in the same manner as required for the service of a notice of violation under this article. The decision of the Municipal Court Judge shall be filed with the Clerk of the Municipal Court. The ruling of a Municipal Court Judge in an appeal under this article is a final judgment.

(F) Payment of penalties. All penalties, fees, or costs assessed by the hearing officer shall be paid within thirty days of the date of the Municipal Court Judge's ruling.

Section 24.75. Enforcement of orders.

The City Attorney may enforce an order issued under this article against a person charged with a violation by filing a civil suit

for the collection of a penalty assessed against the person and by obtaining an injunction that prohibits specific conduct that violates the ordinance or that requires specific conduct necessary for compliance with the ordinance.

Section 24.76 Disposition of fines, penalties, costs, and fees.

Unless otherwise required by law, all fines, penalties, costs, and fees collected under this article shall be paid into the City's general fund for the use and benefit of the City.

Any collection fees shall be paid to the collection service, as required by law.

Section 24.77. through Section 24.90. (Reserved)"

Section 2

That Section 10.85, "Fees and rates," of Article VII, "Master Fee and Rate Schedule," of Chapter 10, "Administration," of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part to read as follows:

"Section 10.85. Fees and rates.

...

(C) Schedule of fees and rates.

...

(3) Chapter 24, municipal court and administrative adjudication.

Category	Fee	Reference(s)
Local youth diversion administrative fee	\$50.00	§ 24.04
Civil penalties (Parking, Art. III., Ch. 24)		
First offense	\$25.00	§§ 24.22: 24.26(I) (Subsequent offenses counted if occurring within a 12-calendar month period)
Second offense	\$50.00	
Third or subsequent offense	\$75.00	
First offense (oversized vehicles, § 32.57)	\$75.00	
Second offense (Oversized vehicles, § 32.57)	\$100.00	
Third or subsequent offense (oversized	\$150.00	

vehicles, § 32.57)		
Late fee	\$25.00	Late Fee applied at 65 th day after issue date, if still unpaid.
Immobilization device removal fee	\$100.00	
Collection fee	Up to 30% of any unpaid fees	Collection fee applied at day 105, if still unpaid.

Civil penalties (Code Enforcement, Art. II, Ch. 24)		
Residential First offense	\$25.00	§§ 24.22:24.26(I) (Subsequent offenses counted if occurring within a 12-calendar month period)
Residential Second offense	\$75.00	
Residential Third or subsequent offense	\$150.00	
Commercial First offense	\$100.00	
Commercial Second offense	\$150.00	
Commercial Third or subsequent offense	\$200.00	
Late fee	\$25.00	
Collection fee	Up to 30% of any unpaid fees	Late Fee applied at 65 th day after issue date, if still unpaid. Collection fee applied at day 105, if still unpaid.

Section 3

That Chapter 24 and Chapter 10 of the Code of Ordinances of the City of Garland, Texas, shall be and remain in full force and effect, save and except as amended by this Ordinance.

Section 4

That the terms and provisions of this Ordinance are severable and are governed by Section 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ____ day of February 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
TEXAS MADE HERE

Proposed Civil Enforcement Continued Discussion

Presented to Community Services Committee on 12/18/2025, by Brian Morris

Prior Meetings

- Prior meetings on January 3, 2025, and December 5th, 2024, were to discuss a potential civil enforcement program for Code Enforcement.
- This presentation was made at the January 3rd meeting.
- Also, since the last meeting, a draft of the proposed ordinance has been completed and reviewed by staff and the City Attorney's office. The revisions add a new "Article IV" to Chapter 24 and add the new fees to Section 10.85.
 - ▶ Fine amounts have been adjusted on the applicable slide.

Proposed Civil Enforcement Continued Discussion

- Prior Meeting on December 5th, 2024, was to discuss a potential civil enforcement program for Code Enforcement.
- Discussed objectives for this type of program (to aide in compliance to improve neighborhoods and city), and desire to implement program.
- Ease of enforcement program vs. criminal program. Use of photos, Relief for Court workflows and extended time required for due process. Improve potential compliance.
- Current notice policy/requirements will continue. Code of Ordinance and GDC revisions required. Ease of due process for administrative hearings.
- Discussed our potential new software program would enhance workflows and processes. 3rd party (T2 Systems) would send correspondence, collect fees, communicate past due fees.
- Future discussion for today – Introduce list of potential violation types, fees, examples of photos, explore other city civil programs.

Proposed Civil Enforcement Violation Types

- Unsecured Structure
- Accessory Building Maintenance
- Runoff Created by excessive watering
- Dumpster Enclosure Maintenance and Screening
- Encroachment Vehicle or Object
- Encroachment Alley/Street/Sidewalk
- Fence or Screening Wall Maintenance
- Fire Lane Obstruction Object
- Graffiti
- High Grass
- Improper Storage of Items

Proposed Civil Enforcement Violation Types

- Inoperable Vehicle- Jacks/blocks/elevated/Flat Tire
- Junk Vehicle - Residential
- Junk Vehicle Storage – Commercial
- Landscape Irrigation System Needs Repair
- Landscape Maintenance
- Mounds of Dirt, Stone, Rock, Concrete
- Open Well
- Outside Auto Repair - Commercial
- Outside Storage – Commercial
- Outside Storage Display – Commercial
- Paint Exterior Surfaces – Commercial

Proposed Civil Enforcement Violation Types

- Parking Area Maintenance
- Pool Fence Maintenance
- Potable Water Leaks
- Premise Identification Commercial
- Parking Surface Gravel
- Re-stripe Parking/Fire Lane – Commercial
- Sewage
- Sign Maintenance/Obsolete Signage
- Stagnant Water
- Trash Container Location – Residential and Commercial
- Trash and Litter
- Vehicles Parked in Unmarked Spaces - Commercial

Proposed Civil Enforcement Violation Types

- Watering between 10 AM – 6 PM
- Hazardous Electrical - Multifamily
- Hazardous Plumbing – Multifamily
- Improper/hazardous railings, stairs, steps, balcony – Multifamily
- Faulty Weather Protection
- Approx. 45 Violation Types Total Comprised of Residential, Commercial, and Multifamily Property Types
- Currently located in City Code of Ordinances and GDC.

Proposed Civil Violation Fine Fee Schedule

- | ■ Residential | Commercial |
|--|--|
| ■ 1 st Offense - \$25 | 1 st Offense -\$100 |
| ■ 2 nd Repeat Offense - \$75 | 2 nd Repeat Offense - \$150 |
| ■ 3 rd Repeat Offense Plus- \$150 | 3 rd Repeat Offense Plus- \$200 |

***Late fee of \$25 and Collections fee up to 30% of total owed.

- Compared to COG Criminal Court Fines – Up to \$500/ \$2,000 max for some repeat offenses
- City of Grand Prairie – 1st offense \$35/increases by \$85 each occurrence

Civil Enforcement: A Strategic Supplement to Criminal Enforcement

Why Add a Civil Process?

Faster Resolution: Civil citations move quickly, reducing months-long criminal case delays and accelerating neighborhood improvement.

Resource Efficiency: Frees prosecutors, courts, and officers from time-intensive criminal case preparation; allows more cases to be handled with the same staffing.

Cost & Time Savings: Less administrative work, fewer rechecks, streamlined hearings, and quicker compliance cycles reduce overall city workload.

Higher Compliance Rates: Fast, predictable penalties encourage immediate corrective action and reduce repeat violations.

Balanced Enforcement: Criminal actions remain available for serious or habitual offenders, while civil tools manage the majority of routine violations effectively.

Navigating Your Civil Citation: The Garland Process



High Grass



High Grass



Trash/Bulky Items



Commercial Trash/Debris





GARLAND
TEXAS MADE HERE

Graffiti



Street & Alley Encroachment



Fence Maintenance/Screening Wall





GARLAND
TEXAS MADE HERE

Sewage



Inoperable/JMV



Commercial/Parking Lot Maintenance



Improper Storage





GARLAND
TEXAS MADE HERE

Improper Storage



Landscape Irrigation Needs Repair/Plumbing



Unsecured Building/Weatherproofing



Outside Storage Display/Commercial



Blocking Fire Lane Object/Parking in Unmarked Spaces



Commercial Sign/Obsolete



Mult. Family Balcony/Electrical



Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: March 2, 2026

Title: Development Services Committee Report

Submitted by: Courtney Vanover, Deputy City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

The Development Services Committee discussed this item at the January 6, 2026, and February 3, 2026 Committee Meeting. The Committee recommended that the Garland Development Code be amended to clearly define "smoke shops" and "cigar/tobacco shops". Further, the Committee recommended that the Land Use Matrix be amended to only allow smoke shops in industrial areas with an SUP.

If Council desires to move forward with the proposed amendments prior to implementing them, the proposed amendments must be reviewed by the Plan Commission for a recommendation. Further, smoke shops currently operating in the city without an SUP and outside an industrial district must be sent a statutory notice of the zoning change potentially changing their land use to a legal nonconforming use prior to a public hearing at a future Regular Meeting.

Background

The Development Services Committee discussed this item at the January 6, 2026, and February 3, 2026 Committee Meeting. The Committee recommended that the Garland Development Code be amended to clearly define "smoke shops" and "cigar/tobacco shops". Further, the committee recommended that the Land Use Matrix be amended to only allow smoke shops in industrial areas with an SUP.

Consideration / Recommendation

The Development Services Committee recommends the Land Use Matrix be amended to only allow smoke shops in industrial areas with an SUP.

Attachments

- A. Ord ____ - Amend GDC Land Use Matrix re MultiFamily and Smoke Sho

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," AND SECTION 2.51, "THE LAND USE MATRIX," OF CHAPTER 2, "ZONING REGULATIONS," AND SECTION 6.03, "DEFINITIONS," OF CHAPTER 6, "DEFINITIONS," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 2.52, "Special Standards for Certain Uses," of Article V, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part by repealing the existing subsection A(39) and adding subsections A(39) and A(40) to read as follows:*

(39) *Smoke Shops.* A smoke shop, as defined in Chapter 6 of this GDC, may only operate with a valid SUP. There shall be a rebuttable presumption that a tobacco/cigar shop is operating as a smoke shop where (1) tobacco products in their original manufacturer packages (e.g., cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco) make up less than 75% of its publicly displayed inventory, or (2) the establishment's marketing or advertising encourages or promotes the use of cannabis, illegal substances, hemp-derived products, or controlled substances, including items labeled as "novelty" or "not for human consumption."

(40) *Mixed-use and Multifamily Residential Use.* Mixed-use and Multifamily residential use must comply with the following provisions of this Subsection (40):

(a) Definitions. For purposes of this Subsection:

(i) For purposes of this subsection, "Mixed-use residential" shall have the definition set forth in Section 218.001 of the Texas Local Government Code.

(ii) For purposes of this subsection, "Multifamily residential" shall have the definition set forth in Section 218.001 of the Texas Local Government Code.

(b) In accordance with Section 218.101 of the Texas Local Government Code and notwithstanding any other provision of this Garland Development Code to the contrary, Mixed-use residential and Multifamily residential uses and development are allowed in zones NO, CO, NS, CR, LC, and HC, subject to the following restrictions:

(i) The maximum density shall be the highest residential density allowed within the City.

(ii) The maximum building height per Table 2-4 shall apply.

(iii) The setback requirement per Table 2-4 shall apply.

(iv) The parking requirement shall be one space per dwelling unit.

(v) Mixed-use residential and Multifamily residential use shall not be permitted within:

(1) One thousand feet (1,000') of an existing heavy industrial use or development site;

(2) Three thousand feet (3,000') of an airport or military base; or

(3) Within an area which has been designated as a clear zone or accident potential zone.

Section 2

That Section 6.03, "Definitions," of Chapter 6, "Definitions," of the Garland Development Code of the City of Garland, Texas, is hereby amended, in part, to read as follows:

. . . .

SMOKE SHOP: (X) A commercial establishment to which the public is admitted or invited, whose primary business purpose is the sale, distribution, or exchange, for any form of consideration, of items, instruments, or devices that are intended, designed, or marked for use in the~~which: (i) as its principal business purpose, offers for sale, distribution or exchange, for any form of consideration, any items, instruments, devices, equipment, accessories, or products that are intended, designed or marketed for use in the smoking, or inhaling, vaporizing, or consumption of any substance, including but not limited to tobacco, salts, incense, marijuana, hashish, hashish oil, cocaine or other controlled substances as defined in the Texas Health and Safety Code regardless of whether the substance itself is sold on the premises. For the purpose of this definition, a commercial establishment's primary business purpose is the sale of such items, instruments, or devices where (1) the display or sale of such items, instruments, or devices predominates over the sale or display of consumable tobacco products, or (2) the establishment's marketing or advertising encourages or promotes the use of cannabis, illegal substances, hemp-derived products, or controlled substances, including items labeled as "novelty" or "not for human consumption."~~and (ii) holds itself out, taking into account its business operations, its general inventory, and its commercial promotions whether on or off premise, as encouraging or promoting the use of cannabis, illegal or controlled substances, or on which controlled substances are sold, marketed, or displayed even if marked as being sold for "novelty" or not for human consumption purposes. This definition does not include, and categorically excludes, commercial establishments that derive more than seventy five percent of their revenue from the sale of the following tobacco products contained in the original manufacturer package: cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco.

. . .

TOBACCO/CIGAR SHOP: A tobacco/cigar shop is a commercial establishment to which the public is admitted or invited in which more than seventy-five percent (75%) of the store's publicly displayed inventory consists of the following tobacco products in the original manufacturer's packaging: cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco. This definition does not include, and categorically excludes any establishment that markets, promotes, or advertises,

whether on or off-premise, the use of cannabis, illegal substances, hemp-derived products, or controlled substances.

. . . .

Section 3

That Section 2.51, "The Land Use Matrix," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part, regarding certain requirements related to multi-family and apartment dwellings*, as more particularly described and depicted in Exhibit "A," which is attached hereto and incorporated herein by reference.

Section 4

That Section 2.51, "The Land Use Matrix," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part, regarding certain requirements related to smoke shops and tobacco/cigar shops*, as more particularly described and depicted in Exhibit "B," which is attached hereto and incorporated herein by reference.

Section 5

That Division 2, "Land Use Matrix," of Article V, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 8

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ____ day of _____, 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:

EXHIBIT "A"

Revised Land Use Matrix
(Multi-Family & Apartments)

Exhibit A – Land Use Matrix

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Dwelling, Two-Family (duplex)							P	P										-	2 enclosed/dwelling unit	Sec. 2.38
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P											-	2 enclosed/dwelling unit	Sec. 2.52(A)(5)(d)
Dwelling, Manufactured/HUD-Code Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Mobile Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Multifamily								P	*	*	*	*	*	*		P	P	-	Efficient space 1-bedroom: 1-1.5 spaces 2+ bedrooms: 2 spaces 1 space/dwelling unit	Sec. 2.39; Sec. 2.52(A)(3940)
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A)(5)(e)
Dwelling, Zero-Lot-Line Home					P			P										-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P										-	2 enclosed/dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P	*	*	*	*	*	*		P	P	-	2.25 enclosed/dwelling unit	Sec. 2.37

Exhibit A – Land Use Matrix

[illegible]

Exhibit "B"
Land Use Matrix
(Smoke Shops & Tobacco Shops)

Exhibit B – Land Use Matrix

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Req's	Cross- Reference(s) for Special Standards
...																	-	...	...
Smoke Shop														S			-	1/250 gfa	-Sec. 2.52(A)(39)
...																			
Tobacco/Cigar Shop										S	P	P	P	P	P	S	-	1/150 gfa	-



GARLAND

CITY COUNCIL STAFF REPORT

11

Meeting Date: March 2, 2026

Title: Legislative & Public Affairs Committee Report

Submitted by: Carma Potter
Policy and Outreach Coordinator

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

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.

Background

Legislative & Public Affairs Committee Report Update.

Consideration / Recommendation

Council is asked to consider consultant services to explore alcohol retail sales options.

Attachments

- A. Legislative & Public Affairs Committee Update 2.2.26



GARLAND

BILL OVERVIEW & ABZ NEXT STEPS

“Big Beautiful Bill” Overview & Alcoholic Beverage Zone Options

PRESENTED BY:

Ariel Traub

PRESENTED TO:

Legislative & Public Affairs
Committee



H.R. 1 - the “Big Beautiful Bill”

- On July 3, the House passed the Senate’s version of the One, Big, Beautiful Bill Act (H.R. 1) in a vote of 218-214. This followed the Senate’s passage on July 1 by a vote of 51-50, with Vice President Vance casting the deciding vote. Ultimately, Sens. Tillis (R-NC), Paul (R-KY) and Collins (R-ME) and Reps. Fitzpatrick (R-PA) and Massie (R-KY) voted against the bill, along with every Democrat and Independent. President Trump signed the bill into law on July 4.
- This law brings major changes to nutrition assistance, environmental funding, clean energy credits, and municipal grant access.
- The latest estimates from the Congressional Budget Office (CBO) state that the “bill would decrease deficits by \$0.4 trillion, relative to the budget enforcement baseline for consideration in the Senate. Compared with CBO’s January 2025 baseline budget projections, it would increase deficits over the 2025-2034 period by \$3.4 trillion.”

Key Takeaways

- Key outreach from local leaders across the country produced several local government wins, including the preservation of tax-exemption on municipal bonds, a temporary raise to the SALT deduction and improved incentives for private investment in underserved communities.
- The bill rescinds a substantial amount of funding from the U.S. Department of Transportation Neighborhood Access and Equity grants, as well as unobligated funding from several emissions reduction grants under the U.S. Environmental Protection Agency.
- The bill maintains the direct pay mechanism created through the Inflation Reduction Act, it accelerates the phase out of tax credits for solar and wind projects and adds new requirements around supply chain components that will likely limit the ability of local governments to take advantage of the direct pay program.
- Significant cuts were made to social safety net programs, including \$186 billion through 2034 for the Supplemental Nutrition Assistance Program (SNAP) and \$1 trillion from Medicaid.
- The bill significantly expands federal immigration enforcement capacity while providing targeted funding to support local public safety and security efforts related to the 2026 FIFA World Cup and the 2028 Olympics, including \$500 million to enhance local capabilities for detecting threats from unmanned aerial systems.



Support(s) for Local Governments

- **Municipal Bonds:** While there was discussion about using the tax-exemption on municipal bonds as a “pay for,” the final bill preserved both the tax-exemption on municipal bonds and private activity bonds. This top priority for NLC is a critical financial win for cities, towns and villages across America.
- **SALT:** The bill temporarily raised the State and Local Tax (SALT) deduction cap from \$10,000 to \$40,000 with phaseouts starting for households earning over \$500,000. The cap will increase by 1% annually through 2029. Starting in 2030, the cap will revert to \$10,000.
- **Incentives for Private Investment in Housing, Community, and Economic Development:** The bill makes improvements to three federal programs that encourage private investment in underserved areas and households.
- **The Opportunity Zone program,** first launched in 2017, has been made permanent. The initial program, and its existing rules, will be replaced by an updated set of rules at the start of 2027. While there are several investor-side changes, some of the changes important to local governments include deeper targeting to economically distressed areas; an opportunity for Governors to re-designate opportunity zones every 10 years; enhanced investor incentives for projects in small and rural areas through Qualified Rural Opportunity Funds that target “areas other than a city or town with a population greater than 50,000”; and new reporting requirements that will enable the public, including local governments, to access more information on investments in their communities, including the location and amount of investment, and an analysis of the employment and housing impacts of Opportunity Zone projects.

Support(s) for Local Governments

05/16

- **Municipal Bonds**
- **SALT:** The bill temporarily raised the State and Local Tax (SALT) deduction cap from \$10,000 to \$40,000 with phaseouts starting for households earning over \$500,000. The cap will increase by 1% annually through 2029. Starting in 2030, the cap will revert to \$10,000.
- *Incentives for Private Investment in Housing, Community, and Economic Development:* The bill makes improvements to three federal programs that encourage private investment in underserved areas and households.
 - **The Opportunity Zone program**, first launched in 2017, has been made permanent. The initial program, and its existing rules, will be replaced by an updated set of rules at the start of 2027. While there are several investor-side changes, some of the changes important to local governments include deeper targeting to economically distressed areas; an opportunity for Governors to re-designate opportunity zones every 10 years; enhanced investor incentives for projects in small and rural areas through Qualified Rural Opportunity Funds that target “areas other than a city or town with a population greater than 50,000”; and new reporting requirements that will enable the public, including local governments, to access more information on investments in their communities, including the location and amount of investment, and an analysis of the employment and housing impacts of Opportunity Zone projects.
 - **The Low-Income Housing Tax Credit (LIHTC) program** will be permanently enhanced by authorizing a 12 percent credit allocation increase and lowering the bond financing threshold test to 25 percent. The permanence of these changes could drive additional investment to finance the production or preservation of approximately one million additional affordable rental homes over 10 years.
 - **The New Markets Tax Credit (NMTC) program** was also made permanent. The program supports private investment in projects designed to create jobs and fill needs in underserved areas through Community Development Entities certified by the U.S. Treasury’s Community Development Financial Institutions Fund. Both the LIHTC and NMTC provisions were introduced as stand-alone bills that enjoyed broad bipartisan support before being incorporated into the One Big Beautiful Bill Act.

Support(s) for Local Governments

06/16

- **No AI Preemption**: While the House version of the bill included a 10-year moratorium preempting state and local governance of artificial intelligence, this provision was ultimately stripped from the bill by the Senate at the eleventh hour. The preemption, if passed, would have prohibited state and local governments from enforcing any law or regulation governing artificial intelligence for ten years, with extremely limited exceptions. The Senate language would also have conditioned payment of federal broadband infrastructure grant funds on compliance with this moratorium. Numerous organizations, including state and local governments, consumer protection organizations and the entertainment industry, opposed the measure, citing the lack of current federal regulation for AI. NLC and other local government entities also raised concerns that the moratorium could have unintended consequences, potentially even hampering adoption of AI for improvement of city services.
- **State and Local Homeland Security Assistance**: The bill also increases funding for state and local governments. This includes \$10 billion in grants to reimburse states for prior border security efforts, \$500 million to improve local capabilities to detect threats from unmanned aerial systems, \$625 million for security planning related to the 2026 FIFA World Cup, and \$1 billion for the 2028 Olympics. Additionally, the bill allocates \$450 million to the Operation Stonegarden grant program, which supports partnerships between local law enforcement agencies and Border Patrol. These funding streams may provide local governments with new resources to strengthen public safety, upgrade infrastructure and enhance emergency preparedness in coordination with federal operations.

○

Areas of Concern

Transportation and Other Grants Clawed Back: The bill rescinds a substantial amount of funding from the U.S. Department of Transportation Neighborhood Access and Equity grants, as well as unobligated funding from several emissions reduction grants under the U.S. Environmental Protection Agency. The original bill text repealed the authorization for these programs, but ultimately due to the Senate parliamentarian's ruling, the programs are officially retained, but grantees lose any unobligated funding. Several highway connectivity projects in multiple states, including TX, AL, UT, OH, ME and others, will not receive funding. It will be up to Congress to replace funding for these critical projects in the future, potentially in transportation reauthorization or appropriations.

- Among the EPA grant rescissions that local governments are utilizing are:
 - Climate Pollution Reduction Grants, which consisted of regional planning and implementation grants.
 - Clean Heavy-duty Vehicles
 - Environmental Justice/Climate Grants, including the Government-to-Government and Community Change grants. Many communities received termination notices from EPA for this program, which is the subject of a pending class action lawsuit against EPA.

These programs were one-time funding under the Inflation Reduction Act. NLC analysis of USAspending data indicates that most local governments that won grants under these programs have obligated awards, indicating that there might be little funding to claw back from local governments depending on how “unobligated is defined”.

Additionally, Greenhouse Gas Reduction Fund not only sees unobligated funding clawed back in the final bill, but the underlying authorization for the program is also repealed. The program is also subject to ongoing litigation.

Areas of Concern

Clean Energy Tax Credits: While the final bill maintains the direct pay mechanism created through the Inflation Reduction Act, it accelerates the phase out of tax credits for solar and wind projects and adds new requirements around supply chain components that will likely limit the ability of local governments to take advantage of the direct pay program.

- For the Investment Tax Credit (48E) and Production Tax Credit (45Y), the final bill retains the tax credit for solar and wind projects that begin construction within one year after enactment. For solar and wind projects that begin construction after that time, they must be placed in service by the end of 2027 in order to receive the tax credit.
- For other clean energy projects, such as geothermal, hydropower, nuclear and battery storage, the investment and production tax credits are retained through 2033 and then begin a phase out through 2036. This is a longer time frame than originally provided through the IRA.
- Supply chain requirements related to Foreign Entities of Concern will apply to 48E and 45Y projects that begin construction after Dec. 31, 2025.
- For clean commercial vehicles (45W), the tax credit terminates for vehicles acquired after Sept. 30, 2025 and for alternative fuel charging (30C), the tax credit terminates for property placed in service after June 30, 2026.

Areas of Concern

09/16

SNAP Cuts: The CBO's latest cost estimate shows that the bill cuts federal funding for the Supplemental Nutrition Assistance Program (SNAP) by \$186 billion through 2034. The specific changes to SNAP include:

- Expanding the definition of able-bodied adults without dependents to include individuals up to age 64 (up from 54 currently) and individuals with children ages 14 and older. The Secretary may waive SNAP work requirements for areas with an unemployment rate over 10%, with an exemption for Alaska and Hawaii if their unemployment rate is at or greater than 1.5 times the national average.
- Limits SNAP eligibility to U.S. citizens or lawful permanent residents (green-card holders), removing eligibility for certain longstanding or humanitarian statuses apart from certain Cuban and Haitian nationals.
- Limits the automatic application of the Standard Utility Allowance (SUA) based on receipt of \$20 or more from the Low-Income Home Energy Assistance Program (LIHEAP) and exclusion of utility assistance from countable income to elderly and disabled households. Households can also no longer include internet service costs when calculating their excess shelter deduction for SNAP benefits.

Areas of Concern

10/16

Medicaid Cuts: The CBO's latest cost estimate shows that the bill would reduce federal Medicaid spending by \$1 trillion and increase the number of uninsured people by 11.8 million. Key impacts to local communities include:

- Work requirements for able-bodied adults without dependents (80 hours per month) aged 19-64. Tribes, fully disabled veterans, parents or caregivers with children age 13 and under or of disabled individuals, pregnant women, former foster youth and those deemed “medically frail” or with special medical needs (including substance use disorder) are exempt. The Secretary may grant waivers to areas (including units of local government) with an unemployment rate of 8% or higher or 1.5 times the national average.
- A rural hospital relief fund of \$50 billion, which was still \$50 billion less than requested by Senator Collins to offset the impact of Medicaid cuts on her state. This is, however, double the size of the previously amended text. The money is to be distributed over the course of five years, but the distribution dates were also pushed up two years, with \$10 billion in 2026, \$10 billion in 2027, \$10 billion in 2028, \$10 billion in 2029 and \$10 billion in 2030.
- Removal of several categories of “qualified aliens” who may become eligible for Medicaid under current law. This group includes refugees, asylees, certain abused spouses and children and victims of trafficking. Legal immigrants who would remain eligible include lawful permanent residents (after a five-year or longer waiting period), certain Cuban and Haitian immigrants and individuals living in the U.S. via a Compact of Free Association.
- Incrementally lowering the allowable provider tax in Medicaid expansion states starting in 2028 (one year later than initially proposed) from the current 6 percent until it hits 3.5 percent in 2032. States without provider taxes upon enactment of the bill may not impose them. Non-expansion states with provider tax rates will have their “hold harmless” threshold capped at 6%.

Areas of Awareness

Federal Immigration Law Enforcement Personnel Surge: The bill's \$4.1 billion investment in hiring and training federal immigration and border law enforcement officers – along with \$2 billion in signing and retention bonuses – will significantly expand federal immigration enforcement capacity. While intended to enhance border control, this surge could also lead to increased enforcement activities in cities, particularly those with large immigrant populations. Local governments may face heightened pressure to respond to community concerns, address public safety coordination challenges and manage the broader impacts of intensified federal immigration enforcement efforts.

No Tax on Overtime: The bill allows employees to deduct up to \$25,000 for joint filers (\$12,500 for single filers) in overtime with phaseouts beginning at an income of \$150,000. The deduction takes effect in the current FY25 tax year. Regulations are still being finalized by the Department of Treasury. NLC will share additional information as it becomes available.

Next Steps

Although there is disagreement among budget experts over the amount the One, Big, Beautiful Bill Act will add to the federal debt, budget hawks in Congress largely consider the bill a missed opportunity to address the federal deficit. As a result, there could be increased pressure on the Majority party to decrease spending through annual appropriations, including federal grant programs for local governments. (Impacts on State budgets may also be an area of concern for local governments). With the One, Big, Beautiful Bill Act now signed into law, Congress has until the start of the next fiscal year, beginning Oct. 1, to pass the 12 annual spending bills for fiscal year 2026, the first of which are just starting to be introduced.

President Trump issued an Executive Order on July 7 directing the U.S. Department of the Treasury to issue new and revised guidance for the Investment Tax Credit and Production Tax Credits regarding the definition of “begin construction” to ensure the termination of the clean energy tax credits for solar and wind projects is strictly enforced. Treasury is also directed to take prompt action to implement the new Foreign Entity of Concern restrictions.



GARLAND

ALCOHOLIC BEVERAGE ZONES - SESSION OVERVIEW & OPTIONS

**A Comprehensive Overview of the Alcoholic Beverage
Zone Legislation & Options Moving Forward**

PRESENTED BY:

Ariel Traub

PRESENTED TO:

City Council

History

- Garland is partially wet - beer and wine are available, but there are no liquor stores.
- Restaurants or other establishments that receive 51% of receipts from food purchases may also sell mixed drinks.
- In order for liquor stores to be allowed within the City, a petition process must be completed to hold a local option election.
- The petition requires 35 percent of the registered voters in the political subdivision who voted for governor in the most recent gubernatorial election, and the signatures must be collected in 60 days.

Legislative Approach	88th Legislative Session	89th Legislative Session
	HB 1694 by Reps Button Neave Criado Harless	HB 3085 by Reps Bowers Button Garcia, Linda and Co-Authored by Reps Anchía Jones, Venton SB 2633 by Senator Johnson
	Died on the House Floor on a point of order and was withdrawn by the Author. No senate companion bill.	HB 3085 did not receive a hearing on the House side & subsequently died. SB 2633 make it out of the Senate State Affairs Committee and out of the full Senate and did not receive a hearing in the House and subsequently died. We revived our bill by adding it onto HB 2885 by Rep Gerdes. Our bill language from SB 2633 was added on the Senate floor and passed out on May 26 th . The House refused to concur, and the bill went to conference committee. We worked with stakeholders to change our language to allow for Garland to bypass the petition process to allow the sale of mixed beverages. Effective 9/1/2025.

What Happens Next?

There are several paths Council may consider as we look ahead, but a few important realities must be acknowledged:

- The 90th Legislative Session convenes on January 12, 2027.
- Our previous efforts to pass SB 2633, HB 3085, and HB 2885 faced substantial, ultimately insurmountable resistance. Given the dynamics and entrenched opposition, it is unlikely that the legislative environment in the upcoming session will be any more favorable.
- Election Code reforms remain particularly challenging. These proposals are notoriously difficult to advance – viable sponsors are hard to secure, and the stakeholder concerns that stalled our efforts in the last session are expected to persist.

While Council can pursue various options, it is critical to weigh these considerations as part of our broader legislative strategy.

Council passes a resolution to order a local option election to be held in Garland to determine whether the sale of mixed beverages shall be legalized in the City.
Council may request that Legislative & Public Affairs again pursue the option for Garland to bypass the petition process to hold a local option election to adopt zoning and land use regulations applicable to a premises that sells alcoholic beverages within the boundaries of a zone.
Council may pursue the option of hiring a consultant to lead the petition effort within the City.
Council may wish to pursue an election code change legislatively
Council may wish to engage stakeholders who were in opposition to our bill(s) and attempt to reach a compromise
Council could consider a combination of some or all of the above options.

QUESTIONS?



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Office: 972-205-2616



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Office: 972-205-2616



GARLAND

CITY COUNCIL STAFF REPORT

12

Meeting Date: March 2, 2026

Title: City Manager Appointment to Fill an Unexpired Term for Seat 2

- Preston Edwards - Civil Service Commission

Submitted by: Courtney Vanover, Deputy City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Rick Parra submitted his resignation on February 6, 2026, and indicated he will continue to serve until April 2026. In accordance with the bylaws, Council is requested to approve the unexpired appointment.

Background

The City Manager appoints, subject to Council confirmation, the three members of the Civil Service Commission. Members serve staggered three-year terms and continue to serve until a successor is appointed and qualified. Interim vacancies are filled by City Manager appointment with Council confirmation for the remainder of the unexpired term. Rick Parra served on the Civil Service Commission from 2003 to 2026. Preston Edwards is being appointed to fill the unexpired term, which will expire on September 16, 2026.

Consideration / Recommendation

Council is requested to consider the appointment of Preston Edwards to the Civil Service Commission, beginning April 1, 2026.

Attachments

A. Preston Edwards - Civil Service Commission



Application for City of Garland Boards and Commissions

First Name:	Thomas Preston	Last Name:	Edwards
Address:	1005 Seminary Ridge	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Civil Service Commission	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
A business owner who served all areas of the general public in Garland for 51yrs.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Housing & Standards, Planning Commission, South Garland TIF Board			
List civic or community projects with which you have been involved.			
First Baptist, Garland Masonic, Scottish Rite			
What is your educational background?			
HS, Barber College			
Referred by:	Mike Betz	District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: