



GARLAND

Mission

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

Vision

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

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

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

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate. The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Pet of the Month
- Proclamation recognizing the 2026 North Texas Community Cleanup Challenge
- Proclamation recognizing the awards received at the State Texas Recreation and Park Society

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. **Approve the minutes of the February 17, 2026 Regular Meeting**

2. **Approve the following bids:**

- a. **GP&L and TMPA Transmission Line Tree Trimming** **Bid No. REQ00001079**
F&F Expert Tree Service, LLC **\$800,000.00**

This request is to obtain transmission line tree trimming and vegetation management services for GP&L and TMPA transmission rights-of-way.

- b. **Gemini, White and Big Springs Water, Wastewater and Paving Improvements** **Bid No. REQ00001383**
Kimley Horn and Associates, Inc. **\$394,500.00**

This request is to provide professional engineering services for the reconstruction of Gemini Drive from Pyramid to McDivitt, McDivitt/White Drive alley from White to White and Big Springs alley from Callejo to Campbell. The design will also include the replacement of the water and sewer infrastructure within these segments. The project was selected for reconstruction as part of the Street Bond Year 1 program.

- c. **Polymer for Rowlett Creek Wastewater Treatment Plant** **Bid No. REQ00001403**
Polydyne, Inc. **\$795,000.00**

This request is to provide polymer for the Rowlett Creek Wastewater Treatment Plant, which is used in the centrifuge processing of de-watering biosolids before being hauled to the landfill.

- d. **Traffic Control Cabinets** **Bid No. REQ00001477**
Consolidated Traffic Controls, Inc. **\$359,472.00**

This request is for the purchase of traffic control cabinets for warehouse inventory.

- e. **GP&L Square Top Switch Station Control Enclosure** **Bid No. REQ00000981**
Crown Texas, Inc. **\$1,521,413.95**

This request is for the purchase of a control enclosure for the GP&L 345kV Square Top Switch Station as part of the approved GP&L Mesa View Point of Interconnect CIP project.

- f. **TMPA Pruitt Switch Station Materials** **Bid No. REQ00001138**
KBS Electric Distributors, Inc. **\$902,995.65**

This request is for the purchase of construction materials for the TMPA Pruitt Switch Station.

- g. **GP&L Shiloh to McCree 138kV Transmission Line Structure Relocation Engineering Services** **Bid No. TBD**
Burns & McDonnell **\$1,775,400.00**

This request is to obtain design engineering services to support the relocation of structures on the GP&L Shiloh to McCree 138kV Transmission Line in conjunction with the City widening of Shiloh Road.

h. Saturn Springs Estates Drainage Improvements Bid No. 0189-22

O'Brien Engineering, Inc. \$85,200.00

This request is to obtain additional engineering services for right-of-way and easement land acquisition for Saturn Springs Estates Drainage Improvements Project.

i. Country Club Park Estates Drainage Improvements Bid No. REQ00001540

Grantham & Associates, Inc. \$423,515.00

This request is to provide professional engineering services for the design of drainage and wastewater improvements in the Country Club Park Estates.

j. Transfer Station Restroom Expansion - Construction Services Bid No. REQ00001176

TriArc Construction \$736,556.00

This request is for the construction of the Transfer Station Restroom Expansion, a project that will significantly improve conditions for City employees.

k. Shiloh Road from Miller Road to Walnut Street Bid No. REQ00001541

Kimley Horn and Associates, Inc. \$2,560,000.00

This request is to provide professional engineering services for the design of the Shiloh Road from Miller Road to Walnut Street Project.

3. A public hearing was previously conducted for the item below. Council approved the request and instructed staff to bring forth the following ordinance:

a. GDC Amendment ORD 25-08

Approve an ordinance amending, in part, (I) Section 2.39, "MF, Multifamily District" of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," (II) Section 4.39(A)(1), "Perimeter Screening between Nonresidential, Multifamily, Single-Family Development," of Division 5, "Screening Requirements," of Chapter 4, "Site Development," (III) Section 6.03, "Definitions," of Division 1, "Definitions," of Chapter 6, "Definitions," (IV) "Table 2-4 Other Residential District Standards," of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," (V) "Table 2-5 Nonresidential District Standards," of Section 2.41, "Regulations Applicable to all Nonresidential Districts," of Division 3, "Nonresidential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," and (VI) Section 2.51, "The Land use Matrix," of Chapter 2, "Zoning Regulations," 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.

4. Neighborhood Vitality Matching Grant - Fall 2025 Cycle

Approve the funding request for the Fall 2025 Neighborhood Vitality matching grant cycle. Council

considered this item at the February 16, 2026 Work Session.

5. Amendment to the Civil Service Classifications Ordinance for Police

Approve an amendment to the Civil Service Classifications and Compensation Ordinance, pursuant to Chapter 143 of the Texas Local Government Code. Council considered this item at the March 2, 2026 Work Session.

6. Acquisition of Real Property Located at 201-225 North 10th Street

Approve the purchase of real property located at 201-225 North 10th Street, and to authorize the City Manager to execute such documents necessary to complete the transaction. Council considered this item at the February 16, 2026 Work Session.

7. Acquisition of Real Property Located at 616-618 North 5th Street

Approve the purchase of real property located at 616 and 618 North 5th Street, and to authorize the City Manager to execute such documents necessary to complete the transaction. Council considered this item at the February 16, 2026 Work Session.

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

Approve the employment contract of the City Manager, Mike Betz, and authorize the Mayor to execute the same.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

9. Hold public hearings on the following Cases:

- a. Consider a request by Lala Guseynova, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District in District 4.**

Consider and take appropriate action on the application of Lala Guseynova, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District. (District 4) (File Z 25-39)

Presenter: Nabila Nur, Planning & Development Director

- b. Consider a request by Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05 in District 8.**

Consider and take appropriate action on the application of Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North

Shiloh Road on a property zoned Planned Development (PD) District 93-05. (District 8) (File Z 25-43)

Presenter: Nabila Nur, Planning & Development Director

- c. **Consider a request by Spiars Engineering, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multifamily use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District in District 8.**

Consider and take appropriate action on the application of Spiars Engineering, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multifamily use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District. (District 8) (File Z 25-45)

Presenter: Nabila Nur, Planning & Development Director

- d. **Consider a request by Arrow Fabricated Tubing, Inc., requesting approval of a Municipal Setting Designation (MSD) application. The site is located at 1010 E. Walnut Street in District 2.**

Consider and take appropriate action on the application of Arrow Fabricated Tubing, Inc., requesting approval of a Municipal Setting Designation (MSD) application. The site is located at 1010 E. Walnut Street. (District 2) (File MSD 25-02)

Presenter: Nabila Nur, Planning & Development Director

10. 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.

Presenter: Brian England, City Attorney

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.

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

- **Preston Edwards - Civil Service Commission**

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

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

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

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

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



GARLAND

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown