GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on February 17, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Dylan Hedrick Mayor Pro Tem Margaret Lucht Deputy Mayor Pro Tem Christopher Ott Councilmember Jeff Bass Councilmember Kris Beard Councilmember Ed Moore Councilmember BJ Williams Councilmember Carissa Dutton Councilmember Joe Thomas Jr.
Staff Present:	Mike Betz, Interim City Manager Andy Hesser, Assistant City Manager Crystal Owens, Assistant City Manager Matthew Watson, Assistant City Manager Phillip J. Urrutia, Assistant City Manager Brian England, City Attorney Jennifer Stubbs, City Secretary Allyson Bell-Steadman, Chief Financial Officer Nabila Nur, Planning Director Courtney Vanover, Deputy City Secretary

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.

Mayor Pro Tem Lucht provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

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

There was no discussion on this item.

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.

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

1. **Approve the minutes of the February 3, 2026 Regular Meeting**

2. **Approve the following bids:**

   a. **Replacement of Fifteen Chevrolet Tahoe Police Pursuit Vehicles** — **Bid No. REQ00000843**

   Caldwell Country Chevrolet — **$971,500.00**

   This request is for the replacement of fifteen Chevrolet Tahoe Police pursuit vehicles.

   b. **Upfit of Fifteen 2026 Chevrolet Tahoe Police Pursuit Vehicles** — **Bid No. REQ00001263**

   Cap Fleet Upfitters, LLC — **$452,663.00**

   This request is for the complete upfitting, to include parts and labor, for fifteen 2026 Chevrolet Tahoe Police pursuit vehicles.

   c. **Replacement of Two Aerial Trucks for Garland Power and Light** — **Bid No. 00001260**

   Altec Industries — **$777,424.41**

   This request is for the purchase of one new Altec AA55 Aerial Bucket Truck and one new AM55 Aerial Bucket Truck.

   d. **GP&L Wylie Switch Station Construction Services** — **Bid No. REQ00001047**

   Primoris T&D Services, LLC — **$7,304,740.33**

   This request is to obtain construction services for the reconfiguration of the GP&L Wylie Switch Station.

   e. **GP&L Oates Substation Structure** — **Bid No. REQ00001460**

   Dis-Tran Packaged Solutions — **$1,530,800.00**

   This request is for the purchase of a factory-built substation to be installed at the GP&L Oates Substation site.

   f. **GP&L Transmission Line Structures** — **Bid No. REQ00001210**

   Techline, Inc. — **$4,078,856.10**

   This request is to obtain transmission line structures and associated apparatus needed for the upgrade of the GP&L Ben Davis to Brand Road 138kV Transmission Line.

g. **Replacement of a Single 2025 Freightliner Terex Aerial Bucket Truck for GP&L** — **Bid No. REQ00001255**

Custom Truck One Source — **$277,245.00**

This request is for the purchase of a single Terex Aerial Bucket Truck for GP&L.

h. **Purchase of a 2025 Mud Dog 1200 HydroExcavator Truck for the Water Department** — **Bid No. REQ00001352**

Patterson Equipment Company, LLC — **$674,705.19**

This request is for the purchase of a 2025 Peterbilt 567 Truck and Mud Dog 1200 Hydro-Excavator Body.

i. **Change Order No. 1 to Shiloh Road from Kingsley Road to Miller Road Design Contract** — **Bid No. 0727-22**

STV Incorporated — **$1,150,520.75**

This request is to obtain additional engineering design and land acquisition services for Shiloh Road from Kingsley Road to Miller Road Project.

j. **EPA Brownfields Community-Wide Assessment Grant Administrative and Assessment Services** — **Bid No. REQ00000668**

Terracon Consultants, Inc. — **$450,550.00**

This request is to obtain grant administration and environmental assessment/planning services as part of the recently awarded Community-Wide Assessment Grant from the Environmental Protection Agency.

3. **A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:**

a. **Z 25-40 WashWell US-001 LLC (District 8)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Laundry, Self-Serve (Laundromat) use and (2) a Concept Plan for a Laundry, Self-Serve (Laundromat) use, on a property zoned Community Retail (CR) District on part of an 8.33-acre tract of land located at 1861 North Garland Avenue Suite 103; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. **Z 25-41 ZoneDev (District 8)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 21-29 to modify sign standards, (2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses, on a property located at 1602 Belt Line Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Z 25-44 David Najafi (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Laundry, Self-Serve (Laundromat) use and (2) a Concept Plan for a Laundry, Self-Serve (Laundromat) use, on a property zoned Neighborhood Service District on a 3.79-acre tract of land located at 429 East Interstate 30 Suites 3, 4, and 5; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. GP&L Transmission Engineering Office Building Lease

Approve a GP&L Transmission Engineering Office Building Lease Agreement. Council considered this item at the February 2, 2026 Work Session.

5. Consider an Ordinance Amending the Tax Increment Financing Reinvestment Zone Number Two (TIF #2) Project and Financing Plan

Approve an ordinance amending the TIF #2 Project and Financing Plan. At the November 3, 2025 Work Session, staff provided an overview of a TIF #2 Board recommendation to extend the termination date of the zone until December 31, 2045; expand the geographic boundaries of the zone; and, amend the TIF #2 Project and Financing Plan. On December 17, 2025, the TIF #2 Board met and recommended approval of the amended Project and Financing Plan, with allocation of 50% of TIF Funds to the City's General Fund. Council considered this item at the February 16, 2026 Work Session.

6. Garland Fire Department and RightSite for Non-Emergency Patients

Approve for Garland Fire Department and Garland Police Department Dispatch to contract with RightSite to assist non-emergency patients and improve ambulance availability. Council considered this item at the February 2, 2026 and the February 16, 2026 Work Sessions.

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.

7. Consideration of the Called 2026 General Election for May 2, 2026

Council shall discuss and deliberate regarding the 2026 General Election called on February 3, 2026 for the purpose of electing Councilmembers to respectively represent Districts 1, 2, 4, and 5. Council considered this item at the February 2, 2026 Work Session. Council will consider potential amendments or cancellation thereof.

Presenter: Mike Betz, Interim City Manager

Mr. Betz provided comments on the item.

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

8. Consideration of the Called 2026 Special Home-Rule Election for May 2, 2026

Council shall discuss and deliberate the 2026 Special Home-Rule Election called on February 3, *2026 for the purpose of submitting to the qualified voters a nonbinding proposition. Council will consider cancellation of the election due to the issue being mooted by the potential termination of the contract related to telehealth services and unavailability of other vendors.*

Presenter: Mike Betz, Interim City Manager

Mr. Betz stated that, following legal advice from the City Attorney and discussion in Executive Session, he exercised his authority under the Master Telehealth Services Agreement to terminate the City's contract with MD Health Pathways prior to the program's launch and without penalty. He stated that, because the contract has been terminated and no alternative vendor is available to provide comparable telehealth services, the proposed May 2, 2026 Special Election is considered moot.

Mr. England provided a legal opinion that, pursuant to Section 2.081(a) of the Texas Election Code, the election may be cancelled because the City cannot implement the telehealth program regardless of the outcome.

Speakers on the item: Sunni Linn, Sumer Wassef, Carl Smith, Danny Starnes, and James Cook.

Registered position, not testifying: Patricia Debriam.

Councilmember Dutton made a motion to approve the item as presented. Councilmember Moore seconded the motion. Deputy Mayor Pro Tem Ott provided comments on the item. All voted in favor. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

9. Mayor Dylan Hedrick

- **Subhi Gharbieh - Board of Adjustment**

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

10. Councilmember Joe Thomas Jr.

- **Edgar Miranda - Plan Commission**

Councilmember Thomas Jr. made a motion to approve the appointment.. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

CITIZEN COMMENTS

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

Carl Smith, Justin Caraway, Amanda Maddox, Kerry Yarbrough, Chad Bleunt, and David Houg.

ADJOURN

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

Mayor Hedrick adjourned the meeting at 7:41 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary

CITY OF GARLAND
TEXAS