



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 WORK SESSION 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.

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. Clean-up Amendments to Chapter 22 of the Code of Ordinances

Council is requested to consider adopting "clean-up" amendments to Chapter 22, Health, of the Code of Ordinances related to the regulation of food trucks. Unless otherwise directed by Council,

this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.

2. Sale of Certain GP&L Transmission Facilities

Council is requested to consider the approval of the sale of certain GP&L Transmission Facilities for an estimated approximate price of \$5 million. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 7, 2026 Regular Meeting.

3. Notice of Intent for Sale of Certificates of Obligation, Series 2026

Council is requested to consider a resolution directing the publication of notice of intention to issue certificates of obligation to fund Capital Projects. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 7, 2026 Regular Meeting.

Presenter: Allyson Bell Steadman, Chief Financial Officer

4. General Obligation (GO) Bonds, Series 2026

Council is requested to consider the issuance of General Obligation Bonds to fund the 2004, 2019, and 2025 Bond Programs.

Presenter: Allyson Bell Steadman, Chief Financial Officer

5. Water and Sewer System Revenue Refunding Bonds, Series 2026

Council is requested to consider refunding approximately \$60 million of Water and Sewer System Commercial Paper Notes, Series 2015, with Water and Sewer Revenue Refunding Bonds, Series 2026.

Presenter: Allyson Bell Steadman, Chief Financial Officer

VERBAL BRIEFINGS

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

6. Interviews for Appointments to the Dallas Area Rapid Transit Board

Information was posted on the City's website regarding the qualifications for the Dallas Area Rapid Transit Board Members in order to provide an opportunity for citizens to apply for the positions. Qualified applicants were requested to submit an application by June 5, 2026. At the close of the notice period, 22 applicants responded. Council is scheduled to formally appoint two representatives to the Dallas Area Rapid Transit Board at the June 16, 2026 Regular Meeting.

7. Adoption of the City of Garland Housing Strategy Prepared by CZB, LLC

Council is requested to consider the adoption of the City of Garland Housing Strategy prepared by CZB, LLC. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.

Presenter: Becky King, Managing Director - Community and Neighborhood Development

8. Selection of Economic Focus Areas

Council will identify and select the Economic Focus Areas as required by the Garland on the Rise 2026-2036 Strategic Plan. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.

Presenter: Becky King, Managing Director - Community and Neighborhood Development

9. Garland on the Rise 2026–2036 Strategic Plan Adoption

Council is requested to consider adoption of the Garland on the Rise 2026–2036 Strategic Plan. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.

Presenter: Mike Betz, City Manager

10. Replace Resolution No.10468 for the Downtown Historic District Revitalization Grant Program

Council is requested to consider replacing Resolution No. 10648 for the Downtown Historic District Revitalization Grant Program.

Presenter: Nancy Tunell, Business Development Manager, Dana Lodge, CVB & Events Director

11. Update Regarding the Rate Review Mechanism (RRM) Framework and Atmos Energy Annual Rate Case

Staff will provide an update on the annual Atmos Rate Review Mechanism (RRM) rate case and process. No City action is necessary at this point.

Presenter: Matthew Watson, Assistant City Manager

12. Update Regarding Potential Opportunity Zone Nominations

Staff will provide an overview of the Opportunity Zone Program and present recommended eligible census tracts for nomination to the State of Texas for consideration as Opportunity Zones.

Presenter: Matthew Watson, Assistant City Manager

13. Data Center Water Usage Report

Council requested staff to prepare a report on water usage by data centers in Garland and compare it to other industrial users.

Presenter: Crystal Owens, Assistant City Manager

14. Consider the Appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem

Council is requested to consider the election of a Mayor Pro Tem and, if so desired, a Deputy Mayor Pro Tem.

Presenter: Mayor Dylan Hedrick

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.

15. Councilmember Ed Moore

- **Dr. Vicki Jackson-High - Board of Adjustment**

- **Alex Alexander - Community Multicultural Commission**
- **Daniel Camp - Library Board**
- **Terry Hillard - Plan Commission**
- **Jeff Smith - Tax Increment Finance #2 South Board**
- **Simon Mathew - Unified Building Standards 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, 551.074, and 552.087 of the Texas Government Code to deliberate and discuss the following:

16. **A potential offer by the City of financial and other incentives to a business prospect and the receipt of commercial or financial information that the City has received from that same business prospect, which the City seeks to have locate within the City in the area of South Jupiter Road and Marquis Drive, and with which the City is conducting economic development negotiations (551.087); and attorney/client communications related to the same (551.071).**

17. **Personnel matters related to the resignation, employment, or duties of the Assistant City Manager Phillip Urrutia, who has accepted a job as city manager for another municipality, and its impact on the Office of the City Manager and the potential filling of the vacancy (551.074); and attorney/client matters related to the same (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.

The graphic features the Garland logo on the left, followed by the title "STRATEGIC FOCUS AREAS" in large, bold, orange letters. Below the title is a grid of ten hexagonal icons, each with a corresponding label. The icons are arranged in two rows of five. The first row includes: a shield with a star and flame (Safe Community), a person walking with a suitcase (Well-Maintained City Infrastructure), a lightning bolt and water drop (Reliable, Cost-Efficient Utility Services), a classical building (Sound Governance and Finances), and a storefront (Vibrant Neighborhoods and Commercial Centers). The second row includes: a family silhouette (Customer-Focused City Services), a bar chart with a dollar sign (Growing Economic Base), a calendar with an arrow (Future-Focused City Organization), a tree, bicycle, and musical notes (Enhanced Quality of Life through Amenities, Arts and Events), and a modern building (Commercially Thriving Downtown).

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