



GARLAND

Mission

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

CITY OF GARLAND REGULAR MEETING 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.

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.

- Proclamation Recognizing Camelot Neighborhood Association for their Third Place Award at Neighborhoods USA
- Proclamation Recognizing Riverset Neighborhood for their First Place Award at Neighborhoods USA
- Proclamation Recognizing the City's 2026 Season Lifeguards
- Proclamation Recognizing Payroll Week

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 July 25, 2026 Special Budget Meeting

2. Approve the Minutes of the July 28, 2026 Special Council Meeting

3. Approve the Minutes of the August 4, 2026 Regular Meeting

4. Approve the following bids:

a. Rowlett Creek WWTP Aeration Blower Improvements **Bid No. REQ00000874**

Schofield Civil Construction **\$1,191,300.00**

This request is for an additional blower for the Rowlett Creek Wastewater Treatment Plant, which currently operates two blowers most of the year.

b. GP&L Newman to Naaman Transmission Line Materials **Bid No. REQ00002507**

Texas Electric Cooperatives, Inc. **\$521,745.20**

This request is for the purchase of construction materials needed for the upgrade of the GP&L Newman to Naaman Transmission Line.

c. GP&L and TMPA Transmission Maintenance, Repair and Construction Services - Change Order No. 1 **Bid No. 0827-25**

Primoris T&D Services, LLC **\$5,000,000.00**

This request is for change order No. 1 to SCON0000467 issued for as-needed transmission maintenance, repair, and construction services.

d. Purchase of Five Ambulances for Fire Department **Bid No. REQ00002745**

Grapevine Dodge Chrysler Jeep **\$2,337,105.00**

This request is for the purchase of five replacement Dodge Ambulances for the Fire Department.

e. GP&L Square Top Switch Station Construction Materials **Bid No. REQ00002716**

Techline, Inc. **\$1,693,204.87**

This request is to obtain materials for the construction of the GP&L Square Top Switch Station.

f. GP&L Miller Road to Newman Transmission Line **Bid No. REQ00002724**

Conductor

KBS Electrical Distributors

\$1,333,654.87

This request is for the purchase of conductor and associated materials for the upgrade of the GP&L Miller Road to Newman transmission line.

g. Fire Department PPE Gear

Bid No. REQ00002672

NAFECO

\$1,149,343.75

This request is to move forward with Nafeco to provide us our PPE gear as competitive bids were not received.

h. Purchase of Ford F150's, F550 and Transit Vans

Bid No. REQ00002675

Randall Reed's Planet Ford

\$370,463.79

This request is for the purchase of three replacement Ford F150 pickups for Police, one replacement Ford Transit van for Facilities, one replacement Ford Transit van for Water, and one replacement Ford F550 pickup for Water.

i. GP&L Centerville to Oates Road Transmission Access Drive

Bid No. REQ00002739

North Texas Bomanite, Inc.

\$1,000,000.00

This request is for the purchase of an all-weather drive path to allow heavy vehicle access to the GP&L Centerville to Oates Road transmission line.

j. Shiloh Business Center — Phase 1 Demolition

Bid No. REQ00002776

HP Envirovision

\$500,759.00

This request is to award the demolition contract for the abatement and demolition of three vertical structures at the Shiloh Business Center, located at 3884 S. Shiloh Road, 3914 S. Shiloh Road, and 3933 Leon Road.

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

a. Z 26-17 The Dimension Group (District 6)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use and (2) a concept plan for a Mortuary/Funeral Home use, on a property zoned Industrial (IN) District on a 0.80-acre tract of land located at 3614 Security Street; 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.

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.

6. Hold public hearings on the following items:

a. Reconsideration Request of a Previously Denied Zoning Application (File No. Z 26-14, Omega Shipping Ex. Inc., District 5)

Ephriem Mengstab submitted a written request to the Council to reconsider the previously denied Zoning Case Z 26-14 (Omega Shipping Ex. Inc.). This property is located at 2430 Lonnecker Drive. The Council previously considered and denied this application on July 21, 2026.

Presenter: Nabila Nur, Planning & Development Director

b. FY 2026-27 Proposed Tax Rate

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no-new-revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065 of the Texas Property Tax Code. At the Public Hearing, all interested persons shall be allowed to be heard for or against the 2026-27 proposed tax rate.

Presenter: Corey Worsham, Tax Administrator

c. FY 2026-27 Proposed Annual Operating Budget

Hold a Public Hearing on the FY 2026-27 Proposed Annual Operating Budget.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

7. Adopt Ordinance Ratifying Property Tax Revenue, FY 2026-27

As required by Local Government Code 102.007, the adoption of a Budget that raises more property tax revenue than was generated the previous year requires three votes by the City Council: (a) one vote to "ratify" the property tax revenue increase reflected in the Budget, (b) one vote to adopt the Budget, and (c) one vote to adopt the tax rate. This Ordinance ratifies the property tax revenue increase as reflected in the 2026-27 Annual Operating Budget by adding the following statement:

This budget will raise more revenue from property taxes than last year's budget by an amount of \$10,637,001, which is a 5.65% percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$3,235,248.

An ordinance reflecting the ratification of the property tax revenue increase will be prepared for the Mayor's signature upon final vote and approval from the City Council.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

8. Adopt the FY 2026-27 Annual Operating Budget

In accordance with the City Charter, the City Manager presented his recommended Budget for

fiscal year 2026-27 to the City Council on July 6, 2026. Copies were made available for public inspection at the City libraries, the City Secretary's Office, and on the City's website on July 7, 2026. Public Hearings on the FY 2026-27 Proposed Budget were held on August 4, 2026, August 11, 2026, and August 17, 2026. An ordinance reflecting final direction regarding the Budget for 2026-27 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

9. Adoption of 2026-2027 Property Tax Rate

The City Council has considered an ad valorem tax rate of 67.9900 cents per \$100 of valuation for the fiscal year beginning October 1, 2026. All meetings, notices and public hearing requirements related to the adoption of the tax rate have been met in accordance with state law.

Presenter: Corey Worsham, Tax Administrator

10. Calling the 2026 Special Tax Rate Election for November 3, 2026

Council is requested to consider the approval of an ordinance ordering and providing notice of a special tax rate election to be held on November 3, 2026, for the purpose of submitting the City's proposed tax rate to the qualified voters for approval. Council considered this item at the August 17, 2026 Work Session.

Presenter: Jennifer Stubbs, City Secretary

11. Adopt Rate and Fee Changes for FY 2026-27

In considering the 2026-27 Annual Operating Budget, the City Council reviewed adjustments to existing rates and fees, the addition of new fees, and the elimination of certain fees, as outlined in the Master Fee and Rate Schedule. Revenue estimates included in the 2026-27 Annual Operating Budget are based on these actions. An ordinance reflecting final direction regarding the Rates and Fees for 2026-27 will be prepared for the Mayor's signature upon final direction from the City Council.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

12. FY 2026-27 Civil Service Classifications and Compensation Ordinance

Council is requested to adopt the FY 2026-27 Civil Service Classifications and Compensation Ordinance, pursuant to Chapter 143 of the Texas Local Government Code. Council considered this item at the August 17, 2026 Work Session.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

13. Garland Housing Finance Corporation Appointment

Consider by minute action the appointment of a City of Garland representative to the Garland Housing Finance Corporation. Council considered this item at the August 17, 2026 Work Session.

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.

14. Councilmember Jimmy Tran

- All Abilities Committee — Leigh Calmes
- Board of Adjustment — James VanDyke
- Community Multicultural Commission — Merrill Balanciere
- Cultural Arts Commission — Beena Varnan
- Environmental & Community Advisory Board — Tony Pham
- Library Board — Eboney Forte
- Parks & Recreation Advisory Board — Nancy Janssen
- Plan Commission — Scott Roberts
- Property Standards Board — Michael Opatola
- Senior Citizens Advisory Board — Carol Cooper
- Tax Increment Finance #1 Downtown/Forest Jupiter Board — Austin Nichols
- Tax Increment Finance #2 South Board — Bill Swisher
- Tax Increment Finance #3 Board — Beena Varnan
- Unified Building Standards Commission — Robert Shepherd

15. Councilmember Justin Caraway

- All Abilities Committee — Jana Veit
- Community Multicultural Commission — Maria Borrinaga
- Cultural Arts Commission — Felicia Fuller
- Library Board — Michael Degen
- Parks & Recreation Advisory Board — Kay Moore
- Plan Commission — Julius Jenkins
- Property Standards Board — Karin Wiseman
- Senior Citizens Advisory Board — Amador Castor Jr.
- Tax Increment Finance #1 Downtown/Forest Jupiter Board — Dr. Mary Brumbach
- Tax Increment Finance #2 South Board — Elizabeth Mitchell
- Tax Increment Finance #3 Board — Paul Dollar
- Unified Building Standards Commission — Dwight Nichols

16. Councilmember Christina Segoviano

- All Abilities Committee — Jami Utrera
- Board of Adjustment — Bruce Bishop
- Community Multicultural Commission - Corey McLaurin
- Cultural Arts Commission — Blake Edwards
- Environmental & Community Advisory Board — Elizabeth Harris
- Library Board — Kristine Sanchez
- Parks & Recreation Advisory Board — Molly Bishop
- Plan Commission — Marisol Trevizo
- Property Standards Board — Sal Liberto
- Senior Citizens Advisory Board — Gwendolyn Daniels
- Tax Increment Finance #1 Downtown/Forest Jupiter Board — CorSharra Prenell
- Tax Increment Finance #2 South Board — David Orr
- Tax Increment Finance #3 Board — Richard Valle
- Unified Building Standards Commission — John Kusewitt

17. Councilmember Margaret Lucht

- **All Abilities Committee — Paul Dollar**

18. Deputy Mayor Pro Tem Carissa Dutton

- **Senior Citizens Advisory Board — Janet Woody**

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 GOALS

GARLAND ON THE RISE · STRATEGIC PLAN 2026-2036

OUR FOUR STRATEGIC GOALS



PROTECT CORE SERVICES



ACCELERATE ECONOMIC REDEVELOPMENT



STRENGTHEN FINANCIAL STEWARDSHIP



ALIGN, EXECUTE, MEASURE & COMMUNICATE

“We don’t need a bigger Garland. We need a stronger one.”

10-YEAR STRATEGIC PLAN · 2026-2036 · CITY OF GARLAND, TEXAS