

Work Session Room at City Hall  
Monday, August 17, 2026  
6:00 PM



William E. Dollar Municipal Building  
200 N. Fifth St.  
Garland, Texas

# 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](http://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. Investment Portfolio Report

*The June 30, 2026 Quarterly Investment Portfolio Summary will be presented to Council for review. The report complies with the requirements of the Public Funds Investment Act, and the City's*

*investment portfolio continues to be managed in accordance with the Council Financial Policy, Investment Policy, and Statement of Investment Strategy*

**2. 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. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the August 17, 2026 Regular Meeting.*

**3. 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. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the August 17, 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.

**4. Final Deliberation on FY 2026-27 Proposed Annual Operating Budget**

*Final discussion and deliberation on the FY 2026-27 Proposed Annual Operating Budget.*

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

**5. Garland Housing Finance Corporation Appointment**

*Information was posted on the City's website regarding the qualifications for the Garland Housing Finance Corporation Board Member, in order to provide an opportunity for citizens to apply for the position. Qualified applicants were requested to apply by July 24, 2026. Council is scheduled to formally appoint a representative to the Garland Housing Finance Corporation at the August 17, 2026 Regular Meeting.*

**Presenter: Mayor Dylan Hedrick**

**6. Garland Housing Finance Corporation (GHFC) Annual Report**

*Council is requested to receive the Garland Housing Finance Corporation Annual Report, which provides an overview of the Corporation's financial position, housing initiatives, program impact, and strategic priorities for the preceding fiscal year.*

**Presenter: David Gibbons, Executive Director**

**7. Garland Cares – Stewardship Program**

*Staff will provide Council an overview of the Neighborhood Stewardship Program, a component of Garland Cares.*

**Presenter: Scott Bollinger, Director of Neighborhood Vitality**

**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.

**8. 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

**9. 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

**10. 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**

**11. Councilmember Margaret Lucht**

- **All Abilities Committee — Paul Dollar**

**12. Deputy Mayor Pro Tem Carissa Dutton**

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

**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, 551.072, and 551.087 of the Texas Government Code to deliberate and discuss the following:

- 13. The receipt of commercial or financial information that the City has received from business prospects that the City seeks to have locate in the downtown district with which the governmental body is conducting economic development negotiations (551.087); including the potential sale, exchange, or value of real property in the vicinity of West Avenue A and South 6th Street (551.072); and attorney client communications related to the same (551.071).**
- 14. The receipt of commercial or financial information that the City has received from a business prospect that the City seeks to have stay or expand in the downtown district with which the governmental body is conducting economic development negotiations located at 509 W. State Street (551.087); and attorney client communications 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.



## 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