



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 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. 2027 Annual Proposed Council Calendar

Council is requested to consider the proposed 2027 City Council calendar and provide direction to staff. Unless otherwise directed by Council, this item will be scheduled for formal consideration at

the October 5, 2026 Regular Meeting.

2. Small Watershed Dam Site #11

Council is requested to consider sponsoring and maintaining the Army Corps of Engineers Dam Site #11 through a cooperative Interlocal Agreement with the cities of Sachse and Rowlett. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 15, 2026 Regular Meeting.

3. Bond Refunding - Electric Utility System Commercial Paper Notes

Council is requested to consider refunding commercial paper notes into long-term electric revenue bonds. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 5, 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. Development Services Committee Report

Staff will brief the Council on the Development Services Committee's review of automotive repair and industrial use standards, tree-line preservation adjacent to residential districts, and proposed regulations for properties currently or previously developed as golf courses or country clubs.

Presenter: Councilmember Margaret Lucht; Nabila Nur, Director of Planning & Development

5. DART General Update

Dallas Area Rapid Transit (DART) representatives will provide an overview of current ridership and service trends, public safety and crime statistics, transit-oriented development activities, and other current DART initiatives and updates. Council will have an opportunity to discuss these topics and ask questions of DART representatives.

Presenter: David Leininger, Interim President and CEO, Kay Shelton, Chief of Staff, Mark Enoch, DART Board Member, Jeff Bass, DART Board Member

6. GP&L Recovery Adjustment Factor Decrease

Darrell Cline, GP&L General Manager and CEO, will present a reduction to the Recovery Adjustment Factor (RAF), a component of the GP&L electrical rate.

Presenter: Darrell Cline, General Manager & CEO

7. Library Strategic Plan Update

Karen Archibald, Library Director, will present the proposed five-year strategic framework for Library services, programs, outreach, partnerships, facilities, and future priorities for Council consideration and approval. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 5, 2026 Regular Meeting.

Presenter: Karen Archibald, Library Director

8. City of Garland Housing Authority's Administrative Plan Approval with Updated HOTMA and NSPIRE Requirements

Council is requested to consider approval of the Garland Housing Authority's Administrative Plan revisions. This approval is necessary for the City of Garland to continue to receive funding and to provide rental assistance to low-income families from the Department of Housing and Urban Development. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 5, 2026 Regular Meeting.

Presenter: Steve Fitch, Executive Director

9. Infrastructure Summit

Councilmember Ed Moore will report back to Council on the Infrastructure Summit.

Presenter: Councilmember Ed Moore

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.

10. Citywide Appointment

- **Animal Services Advisory Committee — Josh Polando**

11. Councilmember Margaret Lucht

- **All Abilities Committee — Christina Godfrey**

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, 551.086, and 552.133 of the Texas Government Code to deliberate or discuss the following:

- 12. Competitive matters related to Garland Power & Light as it pertains to the quarterly briefing from the Risk Oversight Committee (551.086 and 552.133) and attorney/client communication related to 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