

Work Session Room at City Hall
Monday, February 3, 2025
6 p.m.



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

GARLAND

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 State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

Garland City Council meetings are livestreamed and available on-demand at GarlandTX.tv. They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

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. Calling the 2025 General Election for May 3, 2025

Council is requested to consider an ordinance ordering a General Election for the City of Garland to be held on May 3, 2025 for the purpose of electing a Mayor and one Councilmember to respectively represent Districts 3, 6, 7, and 8, providing for a run-off election if needed and providing for other matters relating to the conduct of the election. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 4, 2025 Regular Meeting.

2. Calling the 2025 Special Bond Election for May 3, 2025

Council is requested to consider an ordinance ordering a Special Election for the City of Garland to be held on May 3, 2025 for the purpose of submitting to the voters four propositions authorizing the issuance of general obligation bonds for various permanent public improvements and public purposes, and providing for other matters relating to the conduct of the election. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 4, 2025 Regular Meeting.

VERBAL BRIEFINGS

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

3. 2025 Proposed Bond Program - Resident Engagement Strategy

Staff will present additional details related to the resident engagement strategy for the proposed 2025 Bond Program to the City Council.

4. Proposed Professional and Youth Soccer Complex with Mixed-Use Development

Staff will present an overview of a proposal for the development of a professional and youth soccer complex with mixed-use development at the Holford Road and President George Bush Turnpike interchange. City Council actions related to this item will be considered at future meetings, including the TIF # 3 Project and Financing Plan and authorization to move forward with a Lease and Development Agreement. The design contract will be considered at the February 4, 2025 Regular Meeting.

5. TIF #3 Recommendation for Changes to Project and Financing Plan

Staff will present recommended changes to the TIF #3 Project and Financing Plan to the City Council.

6. Discussion and Final Direction on 2025 Proposed Capital Improvement Program (CIP)

City Council will continue the discussion and provide final direction to Staff on the 2025 Proposed Capital Improvement Program (CIP). If changes have been proposed to the CIP by City Council during the discussions in January, Staff will provide an overview of any/all proposed changes received to date.

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

7. Deliberate or discuss:

The City Council will adjourn into executive session pursuant to sections 551.071, 551.072, 551.074, and 551.087 of the Texas Government Code to deliberate and discuss the following:

1. Personnel matters related to the appointment, employment, evaluation, or duties of the City Manager, City Attorney, City Auditor, and Municipal Judges (551.074); and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071).

2. 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, and with which the City is conducting economic development negotiations (551.087); and attorney/client communications related to the same (551.071).

3. Attorney/client communications related to the City's obligations and duties under federal and state law regarding certain law enforcement activities (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]*

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.

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

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses these goals to guide operational priorities, decision-making and resource allocation.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

1.

Meeting Date: 02/03/2025

Title: Calling the 2025 General Election for May 3, 2025

Submitted By: Jennifer Stubbs, City Secretary

Issue/Summary

Calling the 2025 General Election for May 3, 2025

Council is requested to consider an ordinance ordering a General Election for the City of Garland to be held on May 3, 2025 for the purpose of electing a Mayor and one Councilmember to respectively represent Districts 3, 6, 7, and 8, providing for a run-off election if needed and providing for other matters relating to the conduct of the election. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 4, 2025 Regular Meeting.

Background

The Garland City Charter under Article XII, § 1 City Election, states the following: "Except as otherwise provided by law, there shall be a regular City election each year on a state declared uniform election day to elect candidates for expired terms of office or to fill vacancies due to resignations or removal from office, as needed, provided that the Council shall, if authorized by State law, declare unopposed candidates elected." This is a routine item that calls the order of the election for the City of Garland. May 3, 2025 is the appropriate date for holding the election of Mayor, District 3, District 6, District 7, and District 8 City Councilmembers.

Consideration / Recommendation

Discussion only. Action will take place at the February 4, 2025 Regular Meeting.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

2.

Meeting Date: 02/03/2025

Title: Calling the 2025 Special Bond Election for May 3, 2025

Submitted By: Jennifer Stubbs, City Secretary

Issue/Summary

Calling the 2025 Special Bond Election for May 3, 2025

Council is requested to consider an ordinance ordering a Special Election for the City of Garland to be held on May 3, 2025 for the purposes of submitting to the voters four propositions authorizing the issuance of general obligation bonds for various permanent public improvements and public purposes, and providing for other matters relating to the conduct of the election. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 4, 2025 Regular Meeting.

Background

The Garland City Charter under Article X, § 3 Bond elections states:

"Before submitting a proposition to issue new or additional bonds for approval by the voters, the Council shall first convene a Bond Study Committee, composed of not less than nine (9) residents of the City, to make recommendations to the Council on all such propositions. The Council shall establish the Bond Study Committee at a regular meeting preceding an election. Any proposition to issue new or additional bonds, payable from the ad valorem taxes as authorized herein, shall be first submitted to a vote of the qualified voters of the City at an election to be held for that purpose. Any such election shall be held and conducted in accordance with state law and the Texas Constitution."

Consideration / Recommendation

Discussion only. Action will take place at the February 4, 2025 Regular Meeting.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

3.

Meeting Date: 02/03/2025
Title: 2025 Proposed Bond Program - Resident Engagement Strategy
Submitted By: Letecia McNatt, Assistant to the City Manager
Strategic Focus Area: Growing Economic Base
Commercially Thriving Downtown
Well-Maintained City Infrastructure
Arts, and Events
Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

Staff will present additional details related to the resident engagement strategy for the proposed 2025 Bond Program to City Council.

Background

At the January 11, 2024 Special Work Session, staff provided a final overview of the 2025 Proposed Bond Program Propositions for Council discussion. Should the Mayor and City Council formally call the bond election, staff has prepared a resident engagement strategy to facilitate effective communication and community involvement. This presentation will summarize key components of the proposed approach.

Consideration / Recommendation

Council discussion



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

4.

Meeting Date: 02/03/2025
Title: Proposed Professional and Youth Soccer Complex and Mixed-Use Development
Submitted By: Letecia McNatt, Assistant to the City Manager
Strategic Focus Area: Growing Economic Base
Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

Staff will present an overview of a proposal for the development of a professional and youth soccer complex with mixed-use development at the Holford Road and President George Bush Turnpike interchange.

Background

The proposed project aims to develop a multi-use soccer complex that serves both professional and youth teams while incorporating commercial and residential elements. The City has been exploring opportunities to enhance recreational amenities and economic development within this area.

Consideration / Recommendation

Discussion - City Council actions related to this item will be considered at future meetings, including the TIF # 3 Project and Financing Plan and authorization to move forward with a Lease and Development Agreement. The design contract will be considered at the February 4, 2025, Regular Meeting.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

5.

Meeting Date: 02/03/2025
Title: TIF #3 Recommendation for Changes to Project and Financing Plan
Submitted By: Matt Watson, Chief Financial Officer
Strategic Focus Area: Sound Governance and Finances
Future-Focused City Organization

Issue/Summary

The TIF#3 Board, with support of staff, will present recommendations for changes to the TIF#3 Project and Finance Plan, including the addition of a new project associated with a professional and youth soccer complex generally located at George Bush Turnpike and Holford Road and the extension of the termination date of TIF #3 to December 31, 2055.

Background

The TIF Board met on January 28, 2025 to contemplate updating the TIF#3 plan to include a new project associated with design and construction of a professional and youth soccer complex at George Bush Turnpike and Holford Road. Also, the board contemplated an extension of the termination date of the TIF #3 to December 31, 2055, which is seven years longer than the current Project and Financing Plan contemplates. The Board will present their recommendation to Council and if Council agrees, staff will prepare newspaper notices, updates to the Project and Financing Plan, and an ordinance to be placed on a future agenda for Council's formal approval.

Consideration / Recommendation

This item is for discussion only at this time. Council will formally consider an ordinance related to the TIF #3 recommendation at a future Council Meeting.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

6.

Meeting Date: 02/03/2025

Title: Discussion and Final Direction on the 2025 Proposed Capital Improvement Program (CIP)

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

City Council will continue the discussion and provide final directions to Staff on the 2025 Proposed Capital Improvement Program (CIP). If changes have been proposed to the CIP by City Council during the discussions in January, Staff will provide an overview of any/all proposed changes received to date.

Background

The 2025 Proposed CIP is available for public inspection on the City's website, in the City Secretary's Office, and at the City's libraries since January 7, 2025. A Special Budget Work Session to review the proposed capital plan was held on Saturday, January 11, 2025. Review of the proposed capital plan continued at the City Council Work Sessions on Tuesday, January 21, 2025, and Monday, February 3, 2025. A Public Hearing on the CIP was held on Tuesday, January 21, 2025, and a second Public Hearing will be held on Tuesday, February 4, 2025, at 7:00 P.M., with the adoption of the 2025 CIP scheduled to take place on February 4, 2025.

Consideration / Recommendation

Information only. A second Public Hearing will be held on Tuesday, February 4, 2025, at 7:00 P.M., with the adoption of the 2025 CIP scheduled to take place on February 4, 2025.

Attachments

CIP Changes Presentation



GARLAND

2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM

**Overview of Changes to Proposed CIP:
Staff Presentation & Council Discussion**

Council Work Session
February 3, 2025

2025 Capital Improvement Program

Overview of Proposed Change- Facilities Management



- Staff is requesting the addition of \$250,000 in 2025 to the Existing Facility Improvements Program (page 149).
 - The City received a grant through the State Energy Conservation Office to retrofit City buildings with energy efficient lighting.
 - The \$250,000 grant must be expended by the end of August 2025 and will be used at the Police Department as part of the initial FCA program.
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- ❑ **The 2025 Tax-Supported CIP will increase to \$239,467,000 and the Total 2025 CIP will increase to \$574,783,000.**
 - ❑ No change to debt issuance planned for 2025.

2025 Capital Improvement Program

Overview of Proposed Change- Drainage



- On Saturday, January 11th, Council Member Williams requested a new project be added to the 2025 CIP to address drainage improvements.
 - The Gatewood Drainage Improvements CIP project has an estimated total cost of \$6,720,000.
 - Staff is proposing the use of Certificate of Obligation debt to fund the project and that the debt be serviced by the Stormwater rate. This will reduce the available Stormwater (drainage) project capacity from \$43.2 Million to \$36.5 Million.
 - Project is projected to start in Q1-2027.
- ❑ No change to the 2025 Appropriation.
 - ❑ No change to debt issuance planned for 2025.
 - ❑ **The CIP Five-Year Plan will increase from \$1,694,423,000 to \$1,701,143,000.**

2025 Tax-Supported Program Areas



	<u>Program Areas</u>	<u>Proposed</u>	<u>Change</u>	<u>Final Budget</u>
(1)	Park	\$ 71,418,000		\$ 71,418,000
(2)	Street/Transportation	50,852,000		50,852,000
(3)	Public Safety	34,612,000		34,612,000
(4)	Economic Development	27,778,000		27,778,000
(5)	Library	18,479,000		18,479,000
(6)	Facilities and Equipment	17,904,000	\$250,000	18,154,000
(7)	Drainage	11,731,000		11,731,000
(8)	Landfill/Transfer Station	6,443,000		6,443,000
	Total Tax-Supported	\$239,217,000	\$250,000	\$239,467,000

2025 Utility & Internal Service Program Areas



	<u>Program Areas</u>	<u>Final Budget</u>
(1)	Electric Utility	\$213,767,000
(2)	Wastewater Utility	75,197,000
(3)	Water Utility	36,878,000
(4)	Sanitation	7,867,000
(5)	Stormwater Utility	1,483,000
(6)	Information Technology	124,000
	Total Utility and Internal Service	\$335,316,000

Notes:

(1) No Changes Proposed for Utility or Internal Service Program Areas

Calendar & Open Council Discussion



Feb. 4th

Tuesday, 7:00 p.m.
Council Regular Meeting

Public Hearings on 2025 CIP and
2025 Bond Program

2025 CIP Adoption

Call for Election – 2025 Bond Program

**Council Discussion &
Provide Final Direction**