

City of Carrollton

*1945 E. Jackson Road
Carrollton, TX 75006*



REGULAR WORKSESSION & MEETING

Tuesday, January 20, 2026

5:45 PM

CITY HALL, 2nd Floor

City Council

*Mayor Steve Babick
Mayor Pro Tem Christopher Axberg
Deputy Mayor Pro Tem Daisy Palomo
Councilmember Jason Carpenter
Councilmember Richard Fleming
Councilmember Andrew Palacios
Councilmember Nancy Cline
Councilmember Rowena Watters*

*****PRE-MEETING / EXECUTIVE SESSION*******5:45 P.M. – COUNCIL BRIEFING ROOM**

1. Council will convene in **Executive Session** pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct regarding confidential communication with the City Council.
2. Council will **reconvene in open session** to consider action, if any, on matters discussed in the Executive Session.

*****WORKSESSION*****

3. **Receive Update On Public Safety.**
4. **Mayor And Council Reports And Information Sharing.**

*****REGULAR MEETING 7:00 PM*******INVOCATION - Councilmember Andrew Palacios****PLEDGE OF ALLEGIANCE - Mayor Pro Tem Christopher Axberg****PRESENTATIONS**

5. **Receive Funding From Denton County Commissioner Falconer For Hebron And Frankford.**

CITIZEN COMMENT

6. **Citizen Comment** is the opportunity for citizens/visitors to speak on items listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items not on the posted meeting agenda will have the opportunity to speak during the Public Forum.

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, impertinent, profane, threatening, or impertinent remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, booing, and similar demonstrations will not be permitted; No placards, banners, or signs will be permitted in the Chambers or in any other room in which the Council is meeting. Any person who does not comply with these provisions is subject to removal or forfeiting their right to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

CONSENT AGENDA

*(*All items marked with a single asterisk are part of the Consent Agenda and require no deliberation by the Council. Council may approve all items in this section with a single vote. Each Council member has the prerogative of removing an item from this section so that it may be considered separately. Contracts and agreements are available upon request.)*

MINUTES

*7. Consider Approval Of The Revised October 28, 2025 City Council Meeting Minutes.

*8. Consider Approval Of The January 6, 2026 Regular Meeting Minutes.

CONTRACTS & AGREEMENTS

*9. Consider Authorizing The City Manager To Enter Into Agreements With Various Vendors Pursuant to RFP 25-047 For Printing and Promotional Items In An Amount Not To Exceed \$250,000.00 Annually, For A Total Four-Year Contract Amount Not To Exceed \$1,000,000.00.

*10. Consider Authorizing The City Manager To Execute An Amendment To The Contract With Matrix Imaging Solutions, LLC, Through An Interlocal Agreement With The City Of Plano, For Formatting, Printing, And Mailing Of Utility Bills And Inserts, Increasing The Annual Compensation By An Amount Not To Exceed \$280,000.00, For The Remaining Six-Year Total Not To Exceed \$1,680,000.00, And A Revised Ten-Year Contract Amount Not To Exceed \$2,680,000.00.

*11. Consider Authorizing The City Manager To Enter Into An Agreement With Sole Source Vendor OCLC INC., For The Purchase of Digital Materials In An Annual Amount Not To Exceed \$150,000, For A Three-Year Total Amount Not To Exceed \$450,000.00

*12. Consider Authorizing The City Manager To Purchase Library Materials From Brodart, Inc. And Midwest Tape, Through An Interlocal Agreement With The State Of Texas, In An Annual Amount Not to Exceed \$400,000, For A Five-Year Total Not to Exceed \$2,000,000

*13. Consider Authorizing The City Manager To Enter Into An Agreement With Freeit Data Solutions, Through Texas DIR Purchasing Cooperative, For The Purchase Of Server And Backup Hardware In An Amount Not To Exceed \$1,000,000.00 For The First Year And \$300,000.00 Annually For The Remainder Of The Term For A Total Not To Exceed Amount Of \$2,500,000.00.

RESOLUTIONS

*14. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With April Grannemann For The Renovation Of 1019 S. Broadway Street In An Amount Not To Exceed \$3,000.

PUBLIC FORUM

15. **Public Forum** is the opportunity for citizens/visitors to speak on items not listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items on the posted meeting agenda will have the opportunity to speak during the Citizen Comment.

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ADJOURNMENT

CERTIFICATE - I certify that the above agenda giving notice of meeting was posted on the bulletin board at the City Hall of Carrollton, Texas on the 13th day of January 2026 at 5:00pm.

Chloe Sawatzky
Chloe Sawatzky, City Secretary

This building is wheelchair accessible. To request accommodations or sign language interpretive services, please contact the City Secretary's Office at least 72 hours in advance by email at citysecre@cityofcarrollton.com or by phone at 972-466-3001. The City of Carrollton provides opportunities and services without regard to race, color, age, national origin, religion, sex, or disability.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. Further the Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a regional, state or national convention or workshop, social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may post agendas for such events; however, there is no legal requirement to do so and in the event a notice is not posted for such functions, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

FIREARMS PROHIBITED at City Council meetings pursuant to Texas Penal Code Sections 46.035(c) and 30.05.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 5215

Agenda Date:

Version: 1

Status: Executive session

In Control: City Council

File Type: Procedural Item

Agenda Number: 1.

Council will convene in **Executive Session** pursuant to Texas Government Code:

- **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct regarding confidential communication with the City Council.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 5218

Agenda Date:

Version: 1

Status: Executive session

In Control: City Council

File Type: Procedural Item

Agenda Number: 2.

Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7520

Agenda Date: 1/20/2026

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 3.

CC MEETING: January 20, 2026

DATE: January 8, 2026

TO: Erin Rinehart, City Manager

FROM: Roberto Arredondo, Police Chief

Michael Thomson, Fire Chief

Rex Redden, Executive Director of Public Safety

Receive Update On Public Safety.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 5231

Agenda Date:

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 4.

Mayor And Council Reports And Information Sharing.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7521

Agenda Date: 1/20/2026

Version: 1

Status: Presentations

In Control: City Council

File Type: Presentations

Agenda Number: 5.

CC MEETING: January 20, 2026

DATE: January 9, 2026

TO: Erin Rinehart, City Manager

FROM: Chloe Sawatzky, City Secretary

Receive Funding From Denton County Commissioner Falconer For Hebron And Frankford.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

Agenda Date:

Version: 1

Status: Citizen Comment

In Control: City Council

File Type: Citizen Comment

Agenda Number: 6.

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City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7522

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: *7.

CC MEETING: January 20, 2026

DATE: January 9, 2026

TO: Erin Rinehart, City Manager

FROM: Chloe Sawatzky, City Secretary

Consider Approval Of The Revised October 28, 2025 City Council Meeting Minutes.

BACKGROUND:

The October 28, 2025 meeting minutes have been revised to incorporate the names of the newly appointed Board and Commission members.

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
OCTOBER 28, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, October 28, 2025 at 5:30 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Richard Fleming, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

5:30 P.M. – COUNCIL BRIEFING ROOM

*****PRE-MEETING / EXECUTIVE SESSION *****

Mayor Babick called the meeting to order at 5:30 p.m. He advised the Executive Session would be convened first.

1. Receive information and discuss Agenda.

Item No. 1 was discussed following the Executive Session.

Agenda items were reviewed. Staff responded to Council's questions. Mayor Babick advised that the Board and Commission appointments on the Consent Agenda (Items 13-22) will be adopted "as stipulated" based on the Council's discussions during Executive Session.

Worksession Item No. 6 followed.

- 2. Council convened into Executive Session at 5:30 p.m. pursuant to Texas Government Code:**
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
 - **Section 551.074** to discuss personnel matters
 - Boards & Commissions Appointments
- 3. Council reconvened in Open Session at 6:48 p.m. to consider action, if any, on matters discussed in the Executive Session.**

No action was taken. Mayor Babick advised that appointments to the Boards and Commissions would be done during the Regular meeting.

*****WORKSESSION*****

4. Discuss Administrative And Regulatory Findings Related To Short Term Rentals.

Cory Heiple, Environmental Services Director, presented this item. He reviewed the city's current short-term rental (STR) restrictions.

Mr. Heiple noted that all other City of Carrollton ordinances apply. He provided an overview of violations on short-term rentals over the last three years. There were 162, which equates to 2.5 violations per STR. A comparison of regulations of Carrollton's benchmark cities was reviewed.

Mr. Heiple provided a copy of the City's letters/written communications to property owners informing them of the registration requirement as well as violation notices. He reviewed special use permit (SUP) requirements. Additionally, Mr. Heiple reviewed that the city also requires a Lodging License to operate a STR, and reviewed the requirements and process to obtain a Lodging License.

Mr. Heiple provided a list of possible additional regulations for Council to consider. Discussion followed and directions were provided to staff.

5. Receive Briefing On The District 35E For The City-Owned Property At The Southwest Corner Of President George Bush Turnpike And IH-35E (Former NTTA Site).

Ravi Shaw, Executive Director of Developmental Services, presented this item.

Worksession concluded at 9:35 p.m.

6. Mayor And Council Reports And Information Sharing.

Item No. 6 followed No. 1.

Council reviewed their recent activities and upcoming events.

*****REGULAR MEETING 7:00 P.M.*****

Mayor Babick called the Regular meeting to order at 7:20 p.m.

INVOCATION – Councilmember Jason Carpenter

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Christopher Axberg

CITIZEN COMMENT

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to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Mayor Babick opened and closed the citizen comment period with no one wishing to speak.

CONSENT AGENDA

*(*All items marked with a single asterisk are part of a Consent Agenda and require no deliberation by the Council. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately. Contracts and agreements are available in the City Secretary's Office.)*

Deputy Mayor Pro Tem Palomo moved to approve Consent Agenda Items 8-12; second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.

CONTRACTS & AGREEMENTS

- *8. Consider Authorizing The City Manager To Enter Into A Contract With Dayforce Through A Cooperative Purchasing Agreement With Equalis Group In An Amount Not To Exceed \$490,604 For The First Year And A Total Not To Exceed Amount Of \$1,109,886 For The Three Year Contract.**
- *9. Consider Authorizing The City Manager To Enter Into An Agreement With HdL Companies Pursuant To RFP 25-055 For Sales Tax Compliance Review And Recovery Services In An Amount Not To Exceed \$110,000.00 Annually, For A Seven-Year Total Of \$770,000.00.**

RESOLUTIONS

- *10. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With The Kogi House, LLC For The Renovation Of 3044 Old Denton Road, Suite 310 In An Amount Not To Exceed \$159,932.**
- *11. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Hadrian Properties, LLC For The Renovation Of 1028 S. Elm Street In An Amount Not To Exceed \$9,640.**
- *12. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Kevin S. Jamison And Karen L. Stephens For The Renovation Of 1105 S. Broadway Street In An Amount Not To Exceed \$17,558.49.**

Items 13-22 were voted on separately.

- *13. Consider A Resolution Appointing Members To Serve On The Capital Improvements Plan Advisory Committee And Naming A Chair.**

Councilmember Fleming asked whether the agenda should have listed the names of appointees. The City Attorney clarified that names are not required for posting and that appointments follow the City Charter and Executive Session discussions. Councilmember Fleming expressed concern about

transparency and stated he would abstain from voting. Mayor Babick noted this process has been in place since at least 2017 to allow open discussion of applicants before calling for a motion.

Deputy Mayor Pro Tem Palomo moved to approve Consent Agenda Item 13 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Matt McCombs	October 2027
John Denholm	October 2027

Chair – Karim Ali

***14. Consider A Resolution Ratifying Members To Serve On The Civil Service Commission And Naming A Chair.**

Mayor Pro Tem Axberg moved to approve Consent Agenda Item 14 as amended; Councilmember Cline seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Irma Smith	October 2027
Cindy Bowen Black	October 2027

Chair – Kelly Pelkey

***15. Consider A Resolution Appointing Members To Serve On The Library Board And Naming A Chair.**

Councilmember Cline moved to approve Consent Agenda Item 15 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Victoria Kemp	October 2027
Sheridan Gary	October 2027
Whitney Ehlo	October 2027
Angela Pineda	October 2027

Chair – Linda Villemarette

***16. Consider A Resolution Appointing Members To Serve On The Museum And Historic Advisory Committee And Naming A Chair.**

Councilmember Cline moved to approve Consent Agenda Item 16 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Teresa Walker	October 2027
Cynthia Herschkowitsch	October 2027
Susan Thomas	October 2027
Michael Song	October 2027

Chair – Lark Tribble

***17. Consider A Resolution Appointing Members To Serve On The Neighborhood Advisory Commission And Naming Chair.**

Councilmember Cline moved to approve Consent Agenda Item 17 as amended; Councilmember Watters seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Kristi Sheffy	October 2027
Joseph Saby	October 2027
Nancy Stallings	October 2027
Hina Hemani	October 2027

Chair – Natasha Singh

***18. Consider A Resolution Appointing Members To Serve On The Parks Board And Naming A Chair.**

Mayor Pro Tem Axberg moved to approve Consent Agenda Item 18 as amended; Councilmember Cline seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Sharon Mathes	October 2027
Bill Jones	October 2027
Laura Vola	October 2027
Alejandro Arrieta	October 2027
Jessica Thornton	October 2027

Chair – Chad Averett

***19. Consider A Resolution Appointing Members To Serve On The Property Standards Board And Naming A Chair.**

Councilmember Cline moved to approve Consent Agenda Item 19 as amended; Councilmember Palacios seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Dobrinka Nichols	October 2027
Annette Reese	October 2027
Andrew Silvia	October 2027
Yangbin Tong	October 2027

Rangoli Mathur	October 2027
Alex McMaken	October 2027

Chair – Matt Garrett

***20. Consider A Resolution Appointing Members To Serve On The Planning And Zoning Commission And Naming A Chair.**

Councilmember Palacios moved to approve Consent Agenda Item 20 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

Kathleen Foster	October 2027
Dave Hermon	October 2027
Rusty Pendleton	October 2027
Terry Sullivan	October 2027
Lou Sartor	October 2027

Chair – Scott Windrow

***21. Consider A Resolution Appointing Members To Serve On The Traffic Advisory Committee And Naming A Chair.**

Councilmember Palacios moved to approve Consent Agenda Item 21 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

The following people were appointed:

David Yarbrough	October 2027
Barbara McAninch	October 2027
Carol Sue Muravez	October 2027
Roger Giddan	October 2027

Chair – Debbie Hughey

***22. Consider A Resolution Appointing Members To Serve On The Tax Increment Reinvestment Zone No. 1 Board And Naming A Chair.**

Mayor Pro Tem Axberg moved to approve Consent Agenda Item 22 as amended; Councilmember Cline seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

Mayor Pro Tem Axberg expressed his appreciation to all applicants who participated in the appointment process. He stated the importance of discussing the appointments in Executive Session. Mayor Babick also expressed appreciation to all the volunteers and the applicants.

The following people were appointed:

James Goff	October 2027
Ali Ravjani	October 2027

Chair – Elif Cakir

PUBLIC FORUM

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Mayor Babick opened the public forum.

Seri Arawalli: Spoke regarding Oak Creek Tennis Center management.

Claire Cai: Spoke regarding Oak Creek Tennis Center management.

Bruce Davidson: Spoke regarding Oak Creek Tennis Center management.

Annie Jiang: Spoke regarding Oak Creek Tennis Center management.

Keun Lee: Spoke regarding DART.

Tatia Mahaley: Spoke regarding Oak Creek Tennis Center management.

Shilu Li: Spoke regarding Oak Creek Tennis Center management.

Hamal Shah: Spoke regarding Oak Creek Tennis Center management.

Lisa Ratcher: Spoke as President of the Carrollton Tennis Association, and in support of “Impact Activities” as a possible management company for the Tennis Center.

Leah Sanchez: Spoke in support of the Oak Creek Tennis Center.

Lindsley: Spoke in support of the Oak Creek Tennis Center.

_____ : Spoke in support of Tennis Center not being operated for profit.

Suzanna Dooling: Spoke in support of the Tennis Center not being operated for profit. There being no other speakers, Mayor Babick closed the public forum.

At 8:15 p.m. the Regular Meeting concluded. Mayor Babick continued with Worksession Item No. 4.

Meeting adjourned following the conclusion of Item No. 5.

ADJOURNMENT - Mayor Babick adjourned the meeting at 9:35 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7524

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: *8.

CC MEETING: January 20, 2026

DATE: January 9, 2026

TO: Erin Rinehart, City Manager

FROM: Chloe Sawatzky, City Secretary

Consider Approval Of The January 6, 2026 Regular Meeting Minutes.

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
JANUARY 6, 2026**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, January 6, 2026 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Richard Fleming, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, Assistant City Attorney Kanika Juneja and City Secretary Chloe Sawatzky.

5:45 P.M. – COUNCIL BRIEFING ROOM

*****PRE-MEETING / EXECUTIVE SESSION *****

Mayor Babick called the meeting to order at 5:45 p.m.

1. Receive information and discuss Agenda.

Agenda items were reviewed. Staff responded to Council's questions.

Councilmember Nancy Cline noted that Board and Commission appointments were not included in the minutes for the October 28, 2025 Council meeting and the only place members are available is on the website. Mayor Babick stated the minutes will be brought forward again with revisions to include the names of the appointees from that meeting.

Mayor Babick advised that for Item 16, James Lawrence has been nominated. As a result of a consensus of Council, Mayor Babick said that Consent Item 16 would be voted on "as stipulated".

Item 4 followed Item 1.

Executive Session was convened following Item 6.

2. Council convened into Executive Session at 6:35 p.m. pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
 - Mustang Park Homeowners Association, Inc. V. JBGL Mustang, LLC et al., 23-7902-467 (Denton)
 - **Section 551.087** to discuss Economic Development
3. Council reconvened in Open Session at 7:11 p.m. to consider action, if any, on matters discussed in the Executive Session.

The Mayor stated that City Council consulted with the City Attorney regarding the settlement in the Mustang Park Homeowners Association, Inc. v. JBGL Mustang, LLC; et al., 23-7902-467 and reached consensus to accept the settlement.

*****WORKSESSION*****

4. Discuss Denton County 2022 Bond Funding Updates.

Item 4 was discussed following Item 1.

Jonathan Wheat, Director of Engineering, provided an update on Denton County TRIP-22 projects.

He reviewed the following:

Hebron Parkway: \$24,775,000; includes 4 individual projects (2 ILAs executed)

Frankford Road: \$7,875,000; includes 3 individual projects (2 ILAs executed) [this funding requires a 50% match from the City]

Frankford Road Bridge: \$255,000; (ILA executed)

Mr. Wheat stated that these projects are reimbursable from Denton County when completed.

Mr. Wheat added that Frankford Road from Old Denton to Standridge design is close to completion. Phase II (Dickerson Parkway to Old Denton Road) is close behind. He stated that Hebron Parkway is over halfway complete. He stated that this staggering of project sections is intentional so as to minimize disruption where possible and they will be constructed east to west.

Mayor Babick expressed appreciation to Denton County for its financial support on these roadway projects.

5. Discuss 2026 Bond Election.

Jonathan Wheat, Director of Engineering, said that this presentation would be a review of the proposed 2026 bond projects totaling \$235 million, noting that 70 percent of that amount is for infrastructure projects and 30 percent for facilities improvements. He reviewed that at the December 2nd meeting, these recommendations from the CIPAC Committee were presented to the Council.

A map reflecting details of infrastructure projects was reviewed. The infrastructure list was detailed as to the location of roadway improvements.

Mr. Wheat provided details of each non-infrastructure/facility project that included projects for Public Safety, Parks and Recreation, Libraries, and Municipal Court. He said it includes two fire stations, a fitness and training facility for Police, Court safety and usage upgrades, Library redesign, and items included in the Parks and Recreation Master Plan (trail connections, Senior Center expansion, Elm Fork Nature Preserve building refresh, Crosby Rec Center expansion, and Josey Ranch football field turf.)

Mr. Wheat also provided a list of the items that are not included for this bond sale, some of which would be considered alternates if needed. Mayor Babick added that at the next Council meeting there will be an update on the fire stations.

Diana Vaughn, Chief Financial Officer, stated that staff is requesting a consensus from the Council regarding the recommendations for the 2026 bond projects. If Council agrees with the items as presented, then staff will proceed with preparing the propositions that will be included on the May

2026 election ballot. She advised there will be five propositions- one each for Streets, Public Safety, Libraries, Parks and Recreation, and Municipal Court. Ms. Vaughn pointed out that the propositions must have specific wording to comply with legal requirements from the State. She noted that approval of the propositions will not increase the city's debt service rate.

A brochure will be prepared and published that will include factual information for the public regarding the items included in the bond propositions.

6. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

City Secretary Chloe Sawatzky stated that candidate filing for the next City Council election begins on January 14, 2026 and runs through February 13, 2026. Filing packets will be available in the City Secretary's office beginning on January 12th. Election Day is May 2, 2026. Information will be available on the city's website.

Executive Session convened following Item 6.

*****REGULAR MEETING 7:00 P.M.*****

Mayor Babick called the Regular meeting to order at 7:19 p.m.

INVOCATION – Councilmember Nancy Cline

PLEDGE OF ALLEGIANCE – Deputy Mayor Pro Tem Daisy Palomo

CITIZEN COMMENT

7. Citizen Comment is the opportunity for citizens/visitors to speak on items listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items not on the posted meeting agenda will have the opportunity to speak during the Public Forum.

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, impertinent, profane, threatening, or impertinent remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, booing, and similar demonstrations will not be permitted; No placards, banners, or signs will be permitted in the Chambers or in any other room in which the Council is meeting. Any person who does not comply with these provisions is subject to removal or forfeiting their right to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Mayor Babick opened and closed the citizen comment period with no one wishing to speak.

CONSENT AGENDA

(*All items marked with a single asterisk are part of a Consent Agenda and require no deliberation by the Council. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately. Contracts and agreements are available in the City Secretary's Office.)

Mayor Babick stated that Item 16 would be voted on as stipulated, naming James Lawrence as the nominee to fill a vacancy on the Denton Central Appraisal District Board Of Directors.

Mayor Pro Tem Axberg moved to approve Consent Agenda Items 8-17 (8 as amended &16 as stipulated); second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.

MINUTES

*8. Consider Approval Of The November 18, 2025 Regular Meeting Minutes.

*9. Consider Approval Of The December 2, 2025 Regular Meeting Minutes.

CONTRACTS & AGREEMENTS

- *10. Consider Authorizing The City Manager To Enter Into An Agreement With Hilltop Securities Asset Management LLC Pursuant to RFP 26-002 For Arbitrage Rebate Compliance Services In An Amount Not To Exceed \$32,000.00 Annually, For A Five-Year Total Contract Not To Exceed \$160,000.00.
- *11. Consider Authorizing The City Manager To Enter Into An Agreement With Total Safety U.S. Inc. For The Purchase Of Fire Fighter Protective Clothing In An Amount Not To Exceed \$250,000.00.
- *12. Consider Authorizing The City Manager To Enter Into An Agreement With Rebel Strike Pursuant To BID #26-008 To Purchase A Brush Truck - Type 6 Wildland Apparatus For A One-Time Amount Not To Exceed \$347,800.00.
- *13. Consider Authorizing The City Manager To Execute Change Order No. 3 With Camino Construction, LP For Additional Work As Part Of Country Villas Street Reconstruction Project, In An Amount Not To Exceed \$257,045.00, Increasing The Total Project Contract To An Amount Not To Exceed \$8,047,045.00.
- *14. Consider Authorizing The City Manager To Enter Into An Agreement With Beacon Emergency Services Team, P.A. d/b/a BEST EMS For Medical Director Services And An Agreement For EMS Continuing Education Curriculum And Training In An Amount To Not Exceed \$115,000.

ORDINANCES

***15. Consider An Ordinance Of The City Of Carrollton, Texas, Amending Article VII, Chapter 72 Of The Carrollton City Code By Adding Section 72.13 Creating Specific Parking Prohibitions Consistent With The Texas Transportation Code And Amending Article VII, Chapter 70 Of The Carrollton City Code By Adding Section 70.55 Authorizing Public Safety Officers, In Addition To Sworn Peace Officers, To Enforce And Issue Notices For Parking Violations Set Forth In Chapter 72; And Establishing A Penalty Of Up To \$500.**

RESOLUTIONS

***16. Consider A Resolution Nominating A Candidate To Fill A Vacancy On The Denton Central Appraisal District For The Board Of Directors.**

James Lawrence was nominated to fill the vacancy on the Denton Central Appraisal District Board Of Directors.

***17. Consider A Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 1 With Dallas, Garland & Northeastern Railroad, Inc. (DGNO) For The Review Of The Railroad Sidewalk Construction Plans Associated With The Country Club Drive Improvement Project, In An Amount Not To Exceed \$20,636.00 For A Total Contract Amount Of \$46,640.**

PUBLIC HEARING – INDIVIDUAL CONSIDERATION

18. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 33-Acre Tract Zoned PD-215 For The (SF-7/14) Single Family Residential District Located At 2205 East Hebron Parkway To Repeal and Replace Ordinance No. 3922 Reestablishing Planned Development 215; To Allow A Reduction In The Required Setback, And To Modify Conceptual Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-180 First United Methodist Church.

Loren Shapiro, Planning Manager, presented this item. He advised the applicant in this case has requested to reduce the setback between two buildings to allow a zero setback. He stated that the original zoning was for a single tract of land. There currently is a breezeway between two buildings that would serve as a new lot line between tracts one and two. He added that everything else remains the same; no new buildings or expansion and no additional students. There is a traffic impact analysis (TIA) as part of the original zoning and he advised that Stipulation No. 6 would ensure that the TIA remains in place to continue the traffic circulation and shared parking for tracts one and two. He requested that stipulation be included in the motion.

Councilmember Cline confirmed with Mr. Shapiro that the property has not yet been replatted.

Mayor Babick asked if the applicant would like to speak. The attorney for the individual buying one of the buildings, stated that there will be a fire rated wall built in the breezeway. She added that Nathan Griffin from First United Methodist Church was present.

Mayor Babick opened the public hearing. There being no speakers he closed the public hearing.

Deputy Mayor Pro Tem Palomo noted that comments from the Planning and Zoning meeting were included in the Council packet.

Councilmember Carpenter moved to approve Item 18 with the inclusion of the stipulation requiring the Traffic Impact Analysis remain in place; Mayor Pro Tem Axberg seconded the motion. Motion passed unanimously with a vote of 7-0.

19. Hold A Public Hearing To Consider An Ordinance Amending the Zoning On An Approximately 17.2-Acre Tract Zoned (LR-2) Local Retail District And Located On The Northeast Corner Of Parker Road And Josey Lane To Establish A Planned Development District To Repeal Special Use Permit (SUP-416), Ordinance No. 3634, Allowing A Gas Station; To Allow A Gasoline Station, Car Wash, Retail Store In Excess Of 75,000 Square Feet, And To Allow Parking As A Primary Use On A Separate Lot And Accessory To The Retail Store In Excess Of 75,000 Square Feet; To Allow Outside Display In Excess Of 5 Percent; To Create Development Standards And To Provide Concept Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-182 North East Corner Of Parker Road And Josey Lane (Rezoning).

Loren Shapiro, Planning Manager, presented this item. He advised the current zoning of this property is LR-2, Local Retail. The applicant is requesting to establish a planned development to allow a retail store exceeding 75,000 square feet as well as 600 parking spaces. There will be a car wash, a gas fueling station, and additional employee parking. Mr. Shapiro advised that the landscape islands will be located away from the front of the building to allow for outside display. They will not be required to have foundation plants. The applicant will also provide stacking lanes for the carwash and for a pharmacy on the east side of the property and stacking lanes on the west side for a BBQ restaurant drive through. Pickup lanes for online ordering will be on the east. Canopy trees will be provided along the perimeter of the property along Parker and Josey.

Mr. Shapiro advised that due to storage in the rear of the building and the proximity of the single-family residential to the north, the applicant will build a 12-foot screening wall; an eight-foot wall will be installed in other areas along the remaining perimeter of the site. Mr. Shapiro provided conceptual elevations, which were reflective of other HEB grocery stores being built in the area.

Tom Hammons, Transportation Engineering Manager, advised that a Traffic Impact Analysis (TIA) was conducted. As a result of that study, the developer has proposed to construct three turn bays into their site; two will be on Parker westbound and one on Josey northbound. The developer will also construct a traffic signal at their main entrance on Parker. The developer has also agreed to provide right-of-way for the city to upgrade the Josey/Parker intersection as needed. He noted that since Parker is a state roadway (F.M. 544) the city will coordinate with TxDOT on the traffic signals. He added that TxDOT has indicated the city should take over timing of the light at the intersection so it can coordinate with the new signal into the site.

Mayor Babick asked if the applicant would like to speak.

The applicant, HEB representative John Rose 5000 Plano Pkwy, Carrollton, stated that this development will require a higher than average number of parking spaces. He stated that this is a busy intersection and the safety of customers and neighbors is a priority; that is the reason for the traffic signal.

Councilmember Cline asked if there is a median opening on Josey at the south entrance for southbound left turns into the site. It was clarified that there is not, that it will be a right turn in and right turn out. The applicant responded that there is one at the north entrance on Josey. It was also clarified that on Parker there will be one median cut at the proposed traffic signal for left turns into the site. The west entry into the site from Parker is only a right turn in and right turn out, so there is not a median opening there. Possible changes to the intersection's left turn lanes were discussed. Mr. Hammons added that the city should be making its intersection improvements so they are completed when the store is ready to open.

Deputy Mayor Pro Tem Palomo asked if there is a noise buffer around the car wash and fuel station. The applicant stated that the car wash is inside a cinderblock building and there will be an 8-foot wall in that area. It will be 12-foot high behind the building.

Mayor Babick opened the public hearing. Three cards were submitted from individuals in support who did not wish to speak. There being no speakers, the public hearing was closed.

Councilmember Cline moved to approve Item 19; Councilmember Palacios seconded the motion. Motion passed with a unanimous vote of 7-0.

PUBLIC FORUM

20. **Public Forum** is the opportunity for citizens/visitors to speak on items not listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items on the posted meeting agenda will have the opportunity to speak during the Citizen Comment.

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, impertinent, profane, threatening, or impertinent remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, booing, and similar demonstrations will not be permitted; No placards, banners, or signs will be permitted in the Chambers or in any other room in which the Council is meeting. Any person who does not comply with these provisions is subject to removal or forfeiting their right to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Mayor Babick opened the public forum.

Sonja Abraham, Carrollton: Requested the city establish a Carrollton Youth Advisory Council.

Joe Munoz, 1839 Arundel Dr., Carrollton: Spoke regarding the neighboring property being used as a temporary rental with separate units and requested the city enforce the regulations in regard to it.

There being no other speakers, Mayor Babick closed the public forum.

ADJOURNMENT - Mayor Babick adjourned the meeting at 7:59 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7513

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Bid/Purchases

Agenda Number: *9.

CC MEETING: January 20, 2026

DATE: January 7, 2026

TO: Erin Rinehart, City Manager

FROM: Melissa Everett, Finance Director

Chrystal Davis, Assistant City Manager

Consider Authorizing The City Manager To Enter Into Agreements With Various Vendors Pursuant to RFP 25-047 For Printing and Promotional Items In An Amount Not To Exceed \$250,000.00 Annually, For A Total Four-Year Contract Amount Not To Exceed \$1,000,000.00.

BACKGROUND:

This award establishes a centralized, citywide source for printing and promotional services. Currently, these purchases are made independently by multiple departments and with multiple vendors, creating challenges in ensuring compliance with City purchasing policies and State statutes. Establishing a pool of citywide contracts will streamline and standardize the process, strengthen financial management, and improve compliance with applicable policies and statutory requirements.

A Request for Proposal (RFP) was issued for these services, and twenty-six (26) responses were received. An evaluation committee made up of representatives from Marketing, Parks, City Manager's Office and Library reviewed the submissions based on criteria related to price, quality of goods, discounts, and City needs.

The City is awarding contracts to (13) thirteen vendors, which include previously utilized vendors 4imprint, Inc., AC Printing LLC, Digital Press, HALO Branded Solutions, Inc., and Marfield Inc.; and new vendors Big Hit Productions, Inc., Bienali Promotions LLC, Branded1st.com, Lasting Impressions, Inc., Personalized Promotions, Richey Company, Vianco Enterprises, and Zheng Commerce LLC. These awarded vendors were determined to be responsive, offered overall best value, and demonstrated a proven background providing quality and reliable goods and services.

Awarding to multiple vendors provides access to qualified vendors that meet the City's needs while

offering average discounts of approximately 10% on goods and services. Contracting with multiple vendors also gives departments flexibility to select the best fit for each purchase and ensures alternatives are available when certain goods or services cannot be provided by a specific vendor.

FINANCIAL IMPLICATIONS:

Funds for these services are budgeted in various departmental accounts.

IMPACT ON COMMUNITY SUSTAINABILITY:

This project supports and aligns with the City Council's goals and objectives of adapting business practices to respond to changing conditions and to allocate resources for optimal results.

STAFF RECOMMENDATION/ACTION DESIRED:

Consider authorizing the City Manager to enter into agreements with various vendors pursuant to RFP 25-047 for printing and promotional items in an amount not to exceed \$250,000.00 annually, for a total four-year contract amount not to exceed \$1,000,000.00.

Supplier Scoring Summary

25-047 Addendum 1 - Printing and Promotional Items - Scoring Round

Supplier	Rank	Score	RFP Criteria				
			Price	Quality of Goods	Meets the Needs	References	Experience
Big Hit Creative Group	1	100	30.00	25.00	25.00	10.00	10.00
Bienali Promotions, LLC	2	77.40	24.40	19.60	18.60	7.40	7.40
HALO Branded Solutions, Inc.	3	76.20	25.20	19.40	19.00	6.20	6.40
4imprint, Inc.	4	75.60	21.00	20.20	19.60	8.40	6.40
AC Printing LLC	5	75.00	24.60	19.00	16.20	6.80	8.40
Richey Company	6	74.80	23.60	16.80	17.40	8.40	8.60
Lasting Impressions, Inc.	7	73.20	23.20	16.80	17.20	8.40	7.60
Vianco Enterprises	8	71.80	21.20	17.80	18.80	6.40	7.60
Branded1st.com	9	70.60	22.80	17.80	15.80	7.60	6.60
Digital Press Printing	10	69.20	23.60	15.40	17.80	6.40	6.00
Personalized Promotions	11	69.20	20.00	19.00	14.40	8.00	7.80
Zheng Commerce LLC	12	67.20	20.80	17.80	15.20	6.00	7.40
Marfield Inc.	13	65.60	21.00	17.80	14.40	6.80	5.60
PROMOINK LLC	14	60.00	14.60	16.20	13.60	7.00	8.60
Custom Ink	15	56.80	11.00	17.80	15.60	5.60	6.80
aai Trophies & Awards LLC	16	52.40	15.60	13.80	9.20	7.40	6.40
Dream Ranch Office Supplies	17	50.20	12.00	15.40	8.60	7.40	6.80
Jarvis Press	18	48.20	11.60	14.60	8.00	6.60	7.40
Guwa Holdings Inc	19	44.80	11.00	12.80	8.00	5.60	7.40
		64.36	12.00	12.60	10.20	4.40	5.40
			18.91	16.87	14.61	6.88	7.08



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7512

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *10.

CC MEETING: January 20, 2026

DATE: December 30, 2025

TO: Erin Rinehart, City Manager

FROM: Diana Vaughn, CFO
Chrystal Davis, Assistant City Manager

Consider Authorizing The City Manager To Execute An Amendment To The Contract With Matrix Imaging Solutions, LLC, Through An Interlocal Agreement With The City Of Plano, For Formatting, Printing, And Mailing Of Utility Bills And Inserts, Increasing The Annual Compensation By An Amount Not To Exceed \$280,000.00, For The Remaining Six-Year Total Not To Exceed \$1,680,000.00, And A Revised Ten-Year Contract Amount Not To Exceed \$2,680,000.00.

BACKGROUND:

Through an Inter-local Agreement with the City of Plano, the City of Carrollton currently has a contract with Matrix Imaging Solutions, LLC for formatting, printing, and mailing of utility bills and inserts for Utility Customer Service. While the current agreement sets the rates for all of Matrix Imaging Solutions' services, the charges for postage through the USPS are passed through to the City.

Since the original agreement was adopted in February 2022, the cost of postage has increased from \$0.426 per 1-3oz piece to \$0.686, representing a 61% increase. While this increase has been offset some by our increased adoption of paperless billing since we implemented our new Utility Customer portal, it has not completely offset the entire increase.

With the adoption of the Storm Water and Drainage fees, additional coding and testing work to both the bill print file and printing process will need to be expended in anticipation of implementing the new bill layout.

Considering these factors, staff believe the original council authorized annual spend of \$250,000.00 is likely to be exceeded by the increased postage and project related costs.

FINANCIAL IMPLICATIONS:

Funding for the increase in postage was allocated during the annual budget process and is available to cover the inflationary costs. The implementation costs for the Storm Water and Drainage fees will be covered by Capital Project funds previously allocated to establish the Storm Water fee.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council authorize the City Manager to execute an amendment to the contract for formatting, printing, and mailing of utility bills and inserts for Utility Customer Service with Matrix Imaging Solutions, LLC through an Interlocal Agreement with The City Of Plano by an amount not to exceed \$280,000.00 annually for the remainder of the ten-year contract.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7514

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *11.

CC MEETING: January 20, 2026

DATE: January 7, 2026

TO: Erin Rinehart, City Manager

FROM: Rachel Young, Interim Library Director
Chrystal Davis, Assistant City Manager

Consider Authorizing The City Manager To Enter Into An Agreement With Sole Source Vendor OCLC INC., For The Purchase of Digital Materials In An Annual Amount Not To Exceed \$150,000, For A Three-Year Total Amount Not To Exceed \$450,000.00

BACKGROUND:

OCLC, Inc. is the sole source provider of eBooks and eAudiobooks that may be made available through the OCLC CloudLibrary lending platform. In FY2025, Carrollton Public Library cardholders checked out 139,578 digital items via CloudLibrary, accounting for nearly 34% of total library circulation. Further, CloudLibrary circulation comparative to total library circulation increased by 9% in FY2025 from the previous fiscal year.

In order to continue making this popular service available to customers, the Library proposes to maintain funding level for digital materials spending in the amount not to exceed \$150,000 annually from fiscal year 2026 through fiscal year 2028.

FINANCIAL IMPLICATIONS:

This purchase will come from budgeted funds already allocated in the library.

IMPACT ON COMMUNITY SUSTAINABILITY:

Digital materials continue to be a growing line of business for the Library. Continued availability of e-content and the ability to provide up-to-date materials contributes to the quality of our community and provides expected services that enhance the quality of life for our customers. Continuing to provide public access to digital content also furthers Council's goal of improving accessibility to the services we provide.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends Council authorize an agreement with sole source provider OCLC INC., for the purchase of digital materials in an amount not to exceed \$150,000 annually for Fiscal years 2026 - 2028



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7515

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *12.

CC MEETING: January 20, 2026

DATE: January 7, 2026

TO: Erin Rinehart, City Manager

FROM: Rachel Young, Interim Library Director
Chrystal Davis, Assistant City Manager

Consider Authorizing The City Manager To Purchase Library Materials From Brodart, Inc. And Midwest Tape, Through An Interlocal Agreement With The State Of Texas, In An Annual Amount Not to Exceed \$400,000, For A Five-Year Total Not to Exceed \$2,000,000

BACKGROUND:

The Library seeks authorization to continue purchasing print and audiovisual materials through vendors awarded under State of Texas Interlocal Agreement No. 715-M2. These purchases support the maintenance of a current, diverse, and sustainable library collection that meets community needs and enhances the public library experience.

The vendors available under this agreement-Brodart, Inc. and Midwest Tape-have previously provided reliable materials and services and meet all applicable State of Texas competitive procurement requirements.

FINANCIAL IMPLICATIONS:

Library materials will be purchased using budgeted funds as outlined below:

- Books and Films: \$350,000
- Audiobooks: \$50,000

Total Annual Amount: \$400,000

IMPACT ON COMMUNITY SUSTAINABILITY:

This expenditure supports Council's goals of providing comfortable, informative, and inclusive customer experiences by ensuring residents have access to current educational, informational, and recreational library resources.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends approval authorizing the City Manager to enter into agreements with Brodart, Inc. and Midwest Tape through an Interlocal Agreement with the State of Texas in an amount not to exceed \$400,000 annually for Fiscal Years 2026-2030.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7517

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *13.

CC MEETING: January 20, 2026

DATE: December 17, 2025

TO: Erin Rinehart, City Manager

FROM: Chris Chiancone, Chief Information Officer
Chrystal Davis, Assistant City Manager

Consider Authorizing The City Manager To Enter Into An Agreement With Freeit Data Solutions, Through Texas DIR Purchasing Cooperative, For The Purchase Of Server And Backup Hardware In An Amount Not To Exceed \$1,000,000.00 For The First Year And \$300,000.00 Annually For The Remainder Of The Term For A Total Not To Exceed Amount Of \$2,500,000.00.

BACKGROUND:

The City of Carrollton has established a regular refresh cycle of network and server infrastructure hardware to maintain performance, security, and scalability. Older network and server equipment may no longer receive firmware or software updates, leaving it vulnerable to cyberattacks. Compliance with regulatory standards such as HIPAA, PCI-DSS, and CJIS require up-to-date security measures and patched gear, as well. The Information Technology Department's Strategic Business Plan also lays out modernization and adoption of Software-Defined Networking (SDN), Artificial Intelligence (AI) and Machine Learning (ML), and other network and server infrastructure related goals. With this refresh, we will be able to complete more self-hosted and private AI/ML related projects to protect the security and confidentiality of the City's data which many regulatory requirements prohibit from going into popularly available public systems (ie. ChatGPT). Additionally, this server and backup refresh will be replacing the hardware in the city hall lower level data center, relocating to our off-site data center through the interlocal agreement executed with the City of Celina for shared data center space now that redundant connectivity to this location has been established through the fiber network project.

The IT Department shopped the cooperative agreements to source the best pricing for server and backup hardware. The best price and value was received from Freeit Data Solutions.

FINANCIAL IMPLICATIONS:

The funds for these refresh items are budgeted in the following Information Technology capital and operating accounts:

ACCTG UNIT	ACTIVITY	BUDGET AMOUNT
854105		\$1,000,000.00
151001-61350		\$300,000.00

A 10% contingency is built into the request due to the criticality of this service and market fluctuating hardware costs.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends Council authorize a contract with Freeit Data Solutions for the purchase of server and backup hardware and licensing for five years in an amount not to exceed \$2,500,000.00.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7516

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *14.

CC MEETING: January 20, 2026

DATE: January 7, 2026

TO: Erin Rinehart, City Manager

FROM: Jenny Zeilfelder, Director of Economic Development

Ravi Shah, Executive Director of Development

Shannon Hicks, Assistant City Manager

Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With April Grannemann For The Renovation Of 1019 S. Broadway Street In An Amount Not To Exceed \$3,000.

BACKGROUND:

The property owner of 1019 S. Broadway Street has requested a grant through the Retail Re-Development and Rehabilitation Grant Program to upgrade signage for the building.

The total construction cost has been estimated to be approximately \$7,300. The plans include an upgraded LED sign and new awning

The City Council Transit-Oriented Development Committee has reviewed the proposal and determined that it meets the eligibility requirements of the Retail Re-Development and Rehabilitation Grant Program. Grants under this program are performance-based. The Committee recommended a grant amount not to exceed \$3,000. This is seventy-eight point nine percent (78.9%) of the estimated \$3,800 new exterior sign costs as submitted by the applicant. The Transit-Oriented Development Committee unanimously recommended approval of this grant at its December 1, 2025 meeting.

FINANCIAL IMPLICATIONS:

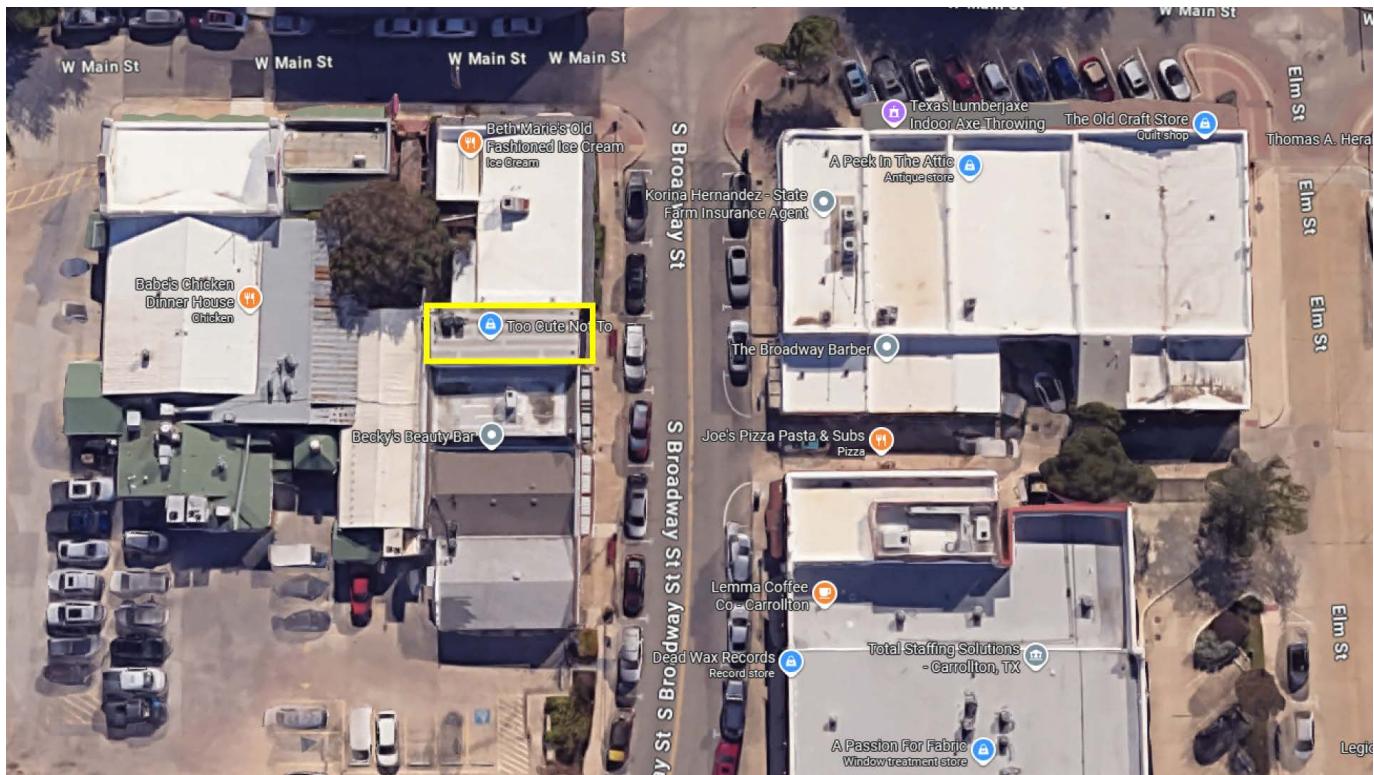
By recommendation of the City Council Transit-Oriented Development Committee, the property owner is eligible for a grant not to exceed \$3,000. The grant is receipt reimbursable. Funding is available in the program account.

IMPACT ON COMMUNITY SUSTAINABILITY:

This project will enhance the City's economic base by renovating a building located in Historic Downtown Carrollton. The renovation and upgrades to 1019 S. Broadway Street will enhance the economic viability of Downtown Carrollton and the surrounding area.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of a Resolution authorizing the City Manager to negotiate and execute an economic development incentive agreement with April Grannemann.



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY AND APRIL GRANNEMANN, ESTABLISHING A PROGRAM OF GRANTS IN AMOUNTS NOT TO EXCEED \$3,000 FOR 1019 SOUTH BROADWAY STREET TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY WITHIN THE CITY; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (the “City Council”), has authority to reduce blight in order to protect the health, safety, and welfare of the residents of the City of Carrollton, Texas (the “City”); and

WHEREAS, the City Council has taken steps to promote and encourage tourism and commerce in the City’s Transit-Oriented District; and

WHEREAS, 1019 S. Broadway Street (the “Real Property”) is located within a Transit-Oriented District within the City; and

WHEREAS, the City Council has been presented a grant request by the Owner to establish a program of grants in an amount not to exceed \$3,000 for the improvements of the Real Property, as further described in Exhibit “A”, in order to promote local economic development and stimulate business and commercial activity within the City in accordance with the City’s Retail Re-Development and Rehabilitation Grant Program (a Chapter 380 Economic Development Program); and

WHEREAS, the Owner proposes to upgrade the signage; and

WHEREAS, the Real Property’s current estimated valuation is \$194,470, and the Owner’s total rehabilitation budget is approximately \$7,300; and

WHEREAS, upon full review and consideration of the terms of the request, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager shall be authorized to negotiate and execute an agreement with Owner on behalf of the City of Carrollton; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2.

The requested terms and conditions of a proposed economic development agreement with April Grannemann, having been reviewed by the City Council, and found to be acceptable and in the best interests of the City and its citizens, are hereby in all things approved.

SECTION 3.

The City Manager is hereby authorized to negotiate and execute an economic development agreement, and all other documents in connection therewith, on behalf of the City of Carrollton, substantially according to the terms and conditions set forth in this Resolution for a total grant amount not to exceed \$3,000.

SECTION 4.

This Resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 20th day of January 2026.

ATTEST:

CITY OF CARROLLTON, TEXAS

Chloe Sawatzky, City Secretary

Steve Babick, Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith A. Ladd
City Attorney

Jenny Zeilfelder
Director of Economic Development



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

Agenda Date:

Version: 1

Status: Public Forum

In Control: City Council

File Type: Public Forum

Agenda Number: 15.

Public Forum is the opportunity for citizens/visitors to speak on items not listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items on the posted meeting agenda will have the opportunity to speak during the Citizen Comment.

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, impertinent, profane, threatening, or impertinent remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, booing, and similar demonstrations will not be permitted; No placards, banners, or signs will be permitted in the Chambers or in any other room in which the Council is meeting. Any person who does not comply with these provisions is subject to removal or forfeiting their right to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.