CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
JULY 21, 2026

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, July 21, 2026 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Daisy Palomo, Deputy Mayor Pro Tem Jason Carpenter, Councilmembers Christopher Axberg, Nancy Cline, Rowena Watters, and Lisa Sutter. 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.

Councilmember Richard Fleming was absent.

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. The following was stated:

- Item 9- If approved, include as stipulated with one correction.
- Item 10- An exhibit showing each Councilmember's liaison and committee assignments will be added as an exhibit.
- Item 21- Will be pulled from the agenda and will not be discussed.
- Item 22- Will be amended as to the date in the document.

2. Council will convene into 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 under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.

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

Executive Session was not convened.

*****WORKSESSION*****

4. Receive **Presentation and Discuss The Alpine X RFP On The City-Owned Property At The Southwest Corner of President George Bush Turnpike and IH-35E - District 35E (Former NTTA Site).**

Ravi Shah, Executive Director of Development Services, advised that this presentation is in regard to the development of 121 acres of property purchased "as-is" by the City of Carrollton in November, 2020. It is identified as District 35E and is located adjacent to Interstate 35E. Mr. Shah reviewed that at Council's direction a preliminary engineering study was prepared and a Request For Qualifications (RFQ) for development of the property was published in October, 2024. The intent of the project is to create a destination district with high-end entertainment venues. Mr. Shah advised that a District 35E committee reviewed the RFQs and selected Alpine X to prepare a preliminary proposal. Representatives from Alpine X were present to provide a preliminary conceptual plan for the project.

John Emery, CEO of Alpine X, provided renderings of what could be possible with a development on 70 acres of the site. He stated that if Council is interested in seeing more relative to the proposal, a Memorandum of Understanding can be considered by the Council in the future to continue preparation of their proposal. He added that Alpine X developed The Gaylord Texan Resort & Convention Center in Grapevine.

Mr. Emery stated that they will develop a resort style designation that includes housing, entertainment experiences, hotels, restaurants, and an indoor snow sports venue. The city will receive revenue from the development. He added that the site will provide walkability, affordability for attendees to the venues, and provide year-round full and part-time jobs. Additionally, there will be a city-owned event and conference center built with state funding.

Mr. Emery provided an overview of the specialists and partners assembled to work with Alpine X to determine what is possible for this development. He added that if Council chooses to pursue Alpine X as their developer, they will seek feedback from the community during the process.

Tom Scheffer, Principal Advisor Indoor Snow, Alpine X, provided a review of the process and challenges with the property. In addition, he provided a timeline of the progress thus far and noted that in order to apply to the state for funding for the proposed convention/event center, there is a deadline prior to the 2027 Legislative Session. Mr. Scheffer reviewed the various uses of the property that included multi-family residential, commercial and hotels. He stated that as a developer they will create the various tracts for development, and install utilities, roadways, etc. They will develop the snow sports resort and the other parcels will be sold to other developers. He reviewed the various phases associated with the timeline, stating that it will take 3.5 years to build the resort.

Alpine X CFO James Calder advised Council that a "Municipal Management/Special Purpose District" will be established that will provide maintenance for roadways, landscaping, etc.

Mayor Babick stated that this project was started with a community vision discussion. It will be self-sustaining, similar to the Grandscape development in The Colony. He added that this is just the initial overview and if Council wants to see more, a consensus of the Council is needed for staff to prepare a Memorandum of Understanding to continue exploration with Alpine X. He reminded Council that an application for funding from the state for a conference center has a deadline.

5. Discuss **Scholarship For The Leadership Metrocrest Program.**

Mayor Babick advised that this is the annual award of a scholarship for the Leadership Metrocrest Program and four people have expressed an interest. Three of the four have served on a city board. He noted that the Council was previously provided information on those interested. The names of

Carrollton applicants provided by the Metrocrest Chamber for consideration were Aria Dean, Bailey Hensley, Isaac Gian, and Carol Sue Muravez.

Following nominations and an informal vote of the Council, Isaac Gian, was selected to receive the scholarship.

6. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Mayor Babick stated that the Regular Meeting will include a memorial component for a Carrollton resident, Pvt. Isabella Gonzalez, who was killed in the line of duty this past weekend while stationed overseas. He said that the Public Forum will be conducted in two parts, allowing those who wish to comment regarding Pvt. Gonzalez to speak prior to addressing the agenda items.

Mayor Babick noted that this memorial recognition is being conducted without prior notice on the agenda as her death occurred after the agenda was posted.

Worksession concluded at 7:00 p.m.

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

Mayor Babick called the Regular meeting to order at 7:05 p.m. He announced that an adjustment to the posted agenda will occur to honor Pvt. Isabella Gonzalez.

PLEDGE OF ALLEGIANCE – Councilmember Rowena Watters

Mayor Babick stated that Pvt. Isabella Gonzalez is from Carrollton and attended Hebron High School. He read a prepared statement describing her life in Carrollton. He spoke of her desire to make a difference in the world, that she joined the Army one year ago, and broadly reviewed the circumstances of her death. He added that she has been posthumously promoted to Pvt. 1st Class.

Mayor Pro Tem Daisy Palomo read a tribute to Pvt. 1st Class Isabella Gonzalez and others who defend our nation.

INVOCATION – Councilmember Nancy Cline

Mayor Babick said Pvt. Gonzalez will receive full military honors. He said that Carrollton's Fire and Police will be available to complement any protocols as the military allows. Vigil arrangements are being made. Final funeral details will be announced. A permanent tribute at the Carrollton Memorial is being planned.

Councilmember Axberg and Councilmember Watters spoke. Mayor Babick invited anyone wishing to speak in tribute to Pvt. Isabella Gonzalez to do so at this time.

Speakers:
Elam Vaiyapuri, Princeton, Texas
John Norsworthy, Commander, American Legion Post 597
Ron Branson, Carrollton, Texas

Mayor Babick closed this portion of the Public Forum. More information will follow as it is available.

Item 8 Citizen Comment and the Consent Agenda vote followed.

PRESENTATIONS

7. Present **A Proclamation Declaring July As Park And Recreation Month.**

Mayor Babick read a proclamation declaring July, 2026 as:

Park and Recreation Month

The proclamation was presented to Parks and Recreation Director Jonathan Scheu and staff. Mr. Scheu spoke briefly about Carrollton's Parks and Recreation facilities, staff and all who participate in the programs.

CITIZEN COMMENT

8. **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.)*

Councilmember Cline moved to approve Consent Agenda Items 9-19, 9 & 10 as stipulated; second by Mayor Pro Tem Palomo. The motion was approved with a unanimous 6-0 vote.

Item 7 Presentation followed the Consent Agenda vote.

MINUTES

*9. Consider **Approval Of The June 9, 2026 Regular Council Meeting Minutes.**

Approved as corrected.

*10. Consider **Approval Of The June 23, 2026 Regular Council Meeting Minutes.**

Approved as stipulated to include an Exhibit for Item 8.

CONTRACTS & AGREEMENTS

*11. Consider **Authorizing The City Manager To Execute Change Order No. 1 With Deckard Technologies, Inc. For RFP #23-043, Short Term Rental Software Project, In An Amount Not To Exceed $1,187.50, Increasing The Total Project Contract To $72,437.50.**

*12. Consider **Authorizing The City Manager To Enter Into An Agreement With CJA Enterprise LLP and E-Lane Freight Services LLC Pursuant To Bid #26-029 For Sand And Gravel Supplies In An Amount Not To Exceed $172,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed $516,000.00.**

*13. Consider **Authorizing The City Manager To Enter Into An Agreement With Teacher Insurance and Annuity Association of America (TIAA) Pursuant To RFP 26-001 For Plan Record Keeping Services For A Total Ten-Year Contract.**

*14. Consider **Authorizing The City Manager to Execute a Contract Amendment with MissionSquare Retirement Extending the Existing Agreement for Plan Record Keeping Services for A Period Not to Exceed 180 Days.**

*15. Consider **Authorizing The City Manager To Enter Into An Agreement With Amerit Fleet Solutions, Inc Pursuant To RFP #26-005 For Fleet Maintenance And Management Services In An Amount Not To Exceed $2,710,036.59 Annually For The First Four Years, For A Total Six-Year Contract Amount Not To Exceed $16,737,501.42.**

*16. Consider **Authorizing The City Manager To Approve A Construction Contract With Prestige Building Group, LLC, For The Downtown Silos Exterior East Side Painting 2026 Project In An Amount Not To Exceed $112,000.00.**

ORDINANCES

*17. Consider **An Ordinance Amending Chapter 73, "Traffic Schedules", Schedule I, Section (A)(6) Of The Carrollton City Code By Removing The 20 Mile-Per-Hour School Speed Zone On Cox Street And Perry Road; And Amending Schedule I, Section (A)(10) By Adding 20 Mile-Per-Hour School Speed Zones On Cox Street And Perry Road.**

RESOLUTIONS

***18.** Consider A **Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With DCCM Infrastructure, Inc., For The Design Of The Countryside Subdivision Reconstruction Project In An Amount Not To Exceed $1,364,810.00.**

***19.** Consider A **Resolution Of The City Council Of The City Of Carrollton, Texas Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With Freese & Nichols, Inc., For Engineering Services Related To The City-Wide Water Distribution Modeling Project In An Amount Not To Exceed $304,500.00.**

PUBLIC HEARING – INDIVIDUAL CONSIDERATION

20. Hold A **Public Hearing To Consider An Ordinance To Amend, Restate, And Replace Special Use Permit 018 (SUP-018) To Allow "Tattoo Parlor, Piercing, And / Or Permanent Makeup Service" And To Remove "Day Care Center", As An Allowed Use, In An Approximately 152 Square-Foot Space Zoned (LR-2) Local Retail District And Located At 2515 North Josey Lane; Amending The Official Zoning Map Accordingly.** Case No. PLSUP 2026-076 Permanent Makeup.

Loren Shapiro, Planning Manager, advised that this item is to repeal a special use permit at the site for daycare use due to the daycare not being in business for several years, and to allow a permanent makeup service. A site/location map was provided as well as a diagram reflecting numerous suites inside the building. Mr. Shapiro advised that this request is for one suite of 152 square feet. The business may be located anywhere inside the building as long as it does not exceed 152 square feet. An elevation of the building exterior was provided. Operating hours for the permanent makeup service operation is 6-9 p.m. Mr. Shapiro stated that three comment cards were received; one was in opposition.

Discussion followed as to the suite size and parameters for use. Councilmember Axberg inquired whether the permit would limit the use to permanent makeup service or is tattooing allowed. Mr. Shapiro responded that the application only included permanent makeup.

The applicant was present but did not wish to speak.

Mayor Babick opened the public hearing.

_______ Delgado: Expressed concern over the types of other businesses that might move into the building.

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

Deputy Mayor Pro Tem Carpenter asked if a vape shop could open in one of the suites. Mr. Shapiro responded yes, it would be allowed with no SUP required. Councilmember Sutter had the same inquiry regarding massage services.

Councilmember Axberg reiterated that even though this request is intended for permanent makeup services, the SUP is not restricted for other uses such as a tattoo parlor.

Councilmember Cline moved to approve Item 20; second by Councilmember Sutter. The motion was approved with a 5-1 vote. Councilmember Axberg voted in opposition.

21. Hold A **Public Hearing To Consider An Ordinance To Amend, Restate, And Replace Special Use Permit 263 To Amend Conceptual Plans And Development Regulations On An Approximately 4.02-Acres Tract Zoned (SF-7/14) Single Family Residential District With Special Use Permit (SUP-263) And Located At 2040 North Denton Drive And At The Southeast Corner Of North Denton Drive And Jeanette Way; Amending The Official Zoning Map Accordingly.** Case No. PLSUP 2026-064 St. Anthony Sports Field.

Item 21 was pulled from the Agenda. No discussion or action on this item.

22. Hold A **Public Hearing And Consider A Resolution Adopting The Program Year 2026 Community Development Block Grant One-Year Plan Of Action And Budget.**

Cory Heiple, Environmental Services Director advised that this required public hearing is in regard to funding from the HUD Community Development Block Grant for the Action Plan for 2026. The city expects to receive new funding from HUD in the amount of $756,616. That, along with unspent funds in the amount of $321,384 from previous years, will be used to benefit low to moderate income residents for housing repairs, infrastructure, and public services. HUD does limit the amount spent on infrastructure and public services. He noted that Carrollton receives approximately $750,000 for the Community Development Block Grant annually.

Mr. Heiple reviewed the proposed project list as follows:

1. $700,000- Brake, Kirby, Cox neighborhood infrastructure: rebuild streets, culverts, storm drains and sidewalks.

2. $125,000- Housing rehabilitation programs: $95,000 for minor home repairs and $35,000 for emergency repairs.

3. $113,000- Social Services Funding: Metrocrest Services for homelessness response.

4. $90,000- Enhanced Code Enforcement: Salary and benefits for one Code Enforcement Officer to conduct multi-family inspections in low to middle income areas.

5. $50,000- Administration: Training, legal notices and promotional project materials.

Mr. Heiple stated the total is $1,078,000 for 2026.

Mayor Babick opened and closed the public hearing with no one wishing to speak.

Mayor Babick called for a motion, noting that a correction as to the public hearing date on the accompanying documents be included in the motion.

Mayor Pro Tem Palomo moved to approve Item 22 as amended; second by Deputy Mayor Pro Tem Carpenter. The motion was approved with a unanimous 6-0 vote.

PUBLIC FORUM

23. <u>Public Forum</u> 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.

The following individuals spoke with concerns about the City of Carrollton renewing the Flock Safety contract for use of cameras in the neighborhoods, citing privacy and transparency concerns:

Tony Ackerman
Kurt Booth
Hannah Foust
Jeffrey J.J. Foust
Kristian Hernandez
Claire Neago
Nick Lee
Kenneth Feugins

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

The meeting was adjourned with the playing of Taps in honor of Pvt. 1st Class Isabella Gonzalez.

ADJOURNMENT - 8:08 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor