

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
AUGUST 5, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, August 5, 2025 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, City Attorney Meredith Ladd 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. He advised that the Executive Session would be held prior to the Regular Session. Any remaining Worksession items would be discussed following the Regular Session.

1. Receive information and discuss Agenda.

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

Worksession discussion followed.

- 2.** Council convened into Executive Session at 6:50 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 Disciplinary Rules of Professional Conduct regarding confidential communication with the City Council.
 - Austin Waters Wall Failure Chapter 54 Texas Local Government Code Civil Action
 - **Section 551.074** to discuss personnel matters.
 - Annual review of the Municipal Judge
 - Annual review of the City Attorney
- 3.** Council reconvened in Open Session at 7:20 p.m. to consider action, if any, on matters discussed in the Executive Session. The Austin Waters Wall Failure was discussed in Executive Session. No action taken as a result of this discussion.

Executive Session was reconvened later in the meeting at 10:41 p.m. to discuss Personnel Matters and was adjourned at 11:34 p.m. No action was taken.

*****WORKSESSION*****

- 4. Discuss Solid Waste Request For Proposal (RFP) Contract Negotiations And Changes To Chapter 50.**

Daniel Bryan, Solid Waste Contract Administrator, provided an update on the RFP for Solid Waste services. He reviewed that approximately one year ago, an Advisory Team formulated recommendations regarding Solid Waste services and after those were reviewed by the Finance Committee, the City Council expressed their support for moving forward. The services outlined in the RFP included the following:

- No changes to the weekly trash or bi-weekly recycling
- Weekly brush – limit to 3 cubic yards
- Weekly bulk – limit to 3 cubic yards
- Self-delivery to landfill per month – (increase to) 6 cubic yards
- Continue additional cost for off-cycle pickup
- Include solid waste for 5 City events annually (w/ability to purchase more as needed)
- Offer a mobile app or other type of notification system
- New contract start date of October 1, 2025.

Mr. Bryan advised that four bidders submitted proposals. He noted that increases to pricing were expected for residential and apartment customers. Republic Services' bid ranked highest during the scoring process. Subsequent contract negotiations with Republic Services resulted in the following:

- No change to household hazardous waste, collection schedules, or number of sponsored events
- Bulk and brush amount set at 3 cubic yards, collected weekly
- Landfill self-service increased to allow 6 cubic yards for an additional \$3.00
- Off-cycle collection increase of \$5.00
- New customer facing interactive mobile app added

Mr. Bryan said that Republic Services' bid contained the lowest pricing, however, additional reductions were negotiated as compared to current pricing:

- Residential bundled services increase to \$26.30
- Apartment services increase of 13% (blended rate)
- Added a 2-yard compactor to monthly services model reducing price by 66%
- Separated apartment trash and recycling fee schedules for more tailored pricing
- Ad hoc service pricing remain the same
- Annual increase was capped at 4%
- Ordinance update (reviewed for future Council consideration)

Mr. Bryan reviewed the marketing efforts currently underway and planned for the future to inform Carrollton residents of the upcoming contract changes.

Councilmember Carpenter voiced his appreciation to staff for their efforts in securing these contract provisions. In response to Council's questions, Mr. Bryan stated that the contract term is 5 years with one five-year optional extension. He said that there will be an annual Clean Up day where residents may bring items to a designated location for drop-off. A mobile app that will be available from Republic Services is called "Find My Truck". It will give residents an estimated time when their collection will be done. A link for this app/service will also be available on the City website.

A question was raised regarding storm cleanup. City Manager Erin Rinehart stated that it is separate and not part of this contract. She also stated that there will be an adjustment period for residents to become accustomed to the changes. She added that the terms of the contract meet industry standards as they are today.

5. Discuss Fiscal Year 2026 Proposed Budget

Melissa Everett, Finance Director, presented this item. She reviewed the annual budget process and provided an update on the FY2025 Budget. She stated that the Operating Budget was set at \$302,225,254 and the Capital Budget was set at \$108,338,195. She noted that through June, most revenues have been meeting budget targets, and operating expenditures are meeting benchmarks and expectations. Status of the ATB's approved for FY2025 were reviewed for Library, IT, Fire, Police, and Public Works. She added that several Master Plans were updated in FY2025 as well.

Ms. Everett provided an overview of steps taken by staff to begin a new budget cycle. She advised that the FY2026 Proposed Budget includes 18 Operating Funds, 3 Debt Funds, 3 Fleet Funds and 9 Capital Funds. The total Operating Budget proposed is \$323,339,988 and the total Capital Budget is proposed to be \$133,682,345.

Ms. Everett provided an overview of the General Fund and its recurring sources of revenues, which is primarily property tax. She advised there are two parts to the Property Tax Rate: Debt Service and Maintenance & Operations (M&O). She added that Senate Bill 2 (effective October 2020) caps the growth of M&O at 3.5% annually. The tax levy is calculated based on new property values for the current tax year. This year's proposed tax rate is flat at 0.538750 per \$100 valuation. A detailed calculation of the proposed tax rate for Debt Service and M&O was provided.

Ms. Everett explained that the proposed tax rate is set to begin the statutory advertising requirements and sets the ceiling that the rate may be adopted at. *[Item 16 on this agenda sets the public hearings and adoption dates.]*

Ms. Everett stated that sales tax for FY2026 is budgeted at \$46.7 million, noting that only 25% is used for budget expenditures. She added that sales tax revenues over that 25% are used for one-time expenditures. General Fund expenditures including employee compensation, new personnel, software, fire apparatus, professional services, CRM tool upgrade and increased cost of janitorial services were reviewed. Ms. Everett reviewed that the Utility Fund budget is adopted in September, however rate adjustments are considered later in the year. It is expected there will be an 8.01% increase to water and sewer rates, and solid waste for residential customers is expected to increase by \$2.30 per month. The Capital Improvement Budget includes bond projects, Parks and Library amenities, facility maintenance, pump station improvements, contracted staff support, grant funding, and PAY-GO fundings.

Ms. Everett provided a list of items that will be Council Decision Points. She noted these items were presented at the recent Council Retreat as ATBs. Dates for budget related discussions and actions were provided. The public hearing on the budget and tax rate and adoption of both are planned for September 9th. October 1st begins the FY2026 fiscal year.

At 6:50 p.m. Mayor Babick adjourned the Work Session to convene Executive Session. At 7:30 the Regular Session was convened and adjourned at 9:16 p.m.

Worksession Item 5 continued at 9:25 p.m.

ATBs (Additions to Base) were reviewed. Mayor Babick said that there were approximately \$14 million total items on the list requested by staff for non-recurring items with \$18 million available. He

reminded the Council that some funds need to be kept in reserve. He suggested that some of the items on the list should be delayed for future Capital expenditures such as some Development Services items and the TC Rice payments. He also recommended that expenditures for SWAT equipment should be funded from the Seized Fund and not the General Fund budget.

Video stall at 3:13:47

6. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Worksession concluded at 10:40 p.m. Executive Session was then reconvened.

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

Mayor Babick called the Regular meeting to order at 7:30 p.m.

INVOCATION – Councilmember Rowena Watters

PLEDGE OF ALLEGIANCE – Councilmember Andrew Palacios

PUBLIC COMMENT

7. Hearing of any citizen/visitor on items listed on the regular meeting agenda. Citizens wishing to address the Council regarding items not on the posted agenda will be called 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 address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, 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. In accordance with the State 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 public 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 8-13; second by Deputy Mayor Pro Tem Palomo. The motion was approved with a unanimous 7-0 vote.

CONTRACTS & AGREEMENTS

- *8. Consider Authorizing The City Manager To Enter Into An Agreement With Desk 138, LLC Pursuant To RFQ #25-045 For City Of Carrollton Legislative Consultant Services In An Amount Not To Exceed \$78,000.00 Annually, For A Three-Year Total Amount Not To Exceed \$234,000.00.**
- *9. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Case TV370B Skid Steer From Associated Supply Company (ASCO) Through An Interlocal Agreement With The BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$96,578.90.**

RESOLUTIONS

- *10. Consider A Resolution Appointing Municipal Court Judges.**
- *11. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With BGE, Inc For Engineering Services Related To Intersection Improvements At Old Denton Rd. And Trinity Mills Rd. And Josey Ln. At Trinity Mills Rd. In An Amount Not To Exceed \$138,000.00.**
- *12. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With FLOCK For A One-Year Lease Of 57 IP Cameras In An Amount Not To Exceed \$221,000.**
- *13. Consider A Resolution Adopting The 2040 Vision Plan.**

PUBLIC HEARING – INDIVIDUAL CONSIDERATION

- 14. Hold A Public Hearing To Consider A Resolution Amending The Transportation Plan And The Transportation Plan Map Of The City of Carrollton Comprehensive Plan To Remove The Future Expansion Of Capital Parkway From The Property Located At 1800 Sandy Lake Road And The Vicinity Of The Northeast Corner Of President George Bush Turnpike And Sandy Lake Road. Case No. PLTRA 2025-100 Southwest Nursery's Transportation Thoroughfare Plan Amendment.**

Loren Shapiro, Planning Manager, presented this item. He provided a diagram of the future expansion of Capital Parkway from Lunda Road to Dickerson Parkway, as it is currently included in the City's Comprehensive Plan and as it relates to the applicant's private property – which is Southwest Nursery and the former Sandy Lake Park. He added that the Transportation Plan, as part of the Comprehensive Plan, was originally created in 1982 and updated in 2003. He reviewed the text of the Transportation Plan's Goals, Objectives, and Policies that guide changes to the Plan.

Mr. Shapiro advised that the applicant is proposing to have the segment of Capital Parkway that crosses his property removed from the Comprehensive Plan. He noted that a traffic study was requested from the applicant to provide insight as to how this proposed change would impact roadways in the surrounding area and that information was not received. He said that staff does not support removing the Capital Parkway section due to the information not being received, resulting in staff not being able

to properly evaluate such a change to the Plan as is required by policy. Mr. Shapiro added that the Planning and Zoning Commission did not recommend approval.

Extensive discussion followed with Jonathan Wheat, Director of Engineering, and Mr. Shapiro answering Council's questions. Discussion included potential future development in the area, amount of usable land (due to flood plain), and future plans for Jackson Road (as shown on the Transportation Plan).

Applicant, Steve Tabor, Southwest Nursery, 220 Sandy Lake Road, Carrollton, addressed the Council. He stated that he began discussions with City staff in 2019 for a solution to avoid Capital Parkway from crossing his land (Sandy Lake Park property) at the location illustrated in the Comprehensive Plan. He advised that a Traffic Impact Study was submitted to the City. He spoke of the viability of the land as it relates to future development, the cost of an elevated roadway, and an alternate route he proposed that would move Capital Parkway 590 to the east. He stated that the impact to surrounding roadways was evaluated by outside engineering consultants and they agreed that the impact of removing the section of Capital Parkway to not be detrimental to the area traffic. Mr. Tabor further explained that if he could move his nursery from its current site to the Sandy Lake Park site, he would redevelop the nursery site to a mixed use development that would better serve the City of Carrollton.

Engineering Consultant, Josh Smith, 33 Dallas Parkway, and Douglas Arnold representing Kimley-Horn were available for questions and described what their scope of services were in evaluating the project and its effect on area roadways.

In response to Council's questions, Mr. Shapiro stated that this item is to consider only removing Capital Parkway from the Applicant's land; to consider an alternate route would require a new application.

Mayor Babick opened the public hearing. The following individuals spoke in favor of approving this item:

Suzanna Dooling (address on file)
Adam Poulter (no address given)
Jeff Barnell, 1601 E. Sandy Lake Park Rd.

Submitting a card in favor but not wishing to speak: Terry Wright

Mayor Babick closed the public hearing.

Several council members offered closing remarks regarding this item.

Councilmember Richard Fleming moved to approve; second by Councilmember Carpenter. The motion was approved with a 6-1 vote. (Watters voted in opposition.)

- 15. Hold A Public Hearing To Consider An Ordinance Of The City Council Of The City Of Carrollton, Texas, Amending Ordinance Number 1470, Otherwise Known As The Comprehensive Zoning Ordinance, By Amending Article VII. Single-Family Residential District To Amend The Dimensions For Carports. Case No. PLZT 2025-108 CZO Carport Amendment.**

Loren Shapiro, Planning Manager, presented this item. He advised that this is a proposed text amendment to update the ordinance regulations regarding single-family residential carport sizes. He reviewed that recently a resident spoke at a Council meeting with concerns that he was unable to build a carport the width of his three-car garage. Staff reviewed the current regulations which state the maximum size of 24 x 24 feet, and are recommending the ordinance be updated to increase the allowable size to 24 x 32 feet. He advised that the Redevelopment Committee and the Planning and Zoning Commission have reviewed this proposal. Additionally, staff is recommending that should a resident desire to install a carport larger than the proposed 24 x 32 feet, the Board of Adjustment could hear a variance request.

Deputy Mayor Pro Tem Palomo expressed her appreciation to staff for their response to the resident's concerns.

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

Councilmember Carpenter moved to approve; second by Councilmember Palacios. The motion was approved unanimously with a vote of 7-0.

OTHER BUSINESS

16. **Consider Setting The Proposed Property Tax Rate For Tax Year 2025, Setting The Public Hearings For The Proposed Tax Rate And The Proposed Fiscal Year 2026 Budget On The City Council Meeting Agenda For 7 p.m. On September 9, 2025, And Placing Consideration For Approval Of The Proposed Tax Rate And Budget On City Council Meeting Agenda For 7 p.m. On September 9, 2025.**

Councilmember Carpenter made the motion as follows:

“Motion to set the proposed property tax rate for tax year 2025 at 53.875 cents per \$100 of valuation; setting the public hearing for the proposed tax rate in the proposed fiscal year 2026 budget on the City Council meeting agenda for 7 p.m. on September 9, 2025 and placing consideration for approval of the proposed tax rate and budget on the City Council meeting agenda for 7 p.m. on September 9, 2025.”

Mayor Pro Tem Axberg seconded the motion. The motion was approved unanimously with a vote of 7-0.

PUBLIC FORUM

17. **Hearing of any citizen/visitor on items not listed on the regular meeting agenda. Citizens wishing to address the Council regarding items on the posted agenda will be called to speak during the Council's consideration of such items.**

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 address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, 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. In accordance with the State 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.

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

The Regular Meeting concluded at 9:16 p.m. Mayor Babick then continued Worksession Item 5 at 9:25 p.m. Worksession concluded at 10:40 p.m.

Executive Session reconvened at 10:41 p.m. until 11:34 p.m. No action was taken as a result of Executive Session.

ADJOURNMENT - Mayor Babick adjourned the meeting at 11:34 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor