

**CARROLLTON CITY COUNCIL
TELEPHONIC MEETING AND WORKSESSION
JUNE 9, 2020**

The City Council of the City of Carrollton, Texas convened in a Telephonic Meeting and Worksession on Tuesday, June 9, 2020 at 5:45 pm with the following members present; Mayor Pro Tem Young Sung, Councilmembers John Sutter, Glen Blanscet, Mike Hennefer, Pat Cochran, Steve Babick and Andrew Palacios. Mayor Kevin Falconer was absent. Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy, Bob Scott and Chrystal Davis, City Attorney Meredith Ladd and City Secretary/Admin Services Director Laurie Wilson.

5:45 P.M. – TELEPHONIC MEETING

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

Mayor Pro Tem Sung called the meeting to order at 5:50 pm.

1. Receive **information and discuss Agenda.**
2. 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 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. Council did not convene in Executive Session – no action.

Mayor Pro Tem Sung adjourned the Pre-Meeting and immediately convened in Worksession.

*****WORKSESSION*****

4. **Receive COVID-19 Response Updates.**

Emergency Management Coordinator Elliott Reep reported on the City facilities and activities that have reopened adding that the Senior Center has not reopened. He stated that people can pick up free hand sanitizer at various facilities and stated that staff continues to track expenses for possible FEMA or CARES Act reimbursement. He reported a rise in case numbers and pointed out that the case numbers may not be an accurate indicator. He underscored that numbers of hospital admissions are important indicators and while those numbers have been holding steady, there has been a slight increase. Staff will continue to follow the Governor's guidelines for the reopening of facilities.

Councilmember Cochran asked about the reopening of the Senior Center. Reep replied that it is still under evaluation and there is no set date for opening. He stated that the Health Care partners are still advising that it is too early and they are waiting on more guidance from the Governor.

With regard to small business assistance, Reep advised that each county has a program set up for small businesses and the City is still working on the administration process as it partners with the Chamber of Commerce. He added that information is available on the City's website. City Manager Erin Rinehart stated that Dallas and Denton County have programs available for small businesses for grants and those types of things.

5. Mayor and Council reports and information sharing.

Mayor Pro Tem Sung adjourned the Worksession at 6:25 pm to convene the Regular meeting.

*****REGULAR MEETING 7:00 PM*****

Mayor Pro Tem Sung convened the Telephonic Council Meeting at 7:00 pm.

INVOCATION – Councilmember Pat Cochran

PLEDGE OF ALLEGIANCE – Councilmember Mike Hennefer

PUBLIC COMMENT**6. 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 wanting to speak should join through Zoom by visiting <<https://us02web.zoom.us/j/81099743562>>; Or by calling: US: +1 346 248 7799; Webinar ID: 810 9974 3562; Password: 740600. 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.

There were no speakers.

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 Babick moved approval of Consent Agenda Items 7-8 and 10-12; stating that Item 9 was pulled; second by Councilmember Sutter. The motion was approved with a unanimous 7-0 vote.

MINUTES

***7. Consider Approval Of The May 26, 2020 Regular Meeting Minutes.**

BIDS & PURCHASES

***8. Consider Approval Of The Purchase Of Five (5) Chevrolet Bolts For The Environmental Services Department From Lake Country Chevrolet In An Amount Not To Exceed \$152,635.00.**

~~***9. Consider Approval Of The Purchase Of Nine (9) Vehicles For Various City Departments From Sam Paek Five Star Ford Through An Inter-Local Agreement With Tarrant County Purchasing Cooperative In An Amount Not To Exceed \$312,884.00.**~~

***10. Consider Approval Of The Purchase Of A Trane HVAC System For The Animal Shelter From Trane Manufacturing In An Amount Not To Exceed \$166,485.00 Through BuyBoard Purchasing Cooperative.**

RESOLUTIONS

***11. Consider A Resolution Authorizing The City Manager To Amend The Contract With Event Production Services LLP (EPS) For Festival Talent & Production Services To Postpone The 2020 Festival At The Switchyard.**

***12. Consider A Resolution Authorizing The City Manager To Enter Into A Contract With BKD LLP For Independent Auditing Services In An Amount Not to Exceed \$121,000.00.**

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

13. Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Establish A Special Use Permit For An Automobile Or Light Load Truck Sales (Used) On An Approximately 7,875 Square Foot Lease Space Zoned (LI) Light Industrial And Located At 3333 Earhart Drive, Suite 120; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2020-34 Auto Dallas Dot Com.

Planning Manager Loren Shapiro presented the request using the applicant's exhibits of the site. He stated the applicant proposed Internet sales and stated there would be no outdoor display of vehicles. Staff felt it was an appropriate use for the location.

Councilmember Hennefer asked about the term of the SUP. Shapiro stated that the SUP is on the land so it gives that suite or site to be used in the future by another business. He underscored that the stipulations in the ordinance state that it must be indoor sales.

Councilmember Babick asked for elaboration about parking and Shapiro replied that there is sufficient parking for the tenants, employees and visitors. Councilmember Babick thanked the applicant for considering Carrollton and asked if he understood and agreed to the stipulations. The applicant replied affirmatively stating he hoped to be in Carrollton for a long time.

Mayor Pro Tem Sung opened the public hearing; there being no speakers, he closed the public hearing and opened the floor for a motion.

Councilmember Sutter moved approval of Item 13; second by Councilmember Blanscet and the motion was approved with a unanimous 7-0 vote.

14. Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 9-Acre Tract Zoned PD-167 For The (O-1) Office District And Located At 2048 East Hebron Parkway To Amend Planned Development 167 To Allow For An Administration Office Building With Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2020-4X1 Sonoma House Office Building.

Shapiro explained that the request is to amend the current concept plan to construct a new office building and he stated the applicant would add landscaping features. He referred to the applicant's exhibit noting that the south side of the building that faces to Hebron would have a similar front facing appearance. Staff recommended approval with the conditions listed in the staff report.

Councilmember Babick asked for clarification about the retention pond. Shapiro stated there is a retention pond on the northeast side of the property that accommodates the drainage for the site and he added that the applicant would be responsible to provide adequate drainage. He stated that the

applicant will have to provide engineering plans showing that the retention area will be able to support the drainage.

John Hodge, Stroud Companies, representing Sonoma House stated he was available to answer questions.

Councilmember Babick asked the applicant to speak about the security measures. Mr. Hodge stated that when they designed Sonoma House, each house has a secure system with back yards inclusive of a high fence. He added that staff is available on site 24 hours a day.

Mayor Pro Tem Sung opened the public hearing; there being no speakers, Mayor Pro Tem Sung closed the public hearing and opened the floor for a motion.

Councilmember Babick moved approval of Item 14; second by Councilmember Cochran.

Councilmember Sutter asked if the motion needed to refer to the amended ordinance rather than the ordinance provided in the packet and City Attorney Ladd replied affirmatively.

Councilmember Babick agreed to amend the motion as stated; second by Councilmember Cochran and the motion was approved with a unanimous 7-0 vote.

15. Hold A Public Hearing And Consider A Resolution Amending The Comprehensive Plan And The Future Land Use Map To Change An Approximately 5-Acre Tract Located At 1835 Walnut Avenue From Single-Family Detached Residential To Medium Intensity Office. Case No. PLCP 2020-4X1 Metrocrest Services (Comp Plan).

16. Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 5-Acre Tract Zoned (SF-8.4/16) Single-Family Residential District Located At 1835 Walnut Avenue To Establish A Planned Development District To Allow For The (O-2) Office District With Development Standards Allowing An ‘Other Individual And Family Services’ Facility With Ancillary Uses; Amending The Official Zoning Map Accordingly. Case No. PLZ 2020-4X2 Metrocrest Services-Zoning.

Planning Manager Loren Shapiro advised that Items 15 & 16 were companion cases that would be presented together and acted on with separate motions.

Shapiro explained that the two cases would allow Metrocrest Services to consolidate its operations and locate into a single facility. He referred to the applicant’s exhibit to describe the site plan and landscape plan. He stated the applicant would demolish the existing church and construct an approximate 50,000 sq ft building to house its office facility, food pantry, food storage and a community garden. He advised that there are single family homes adjacent to the south of the site along Walnut Avenue with existing mature canopy trees and underscored that there would be no entry to the site from Walnut Avenue; all access would be along south bound Josey Lane and on Pearl Street. Loading spaces would be limited to the front part of the building and he stressed that parking and circulation would not impact the residents to the south. Lastly, he referred to the revised stipulations.

Councilmember Palacios asked for clarification about access. Shapiro described the existing site and stated that the applicant proposed to demolish the existing church and to eliminate the existing driveway along Walnut Avenue to protect the residents that face the site. He added that the loading area would be away from the residential properties.

Councilmember Babick asked about perimeter fencing. Shapiro explained that the applicant proposed an ornamental metal fence between Walnut and the site.

Tracy Eubanks, CEO of Metrocrest Services, 13801 Hutton Drive, Farmers Branch, began the presentation stating that Metrocrest Services would celebrate its 50th anniversary in 2021 serving Carrollton and neighboring communities. He stated the proposal would allow Metrocrest to better provide basic services and to expand its self sufficiency programs. He stated the site would not include the existing resale store currently located at Trinity Mills and Midway. He explained that the proposed site puts Metrocrest closer to the clients they serve. He stated his agreement with the stipulations and conditions in the staff report and asked for Council’s support of the request.

Councilmember Hennefer remarked that he felt the proposed land use was appropriate and stated that Carrollton is very fortunate to have Metrocrest Services current and future involvement.

Councilmember Babick echoed the comments and voiced his appreciation for the consideration given to the site neighbors and particularly the resident just to the south of the site. He asked Mr. Eubanks to comment about being accessible to DART riders. Mr. Eubanks commented that over the years, DART has decreased its service along Hutton Drive which has made it more difficult for the clients to access services at its current location. He stated that public transportation was an important component when considering the best site for the new location and stated they can’t get to the proposed location soon enough.

Councilmember Sutter echoed the remarks already spoken and thanked him for considering Carrollton.

Councilmember Blanscet stated he was excited about the change and felt it would be a great use for the property and the location. He also voiced his appreciation to the applicant for meeting with the residents along Walnut Avenue.

Mayor Pro Tem Sung also voiced his agreement for the services provided by Metrocrest. He opened the public hearing; there being no speakers, Mayor Pro Tem Sung closed the public hearing.

Councilmember Blanscet moved approval of Item 15 as presented; second by Councilmember Palacios and the motion was approved with a unanimous 7-0 vote.

Mayor Pro Tem Sung opened the public hearing for Item 16; there being no speakers, he closed the public hearing.

Councilmember Blanscet moved approval of Item 16 as presented; second by Councilmember Sutter and the motion was approved with a unanimous 7-0 vote.

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 wanting to speak should join through Zoom by visiting <https://us02web.zoom.us/j/81670972684?pwd=YVVVVjBaT2ZnaThWcElvbDVZUTZqUT09>; Password: 221981; Or by calling one-tap: US: +1-346-248-7799; Webinar ID: 816 7097 2684; Password: 221981. Speakers must state their name and address, direct their comments to the presiding officer rather than to individual Council members or staff; speak clearly into their device; Speakers will be allowed 2 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks, 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.

Sunil Sundaran, 2616 Summer Drive, stated he participated in the June 2, 2020 peaceful protest in front of City Hall and thanked Director Redding and Chief Evans for attending and assuring the protection of the protestors. He also thanked the attendance of Mayor Falconer and members of the Council for their attendance. He provided suggestions for best practices to address the unrest in the Country in policing such as the use of body cams by police officers and having a diverse police force.

ADJOURNMENT - Mayor Pro Tem Sung adjourned the meeting at 7:55 pm.

ATTEST:

Laurie Wilson, City Secretary

Kevin W. Falconer, Mayor