

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
JULY 2, 2024**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, July 2, 2024 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Richard Fleming, Councilmembers Jason Carpenter, Andrew Palacios, Daisy Palomo, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Attorney Albert Thomas and City Secretary Chloe Sawatzky.

Deputy Mayor Pro Tem Christopher Axberg was present by teleconference during the Worksession and by videoconference during the Regular Meeting.

5:45 P.M. – COUNCIL BRIEFING ROOM

*****PRE-MEETING *****

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.

Regarding Item 14, Director of Development Services Ravi Shah told the Council that since the resolution was prepared the Community Theater has agreed to have 24 events rather than 12 as stated in the resolution. He requested Council approve with that amendment.

*****EXECUTIVE SESSION*****

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. Discuss Proposed Fiscal Year 2025 Departmental Additions To Base.

Dianna Vaughn, Chief Financial Officer, provided a brief description of the budget process and schedule. She stated the Additions to Base (ATBs) are considered non-recurring items requested and those will be presented to the Council over the next several meetings. By the end of July, the finalized list will be presented to the Council along with the appraisal rolls.

The following briefing of the ATBs were presented:

Scott Whitaker, Parks and Recreation Director:

- 1) Josey Ranch Sports Complex- requested #6 Restroom Replacement, \$350,000
- 2) TC Rice- requested \$300,000 in savings to continue efforts toward creating a natural area

Chris Chiancone, Chief Information Officer requested \$1.9 million for the following professional services (some continued from previous year):

- 1) Chatbots Development
- 2) Voice Attendants Development
- 3) Mobile App Development
- 4) Internal Facing AI Tools
- 5) Laserfiche Project Management
- 6) Laserfiche Implementation
- 7) Staff Augmentation

Extended discussion among staff and Council occurred regarding the use of Chatbots and its benefits. Mayor Babick requested staff prepare a breakdown of cost on each of the requested items.

City Manager Erin Rinehart reviewed the departments that will be presented at the next meeting. She added that there will be fewer requests this year due to inflation. The packets that will be provided to the Council in the future will include more detail on each item requested. Any questions from the Council may be submitted by email.

A question was raised as to the Library's ATB request. Ms. Vaughn responded there was one item requested but it was not forwarded for Council consideration. It was stated that the tables and chairs are continuing to be replaced.

5. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

City Manager Rinehart noted that the Indian Creek Golf Course is now open though some trees are still down after May's storm.

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

Mayor Babick called the Regular meeting to order at 7:00 p.m.

INVOCATION – Councilmember Jason Carpenter

PLEDGE OF ALLEGIANCE – Deputy Mayor Pro Tem Christopher Axberg

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 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.)*

Mayor Babick noted that on Item 14, the resolution will be amended to include 24 events rather than 12 as stated in the resolution presented. He requested the motion include #14 as stipulated.

Councilmember Palomo moved to approve Consent Agenda Items 7-15 (#14 as stipulated); second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.

BIDS & PURCHASES

- *7. Consider Approval Of The Purchase Of Two Vehicles From Sam Pack Five Star Ford Through An Interlocal Agreement With The Texas Smart Buy Purchasing Cooperative In An Amount Not To Exceed \$92,974.00.**
- *8. Consider Approval Of The Purchase Of Three Vehicles From Sam Pack Five Star Ford Through An Interlocal Agreement With The Texas Smart Buy Purchasing Cooperative In An Amount Not To Exceed \$205,743.00.**
- *9. Consider Approval Of Historical Renovations To The A.W. Perry Homestead By Dallas Harmony Construction Through An Inter-Local Agreement With BuyBoard In An Amount No To Exceed \$534,223.80.**

CONTRACTS & AGREEMENTS

- *10. Consider Authorizing The City Manager To Execute Change Order No. 3 With KIK Underground, LLC For Additional Work As Part Of The Northland Estates Paving And Utility Improvements Project In An Amount Not To Exceed \$68,174.30, Increasing The Total Project Contract To An Amount Not To Exceed \$5,389,047.34.**
- *11. Consider Authorizing The City Manager To Execute Change Order No. 2 With Garrett Demolition, Inc. For The Demolition Of The Structure Located At 1301 South IH-35 East, In An Amount Not To Exceed \$22,576.00, Increasing The Total Project Contract To An**

Amount Not To Exceed \$174,865.00.

RESOLUTIONS

- *12. Consider A Resolution Authorizing The City Manager To Negotiate And Execute All Necessary Documents For The Purchase Of Three Parcels Of Property In The Carrollton Heights Addition For Public Right-Of-Way In An Amount Not To Exceed \$52,000.00.**
- *13. Consider A Resolution Authorizing The City Manager To Take All Necessary Action Related To The Submission Of Applications Through The 2025 Motor Vehicle Crime Prevention Authority (MVCPA) SB224 Catalytic Converter Grant Program In A Total Amount Of \$221,000.00.**
- *14. Consider A Resolution Authorizing The City Manager To Execute A Lease With Farmers Branch Community Theatre, Inc., DBA Firehouse Theatre, For The Use Of City-Owned Property Located At 1003 West Main Street.**
- *15. Consider A Resolution Authorizing The City Manager To Negotiate And Execute All Necessary Documents For The Purchase Of Approximately 0.55 Acres Of Land Located At 1429 North IH-35E and 1437 North IH-35E In An Amount Not To Exceed \$845,000.00.**

PUBLIC HEARING – INDIVIDUAL CONSIDERATION

- 16. Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow A Short-Term Rental On An Approximately 9,100 Square-Foot Lot Zoned Planned Development District No. 169 (PD-169) For The (SF-12/20) Single-Family Residential District And Located At 1829 East Belt Line Road And Approximately 300 Feet West Of Josey Lane; And Amending The Official Zoning Map Accordingly. Case No. PLSUP 2024-008 1829 East Belt Line Road Short-Term Rental.**

Senior Planner Mike McCauley presented this item. He advised this is a special use permit request to allow a short-term rental for a 1,400 square foot single-family residence. The home is a 3-bedroom, 2-bath house built in 1955. A zoning map and survey of the property were provided. He noted that two cards in opposition were received. The Planning and Zoning Commission recommended approval.

Councilmember Palomo inquired where parking is available for the home. Mr. McCauley responded that there is a single car garage and a front-entry driveway that would accommodate three vehicles.

Mayor Babick asked if there is an applicant present who would like to speak. The applicant declined.

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

Councilmember Carpenter inquired about the stipulation that there shall be no locks on the individual rooms in the home and how the city would know. Mr. McCauley advised that the Environmental Services Department inspects the home.

Mayor Babick asked about the process of short-term rental designations. Mr. McCauley stated that a special use permit must be obtained and the home must be registered with the Environmental Services

Department. He clarified that excessive complaints regarding a short-term rental could result in the permit being revoked.

Councilmember Carpenter moved to approve Item 16; second by Councilmember Fleming. The motion was approved with a unanimous 7-0 vote.

17. Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Repeal Two Special Use Permits, SUP-237 At 2308 Marsh Lane For A 100-Foot-Tall Protective Net For A Golf Driving Range And SUP-340 At 1518 South IH-35E For Motorcycle Rental; And Amending The Official Zoning Map Accordingly. Case No. PLSUP 2024-055 Repeal Two SUPs.

Senior Planner Mike McCauley presented this city-initiated request to revoke two special use permits. A location/zoning map was provided. He advised that SUP-237 is for a golf driving range which is no longer in business and the netting is no longer there. SUP-340 is for a motorcycle rental shop that is no longer there. He advised that TXDOT acquired the property and the building was demolished. No comment cards were received on either. Planning and Zoning Commission recommended approval.

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

Councilmember Palacios moved to approve Item 17; second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.

18. Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 3.39-Acre Tract Zoned To The (LI) Light Industrial District And Located At 1811 Trinity Valley Drive, Establishing A Planned Development District To Accommodate Development On Less Than 5-Acres Without Affecting Adjacent Properties To Create Development Standards And Provide Conceptual Plans; And Amending The Official Zoning Map Accordingly. Case No. PLZ 2024-052 Penikam Warehouse.

Senior Planner Mike McCauley provided a zoning map and reviewed the location of the property in question. He said this is an expansion of an existing warehouse facility. He reviewed the conceptual landscape plan and elevations of the building. He added that setbacks on the east side and rear of the building will be reduced. The number of trees and shrubs will be reduced and the dumpster will not be in the rear but will have an enclosure. An additional driveway is required to accommodate a fire lane. Planning and Zoning Commission recommended approval with stipulations. No comment cards were received.

Mayor Babick asked if there is an applicant present who would like to speak. The applicant declined.

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

Councilmember Palomo moved to approve Item 18; second by Mayor Pro Tem Fleming. The motion was approved with a unanimous 7-0 vote.

PUBLIC FORUM

19. 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.

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Richard, 3102 Camdenshire Drive; inquired as to why the city was demolishing the building in Consent Item 11. Since this was a posted agenda item, Mayor Babick was able to respond. He advised that the city owns the property and plans are to have it redeveloped along with some adjacent property in the future.

ADJOURNMENT - Mayor Babick adjourned the meeting at 7:24 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor