

**CARROLLTON CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
AUGUST 19, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, August 19, 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.

**1. Receive information and discuss Agenda.**

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

*Worksession Item 4 followed Item 1.*

*Following Worksession Item 7 the Executive Session was convened.*

2. Council convened into Executive Session at 8:20 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.
  - **Section 551.074** to discuss personnel matters
    - Annual Review of City Manager
3. Council reconvened in Open Session at approximately 11:00p.m. to consider action, if any, on matters discussed in the Executive Session. *No action taken.*

**\*\*\*WORKSESSION\*\*\***

**4. Discuss Fiscal Year 2026 Capital Improvements Plan Advisory Committee (CIPAC) Capital Project Recommendations.**

Karim Ali, Chair of the CIPAC Committee, provided the Committee's recommendations for funding considerations as follows:

- 1) Residential streetlights
- 2) Alleys
- 3) Sidewalks
- 4) Trails
- 5) Public Safety

6) Corridors and Access

Mayor Babick expressed his appreciation to CIPAC for their work on this list, adding that the items will be finalized during this meeting.

**5. Discuss Fiscal Year 2026 Funding Recommendations Of The Community Service Committee.**

Community Service Committee Chair Nancy Cline advised that the Committee met on April 1<sup>st</sup> to update the policies. She stated that 20 grant applications have been received and on June 10<sup>th</sup>, the applicants had an opportunity to present their requests to the Committee. Councilmember Cline noted that Metrocrest Services and Children's Advocacy Center were not included in this group as the Council typically provides separate funding for those services.

Councilmember Cline stated that on June 17<sup>th</sup> the Committee met and finalized the recommendations for funding as well as for "In-Kind" services in the policy. A summary of the final recommendations was provided to Council members. She noted an exception to the policy for the Downtown Carrollton Association related to Gazebo rentals, adding it has been increased to two (2) per year. She also acknowledged staff's assistance in organizing the applications and setting up the appointments with the applicants.

Discussion followed as to Denton County MHMR's funding request and the service they may provide. It was noted that they received federal funding cuts. Pending further information, a grant is not recommended at this time. The Mayor recommended Public Safety review the request.

**6. Discuss Fiscal Year 2026 Proposed Budget, Tax Rate And Fee Changes.**

Melissa Everett, Director of Finance, provided an update following discussions at the last meeting. She advised that following the award of the janitorial contract, \$192,000 is available in the budget, along with an additional \$36,740. She said that \$228,740 is available on a recurring basis and requested direction from Council on whether to allocate the funds to Contingency Reserve or lower allocation costs in the General Fund, allowing budgetary options. She provided some examples of ATBs that could be funded and stated that an additional .25% raise for employees or an increase in the tax rate cut from .125% to .20% could be chosen. Ms. Everett also reviewed changes to the fee schedule. Rate increases for solid waste were discussed as well as credit card usage fees.

Ms. Everett also briefed the Council on Financial Policy updates that include the following:

- Solid Waste Fund Balance Requirement is \$500,000, and added Debt Fund Requirement
- Legislative change: Bid & Contract Threshold authorization to \$100,000
- Legislative Special Session- SB10 changes property tax cap for Maintenance & Operations to 2.5 (from 3.5%) (Senate adopted; House did not; for FYI only)

At this time, Council and staff continued their review of ATBs (Additions to Base) under consideration. This review began during the August 5<sup>th</sup> Worksession. Updated details were provided by Department Directors from the Library and Parks and Recreation.

*Mayor Babick recessed the Worksession at this time to convene the Regular Meeting.*

*At the conclusion of the Regular Meeting, the Worksession was reconvened.*

An updated presentation was provided from the Workforce Services Director, Samantha Dean. Discussion followed regarding Library upgrades, additional Parks staff and recurring expenses, and employee raises.

After Council consensus on the above items, Mayor Babick advised that the final budget will be adopted at the first meeting in September.

**7. Mayor And Council Reports And Information Sharing.**

Council reviewed their recent activities and upcoming events.

*Worksession concluded at 8:20 p.m.*

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

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

**INVOCATION** – Councilmember Nancy Cline

**PLEDGE OF ALLEGIANCE** – Councilmember Jason Carpenter

**PUBLIC COMMENT**

**8. 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 9-20; second by Councilmember Palacios. The motion was approved with a unanimous 7-0 vote.**

**MINUTES**

- \*9. Consider Approval Of The July 22, 2025 Regular Meeting Minutes.**
- \*10. Consider Approval Of The July 25-26, 2025 Strategic Retreat Minutes.**

**BIDS & PURCHASES**

- \*11. Consider Approval Of The Purchase And Installation Of New Service Desks And Cabinets At The Hebron and Josey Library From My Unique Office Through The Buy-Board Purchasing Cooperative In An Amount Not To Exceed \$126,996.00.**

**CONTRACTS & AGREEMENTS**

- \*12. Consider Authorizing The City Manager To Enter Into An Agreement With Republic Services, Inc. Pursuant To RFP #25-002 For Solid Waste and Recycling Services In An Amount Not To Exceed \$15,007,943.00 Annually, For A Total Five-Year Contract Amount Not To Exceed \$68,602,936.00.**
- \*13. Consider Authorizing The City Manager To Enter Into An Agreement For The Purchase And Installation Of Cardio Equipment And Weight Equipment From Comm-Fit For The Crosby Recreation Center, Rosemeade Recreation Center, And Senior Center Through An Inter-Local Agreement With Buy-Board In An Amount Not To Exceed \$269,295.22.**
- \*14. Consider Authorizing The City Manager To Enter Into An Agreement With Andrews Building Services, LLC Pursuant To RFP #25-009 For Citywide Janitorial Services In An Amount Not To Exceed \$764,831.00 For The First Year And For An 8-Year Total Amount Not To Exceed \$6,773,735.00.**
- \*15. Consider Authorizing The City Manager To Approve A Contract With JonesCo General Contractors, LLC For The Detention Center Renovations Project In An Amount Not To Exceed \$2,736,523.00.**

**ORDINANCES**

- \*16. Consider An Ordinance Amending Title V, Chapter 50 Solid Waste And Recycling Of The City Of Carrollton Code Of Ordinances By Adopting Revisions Related To Solid Waste And Recycling Collection Services; Providing For Penalty.**

**RESOLUTIONS**

- \*17. Consider A Resolution Accepting The Investment Officer's Quarterly Report For Third Quarter Ended June 30, 2025.**
- \*18. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With UEP, Inc. Establishing A Program Of Grants To The Company For Its Expansion At 2323 McDaniel Drive, In Amounts Equal To Fifty Percent (50%) Of Taxes Paid To The City On The Assessed New Value Of Real**



Property And Business And Personal Property For A Maximum Term Of Two (2) Five (5) Year Terms, Not To Exceed Seven Hundred Ninety-Eight Thousand And Five Hundred Four Dollars (\$798,504) In Phase 1 And Not To Exceed Four Hundred Thirty-Three Thousand And One Hundred Ninety-Nine Dollars (\$433,199) In Phase 2.

- \*19. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With AER Manufacturing, LP Establishing A Program Of Grants To The Company For Its Expansion At 3405 Wiley Post Road, In Amounts Equal To Fifty Percent (50%) Of Taxes Paid To The City On The Assessed New Value Of Real Property And Business And Personal Property For A Maximum Term Of Five (5) Years, For A Total Incentive Amount Not To Exceed \$277,663.
- \*20. Consider A Resolution Of The City Council Of The City Of Carrollton, Texas Suspending The September 17, 2025 Effective Date Of Coserv Gas, Ltd. To Implement Interim Grip Rate Adjustments For Gas Utility Investment In 2024 To Permit The City Time To Study The Request And Take Appropriate Action; Finding That The Meeting At Which This Resolution Is Passed Is Open To The Public As Required By Law; And Requiring Notice Of This Resolution To The Company And The City's Legal Counsel.

#### PUBLIC FORUM

- 21. **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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Mayor Babick opened the public forum.

Jin Lim, 1200 Tappan Cir.: Spoke regarding his new business in Carrollton.

Richard Husek, 3300 Luallen Dr.: Spoke regarding traffic concerns near Peters Colony Elementary

Adam Polter, 4180 Creekhollow Dr: Spoke regarding the recent meeting with CIPAC that he attended, the CIPAC recommendations, and the information provided.


Todd Smith, 1605 Surveyor Blvd: Spoke with appreciation on the economic incentive approved by Council for a local business.

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

*At 7:14 p.m. the Regular Meeting concluded. Mayor Babick continued with Worksession Item 6. Executive Session followed.*

**ADJOURNMENT** - Mayor Babick adjourned the meeting at 8:20 p.m.

**ATTEST:**

  
Chloe Sawatzky, City Secretary



  
Steve Babick, Mayor