

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
NOVEMBER 19, 2024**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, November 19, 2024 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Richard Fleming, Deputy Mayor Pro Tem Christopher Axberg, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Daisy Palomo, 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.

Councilmember Daisy Palomo attended the Worksession and Regular Session via teleconference. Deputy Mayor Pro Tem Christopher Axberg attended the Worksession via teleconference.

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. Appointments to various Appraisal Districts and the Traffic Advisory Committee were determined.

Mayor Baback advised that Item 17 will be pulled from the Consent Agenda.

Staff responded to Council's questions. Councilmember Carpenter requested Item 21 be pulled from the Consent Agenda for separate discussion.

*****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. **Receive Legislative Update.**

Krystle Boise, Strategic Services Director, told the Council that the 89th Texas Legislative Session is upcoming. On November 11th, the pre-filing of bills began and since then over one thousand have been filed. She introduced the city's Legislative Consultant Larry Gonzalez, who is a former State Representative.

Mr. Gonzalez provided additional biographical information on himself. He reviewed the recent election which resulted in 32 new Texas House Representatives. He reviewed House Committees and the Texas Senate composition. Mr. Gonzales advised that there will be significant changes to the leadership in the House and Senate and a significant loss of institutional knowledge due to the new membership. The U.S. Senate election results were briefed. Mr. Gonzales provided an overview of data related to the Presidential election results.

Mr. Gonzalez provided an overview of issues the Texas House will be dealing with for the next session. Those include the budget, the electric grid, water (and use of water for data centers, artificial intelligence, etc.), border security, local control, property tax/appraisal caps, and destination sales tax versus point of origin sales tax. School vouchers are another major issue that the Governor plans to continue pursuing.

Brief discussion in response to Councilmember Cline's questions regarding flood water funding and Speaker of the House election followed. Mr. Gonzalez will keep City officials apprised of bills filed that will impact cities.

Ms. Boise stated that the City of Carrollton has prepared its first Legislative Agenda, which will be provided to Mr. Gonzalez upon approval. She briefed the Council on how the list is being created and stated it includes Council's priorities as previously discussed.

Consent Item 31 is to adopt the proposed Legislative Agenda.

5. Receive Update From DART.

DART President and CEO Nadine Lee provided an update on the current state of DART in Carrollton as well as its future plans. She reviewed services provided in Carrollton, ridership, GoLink services, security, cleanliness, and reliability. She noted that customer satisfaction is trending upward; DART's goal is to continue to increase customer satisfaction.

Ms. Lee reviewed future plans, goals, and objectives. The bus network was briefed and a project map was provided. Ms. Lee provided status highlights of the Silver Line, noting that construction is 80 percent complete. Ms. Lee added that on November 29th, DART's 3rd annual Holiday Buses and Trains program will begin. Some of the buses and trains will be decorated and lit. A schedule for those coming through Carrollton will be provided.

6. Discuss The Utility Fund, Water And Wastewater Rates.

Melissa Everett, Finance Director, stated that the Utility Fund is an Enterprise Fund, which means that user fees pay for all services related to utilities. Those include wastewater treatment (TRA), water (DWU), public works operations related to water and wastewater, fleet, debt, and capital projects (Pay-as-you-go Funding, Revenue Bond Funding.) She noted that the City's adopted Financial Policy establishes a required Fund Balance of 90 days and a bond rating goal of AAA.

Ms. Everett stated that the City has representatives on the TRA and DWU Advisory Boards, which are the City's two largest expenses. She added that several years ago the City began to phase in rate increases to prepare for increased construction cost, debt issuances, and TRA cost increases. In FY23 the rate increase was 5 percent and in FY24 it was 5.3 percent. She noted that if any excess funding is identified at the end of the year, those funds can be allocated as pay-go funding for water and wastewater projects. An overview of anticipated TRA rate increases, DWU increases, capital expense and bond requirements for FY25 through FY29 were provided.

Ms. Everett provided a list of projects that will be paid for with pay-go funding in FY25 as well as a list of bond projects that were reviewed.

Ms. Everett stated that the Finance Department includes a preliminary rate increase in the annual budget process in August, however because over 35 percent of the utilities' annual revenue is generated between July and September, the proposed rate increases are presented to Council in November. She advised that the FY24 year-end will have a fund balance of 112 days. At the end of FY25, it is expected that there will be 76 days unless a rate increase is adopted. This does not meet the requirements in the Financial Policy and would risk the City's AAA bond rating, resulting in increased costs for capital funding.

Ms. Everett advised that staff is recommending a 7.25 percent increase in utility rates and provided an example of impacts to a resident's utility bill for FY25. A chart comparing Carrollton's utility rates with Carrollton's Comparison Cities was provided.

Councilmember Carpenter added that the Finance Committee has reviewed this item and agree with staff's recommendation.

Consent Item 24 is for consideration of an ordinance amending the City's fee schedule implementing the recommended rate increase of 7.25 percent.

At 6:59 p.m., at the conclusion of Item 6, Mayor Babick adjourned the Worksession to convene the Regular Meeting.

At 7:45 p.m. and following the conclusion of the Regular Meeting, the Worksession was reconvened.

7. Receive Briefing Regarding City-Owned Property Located At The Southwest Corner Of President George Bush Turnpike And IH-35E (Former NTTA Site).

Ravi Shah, Executive Director of Development, introduced this item. He advised this is a briefing on the Preliminary Engineering Study for city-owned property. A location map was reviewed. Mr. Shah reviewed that the property includes 121 acres and is the former site for NTTA. The City purchased the site as-is in November 2020. The Preliminary Engineering Study was conducted by Halff & Associates and identifies how much of the land can be developed.

Jonathan Wheat, Director of Engineering, provided an overview of the Study results which include the Boundary Verification, Topographic Survey, and Subsurface Utility Engineering. Portions of the Study currently in progress include Geotech, Traffic Impact Analysis, Cost Estimates, Existing Utility Report, and Environmental Report.

Mr. Wheat presented three scenarios for development of the property. Maps reflecting the following were provided:

Scenario 1- The smallest reclamation provides 28 acres for development. There would be no IH35 frontage impacted, and no wetlands impacted. Self-contained Valley Storage with no-offsite storage required.

Scenario 2- A large scale reclamation provides 54 acres for development. There is IH35 frontage and one-half acre of wetlands impacted. No on-site Valley Storage; 130 acre-ft would be required off-site.

Scenario 3- The largest reclamation provides 100 acres for development. This would be the most expensive scenario as 25.5 acres of wetlands would be impacted, and the largest number of dump trucks would be required. IH35 frontage is impacted. There would be no on-site Valley Storage; 448 acre-ft would be required off-site. Scenario 3 is the most challenging and would take the longest amount of time to obtain approvals with the environmental process.

Valley Storage was described as an equal swap of land with another location along the Trinity River for water runoff.

Ravi Shah advised that staff is requesting some direction on how to proceed. He presented some Land Disposition Strategies, as well as pros and cons for each, as follows:

- Option 1- Sell the property as-is
- Option 2- Select a master developer partner
- Option 3- Seek a development consultant
- Option 4- Manage the development in-house

Mr. Shah advised that the TOD Committee is recommending Option 2. A timeline for Option 2 was provided.

The general consensus of Council was to proceed with Option 2.

8. Discuss February Through June 2025 Council Meeting Dates.

City Secretary Chloe Sawatzky stated that the January 2025 meeting dates were previously set for the 7th and 25th. She reviewed the following subsequent dates:

- February 4th and 18th
- March 4th and 25th
- April 1st and 15th
- May 5th and 20th
- June 3rd and 17th

Mayor Babick reminded everyone of the Holiday Dinner planned on December 20th.

Ms. Sawatzky inquired whether Council would consider cancelling the second December meeting scheduled on December 17th. She advised that is the normal practice for December. Council consensus was to hold only one meeting in December on the 3rd.

9. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Worksession concluded at 8:35 p.m.

Meeting Adjourned.

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

Mayor Babick called the Regular meeting to order at 7:09 p.m.

INVOCATION – Mayor Pro Tem Richard Fleming

PLEDGE OF ALLEGIANCE – Councilmember Andrew Palacios

PRESENTATIONS

10. Recognize Community Groups for Exemplifying Council's Vision.

Mayor Babick introduced the following community groups, stating how each provides a benefit and service to the City. He presented Certificates of Appreciation to representatives of the following community groups:

New Horizons Band
Make It Count
Jubilee Of Cultures

Citizens On Patrol Service Awards were presented by the Police Department.

PUBLIC COMMENT

11. 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 advised that Item 17 is being pulled from the Consent Agenda.

Councilmember Cline moved to approve Consent Agenda Items 12-16, 18-20, 22-33 (28, 30 as stipulated); second by Councilmember Palacios. The motion was approved with a unanimous 7-0 vote.

BIDS & PURCHASES

- *12. Consider **Authorizing The City Manager To Reject All The Proposals Received For BID #25-006.**

CONTRACTS & AGREEMENTS

- *13. Consider **Authorizing The City Manager To Enter Into An Agreement With Hamilton Medical For The Purchase Of Seven (7) Hamilton-T1 Transport Ventilators, Associated Equipment, And Clinical Training In An Amount To Not Exceed \$127,000.00**
- *14. Consider **Authorizing The City Manager To Enter Into An Agreement With Microsoft Corporation, Through Texas DIR Purchasing Cooperative, For Microsoft Unified Support In An Annual Amount Not To Exceed \$100,000, For A Three-Year Total Amount Not To Exceed \$300,000.**
- *15. Consider **Authorizing The City Manager To Enter Into An Agreement With SoftwareOne, Inc., Through TIPS Purchasing Cooperative, For The Renewal Of The City's Microsoft Enterprise Agreement In An Annual Amount Not To Exceed \$1,000,000, For A Three-Year Total Amount Not To Exceed \$3,000,000.**
- *16. Consider **Authorizing The City Manager To Enter Into An Agreement With USA Shade, Through BuyBoard, For The Purchase And Installation Of Shade Structures In An Amount Not To Exceed \$145,288.00.**
- *17. Consider **Authorizing The City Manager To Enter Into An Agreement With Turf And Soil Management, Through Sourcewell Purchasing Cooperative, To Purchase Two (2) Autonomous Mowers In An Amount Not To Exceed \$62,284.53.**

Item 17 was removed from the Consent Agenda and not considered.

- *18. Consider **Authorizing The City Manager To Enter Into An Agreement With Greenscapes Six, LLC, Through BuyBoard, For Bunker Repair Of Indian Creek Golf Course In An Amount Not To Exceed \$1,246,674.00.**
- *19. Consider **Authorizing The City Manager To Approve An Agreement With Pro-Pipe Inc., Pursuant to Bid #25-007 For The Sanitary Sewer Cleaning - Trunk Interceptors In An**

Amount Not To Exceed \$98,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed \$294,000.00.

- *20. Consider Authorizing The City Manager To Execute Contract Amendment 2 To RFP #22-008 For Boring & Trenching For Multiple Departments From Tejas Utilities, LLC In An Amount Not To Exceed \$70,953.40 For A New Contract Total Amount Of \$482,258.00. Inc.**
- *21. Consider Authorizing The City Manager To Enter Into An Agreement With Samsara, Inc. Through An Interlocal With Sourcewell Purchasing Cooperative For Vehicle Cameras In An Amount Not To Exceed \$70,000.**

Item 21 was removed from the Consent Agenda for separate consideration.

Councilmember Carpenter moved to approve Consent Agenda Item 21; second by Mayor Pro Tem Fleming. The motion was approved with a 7-0 vote.

- *22. Consider Authorizing The City Manager To Enter Into An Agreement With Immix Technology, Inc. Through The Department Of Information Resources (DIR) For Timekeeping And Public Safety Scheduling Software Licensing And Implementation Services In An Amount Not To Exceed \$249,681.40 For The First Year, For A Total Three-Year Amount Not To Exceed \$453,229.77.**

ORDINANCES

- *23. Consider An Ordinance Amending The Code Of Ordinances Chapter 73 “Traffic Schedules,” Schedule I(A)(13), To Establish A Speed Limit Of 20 Miles Per Hour For Plumdale Drive, Effective When A Flashing Signal Is In Operation, From 120’ South Of The South Curb Line Of Trinity Mills Road To 185’ North Of The North Curb Line Of Sedgeway Lane.**
- *24. Consider An Ordinance Amending Chapter 31, The Comprehensive Fee Schedule.**

As discussed in Worksession Item 6.

RESOLUTIONS

- *25. Consider A Resolution Accepting The Investment Officer’s Fourth Quarter And Annual Report And Investment Strategies For Fiscal Year Ending September 30, 2024.**
- *26. Consider A Resolution Adopting The Investment Policy As A Fulfillment Of The Public Funds Investment Act Chapters 2256.005 and 2256.025.**
- *27. Consider A Resolution Adopting The Debt Management Policy.**
- *28. Consider A Resolution Casting The City Of Carrollton’s Vote For A Member Of The Board Of Directors For The Collin Central Appraisal District.**

As discussed in the Worksession, Carrollton’s vote will go to Richard Grady.

- *29. Consider A Resolution Casting The City Of Carrollton's Votes For A Member Of The Board Of Directors For The Denton Central Appraisal District.**

As discussed in the Worksession, former Carrollton Councilmember Mike Hennefer will receive all of Carrollton's votes.

- *30. Consider A Resolution Casting The City Of Carrollton's Votes For A Member Of The Board Of Directors For The Dallas Central Appraisal District.**

As discussed in the Worksession, Carrollton's votes will go to Clyde Hairston.

- *31. Consider A Resolution Adopting The 2024-2025 Legislative Agenda For The 89th Texas State Legislative Session.**

- *32. Consider A Resolution Appointing A Member To Serve On The Traffic Advisory Committee.**

As discussed in the Worksession, Alternate Roger Giddan was appointed to fill the vacancy.

- *33. Consider A Resolution Calling For A Public Hearing To Be Set On January 7, 2025 To Consider Adoption Of Amendments To The Land Use Assumptions, Capital Improvements Plan (CIP), And Amendment Of Impact Fees For The Designated Service Area.**

PUBLIC FORUM

- 34. 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.

Robert Carrera, 1003 Jeannette Dr.:

- 1) Advised there is not a street sign on the street behind McDonalds
- 2) Stated that 2105 Denton Drive has an improper fence across the front of the property and the front of the house is blocked by excessive trees and bushes.

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

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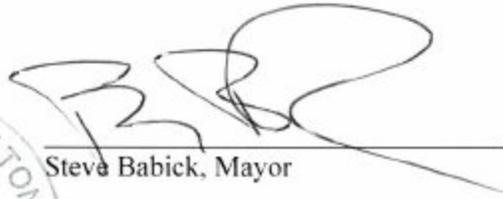
The Regular Meeting concluded at 7:42 p.m. Mayor Babick continued with Worksession Item 7.

ADJOURNMENT - Mayor Babick adjourned the meeting at 8:36 p.m.

ATTEST:



Chloe Sawatzky, City Secretary



Steve Babick, Mayor

