

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
NOVEMBER 18, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, November 18, 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.

Mayor Babick advised that Item 16 will be pulled from the Consent Agenda for separate consideration. Interim Parks and Recreation Director Jonathan Scheu provided a brief presentation on the Oak Creek Tennis Center Management Services item. *See Item 16 below.*

Council discussed the names of those under consideration for Items 23, 24, and 25. With a consensus on those names, he advised those items would be voted on "as amended". Mayor Babick advised that for Item 28 the Alternate, Linda Fielder, will be appointed to serve as a full member on PSB.

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 An Update From the Trinity River Authority.

The City contracts with the Trinity River Authority (TRA) for its wastewater treatment services at the Central Regional Wastewater System (CRWS). Matthew Jalbert, Executive Manager of the Northern Region of the Trinity River Authority, provided an update on services.

Mr. Jalbert provided data reflecting Carrollton's wastewater flows, which he said are driving capital improvements to expand the treatment facilities. He said that currently TRA has 209 miles of pipeline, 128 meter stations, and 4 lift stations in Carrollton. He provided a map reflecting planned expansions and improvements planned over the next several years.

Mr. Jalbert briefly reviewed a project underway for the reuse of biogas (methane) and described the project that will ultimately provide a revenue stream for TRA.

Projections of cost of service (debt and operations/maintenance) over the next several years was provided. Mr. Jalbert noted that PFAS (forever chemicals) testing is not yet mandated for wastewater however at some point it will be.

At 7:00 p.m. and following Item 4, the Worksession was recessed to convene the Regular Meeting.

5. Discuss Proposed Changes To Chapter 56 Cross Connection Control Program And Prevention Updates.

Jody Byerly, Public Works Director, presented this item. He explained that a cross-connection is a connection between a potable drinking water supply and a possible source of contamination or pollution. Since January 1996, the Texas Commission on Environmental Quality (TCEQ) has required municipalities to implement a program to prevent cross-connection. This is done by devices that are installed and those must be tested upon installation and annually thereafter.

Mr. Byerly advised that the City of Carrollton adopted an ordinance in 1998 to begin following TCEQ's requirements. This agenda item is to update that ordinance. Proposed changes are as follows:

- New definitions
- Changing from TNRCC (Texas Natural Resource Conservation Commission) to TCEQ
- Adding a requirement to upgrade non-compliant devices within 90 days
- Atmospheric vacuum breakers (AVB) are no longer allowed on landscape irrigation systems
- Proposed fee changes-
 - Annual registration fee for each device changing from \$35 to \$40
 - Annual backflow tester registration fee changing from \$75 to \$100
 - City test of devices changing from \$100 to \$250
 - City re-test of devices changing from \$50 to \$100
 - Annual Customer Service Inspection registration changing from \$75 to \$100

Mr. Byerly advised that Council will consider the proposed updated ordinance in December. In response to questions from Council, he advised that there are approximately 200 devices in the city. He also confirmed that the fees have not been updated since the original ordinance was adopted in 1998.

6. Discuss The January Through July 2026 City Council Meeting Dates.

City Secretary Chloe Sawatzky presented proposed Council meeting dates for January through July, 2026. After discussing with Council, the following meeting dates were set:

- January 6 and 20
- February 3 and 17
- March 3 and 24 (to accommodate ISD's Spring Break)
- April 7 and 21
- May 12 and 26 (Election Day is May 2; canvas must be conducted by the 13th)
- June 9 and 23 (possible runoff election canvas)
- July 7 and 21
- July 24 & 25 Council Strategic Retreat

7. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Worksession and meeting adjourned at 8:46 p.m.

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

Mayor Babick called the Regular Meeting to order at 7:08 p.m.

INVOCATION – Mayor Pro Tem Christopher Axberg

PLEDGE OF ALLEGIANCE – Councilmember Jason Carpenter

CITIZEN COMMENT

8. Citizen Comment is the opportunity for citizens/visitors to speak on items listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items not on the posted meeting agenda will have the opportunity 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 city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, impudent, profane, threatening, or impudent remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, booing, 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. Any person who does not comply with these provisions is subject to removal or forfeiting their right to attend a future meeting. In accordance with the Texas 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 citizen comment period. Those who spoke regarding Item 16 included the following:

Fort Battad: Spoke regarding the transition to new management at the Oak Creek Tennis Center.

Sarah Dell: Spoke opposed to there being any management change.

Adrienne Bransley: Spoke in favor of Impact Activities as a new management.

Yali Xie: Spoke regarding potential increased rates with new management at the Oak Creek Tennis Center.

Theresa Patterson: Spoke opposed to new management at the Oak Creek Tennis Center.

Marvin Reader: Spoke opposed to new management at the Oak Creek Tennis Center.

Sarah Wu: Spoke opposed to new management at the Oak Creek Tennis Center.

Claire Cai: Spoke opposed to new management at the Oak Creek Tennis Center, and in favor of existing coaches.

Lan Chen: Spoke opposed to new management at the Oak Creek Tennis Center.

Jennifer Turner: Spoke opposed to new management at the Oak Creek Tennis Center.

Tatia Mahaley: Tennis court access and convenience at the Oak Creek Tennis Center; opposed to Impact Activities.

Ryoko Xsuzuki: Spoke opposed to new management at the Oak Creek Tennis Center.

Leah Sanchez: Suggested training for the current staff at the tennis center. She requested Item 16 be tabled.

Ben Alexander: Monopoly of tennis facilities should not exist. Impact Activities run several facilities in this area.

Gay Trusty: Drainage concerns after the tennis center was built in her neighborhood and possible future expansion creating more issues.

Bruce Davidson: Opposed to tennis center management change.

Haiping Yen: Spoke opposed to new management at the Oak Creek Tennis Center.

Daniel Yang: Spoke in favor of the current management at the Oak Creek Tennis Center.

Michael Tisdale: (Tennis pro at Oak Creek Tennis Center) Spoke regarding issues with current management at the Oak Creek Tennis Center.

Michelle Nguyen: Spoke regarding issues with current management at Oak Creek Tennis Center.

Mark Voss: (Academy director at Courts of McKinney) Spoke regarding issues with current management at Oak Creek Tennis Center and in favor of Impact Activities.

Shilu Ni: Opposed to tennis center management change.

Bonnie Zhao: Spoke in favor of Oak Creek Tennis Center.

Dana Leach: Spoke in favor of management of Courts of McKinney (Impact Activities).

Estaban Padilla: Spoke in favor of management of Courts of McKinney (Impact Activities).

Lesa Wracher: (President of Carrollton Tennis Association) Spoke in support of “Impact Activities” as a possible management company for the Tennis Center.

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 9-15 and 17-28, with 23, 24, and 25 as stipulated; second by Deputy Mayor Pro Tem Palomo. The motion was approved with a unanimous 7-0 vote.

MINUTES

***9. Consider Approval Of The October 14, 2025 Regular Council Meeting Minutes.**

***10. Consider Approval Of The October 28, 2025 Regular Council Meeting Minutes.**

- *11. Consider Approval Of The November 4, 2025 Regular Council Meeting Minutes.

CONTRACTS & AGREEMENTS

- *12. Consider Authorizing The City Manager To Enter Into An Agreement With Cascade Strategy USA, Inc. Pursuant To RFQ #25-058 For City Of Carrollton Strategy Executive And Visualization Software In An Amount Not To Exceed \$36,880.00 Annually, For A Five-Year Total Amount Not To Exceed \$184,400.00.
- *13. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of Six Ford F-150 Trucks From Silsbee Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$362,734.58.
- *14. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Ford F-250 Truck From Sames Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$122,178.00.
- *15. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Hitachi ZX135US-7H Excavator From Associated Supply Company (ASCO) Through An Interlocal Agreement With Sourcewell Purchasing Cooperative In An Amount Not To Exceed \$189,310.00.
- *16. Consider Authorizing The City Manager To Enter Into An Agreement With Impact Activities Pursuant To RFP #25-036 For Oak Creek Tennis Center Management Services For A Term Not To Exceed Five (5) Years With A Management Fee Not To Exceed \$150,000 Per Year.

Item 16 was considered separately.

During the Worksession, Interim Parks and Recreation Director Jonathan Scheu provided background information on the Oak Creek Tennis Center. He advised that it opened in 2001 and has 12 lighted courts, a pro shop, and a clubhouse. It is currently being operated by BDM Tennis, Inc. The existing contract was reviewed.

Mr. Scheu advised that in 2022 a bond proposal to expand the tennis center was approved by the voters. The tax exempt bonds for the expansion require certain provisions that currently are not being met by BDM Tennis. As a result, a new contract is required and a Request for Proposals was issued as required for the bonds. He reviewed the process, criteria, and scoring methodology applied to three proposals received. Impact Activities scored highest overall.

Mr. Scheu reviewed the proposed contract that includes a revised financial structure and satisfies the tax exempt bond requirements. Additionally, the new contract will include the city having oversight of fees and programs; membership is not required. Fees for public usage will not change during this process. Mr. Scheu provided a list of tennis centers currently being operated by Impact Activities.

Discussion followed in regard to maintenance issues with the facility that are not being addressed by the current management company and regarding fees charged for various services.

The following motion was made:

Mayor Pro Tem Axberg moved to approve Agenda Item 16; Deputy Mayor Pro Tem Palomo seconded the motion.

Deputy Mayor Pro Tem Palomo expressed her appreciation to the speakers and to staff for their thorough due diligence in preparation for this agenda item.

Mayor Pro Tem Axberg expressed his appreciation to the speakers. He noted that during the work session it was clarified that the city has the oversight of services and fees at the tennis center.

Councilmember Cline expressed her appreciation to the speakers and to the Mayor for providing the work session information so that Council could be fully informed on this decision. She advised that with the bonds being used to expand the Oak Creek Tennis Center, the current management cannot exist as it is.

Councilmember Fleming expressed appreciation to all who participated in this meeting. He stated a lot of concerns with pricing have been raised however, the city conducted a Request for Proposal and Impact Activities won the bid. He voiced his appreciation to the speakers who organized themselves to present their points of view on this agenda item.

Councilmember Watters stated that all the input received on this item has been taken into account.

Mayor Babick advised that the process used to receive bids on the tennis center management is regulated by the state and fully transparent.

The motion was approved with a 6-1 vote. Councilmember Fleming voted in opposition.

- *17. Consider Authorizing The City Manager To Renew Project Management Software From Carahsoft Technology Corporation Through A Co-Operative Agreement With Texas Department Information Resources Under DIR Contract No. DIR-CPO-5687 In An Amount Not To Exceed \$114,934.98.**
- *18. Consider Authorizing The City Manager To Execute Change Order No. 3 With Gomez Floor Covering, Inc. dba GFC Contracting For The City Hall Basement Remodel Project In An Amount Not To Exceed \$28,138.00 Increasing The Total Project Contract To \$961,946.00.**

ORDINANCES

- *19. Consider An Ordinance Amending Title IX, Chapter 91, Animal Regulations, Of The Carrollton Code Of Ordinances.**
- *20. Consider An Ordinance Amending The Operating And Capital Budgets For Fiscal Year October 1, 2025 Through September 30, 2026.**

RESOLUTIONS

- *21. Consider A Resolution Accepting The Investment Officer's Fourth Quarter And Annual Report And Investment Strategies For Fiscal Year Ending September 30, 2025.**
- *22. Consider A Resolution Adopting The Investment Policy As A Fulfillment Of The Public Funds Investment Act, Sections 2256.005 and 2256.025.**
- *23. Consider A Resolution Casting The City of Carrollton's Vote For A Member Of The Board Of Directors For The Collin Central Appraisal District.**

Council discussed voting for Doug Bender and advised this item would be considered “as amended”.

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

Council discussed voting for Clyde Hairston and advised this item would be considered “as amended”.

- *25. Consider A Resolution Casting The City of Carrollton's Votes for a member of the Board of Directors for the Denton Central Appraisal District.**

Council discussed voting for Mike Hennefer and advised this item would be considered “as amended”.

- *26. Consider A Resolution Authorizing The City Manager To Enter Into A Demolition Grant and Rehabilitation Incentive Agreement On An Eligible Property Located At 1505 Jackson St. And Located Within A Neighborhood Empowerment Zone, In A Total Grant Amount Not To Exceed \$12,061.10.**
- *27. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With Magee Architects, Inc. For Architectural and Engineering Services Related To The Crosby Recreation Center Renovations Project In An Amount Not To Exceed \$157,000.00.**
- *28. Consider A Resolution Appointing A Member To The Property Standards Board.**

PUBLIC FORUM

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to attend a future meeting. In accordance with the Texas 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 speakers, he closed the public forum.

At 8:15 p.m. the Regular Meeting concluded and worksession reconvened. Mayor Pro Tem Axberg continued the Worksession with Item 5. At this time, Mayor Babick left the meeting.

ADJOURNMENT - Mayor Babick adjourned the meeting at 8:46 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor