CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
OCTOBER 28, 2025

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, October 28, 2025 at 5:30 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.

5:30 P.M. – COUNCIL BRIEFING ROOM

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

Mayor Babick called the meeting to order at 5:30 p.m. He advised the Executive Session would be convened first.

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

Item No. 1 was discussed following the Executive Session.

Agenda items were reviewed. Staff responded to Council's questions. Mayor Babick advised that the Board and Commission appointments on the Consent Agenda (Items 13-22) will be adopted "as stipulated" based on the Council's discussions during Executive Session.

Worksession Item No. 6 followed.

2. Council convened into Executive Session at 5:30 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 Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
   - **Section 551.074** to discuss personnel matters
     - Boards & Commissions Appointments

3. Council reconvened in Open Session at 6:48 p.m. to consider action, if any, on matters discussed in the Executive Session.

   No action was taken. Mayor Babick advised that appointments to the Boards and Commissions would be done during the Regular meeting.

WORKSESSION

4. Discuss **Administrative And Regulatory Findings Related To Short Term Rentals.**

Cory Heiple, Environmental Services Director, presented this item. He reviewed the city's current short-term rental (STR) restrictions.

Mr. Heiple noted that all other City of Carrollton ordinances apply. He provided an overview of violations on short-term rentals over the last three years. There were 162, which equates to 2.5 violations per STR. A comparison of regulations of Carrollton's benchmark cities was reviewed.

Mr. Heiple provided a copy of the City's letters/written communications to property owners informing them of the registration requirement as well as violation notices. He reviewed special use permit (SUP) requirements. Additionally, Mr. Heiple reviewed that the city also requires a Lodging License to operate a STR, and reviewed the requirements and process to obtain a Lodging License.

Mr. Heiple provided a list of possible additional regulations for Council to consider. Discussion followed and directions were provided to staff.

5. Receive **Briefing On The District 35E For The City-Owned Property At The Southwest Corner Of President George Bush Turnpike And IH-35E (Former NTTA Site).**

Ravi Shaw, Executive Director of Developmental Services, presented this item.

Worksession concluded at 9:35 p.m.

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

Item No. 6 followed No. 1.

Council reviewed their recent activities and upcoming events.

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

Mayor Babick called the Regular meeting to order at 7:20 p.m.

INVOCATION – Councilmember Jason Carpenter

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Christopher Axberg

CITIZEN COMMENT

7. **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, impertinent, profane, threatening, or impertinent 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 and closed the citizen 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.)*

Deputy Mayor Pro Tem Palomo moved to approve Consent Agenda Items 8-12; second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.

CONTRACTS & AGREEMENTS

***8.** Consider **Authorizing The City Manager To Enter Into A Contract With Dayforce Through A Cooperative Purchasing Agreement With Equalis Group In An Amount Not To Exceed $490,604 For The First Year And A Total Not To Exceed Amount Of $1,109,886 For The Three Year Contract.**

***9.** Consider **Authorizing The City Manager To Enter Into An Agreement With HdL Companies Pursuant To RFP 25-055 For Sales Tax Compliance Review And Recovery Services In An Amount Not To Exceed $110,000.00 Annually, For A Seven-Year Total Of $770,000.00.**

RESOLUTIONS

***10.** Consider A **Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With The Kogi House, LLC For The Renovation Of 3044 Old Denton Road, Suite 310 In An Amount Not To Exceed $159,932.**

***11.** Consider A **Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Hadrian Properties, LLC For The Renovation Of 1028 S. Elm Street In An Amount Not To Exceed $9,640.**

***12.** Consider A **Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Kevin S. Jamison And Karen L. Stephens For The Renovation Of 1105 S. Broadway Street In An Amount Not To Exceed $17,558.49.**

Items 13-22 were voted on separately.

***13.** Consider A **Resolution Appointing Members To Serve On The Capital Improvements Plan Advisory Committee And Naming A Chair.**

Councilmember Fleming asked whether the agenda should have listed the names of appointees. The City Attorney clarified that names are not required for posting and that appointments follow the City Charter and Executive Session discussions. Councilmember Fleming expressed concern about transparency and stated he would abstain from voting. Mayor Babick noted this process has been in place since at least 2017 to allow open discussion of applicants before calling for a motion.

Deputy Mayor Pro Tem Palomo moved to approve Consent Agenda Item 13 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

***14.** Consider A **Resolution Ratifying Members To Serve On The Civil Service Commission And Naming A Chair.**

Mayor Pro Tem Axberg moved to approve Consent Agenda Item 14 as amended; Councilmember Cline seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

***15.** Consider A **Resolution Appointing Members To Serve On The Library Board And Naming A Chair.**

Councilmember Cline moved to approve Consent Agenda Item 15 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

***16.** Consider A **Resolution Appointing Members To Serve On The Museum And Historic Advisory Committee And Naming A Chair.**

Councilmember Cline moved to approve Consent Agenda Item 16 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

***17.** Consider A **Resolution Appointing Members To Serve On The Neighborhood Advisory Commission And Naming Chair.**

Councilmember Cline moved to approve Consent Agenda Item 17 as amended; Councilmember Watters seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

***18.** Consider A **Resolution Appointing Members To Serve On The Parks Board And Naming A Chair.**

Mayor Pro Tem Axberg moved to approve Consent Agenda Item 18 as amended; Councilmember Cline seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

***19.** Consider A **Resolution Appointing Members To Serve On The Property Standards Board And Naming A Chair.**

Councilmember Cline moved to approve Consent Agenda Item 19 as amended; Councilmember Palacios seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

*20. Consider A **Resolution Appointing Members To Serve On The Planning And Zoning Commission And Naming A Chair.**

Councilmember Palacios moved to approve Consent Agenda Item 20 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

*21. Consider A **Resolution Appointing Members To Serve On The Traffic Advisory Committee And Naming A Chair.**

Councilmember Palacios moved to approve Consent Agenda Item 21 as amended; Mayor Pro Tem Axberg seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

*22. Consider A **Resolution Appointing Members To Serve On The Tax Increment Reinvestment Zone No. 1 Board And Naming A Chair.**

Mayor Pro Tem Axberg moved to approve Consent Agenda Item 22 as amended; Councilmember Cline seconded the motion. Motion was approved with a vote of 6-1. Councilmember Fleming abstained from voting on this item.

Mayor Pro Tem Axberg expressed his appreciation to all applicants who participated in the appointment process. He stated the importance of discussing the appointments in Executive Session. Mayor Babick also expressed appreciation to all the volunteers and the applicants.

PUBLIC FORUM

23. **Public Forum is the opportunity for citizens/visitors to speak on items not listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items on the posted meeting agenda will have the opportunity to speak during the Citizen Comment.**

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, impertinent, profane, threatening, or impertinent 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 public forum.

Seri Arawalli: Spoke regarding Oak Creek Tennis Center management.

Claire Cai: Spoke regarding Oak Creek Tennis Center management.

Bruce Davidson: Spoke regarding Oak Creek Tennis Center management.

Annie Jiang: Spoke regarding Oak Creek Tennis Center management.

Keun Lee: Spoke regarding DART.

Tatia Mahaley: Spoke regarding Oak Creek Tennis Center management.

Shilu Li: Spoke regarding Oak Creek Tennis Center management.

Hamal Shah: Spoke regarding Oak Creek Tennis Center management.

Lisa Ratcher: Spoke as President of the Carrollton Tennis Association, and in support of "Impact Activities" as a possible management company for the Tennis Center.

Leah Sanchez: Spoke in support of the Oak Creek Tennis Center.

________ Lindsley: Spoke in support of the Oak Creek Tennis Center.

___________: Spoke in support of Tennis Center not being operated for profit.

Suzanna Dooling: Spoke in support of the Tennis Center not being operated for profit.

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

At 8:15 p.m. the Regular Meeting concluded. Mayor Babick continued with Worksession Item No. 4.

Meeting adjourned following the conclusion of Item No. 5.

ADJOURNMENT - Mayor Babick adjourned the meeting at 9:35 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor

CITY OF CARROLLTON