

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
SEPTEMBER 23, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, September 23, 2025 at 5:30 p.m. with the following members present: 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.

Mayor Steve Babick was absent.

5:30 P.M. – COUNCIL BRIEFING ROOM

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

Mayor Pro Tem Axberg called the meeting to order at 5:30 p.m. He advised that the agenda items would be rearranged for this meeting.

Item 4 was addressed first.

1. Receive information and discuss Agenda.

Agenda items were reviewed. Staff responded to Council's questions. Mayor Pro Tem Axberg stated that for Consent Item 24 there are two nominees, Mike Hennefer and Ann Pomykal.

City Secretary Chloe Sawatzky stated there is a typographical error in Item 26 and requested it be approved as amended.

Councilmember Richard Fleming had questions on Item 25. Councilmember Fleming inquired what the economic benefit is for approving this item. Economic Development Director Jenny Zeilfelder responded that there will be jobs creation for 1,200 fulltime employees, and the location of Josey and Parker will accelerate other growth at this intersection. She noted this is a financial institution locating in Carrollton that will promote similar financial relocations to Carrollton in the future. She advised that other Pennymac locations will be closing and moving their operations to this site as well. She responded to Councilmember Fleming's request for more information on Chapter 380 agreements.

Councilmember Fleming requested Item 25 be pulled from the Consent Agenda for separate consideration.

Executive Session followed.

- 2. Council convened into Executive Session at 6:16 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 551.072** to discuss certain matters regarding real property.
3. Council reconvened in Open Session at 6:42 p.m. to consider action, if any, on matters discussed in the Executive Session. No action was taken.

Item 5 followed.

*****WORKSESSION*****

4. Discuss The Stormwater Drainage Fund.

Prior to the presentation from Freese and Nichols, LLC (consultant) Chief Finance Officer Diana Vaughn provided an overview of the City of Carrollton's financial structure that includes an Enterprise Fund (self-supporting) for Utilities, Solid Waste, and the Golf Course. She added that legislative decisions, sales tax, inflation, upcoming bond needs and an economic slowdown have impacted the city's financial position. The purpose of this agenda item is to discuss adding a Stormwater Drainage Fund, which is allowed by state statutes.

Ms. Vaughn reviewed that on May 13th the Finance Committee discussed a stormwater drainage fund and on June 17th the City Council approved a study to be performed by Freese and Nichols. On July 29th the Finance Committee met again and discussed the various service levels and fee levels included in the study and agreed upon recommendations to the Council. These service levels include fees for operations and maintenance as well as capital improvement projects. Ms. Vaughn stated that if Council agrees, the public hearing for this matter will be advertised on September 23rd, and on November 4th, the Council will hold a public hearing and adopt an ordinance enacting the Stormwater Drainage Fund and associated fees applicable to residential and commercial properties. The effective date of the ordinance and fees would be in October.

Trey Shanks, Freese and Nichols, reviewed that state law allows for the collection of stormwater drainage fees that can only be used on stormwater flood relief and prevention. He noted that in FY25 the city budget includes \$2.3 million in storm related expenditures. He advised that through the study Freese and Nichols performed it was learned that Carrollton has a lot of aging infrastructure related to storm drainage. He said the average Carrollton residence has 3,300 square feet of impervious area (hard surface: i.e., garages, driveways, patios, etc.) which creates runoff. Commercial properties' impervious areas amount for considerably more. The study has applied three size ranges for residential and commercial properties that should have different fee rates.

Mr. Shanks provided recommendations on three levels of residential fees for operations and maintenance that range from \$2.35 to \$4.65 per month based on size and service levels. Fees for capital improvements based on the proposed service levels and size ranged from \$2.15 to \$3.05 per month. Rates for commercial properties were also provided. He noted that the rates proposed include exemptions for religious properties, school district properties and charter school properties. Stormwater fee ranges compared to other area cities' fees were provided.

Ms. Vaughn asked the Council for guidance on the exemptions, service levels, and advertising dates. The Council's consensus was to exempt religious and school properties from the fees. Councilmember Carpenter advised the Finance Committee agreed on service level 3 for operations and maintenance

and service level 2 on capital improvements. Council agreed on the recommendation of the service levels from the Finance Committee and for the public hearing and ordinance adoption dates.

Discussion followed regarding specific identified capital projects that are needed now and in the future.

Item 1 followed.

5. Discuss Crime, Trafficking, And Child Safety Zones In Residential Districts Relative To Short Term Rentals.

Attorney Meredith Ladd advised that in response to Council’s desire for more information regarding short-term rentals, she requested Dr. Del Carmen provide an overview of a study conducted. Dr. Del Carmen provided his background.

Dr. Del Carmen stated that short-term rental (STR) properties are vulnerable due to the absence of permanent residents, an anonymous booking system and a lack of full integration into a residential neighborhood. Statistics regarding the number of STRs in particular zip codes, compliance with permitting regulations, police related calls for service, and code enforcement violations were presented. Recommendations as a result of the study findings include enhanced background screening protocols and targeted enforcement strategies. Other recommendations included technology integration, data sharing agreements, geographic risk management and human trafficking prevention. Long-term strategic changes include zoning restrictions and economic incentives.

At 7:15 p.m. Mayor Pro Tem Axberg adjourned the Worksession to convene the Regular Session

Following the Regular Session, Worksession Item 5 continued.

Attorney Meredith Ladd summarized what had been presented previously on this item. She provided a presentation about regulating Child Safety Zones. She included an overview of studies and actions taken by other states relative to registered sex offenders. She added that in some states, hotel staff are trained in anti-trafficking efforts.

She reviewed the City of Carrollton’s Code of Ordinances pertaining to the residency requirements for registered sex offenders. She added that the state has laws as well, however since Carrollton is a Home Rule City, it also has its own regulations and registration requirements. Carrollton’s Code of Ordinances states that registered sex offenders may not reside within 1,000 feet of locations where children commonly gather, and when located in the city, they must report their location to law enforcement after three days.

Potential solutions to discourage use of STRs by registered sex offenders included a more stringent background check of those who apply to rent an STR and require a minimum five-night stay for example.

6. Discuss Regional MetroX Emergency Response Exercise.

Emergency Management Coordinator Elliott Reep advised that in preparation for next year’s large scale sporting event being held in Dallas, the North Central Texas Council of Governments has engaged The Olsen Group to prepare and execute a multi-agency exercise.

Gabriella Mantecon with The Olsen Group, advised that on October 27th, 28th, and 29th there will be a coordinated exercise that includes 2,500 public safety and government agency personnel from 70-80 cities, counties, universities and airports. The exercise scenario is a complex coordinated terrorist attack impacting multiple jurisdictions and sites with the region. The purpose of the exercise is to evaluate and enhance emergency coordination and preparedness in anticipation of upcoming large-scale regional events.

In Carrollton, the exercise will be held at the McKinnish Sports Complex as a fan (watch party) site. The test will be an outdoor active shooter incident. Personnel involved includes 200 SWAT personnel, drone operators, and EMS personnel. Other personnel participating include communications, public safety, parks personnel and volunteers. A list of hospitals participating as treatments sites for injured people was provided.

7. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Meeting was adjourned at 9:14 p.m.

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

Mayor Pro Tem Axberg called the Regular meeting to order at 7:15 p.m.

INVOCATION – Mayor Pro Tem Axberg

PLEDGE OF ALLEGIANCE – Councilmember Rowena Watters

PRESENTATIONS

8. Present A Proclamation Recognizing Hispanic Heritage Month.

Mayor Pro Tem Axberg read a proclamation recognizing September 15 through October 15, 2025 as:

“Hispanic Heritage Month”

Mayor Pro Tem Axberg presented it to the *Creekview Folklorico Dancers* who then performed. He also recognized Deputy Mayor Pro Tem Palomo and Councilmember Palacios, and Carrollton ISD Trustee Carolyn Benavides and Justice of the Peace Blanco who were in attendance.

9. Present Certificate To The Mayor’s Spotlight Award Recipient.

Mayor Pro Tem Axberg stated that the Mayor’s Spotlight Award is to recognize local businesses for their retention, expansion and contributions to the City of Carrollton. This year the award goes to “BuzzBallz”. A video showing the production process and factory was presented. The certificate was presented to Sammy Nassiri, Vice-President of BuzzBallz. He provided some background on the company and expressed his appreciation to the City of Carrollton.

10. Present A Proclamation To The United Way Of Denton County Recognizing Live United Month.

Mayor Pro Tem Axberg read a proclamation recognizing September as:

“United Is The Way Month”

He presented the proclamation to Christine Jones, Chief Development Officer for Denton County United Way. She expressed her appreciation to the City of Carrollton.

11. Present A Proclamation Recognizing Emergency Preparedness Month.

Mayor Pro Tem Axberg read the proclamation recognizing September 2025 as Emergency Preparedness Month in the City of Carrollton. He presented the proclamation to Carrollton’s Emergency Management Coordinator Elliott Reep.

12. Present Life Saving Award To Public Works Manager Josh Cohron For In-Flight Response To Medical Emergency.

Fire Chief Mike Thompson provided details of an emergency incident that occurred on a flight where Public Works Manager Josh Cohron was able to assist a passenger in medical distress. Mr. Cohron’s actions resulted in the patient receiving the assistance needed and ultimately the medical care needed. Chief Thompson presented the Life Saving Award to Mr. Cohron and explained that in Carrollton, the Public Works staff are trained as emergency responders. Mr. Cohron expressed his appreciation to the Fire Department staff for providing the training.

CITIZEN COMMENT

13. 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 Pro Tem Axberg opened the Citizen Comment period.

Adam Polter spoke in opposition to Item 25. He also expressed concern over the Council not discussing each Consent Agenda item during the Worksession.

Harper Andrews spoke regarding Item 26 and in favor of the DART representative having only one city to represent.

Khan Lee spoke regarding Item 26 and in favor of the DART representative having only one city to represent.

Lisa Sutter spoke in favor of Item 25.

Citizen Comment period was closed.

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 Pro Tem Axberg said that Items 24 and 26 are being considered as amended and Item 25 is being pulled for separate discussion.

Councilmember Cline moved to approve Consent Agenda Items 14-24 and 26 as amended; second by Deputy Mayor Pro Tem Palomo. The motion was approved with a unanimous 7-0 vote.

MINUTES

- *14. Consider Approval Of The August 5, 2025 Regular Meeting Minutes.
- *15. Consider Approval Of The August 19, 2025 Regular Meeting Minutes.

CONTRACTS & AGREEMENTS

- *16. Consider Authorizing The City Manager To Enter Into An Agreement With Jackson Creek Mfg., Inc., Pursuant To BID #25-057 For The Purchase Of A Pet Adoption Trailer In An Amount Not To Exceed \$65,000.00 For A One-Time Purchase.
- *17. Consider Authorizing The City Manager To Execute A Change Order To The Contract With Recordables Inc. For Risk Management Software Pursuant To BID #24-062, Increasing The Contract By \$9,618.50 Annually, For A New Total Contract Amount Not To Exceed \$149,237.00.
- *18. Consider Authorizing The City Manager To Approve A Contract With Garret Shields Infrastructure, LLC For 2022 Miscellaneous Street Reconstruction (Cromwell Dr & Cemetery Hill Rd) Project In An Amount Not To Exceed \$4,244,054.00.
- *19. Consider Authorizing The City Manager To Enter Into An Agreement With B & E Concrete Paving, LLC Pursuant To BID #25-052 For Collector Street Panel Replacement In An Amount Not To Exceed \$2,000,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed \$6,000,000.00.

- *20. Consider Authorizing The City Manager To Enter Into An Agreement With Ratliff Hardscape, Ltd. Pursuant To BID #25-053 For Brick Screening Wall And Retaining Wall Facades Repairs In An Amount Not To Exceed \$200,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed \$600,000.00.
- *21. Consider Authorizing The City Manager to Enter Into An Agreement With Roadway Asset Services, LLC Through An Interlocal Agreement With HGACBuy For Paving And Asset Management Services To Perform A Citywide Sidewalk Condition Assessment Survey In An Amount Not To Exceed \$597,700.00.
- *22. Consider Authorizing The City Manager To Renew The Agreement With Amazon Business, LLC Through Omnia Partners Purchasing Cooperative For Three (3), One (1) Year Terms In An Amount Not To Exceed \$303,500.00 Annually, For A Total Contract Amount Not To Exceed \$910,500.00.

ORDINANCES

- *23. Consider An Ordinance Amending Ordinance No. 4033 By Designating The Number of Police Sergeant Positions In The Carrollton Police Department.

RESOLUTIONS

- *24. Consider A Resolution Nominating A Candidate To Be A Member Of The Board Of Directors For The Denton Central Appraisal District.
- *25. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Pennymac Loan Services, LLC, Establishing A Program Of Grants To The Company For Its Relocation And The Creation Of Jobs At 5025 Plano Parkway To Promote Local Economic Development And Stimulate Business And Commercial Activity Within The City For A Job Creation Grant Amount Not To Exceed \$1,800,000.

This item was pulled for separate consideration. Councilmember Fleming advised that the key purpose of Chapter 380 agreements is to attract new business and encourage growth of existing business. He advised that this business would be relocating to Carrollton from Plano and Fort Worth. He added that he does not feel that will provide significant sales tax revenue and does not provide benefit to the City of Carrollton. He added that he will vote against this item. Councilmember Carpenter asked Economic Development Director Jenny Zeilfelder where the money for the grant would come from and she responded from the Economic Development Fund. He confirmed with Ms. Zeilfelder that if the incentive is for 1,200 employees is not met, then Pennymac will not receive the incentive money. Councilmember Fleming confirmed with Ms. Zeilfelder that the Economic Development Fund is funded from the City of Carrollton's General Fund. Clarification on the number of jobs followed and it was confirmed that this is a jobs creation grant. Ms. Zeilfelder said that 300-400 jobs will come from Plano and the remainder will come from five other locations being consolidated to the Carrollton site.

Councilmember Carpenter moved to approve Item 25; Deputy Mayor Pro Tem Palomo seconded the motion. The motion was approved with a vote of 6-1. Councilmember Fleming voted in opposition.

- *26. Consider A Resolution Supporting Individual Representation For Each Member City On The DART Board Of Directors With Weighted Voting.

PUBLIC FORUM

- 27. **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 Pro Tem Axberg opened the Public Forum.

Natalie Laflor: Spoke encouraging composting.

Kabash Shaw, 4551 Lamppost Dr.: Invited the Council to the BAPS Festival of Lights.

There being no other speakers, Mayor Pro Tem Axberg closed the public forum.

The Worksession was reconvened at 8:26 p.m. to continue with Item 5.

ADJOURNMENT - Mayor Pro Tem Axberg adjourned the formal meeting at 8:20 p.m.

ATTEST:

Chloe Sawatzky
Chloe Sawatzky, City Secretary



Steve Babick
Steve Babick, Mayor