

**CARROLLTON CITY COUNCIL  
REGULAR WORKSESSION AND MEETING  
APRIL 5, 2016**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, April 5, 2016 at 5:45 p.m. with the following members present; Mayor Matthew Marchant, Mayor Pro Tem Anthony Wilder, Deputy Mayor Pro Tem Doug Hrbacek Councilmembers Bob Garza, Steve Babick, John Sutter, James Lawrence and Glen Blanscet. Also present were City Manager Leonard Martin, Assistant City Managers Marc Guy, Bob Scott, and Erin Rinehart, City Attorney Meredith A. Ladd and City Secretary Laurie Garber.

**5:45 P.M. – COUNCIL BRIEFING ROOM**

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

Mayor Marchant called the meeting to order at 5:46 p.m.

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

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

- 4. Discuss Community Service Funding Process.**

Mayor Marchant noted the difficulty with making decisions during the budget process about community service funding and stated the intent of the item was to try to reach a consensus on how to better handle the decision process and to consider setting policy with regard to funding.

After discussion, Mayor Marchant stated he heard a consensus that the City would continue to do some community service funding; would allow applications from previously funded entities but would discourage new applications; and would review criteria that other cities use to draft a policy before August.

- 5. Discuss Multi-Year Budget And Financial Forecast.**

ACM/CFO Bob Scott reviewed the multi year budget and financial forecast for Fiscal Years 2017-2021 with the intent to provide Council with an early look at upcoming budgets; identify topics for future work sessions; confirm assumptions used for projections and incorporate the future year financial impacts of decisions made to date. He reviewed the budget calendar with the first item being the date the certified tax roll which is July 25 and adoption of the budget and tax rate projected to be on September 20, 2016. After discussion, he stated staff would include a sixth medic in the assumptions and as requested by Mayor Pro Tem Wilder, staff would provide a list of items that are not currently in the replacement fund policy that could possibly be included that would be discussed under the “decision points” topic.

Mayor Marchant recessed the Worksession at 7:10 p.m. to convene the Regular Meeting.

**\*\*\*REGULAR MEETING\*\*\***

Mayor Marchant called the Regular Meeting to order at 7:20 pm.

**INVOCATION – Mayor Pro Tem Anthony Wilder**

**PLEDGE OF ALLEGIANCE – Daisy Troop 7529**

**PRESENTATIONS**

9. Present A **Proclamation Declaring April 5, 2016 As Hebron High School State Champion Jerhett Lee Day**. This item is rescheduled for April 19, 2016.
10. Present A **Proclamation Declaring April 2016 As Child Abuse Awareness Month**.

**PUBLIC FORUM**

11. **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 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.

**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 Marchant advised that Items 19-22 were pulled for a separate vote.

**Deputy Mayor Pro Tem Hrbacek moved approval of Consent Agenda Items 12-18 and 23; second by Councilmember Babick and the motion was approved with a unanimous 7-0 vote.**

**MINUTES**

- \*12. Consider **Approval Of The March 22, 2016 Regular Meeting Minutes**.

**BIDS & PURCHASES**

**\*13. Consider Approval Of The Purchase Of Ammunition For The Police Department From A Variety Of Vendors In An Amount Not To Exceed \$61,000.00.**

**\*14. Consider Approval Of The Purchase Of An Interactive EMS Patient Training Simulator, 70 Training Modules, Two Amputation Simulators, And Extended Warranty From CAE Healthcare In An Amount Not To Exceed \$70,000.00.**

**\*15. Consider Authorizing The City Manager To Reject All Bids Received For The Downtown Municipal Kiosk Project.**

## **CONTRACTS & AGREEMENTS**

**\*16. Consider Authorizing The City Manager To Enter Into A Discretionary Service Agreement With Oncor Electric Delivery For The Relocation Of A Steel Utility Pole At The Northeast Corner Of Old Denton Road And PGBT/Trinity Mills Road In An Amount Not To Exceed \$156,700.00.**

**\*17. Consider Authorizing The City Manager To Approve A Contract With Gibson And Associates For The Repair Of Roadway Bridges At Six Locations Across The City In An Amount Not To Exceed \$115,724.00.**

**\*18. Consider Authorizing The City Manager To Approve A Project Specific Agreement (PSA) With Dallas County Road And Bridge District No. 4 For An Asphalt Mill And Overlay Of The 3200 Through 3600 Blocks Of Cemetery Hill Road, The 1800 Through 1900 Blocks Of Homer Street And The 1800 Block Of Norris Street In An Amount Not To Exceed \$198,646.72.**

## **ORDINANCE**

~~**\*19. Consider All Matters Incident And Related To The Issuance And Sale Of “City Of Carrollton, Texas, General Obligation Improvement And Refunding Bonds, Series 2016”, Including The Adoption Of An Ordinance Authorizing The Issuance Of Such Bonds, Establishing Parameters For The Sale And Issuance Of Such Bonds And Delegating Certain Matters To Authorized Representatives Of The City.**~~

## **RESOLUTIONS**

~~**\*20. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A “Billboard Removal” Tax Rebate Agreement With Overlook At Prestonwood, LP, Located At 3033 East Hebron Parkway In An Amount Not To Exceed \$285,000.00.**~~

~~**\*21. Consider A Resolution Authorizing The City Manager To Execute A Contract With Wehner Multifamily, LLC, For Asset Management Services In An Amount Not To Exceed \$33,368.00.**~~

~~**\*22. Consider A Resolution Authorizing The City Manager To Amend The Lease Agreement With MKNC III, LLC For City Owned Property At 1309 South Broadway And Providing A Tenant Allowance In An Amount Not To Exceed \$310,000.00.**~~

**PUBLIC HEARING-CONSENT AGENDA**

**\*23. Hold A Public Hearing And Consider An Ordinance To Amend The Zoning On An Approximately 20.3-Acre Tract Located On The South Side Of Parker Road/FM 544 Between Josey Lane And Plano Parkway To Allow For Warehousing And Storage With Modified Development Standards, Amending The Official Zoning Map Accordingly. Case No. 03-16Z1 Interceramic (Zoning). Case Coordinator: Michael McCauley.**

**CONSENT AGENDA ITEMS PULLED FOR SEPARATE CONSIDERATION.**

**\*19. Consider All Matters Incident And Related To The Issuance And Sale Of “City Of Carrollton, Texas, General Obligation Improvement And Refunding Bonds, Series 2016”, Including The Adoption Of An Ordinance Authorizing The Issuance Of Such Bonds, Establishing Parameters For The Sale And Issuance Of Such Bonds And Delegating Certain Matters To Authorized Representatives Of The City.**

**Deputy Mayor Pro Tem Hrbacek moved approval of Item 19; second by Councilmember Garza and the motion was approved with a 6-1 vote, Mayor Pro Tem Wilder opposed.**

**\*20. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A “Billboard Removal” Tax Rebate Agreement With Overlook At Prestonwood, LP, Located At 3033 East Hebron Parkway In An Amount Not To Exceed \$285,000.00.**

Mayor Marchant noted there were some corrections made to the resolution and the motion would pertain to the corrected resolution that was distributed during the Worksession.

**Deputy Mayor Pro Tem Hrbacek moved approval of Item 20 with the changes to the Resolution discussed in the Worksession; second by Councilmember Garza.**

Councilmember Babick noted that the item pertained to residual billboards and Council would see a few more in the future. He stated the subject billboard impedes development of the frontage of Hebron Parkway and thus was in favor of the item. Councilmember Lawrence noted the location was also a gateway into the City. Mayor Pro Tem Wilder stated he was supportive of the project that would occur at the site, but was opposed to the City participating in the demolition of the billboard noting his preference and belief that it was a cost of doing business that the developer should incur.

**The motion was approved with a 6-1 vote, Mayor Pro Tem Wilder opposed.**

**\*21. Consider A Resolution Authorizing The City Manager To Execute A Contract With Wehner Multifamily, LLC, For Asset Management Services In An Amount Not To Exceed \$33,368.00.**

Deputy Mayor Pro Tem Hrbacek moved approval of Item 21; second by Councilmember Garza.

Councilmember Sutter pointed out his preference with moving forward with getting the property ready for demolition on a quicker schedule and would vote in favor of the motion.

Councilmember Babick stated he was opposed to the item because he would prefer to serve notice on the 30 or so residents rather than spend the funds for two leases that go to 2017. Mayor Pro Tem Wilder felt the contract was favorable to the City but was opposed to the item.

**The motion was approved with a 5-2, Mayor Pro Tem Wilder and Councilmember Babick opposed.**

**\*22. Consider A Resolution Authorizing The City Manager To Amend The Lease Agreement With MKNC III, LLC For City-Owned Property At 1309 South Broadway And Providing A Tenant Allowance In An Amount Not To Exceed \$310,000.00.**

**Councilmember Babick moved approval of Item 22; second by Deputy Mayor Pro Tem Hrbacek.** Councilmember Babick stated the MKNC was creating a brand new restaurant with a historic façade; he felt it was in the spirit of the Downtown Historic area, and felt the investment and incentive was in line with what has been done with other incentives in the area. He felt it ultimately creates property that from a market value is effectively equal to the incentive value. He stated the incentive is a little on the high side but it still make sense economically. **The motion was approved with a 6-1 vote, Mayor Pro Tem Wilder opposed.**

Mayor Marchant adjourned the Regular Meeting at 7:36 pm noting Council would reconvene in Worksession and Executive Session.

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

Mayor Marchant reconvened the Worksession at 7:44 pm. He asked Erin Rinehart about the opening of the Indian Creek Golf Course. She advised that the Lakes Course would open on April 14 and they would begin accepting tee times on April 7.

**6. Discuss May-June-July 2016 Council Meeting Calendar And Strategic Planning Session Dates.**

A consensus was reached to hold meetings on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays in May; 1<sup>st</sup> and 3<sup>rd</sup> in June; as listed for July; and the Strategic Planning Session would be June 17 beginning at 9:00 am.

**7. Discuss Use Of City Credit For Infrastructure Upgrade.**

City Manager Leonard Martin stated the City was approached by reputable people about doing a city-wide infrastructure project. The project could range in costs from \$175M for every structure in the city; a partial project would be about \$70M. He stated they have the funds lined up from a bank and the philosophical decision needed was they want the tax payers to guarantee the project 100%. A unanimous consensus of the City Council was opposed.

**8. Mayor and Council reports and information sharing.**

Mayor Marchant adjourned the Worksession at 8:02 pm to convene in Executive Session.

**\*\*\*EXECUTIVE SESSION\*\*\***

2. Council convened in **Executive Session** at **8:02 pm** 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 matter regarding real property
- **Section 551.087** to discuss economic development

3. Council reconvened in **open session at 9:14 pm** to consider action, if any, on matters discussed in the Executive Session. No action taken.

**ADJOURNMENT**

Mayor Marchant adjourned the meeting at 9:14 p.m.

**ATTEST:**

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Laurie Garber, City Secretary

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Matthew Marchant, Mayor