

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
JULY 22, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, July 22, 2025 at 6:00 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Richard Fleming, Nancy Cline, Jason Carpenter, Andrew Palacios, 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.

6:00 P.M. – COUNCIL BRIEFING ROOM

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

Mayor Babick called the meeting to order at 6:00 p.m.

1. Receive information and discuss Agenda.

Agenda items were reviewed. Staff responded to Council's questions.

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 Update On DART Silver Line.

Dee Leggett, Chief Development Officer for the DART Silver Line rail project, provided an update on the following aspects of the Silver Line project:

- Service area map
- Cotton Belt Trail Corridor map
- Project milestones and completions
- Luna Road crossing
- Downtown Carrollton Station/Depot
- Josey Lane bridge
- Equipment Maintenance Facility (Plano)
- Silver Line Vehicles
- Operating Plan- pending DART Board approval
- Station parking

Ms. Leggett stated that testing is ongoing for the completed sections of the rail and noted that the train horns are still in use until the quiet zones are designed and constructed. The Silver Line is expected to be in operation in the first quarter of Fiscal Year 2026.

5. Discuss Policy Considerations To Regulate Short Term Rentals.

Cory Heiple, Environmental Services Director, provided a brief background on Carrollton’s short term rental (STR) ordinance, stating it became effective January 1, 2024. He advised that at Council’s request, staff has prepared some options for Council discussion. Work sessions will be scheduled after the budget process is completed, with the first planned for the second Council meeting in September. The following eight (8) potential regulatory topics were provided for possible inclusion in future work session discussions:

- 1) Child Safety Zones
- 2) Density/Caps
- 3) Use – Commercial vs. Residential (Special Events i.e., weddings)
- 4) Notification (continue the Special Use Permit process; STR notification)
- 5) Trafficking prevention
- 6) Zoning restrictions
- 7) Review current restrictions
- 8) Approval process

Mayor Babick stated he is in favor of striking No. 3 and asked staff to bring information to the Council related to what other cities are doing in regard to the remaining subjects. Discussion among Council included adding enforcement to the list for discussion, and to possibly add prohibiting STRs altogether.

Mr. Heiple added that three work sessions are planned regarding STRs. Ordinance revisions, if any, will be brought to Council for consideration in December.

6. Discuss Scholarship For The Leadership Metrocrest Program.

Mayor Babick stated the Council has two potential slots at the Leadership Metrocrest Program. He advised that Councilmember Rowena Watters would like to attend. Other candidates considered were interested board members. The Mayor polled the Council and Annette Reese was selected to fill the second slot in the program.

7. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

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

Mayor Babick called the Regular meeting to order at 7:10 p.m.

INVOCATION – Councilmember Richard Fleming

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Christopher Axberg

PRESENTATIONS

8. Present **The Linda Keithley Award For Women In Public Management To City Manager Erin Rinehart.**

Mayor Babick stated that the Linda Keithley Award for Women in Public Management was established by the North Central Texas Council of Governments in 1986. This annual award recognizes an outstanding woman in public management from the North Central Texas region who best exemplifies the standards of a dedicated public servant, in service to the public management profession and in service to the community. Mayor Babick presented the 2025 award to Carrollton City Manager Erin Rinehart.

PUBLIC COMMENT

9. **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.)*

Councilmember Palacios moved to approve Consent Agenda Items 10-24 (11 as amended); second by Deputy Mayor Pro Tem Palomo. The motion was approved with a unanimous 7-0 vote.

MINUTES

- *10. Consider **Approval Of The March 11, 2025 Special Council Training Minutes.**
- *11. Consider **Approval Of The May 8, 2025 Special Council Meeting Minutes.**
- *12. Consider **Approval Of The July 8, 2025 Regular Meeting Minutes.**

BIDS & PURCHASES

- *13. Consider Authorizing The City Manager To Reject All Proposals Received For RFP #25-027 Headless CMS-Mobile App Development Project.**

CONTRACTS & AGREEMENTS

- *14. Consider Authorizing the City Manager To Enter Into An Agreement With Cotton Global Disaster Solutions Through The Omnia Purchasing Cooperative For Restroom Renovations At Fire Station No. 7 In An Amount Not To Exceed \$197,500.00.**
- *15. Consider Authorizing The City Manager To Execute An Agreement With Stalker Radar/Applied Concepts Inc. For The Purchase Of Nine Additional Traffic Radars Through An Interlocal Agreement With The BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$34,635, For a Total Amount Not To Exceed \$86,123.**
- *16. Consider Approval Of An Amendment To The Agreement With Digital Realty For Additional Cross Connects At The Remote Data Center, Increasing The Total Compensation By \$11,000 For A New Annual Total Amount Not To Exceed \$65,000.00.**
- *17. Consider Authorizing The City Manager To Enter Into An Agreement With CTG, Through TIPS Purchasing Cooperative Contract, For The Purchase of Labor and Materials For The Lower-Level Remodel At City Hall In An Amount Not To Exceed \$ 81,000.00.**

ORDINANCES

- *18. Consider An Ordinance Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 1 Annual Service Plan Update.**
- *19. Consider An Ordinance Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 2 Annual Service Plan Update.**
- *20. Consider An Ordinance Amending Chapter 73 Schedule I Section (A)(1) Of The City Of Carrollton Code Of Ordinances To Establish 20 Mph Speed Limit Zones For McCoy Road, North Surrey Drive, Old Mill Road, Paxton Drive, Pearl Street, Peters Colony Road, Raintree Drive, Raleigh Drive, Rosemeade Parkway, Scott Mill Road, Spring Avenue, Stonecreek Drive, Study Lane, and Willowgate Lane.**

RESOLUTIONS

- *21. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Reynolds Presto Products Inc., Establishing A Program Of Grants To The Company For Its Expansion At 2625 E. Beltline Road, In Amounts Equal To Fifty Percent (50%) Of Taxes Paid To The City On The Assessed New Value Of Real Property And Business And Personal Property For A Maximum Term Of Five (5) Years, For A Total Incentive Amount Not To Exceed \$342,710.**

- *22. Consider A Resolution Authorizing The City Manager To Enter Into An Engineering Cost Reimbursement Agreement With Dallas, Garland & Northeastern Railroad, Inc. (DGNO) For Signal Design Services To Establish A Quiet Zone In Downtown Carrollton, In An Amount Not To Exceed \$210,463.00.
- *23. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Contract Amendment With Bridgefarmer & Associates, Inc. For Signal Design Services To Establish A Quiet Zone In Downtown Carrollton, In An Amount Not To Exceed \$40,000.00, For A Revised Total Amount Not To Exceed \$615,000.00.
- *24. Consider A Resolution Of The City Council Of The City Of Carrollton, Texas Authorizing The City Manager To Negotiate And Execute All Necessary Documents For The Acquisition Of Approximately 2,176 Square Feet As Public Hike And Bike Trail Easements At 1100 West Belt Line Rd, Carrollton, Dallas County, Texas, And 1020 North Broadway St, Carrollton, Dallas County, Texas For The Silver Line Trail Project In An Amount Not To Exceed \$81,660.00; And Providing An Effective Date.

PUBLIC FORUM

- 25. **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.**

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Mayor Babick opened the public forum.

Belva Lowry, 3200 Squireswood: Spoke regarding her experience participating in the Citizens Government Academy.

Kenn Lee, 1300 W. Branch Hollow Dr.: Spoke regarding “DATA” (Dallas Area Transit Alliance) and encouraged the city to participate in talks with DART regarding funding.

David Yaqubian, 609 W. Springdale Ln.: Spoke regarding DATA.

Terrance Vidovich, (no address given): Spoke with concerns on several subjects.

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

ADJOURNMENT - Mayor Babick adjourned the meeting at 7:31 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor