

**CARROLLTON CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
JUNE 4, 2024**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, June 4, 2024 at 5:45 p.m. with the following members present: Mayor Pro Tem Nancy Cline, Councilmembers Christopher Axberg, Jason Carpenter, Richard Fleming, Andrew Palacios, Daisy Palomo and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy and Chrystal Davis, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

Mayor Steve Babick was absent.

**5:45 P.M. – COUNCIL BRIEFING ROOM**

**\*\*\*PRE-MEETING \*\*\***

Mayor Pro Tem Cline 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.

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

- 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.
  - **Section 551.087** to discuss Economic Development.

*Executive Session convened at 6:47 p.m. following the conclusion of the Worksession items.*

- 3.** Council will reconvene in Open Session to consider action, if any, on matters discussed in the Executive Session.

*Executive Session concluded at 7:00 p.m. No action was taken as a result of Executive Session.*

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

- 4. Discuss Final Results Of The Sale Of City Of Carrollton General Obligation Improvement Bonds, Series 2024 And Of The Waterworks And Sewer System Revenue Bonds, Series 2024.**

Blake Roberts, Managing Director at PFM Financial who serves as the city's bond advisor, provided an update on the bond sale last week. He advised the voter approved general obligation bonds were sold for \$29.18 million in projects, and waterworks and sewer system bonds were sold for \$8 million in projects.

Mr. Roberts advised that the rates were locked in on May 29<sup>th</sup>. The GO bonds have a 15-year repayment period with an interest rate of 3.70 percent. The waterworks and sewer bonds repayment schedule is for 20 years, with an interest rate of 4.01 percent. He noted that the city's bond ratings from S&P and Fitch are AAA/AAA, which is the highest bond rating possible. The city will receive funds from the bond sale on June 20<sup>th</sup>.

Mr. Roberts provided informational graphs reflecting the history of bond interest rates. He also provided a debt service schedule for the city's GO bonds and waterworks and sewer bonds.

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

Council reviewed their recent activities and upcoming events.

Elliott Reep, Emergency Management Coordinator, provided a review of the storm that impacted Carrollton as well as other areas the previous week. The severity of the storm was such that it resulted in flash flooding, widespread tree damage and minor structural damage. One home suffered some severe damage. Power outages occurred in over 60 percent of the city. Dallas and Denton Counties signed disaster declarations.

Mr. Reep provided an overview of the excellent response and recovery efforts by Carrollton's Fire, Police, Public Works, Parks, and others. The first priority was clearing major streets. Debris removal is expected to take another three to four weeks; the city contracts with Republic Services and Crowder Gulf for that service. Wellness checks were conducted on 148 residents. Animal Services assisted Denton County when a shelter was flooded.

City Manager Erin Rinehart reminded the Council that the cleanup is going to take time, with residential neighborhoods having first priority for cleanup efforts. She noted that Code Enforcement will not take action on storm debris during this time. Additionally, she stated that the city's golf course sustained significant damage and that will be discussed at a later time.

City Manager Rinehart praised the city staff and the community at large for their efforts in response to this storm event. Public information announcements regarding the storm are available through social media and the city's website.

*Worksession concluded and the Executive Session was convened at 6:47 p.m.*

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

Mayor Pro Tem Cline called the Regular meeting to order at 7:08 p.m.

**INVOCATION** – Councilmember Andrew Palacios

**PLEDGE OF ALLEGIANCE** – Councilmember Richard Fleming

At This time, Mayor Pro Tem Cline advised that Mrs. Juanita Rainwater recently passed away and offered a moment of silence. Mrs. Rainwater was a committed volunteer in the City of Carrollton.

**PUBLIC COMMENT**

- 6. 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 Pro Tem Cline 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 Fleming requested Item 8 be pulled from the Consent Agenda for separate consideration.

**Councilmember Axberg moved to approve Consent Agenda Items 7, and 9-11; second by Councilmember Palomo. The motion was approved with a unanimous 7-0 vote.**

**MINUTES**

- \*7. Consider Approval Of The May 14, 2024 Regular Meeting Minutes.**

**CONTRACTS & AGREEMENTS**

- \*8. Consider Authorizing The City Manager To Execute Change Order No. 2 With C. Green Scaping, LP For The Hebron Parkway Guardrail And Live Screening Improvements Project On The South Side Of Hebron Parkway And Adjacent To The Estates Of High Country Neighborhood In An Amount Not To Exceed \$93,316.00, Increasing The Total Project Contract To An Amount Not To Exceed \$872,559.00.**

**Councilmember Fleming moved to approve Consent Item 8; second by Councilmember Palacios. The motion was approved with a vote of 6-1. Mayor Pro Tem Cline voted in opposition.**

**RESOLUTIONS**

- \*9. Consider A Resolution Authorizing The City Manager To Enter Into A Professional Services Contract For System And Account Auditing For The Utility Customer Service Billing System By Iteres Group, LP In An Amount Not To Exceed \$100,000.00.**



- \*10. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Grant Incentive Agreement With Fenway Development, Inc. For The Removal And Replacement Of Trees Under Overhead Power Lines At The Carroll Crest Subdivision Along Crosby Road, East Of Broadway, In An Amount Not To Exceed \$52,691.75.**
- \*11. Consider A Resolution Appointing A Member To The Metrocrest Hospital Authority.**

#### **PUBLIC HEARING – INDIVIDUAL CONSIDERATION**

- 12. Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow A Tattoo Parlor On An Approximately 0.976-Acre Tract Zoned Planned Development 124 (PD-124) For The (LR-2) Local Retail District And Located At 1621 West Hebron Parkway And Encircled By Fairway Court And Along West Hebron Parkway; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2024-039 Kultura Tattoo.**

Loren Shapiro, Planning Manager, told the Council that the applicant withdrew the request so there is no action to be taken on this matter.

- 13. Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow A Smoke Shop Retailer On An Approximately 0.80-Acre Tract Zoned (DTC) Downtown Transit Center District And Historic Square Sub-District, And Located At 1014 South Broadway, Suite 104; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2024-036 Vape And Smoke Retail.**

Loren Shapiro, Planning Manager, presented this item. He advised it is a request to approve a Special Use Permit to allow a smoke shop (retail sales only) in the Downtown Transit Center District. A zoning map was provided. Staff is recommending approval. Mr. Shapiro added that several public comment cards in opposition were received.

Councilmember Axberg inquired whether the building is considered a historical building and is there any other zoning there. Mr. Shapiro responded that it is not a historic building, however it is located at the entry to the historic downtown. Councilmember Axberg also clarified with Mr. Shapiro that the SUP stays with the property.

Councilmember Watters inquired whether Police and Fire had input into the case. Mr. Shapiro responded that yes, Police, Fire, and Code Enforcement reviewed the request during the Development Review process. No issues from them were noted.

Councilmember Palomo confirmed with Mr. Shapiro that the SUP would only be applied to the specific suite number (104.)

Councilmember Fleming inquired whether SUPs may be limited in a particular area. Mr. Shapiro said they may not.

The applicant, Malik Velami, spoke in support of approval. He said that they have two other such shops and stated they target only adults. There will be no consumption inside this retail store.

Mayor Pro Tem Cline opened the public hearing.

Speaking in opposition:

Eddie Lopez, 2835 Keller Springs Rd.  
Paula McDonald, 1208 Clint St.  
Adam Polter- 4180 Creekhollow Dr.  
John Osborn, 2118 Daniel Way

Councilmember Carpenter stated that this matter is for the Council to determine whether this is an appropriate use for the location. He stated that it is not and would be voting against it.

**Councilmember Palacios moved to deny Item 13; Councilmember Carpenter seconded the motion. Motion passed with a unanimous 7-0 vote.**

- 14. Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow Miscellaneous Manufacturing On An Approximately 1.45-Acre Tract Zoned For The (LI) Light Industrial District And Located At 3218 Skylane Drive And Approximately 680 Feet East of Commander Drive; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2024-024 Umbrella Scents.**

Loren Shapiro, Planning Manager, presented this item. He advised this is a request for a Special Use Permit for miscellaneous manufacturing, specifically for candle manufacturing, in an existing building located in light industrial zoning. He advised that all operations will be indoor in a small portion of the building. He stated that other uses are allowed by right. A zoning map was provided. Mr. Shapiro advised that the applicant was not present, however the applicant provided a detailed description of the candle manufacturing process. Staff is recommending approval.

Councilmember Palomo inquired why a SUP is needed. Mr. Shapiro responded that candle manufacturing is not specifically listed in the light industrial district uses.

Mayor Pro Tem Cline opened the public hearing. There being no speakers, she closed the public hearing.

**Councilmember Palomo moved to approve Item 14; Councilmember Carpenter seconded the motion. Motion passed with a unanimous 7-0 vote.**

**PUBLIC FORUM**

- 15. 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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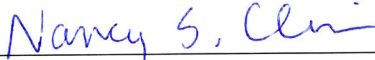
James Herring- 2929 Wycliff Ave.- spoke regarding an upcoming docu-series regarding the Women's Football League. He advised he will contact the city manager regarding this.

Ishan Patel- 1445 Van Winkle Dr.- spoke regarding an upcoming event held by BAPS Charities of Dallas.

**ADJOURNMENT** - Mayor Pro Tem Cline adjourned the meeting at 7:57 p.m.

**ATTEST:**

  
Chloe Sawatzky, City Secretary

  
Nancy S. Cline, Mayor Pro Tem

