

City of Carrollton

*1945 E. Jackson Road
Carrollton, TX 75006*



REGULAR WORKSESSION & MEETING

Tuesday, September 10, 2019

5:45 PM

CITY HALL, 2nd Floor

City Council

*Mayor Kevin Falconer
Mayor Pro Tem Young Sung
Deputy Mayor Pro Tem Frances Cruz
Councilmember Steve Babick
Councilmember Mike Hennefer
Councilmember Pat Cochran
Councilmember John Sutter
Councilmember Glen Blanscet*

*****PRE-MEETING / EXECUTIVE SESSION*******5:45 P.M. – COUNCIL BRIEFING ROOM**

1. Receive **information and discuss Agenda.**
2. Council will convene in 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.
 - Settlement offer related to the Snyder Kennedy Cemetery.
 - **Section 551.074** to discuss personnel matters.
 - Annual Performance Review of Municipal Judge
 - Annual Performance Review of City Attorney
3. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.

*****WORKSESSION*****

4. Receive **A Briefing On The Crosby Re-Development Area Project.**
5. Discuss **Processes And Funding For Community Partnerships And Special Events.**
6. Discuss **Combining The Museum Board With The Historical Preservation Advisory Commission.**
7. Discuss **The 2020 U.S. Census And Complete Count Committee.**
8. Discuss **Fiscal Year 2020 Proposed Budget.**
9. Mayor and Council reports and information sharing.

*****REGULAR MEETING 7:00 PM*******INVOCATION****PLEDGE OF ALLEGIANCE****PRESENTATIONS**

10. Present A Proclamation Declaring September 10, 2019 As Savannah Broadus Day.
11. Present A Proclamation Declaring September 2019 Prostate Cancer Awareness Month.

AGENDA PUBLIC COMMENT

12. Hearing of any citizen/visitor on items listed on the regular meeting agenda, which do not include a public hearing. Citizens wishing to address the Council regarding items not on posted agenda will be called to speak during the Public Comment period.
- 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.

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.)*

MINUTES

- *13. Consider Approval Of The August 20, 2019 Regular Meeting Minutes.

BIDS & PURCHASES

- *14. Consider Approval Of The Purchase Of Ten Handheld Ultrasound Scanners, Associated Equipment And Training From Clarius Mobile Health Corporation For Carrollton Fire Rescue In An Amount Not To Exceed \$85,250.00.

CONTRACTS & AGREEMENTS

- *15. Consider Authorizing The City Manager To Approve A Contract For IT Resources From AppleOne In An Amount Not To Exceed \$71,280.00.

- *16. Consider Authorizing The City Manager To Approve An Addendum To The Contract With Matrix Technology Group For IT Resources By \$24,874.00 For A Total Amount Not To Exceed \$115,594.00.
- *17. Consider Authorizing The City Manager To Approve A Contract With Artistic Painting Company For The Bridge Retrofit, Phase 5 Project In The Amount Of \$199,250.00.

ORDINANCE

- *18. Consider An Ordinance Approving A Negotiated Settlement Between The Atmos Cities Steering Committee ("ACSC") And Atmos Energy Corp., Midtex Division Regarding The Company's 2019 Rate Review Mechanism Filings; Declaring Existing Rates To Be Unreasonable; Adopting Tariffs That Reflect Rate Adjustments Consistent With The Negotiated Settlement; Finding The Rates To Be Set By The Settlement Tariffs To Be Just And Reasonable And In The Public Interest; And Requiring The Company To Reimburse ACSC's Reasonable Ratemaking Expenses.

RESOLUTIONS

- *19. Consider A Resolution Authorizing The City Manager To Commit \$269,200 In Local Matching Funds For Segments 6A And 7 Of The Cotton Belt Regional Veloweb Trail.
- *20. Consider A Resolution To Bind Coverage With Texas Municipal League Inter-Governmental Risk Pool (TML-IRP) For Workers' Compensation, General Liability, Law Enforcement Liability, Errors And Omissions Liability, Crime, Automobile Liability, Automobile Physical Damage, Real And Personal Property, And Mobile Equipment, In An Amount Not To Exceed \$796,401 Effective October 1, 2019.
- *21. Consider A Resolution Nominating A Candidate To Be A Member Of The Board Of Directors For The Denton Central Appraisal District.
- *22. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Purchase And Sale Agreement With Kirby Rice, Ltd. For Approximately 19.1 Acres Of The Crosby Road Re-Development Area For A Sales Price Of \$1,200,000.

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

23. Hold A Public Hearing And Consider An Ordinance Amending the Zoning On An Approximately 34-Acre Tract Zoned Single-Family (SF-7/14) And Located On The North Side Of Hebron Parkway Between Arbor Creek And The Burlington Northern Santa Fe Railroad To Establish A Planned Development District And Repeal Special Use Permit No. 272 To Allow For A Pre-School With A Day Care And An Elementary And Secondary School; Amending The Official Zoning Map Accordingly. Case No. PLZ2019-71 First United Methodist Church.
24. Conduct A Public Hearing On The Proposed 2019 Property Tax Increase And Proposed Operating And Capital Budget For The Fiscal Year October 1, 2019 Through September 30, 2020.

OPEN PUBLIC COMMENT

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.
- 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.

ADJOURNMENT

CERTIFICATE - I certify that the above agenda giving notice of meeting was posted on the bulletin board at the City Hall of Carrollton, Texas on the 6th day of September 2019 at 12:00pm.

Jacqueline Williams

Jacqueline Williams, Deputy City Secretary

This building is wheelchair accessible. For accommodations or sign interpretive services, please contact City Secretary's Office at least 72 hours in advance at 972-466-3005. Opportunities and services are offered by the City of Carrollton without regard to race, color, age, national origin, religion, sex or disability.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. Further, the Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a regional, state or national convention or workshop, social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conference; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

FIREARMS PROHIBITED at City Council meetings pursuant to Texas Penal Code Sections 46.035(c) and 30.05.



City of Carrollton

Agenda Memo

File Number: 4484

Agenda Date: 9/10/2019

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 4.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Ravi Shah, Director of Development Services

Receive **A Briefing On The Crosby Re-Development Area Project.**

BACKGROUND:

There is a companion item on the meeting agenda to consider authorizing the City Manager to negotiate and execute a purchase and sale agreement with Texas Intown Homes for the City-owned property in the Crosby re-development area.



City of Carrollton

Agenda Memo

File Number: 4475

Agenda Date: 9/10/2019

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 5.

CC MEETING: September 10, 2019

DATE: August 16, 2019

TO: Erin Rinehart, City Manager

FROM: Meredith A. Ladd, City Attorney

Discuss Processes And Funding For Community Partnerships And Special Events.



City of Carrollton

Agenda Memo

File Number: 4496

Agenda Date: 9/10/2019

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 6.

CC MEETING: September 10, 2019

DATE: September 4, 2019

TO: Erin Rinehart, City Manager

FROM: Laurie Garber, City Secretary/Admin Services Director

Discuss **Combining The Museum Board With The Historical Preservation Advisory Commission.**

BACKGROUND:

As indicated by Chapter 34 of the City's Code of Ordinances, HPAC's purpose is to "advise and make recommendations to the City Council to preserve the City's landmarks and built environment, and to protect architecturally and/or culturally significant resources for future generations". The purpose of the Museum Board is to "preserve significant artifacts and memorabilia representative of pioneer home-life and community development in Carrollton. This goal will be achieved through preservation of the [Perry home and it's collection]".

The Museum Board meets quarterly and HPAC meets every other month. The Museum Board has averaged five agenda items of substance per meeting over the last year, while HPAC has averaged four. Based on the goals of both boards and the average workload per meeting, staff is requesting council consider combining the boards into a single committee.

Attached are the current rosters indicating the terms of the nine members on each board. Between the two boards, three members will term off October 2019 and four are up for reappointment. In 2020, another member will term off and nine more will be eligible for reappointment. Staff suggests if the boards are combined that the number of seats are reduced through attrition. If board members eligible for reappointment are appointed to other boards, the combined committee can reach nine members by October 2020, making it consistent with other board totals. If Council is interested in combining the boards, staff can bring an amendment to the Chapter 34 Ordinance to a future council meeting so it takes effect with the upcoming appointments.

HISTORIC PRESERVATION ADVISORY COMMITTEE
Current Members

2018-2019

Name	First Appointed	Current Term Expires
Dennis Raso, Chair (third term) <i>Termed out</i>	October 2013	October 2019
John Roppolo (third term) <i>Termed out</i>	October 2013	October 2019
Liz Castaneda (first term)	October 2017	October 2020
Jack Dicoskey (third term)	October 2014	October 2020
George Blackburn (first term) <i>Reapplied</i>	October 2017	October 2019
Rebeca Masdon-Mercado (second term)	October 2016	October 2020
Doug Wedemeyer (second term) <i>Reapplied</i>	October 2015	October 2019
Celeste Forster (first term) <i>Reapplied</i>	October 2017	October 2019
Howard Townsend (first term)	October 2018	October 2020

MUSEUM BOARD
Current Members

2018-2019

Name	First Appointed	Current Term Expires
Frank Mincieli (first term)	October 2018	October 2020
Lark Tribble (second term)	October 2015	October 2020
Tammi Hennegan (second term)	October 2016	October 2020
Judy Scamardo, Chair (second term)	October 2015	October 2020
Thomas Williams (third term) Termed out	October 2013	October 2019
Bilidene Grozier (first term)	October 2018	October 2020
Rachel Lewis (second term) Reapplied	October 2015	October 2019
Natasha Singh (first term)	October 2018	October 2020



City of Carrollton

Agenda Memo

File Number: 4477

Agenda Date: 9/10/2019

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 7.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Planning Manager & Molly Coryell, Planner

Discuss **The 2020 U.S. Census And Complete Count Committee.**

BACKGROUND:

The briefing session will provide City Council information regarding the upcoming 2020 Census and the formation of a Complete Count Committee to promote and encourage responses. Cynthia Cruz, Partnership Specialist with the U.S. Census, will present information regarding the upcoming census and steps to form a Complete Count Committee.

The United States Census Bureau conducts a nationwide count every ten years. The U.S. Census will send an invitation to every household in the country in the Spring of 2020. Accurate census counts are important to our community in the following ways:

1. Population counts determine the distribution of state representatives in Congress.
2. The census count guides federal funding dispersal of \$675 billion to states and cities annually.
3. Local governments use the census for public safety and emergency preparedness.
4. Land developers use census data to build homes and revitalize communities.
5. Business and industries use data to decide where to build or relocate creating jobs.
6. Residents use the census to support community initiatives involving legislation, quality of life, and consumer advocacy.

An important component ensuring residents are counted in the Census is through education and outreach motivating the population to participate. When residents are informed they are more likely to respond to the Census questionnaire. A Complete Count Committee comprised of a broad spectrum of members including government and community leaders provides a vehicle to maximize participation in the Census. Complete Count Committees encourage resident participation in the Census through the utilization of local knowledge, influence, and resources to educate and promote the Census through

local-based outreach efforts.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff will seek City Council direction regarding creation of a Complete Count Committee.



City of Carrollton

Agenda Memo

File Number: 4481

Agenda Date: 9/10/2019

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 8.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Bob Scott, Assistant City Manager

Discuss **Fiscal Year 2020 Proposed Budget.**

BACKGROUND:

The Fiscal Year 2020 Preliminary Budget was distributed to the City Council on July 31, 2019. City Council work session was held on August 6, 2019 to provide Council a briefing on the Preliminary Budget, and an additional work session was held on August 20, 2019 to review the Proposed Budget.

The September 10, 2019 work session is to provide an opportunity for Council to deliberate on the Proposed Budget and provide staff with feedback on any desired changes.

Any changes to the Preliminary Budget directed by Council during this work session will be incorporated into the final Fiscal Year 2020 Budget.

STAFF RECOMMENDATION/ACTION DESIRED:

Deliberate and provide direction on desired changes to the Fiscal Year 2020 Proposed Budget.



City of Carrollton

Agenda Memo

File Number: 4471

Agenda Date: 9/10/2019

Version: 1

Status: Presentations

In Control: City Council

File Type: Presentation

Agenda Number: 10.

CC MEETING: September 10, 2019

DATE: August 28, 2019

TO: Erin Rinehart, City Manager

FROM: Laurie Garber, City Secretary/Admin Services Director

Present A **Proclamation Declaring September 10, 2019 As Savannah Broadus Day.**

WHEREAS, Carrollton resident Savannah Broadus was born September 18, 2002 and started playing tennis at the age of 5; and

WHEREAS, Savannah competed in her first tournament at 8 years old, finishing third at the Little Mo Nationals by age 11; and

WHEREAS, her grit and determination allowed her to quickly climb the 12 and under age bracket as she ranked #1 in Texas and #2 in the nation; and

WHEREAS, Broadus has won the Silver Ball in the National Clay Courts Competition in Florida and the Eve Zimmerman Tournament Sportsmanship Award through Stanford University; and

WHEREAS, her continued hard work and dedication led her all the way to Wimbledon where she and her doubles partner Abigail Forbes competed to win the Junior Grand Slam Girls' Doubles Championship; and

WHEREAS, the Carrollton community could not be more proud of Savannah and her continued achievements locally, nationally, and now internationally.

NOW, THEREFORE, I, Kevin W. Falconer, Mayor of the City of Carrollton, Texas, do hereby proclaim September 10, 2019 as:

SAVANNAH BROADUS DAY

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Carrollton, Texas to be affixed this 10th day of September, 2019.

A handwritten signature in black ink, appearing to read 'Kevin W. Falconer', written in a cursive style.

Kevin W. Falconer, Mayor



City of Carrollton

Agenda Memo

File Number: 4495

Agenda Date: 9/10/2019

Version: 1

Status: Presentations

In Control: City Council

File Type: Presentation

Agenda Number: 11.

CC MEETING: September 10, 2019

DATE: August 28, 2019

TO: Erin Rinehart, City Manager

FROM: Laurie Garber, City Secretary/Admin Services Director

Present A **Proclamation Declaring September 2019 Prostate Cancer Awareness Month.**

WHEREAS, prostate cancer is the most commonly diagnosed form of cancer and the second leading cause of cancer related deaths among men; and

WHEREAS, this year approximately 174,650 men will be diagnosed with prostate cancer in the United States alone every year and roughly 31,620 die this year from the disease – which is one man every 17 minutes; and

WHEREAS, 1 in 9 men are diagnosed with prostate cancer. African American men are at the highest risk for the disease with a rate of 1 in 6 men. African American men are 2.2 times more likely to die from the disease; and

WHEREAS, education regarding prostate cancer and early detection strategies is critical to saving lives and preserving and protecting our families; and

WHEREAS, all men are at risk for prostate cancer, we encourage the citizens of Carrollton to increase the importance of prostate screenings.

THEREFORE, I, Kevin W. Falconer, Mayor of the City of Carrollton, TX, do hereby proclaim “September 2019 as Prostate Cancer Awareness Month”.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Carrollton, Texas to be affixed this 10th day of September 2019.

A handwritten signature in black ink, appearing to read "Kevin W. Falconer", written in a cursive style.

Kevin W. Falconer, Mayor



City of Carrollton

Agenda Memo

File Number: 4474

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: *13.

CC MEETING: September 10, 2019

DATE: August 28, 2019

TO: Erin Rinehart, City Manager

FROM: Laurie Garber, City Secretary/Admin. Services Director

Consider Approval Of The August 20, 2019 Regular Meeting Minutes.

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
AUGUST 20, 2019**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, August 20, 2019 at 5:45 pm with the following members present; Mayor Kevin Falconer, Mayor Pro Tem Young Sung, Deputy Mayor Pro Tem Frances Cruz, Councilmembers John Sutter, Glen Blanscet, Mike Hennefer, Pat Cochran and Steve Babick. Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy, Bob Scott and Chrystal Davis, City Attorney Meredith Ladd and City Secretary/Admin Services Director Laurie Garber.

5:45 P.M. – COUNCIL BRIEFING ROOM

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

Mayor Falconer convened the meeting at 5:46 pm.

- 1. Receive information and discuss Agenda.**

*****WORKSESSION*****

- 4. Discuss Fiscal Year 2020 Proposed Budget.**

Assistant City Manager Bob Scott referred to updated information. He also explained that Amerisource Bergen met the 3-year goal for staffing levels in one year which requires the City to make a payment that was not planned for 2 more years and he explained that the payment reduces the amount of the one-time funding.

Mayor Falconer stated that Council would begin making decisions and expressed the goal to have decisions on the recurring funding and a very firm idea about where the Council wants to be regarding the tax rate. He also felt the Council needs to begin looking at non-recurring items and he talked about sales tax revenue noting the 6% decrease from the year before. Scott talked about the uncertainty and complexity regarding sales tax revenue and stated there seemed to be a slowing down of sales tax statewide.

With regard to recurring funds of \$780,000, Mayor Falconer stated that they would not be able to fund everything on the list because it totals to \$1.2M. He asked the City Manager to talk about the staffing positions. City Manager Erin Rinehart stated that the first four pages were items she included in the budget because she felt they are necessary this year. With regard to the next pages of Decision Points, she stated that she vetted the list and removed everything that she did not think was necessary. With regard to the staffing items, she stated that while they would be beneficial, she wouldn't define it as necessary this year. She noted that the fourth officer to complete the new beat was coming and there is value in funding it this year, as well as the SRO for LISD which is an equity issue in terms of what CFBISD has.

Decision Points - Recurring:

Compensation – fund \$575,000

SRO – fund (school funds ½ the cost of the officer – not the vehicle)

Fourth Officer for new beat – fund

EMS Captain – don't fund

Emergency Management Specialist – don't fund

Senior Library Technician – don't fund

Wi-Fi at McInnish and R.E. Good - \$6,000 – fund
Cultural Center – develop an ad hoc committee or work group – don't fund
Administrative IT items – Zoom and Clarity – don't fund

~~5. Discuss Processes and Funding for Community Partnerships and Special Events.~~

Mayor Falconer recessed the Worksession at 7:05 pm to convene in Regular Meeting.

*****REGULAR MEETING 7:00 PM*****

Mayor Falconer convened the Regular Meeting at 7:15 pm.

INVOCATION – Councilmember Pat Cochran

PLEDGE OF ALLEGIANCE – Councilmember Mike Hennefer

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 Blanscet moved approval of Consent Agenda Items 7-18; second by Deputy Mayor Pro Tem Cruz and the motion was approved with a unanimous 7-0 vote,

MINUTES

***7. Consider Approval Of The August 6, 2019 Regular Meeting Minutes.**

BIDS & PURCHASES

***8. Consider Approval Of The Purchase And Installation Of Cardio And Weight Equipment From Comm-Fit For The Rosemeade Recreation Center, Crosby Recreation Center And Senior Center Through An Inter-Local Agreement With Buy-Board In An Amount Not To Exceed \$57,385.00.**

***9. Consider Approval Of The Purchase And Installation Of Cardio Equipment From Fit Supply For The Crosby Recreation Center And Carrollton Senior Center Through An Inter-Local Agreement With Buy-Board In An Amount Not To Exceed \$83,260.00.**

***10. Consider Approval Of The Purchase And Installation Of Cardio Equipment From Marathon Fitness For The Rosemeade Recreation Center, Crosby Recreation Center And Carrollton Senior Center Through An Inter-Local Agreement With Buy-Board In An Amount Not To Exceed \$128,025.00.**

***11. Consider Approval Of The Purchase Of Travel Services For The Carrollton Senior Center From Premier World Discovery In An Amount Not To Exceed \$105,600.00.**

RESOLUTIONS

***12. Consider A Resolution Creating The Industrial Rehabilitation Grant Incentive Program.**

***13. Consider A Resolution Authorizing The City Manager To Enter Into A Single-Family Rehabilitation Grant Incentive Agreement On An Eligible Property Located Within A Neighborhood Empowerment Zone, In A Total Grant Amount Not To Exceed \$2,283.75.**

***14. Consider A Resolution Authorizing The City Manager To Amend The Individuals Authorized To Invest Funds And Make Withdrawals From The Public Funds Investment Pool Known As “TexPool,” On Behalf Of The City.**

***15. Consider A Resolution Authorizing The City Manager To Enter Into Agreements With Cigna, Superior Vision and Standard Insurance In An Amount Not To Exceed \$629,000.00.**

***16. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With Nouveau Construction And Technology Services, LP, For Architectural And Engineering Design Services For The City Hall Remodel Project In An Amount Not To Exceed \$80,000.00.**

***17. Consider A Resolution Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 1 Annual Service Plan Update.**

***18. Consider A Resolution Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 2 Annual Service Plan Update.**

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

19. Conduct A Public Hearing On The Proposed 2019 Property Tax Rate And Proposed Operating And Capital Budget For The Fiscal Year October 1, 2019 Through September 30, 2020.

Assistant City Manager Bob Scott stated that Carrollton has benefited from the growth in the area and the City with an 8.44% increase in assessed valuation and the Council is proposing to keep the property tax rate at the same rate which is \$0.594970 per \$100 of valuation. All property types had increased values with residential at 7.77% and commercial/business personal property at 9.00%. He advised that the average homestead in Carrollton has grown to \$282,260 and would produce revenue of \$1,305 at the proposed property tax rate. He stated there would be no increase in solid waste collection rates for residential or apartments. The water and sewer rates are projected to increase just over 21% over the next three years with 7.3% effective January 1, 2020. He added that the increase would be reevaluated after FY 2019 is finalized which could reflect a lower rate increase. He reviewed a sales tax graph which showed a 6% decrease this year and was projected to be flat for 2020. He provided graphs showing Carrollton's per capita standing regarding sales tax revenues, municipal tax assessed value and the cost of services per household. With regard to the cost of services, he stated that Carrollton maintained its status as the third least expensive city behind the cities of Lewisville and Plano. The proposed General Fund budget includes \$792,923 of recurring funds; Capital projects with over \$74 million in new programs and \$11.9 million for new non-recurring initiatives and Strategic Community Reinvestment Projects. He used pie charts to illustrate the General Fund recurring sources and uses of funds, pointing out that the vast majority of the General Fund expenditures are for public safety. With regard to Capital Projects he provided the following information:

- Bond issue in 2020 of \$24,000,000
- Community Development Block Grant funding of \$828,463

- Pay-as-you-go funding:
 - Neighborhood Partnership Tax - \$5,437,701
 - Street Rehabilitation/TOD Dedicated Tax - \$6,347-841
 - Alley Rehabilitation - \$1,351,245
 - Water and Sewer System - \$3,100,000

Mayor Falconer noted that as the Council continues its discussions and deliberations regarding the budget, the proposed tax rate could be decreased but will not be increased. He opened the Public Hearing and invited speakers to the address the Council.

Rhonda Miller, 3822 Holloway, Carrollton, spoke in favor of funding a Cultural Center and programming for the City. She recommended that the Council create an Art and Cultural Commission to create a vision and plan and recommended they provide \$50,000 in funding to develop the plan. She felt creating a commission tells the community that it is a priority.

Austin Stroh, 2119 Via Estrada, addressed the need to increase employee compensation to accommodate other out-of-pocket increase to the employees. He also felt that more than a 10% increase was needed to assist the community members who are homeless or near homeless.

PUBLIC FORUM

20. 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.

Lane Burtz, 2505 Mosswood Drive, President of the Creekside Addition HOA, addressed the Council about flooding concerns in the neighborhood, specifically a creek that runs from the Plano boarder through the townhouse development and through the neighborhood. He stated that they have experienced flooding with each rain since the townhouses have been developed and there are more being built. He stated that they are seeing severe erosion of the creek bed that is beginning to endanger some of the homeowners' property; siltation of the pond; and encroachment of flood waters on homeowners' property. He stated that the HOA has spent \$150,000+ over the last 1½ years to control the erosion and dig out the pond and stated it is becoming financial strain. He spoke in favor of a program proposed by the Engineering Department to address neighborhood flooding and stated their neighborhood would like to be on the list if approved.

Mayor Falconer adjourned the Regular Meeting at 7:40 pm and announced that the Council would reconvene in Worksession.

*****WORKSESSION*****

Mayor Falconer reconvened the Worksession at 7:49 pm.

5. Discuss Fiscal Year 2020 Preliminary Budget - continued**Decision Points – Recurring – continued**

Contract positions – fund

New positions not funded to be considered next year.

Tax Rate

Scott addressed the options regarding reduction of the debt service portion of the property tax rate and stated a ½ cent decrease was doable. A consensus was reached in favor of decreasing the property tax rate to \$0.5897. Scott stated that staff would re-work the proposed debt service for next year to recognize less debt service requirements for the current 2020 year and adjust it accordingly; may draw down the fund balance a little this year, but not very much.

Mayor Falconer recessed the Worksession at 8:08 pm to convene in Executive Session.

*****EXECUTIVE SESSION*****

2. Council convened in **Executive Session at 8:09 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 matters regarding real property
3. Council **reconvened in Open session at 8:35 pm** to consider action, if any, on matters discussed in the Executive Session. No action taken.

*****WORKSESSION*****

Mayor Falconer reconvened the Worksession at 8:36 pm.

5. Discuss Fiscal Year 2020 Preliminary Budget - continued**Decision Points – Non-recurring – \$11,290,000:**

Mayor Falconer opened the discussion noting that the list includes projects and items totaling \$123 million and stressed the need to be strategic. He suggested that the Council try to reach agreement on some of the important items that should be funded and the ones that shouldn't be funded as well as identify those that need more information. Discussion was also held about the Trinity Mills infrastructure project projected at \$13 million that would be ready to start in the next 18 to 24 months and would begin Phase 1 initiative working with developers that could begin in the next year.

1. Carrollton Difference One Time Performance Incentive – fund at 1%
2. Community Service Funding – talk about at next meeting – built into budget
3. Fund the next two items because the non-recurring was funded
4. Updates to Oak Creek Tennis Center; overlay 4 courts and lighting – \$735,000 – fund
5. Historic structure strategic plan - \$63,000 – fund
6. Museum exterior restroom – fund
7. Harold Bessire playground - \$225,000 – fund
8. Josey Ranch shade structure - \$105,000 – wait
9. Graphic murals at recreation centers – wait

10. Wi-Fi – fund
11. Street lights on Rosemeade – fund
12. Dudley Branch trail extension design – wait
13. Entry monument signs – fund
14. Cotton Belt trail extension (not on list) – wait
15. Localized drainage program; not tied to major drainage channel – \$500,000 – fund
16. Bridge retrofit, Phase 4 – fund
17. Screening wall, Phase 2 – fund
18. Way finding and Downtown entry identification – wait
19. Industrial Rehabilitation Incentive Grant seed money – \$250,000 – fund
20. Class A office space incentive funding – fund
21. Cultural Center – \$25,000 fund
22. Replacement of Parks Contingency Fund – fund
23. Historic Railroad – amount needed unknown – provide more information to Council
24. Revitalize underutilized City assets such as amphitheatre – staff work through priorities and take more information to Council throughout year
25. IT contract services - \$509,000 – fund

Mayor Falconer agreed that the non-recurring would be discussed again.

6. Mayor and Council reports and information sharing.

ADJOURNMENT - Mayor Falconer adjourned the meeting at 9:39 pm.

ATTEST:

Laurie Garber, City Secretary

Kevin W. Falconer, Mayor



City of Carrollton

Agenda Memo

File Number: 4485

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Bid/Purchases

Agenda Number: *14.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Gregg Salmi, Fire Chief

Consider Approval Of The Purchase Of Ten Handheld Ultrasound Scanners, Associated Equipment And Training From Clarius Mobile Health Corporation For Carrollton Fire Rescue In An Amount Not To Exceed \$85,250.00.

BACKGROUND:

This request is for the purchase of ten ultrasound scanners, associated equipment and training. This purchase is made possible by a donation from the Metrocrest Hospital Authority specifically to purchase ultrasound devices. The training will be conducted by CFR's medical control, BEST EMS, and the devices will be purchased through a cooperative purchasing agreement with the Savvik Buying Group. Texas law authorizes this process so that the City can save the time of developing specifications and avoid the duplication of the competitive bidding process. The Savvik Buying Group meets all state of Texas bidding requirements. There will be no financial or service impact on the IT Department with this purchase

FINANCIAL IMPLICATIONS:

The ultrasound devices, accessory equipment and training will be purchased from funds in the General Special Projects Capital Fund that were donated by the Metrocrest Hospital Authority.

<u>COST CENTER</u>	<u>LINE ITEM</u>	<u>BUDGET AMOUNT</u>
Cap Account 854101	Activity #120600199	\$ 85,250.00

IMPACT ON COMMUNITY SUSTAINABILITY:

The addition of ultrasound technology to the prehospital environment will allow Carrollton Fire Rescue paramedics the ability to obtain immediate anatomical, diagnostic, and functional information on patients. Paramedics will be able to view problems with organs, vessels, and tissues without invasive procedures, thus increasing the level of patient care. This increase in service is consistent with City

Council's strategic goal of delivering the highest quality of services to our citizens.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval to purchase ten handheld ultrasound scanners, associated equipment and training in an amount not to exceed \$85,250.00. This purchase will be through a cooperative purchasing agreement with the Savvik Buying Group.



City of Carrollton

Agenda Memo

File Number: 4467

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *15.

CC MEETING: September 10, 2019

DATE: August 26, 2019

TO: Erin Rinehart, City Manager

FROM: Andy Horn, Director of Information Technology

Consider Authorizing The City Manager To Approve A Contract For IT Resources From AppleOne In An Amount Not To Exceed \$71,280.00.

BACKGROUND:

IT Governance concepts require staff to manage projects and processes related to regular operations as well as new programs.

The capital projects budget included funding for contracted personnel to facilitate these governance processes. The Department determined that it needed a senior financial analyst to take responsibility and enhance accountability regarding the appropriateness of invoices and ensuring projects stay within budget. The Department utilized personnel from AppleOne staffing to serve this purpose for a limited duration earlier this year.

Due to the continued need for this resource, the Department has identified replacement contract personnel from AppleOne which can serve in this role. With the extension of the duration of this assignment, the Department seeks the approval of Council for the total expenditure with this vendor. AppleOne is a part of the NCTCOG SHARE cooperative purchasing agreement and is able to provide qualified personnel for those purposes.

The allocation of these contracted personnel will improve communication, coordination and accountability between IT and our partnered departments ensuring more transparency, clarity, and documentation in our financial practices.

FINANCIAL IMPLICATIONS:

The funds for this item are budgeted in the IT Project Governance Fund

(#854105-61190-1203830199). A 10 percent contingency has been built into this request due to the criticality of the involved responsibilities.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends approval of budgeted expenditure for IT Resources to AppleOne on the NCTCOG SHARE program (ILA #2018-37-NCT) for \$71,280.00.



City of Carrollton

Agenda Memo

File Number: 4469

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *16.

CC MEETING: September 10, 2019

DATE: August 19, 2019

TO: Erin Rinehart, City Manager

FROM: Andy Horn, Director of Information Technology

Consider Authorizing The City Manager To Approve An Addendum To The Contract With Matrix Technology Group For IT Resources By \$24,874.00 For A Total Amount Not To Exceed \$115,594.00.

BACKGROUND:

IT Governance concepts require staff to manage projects and processes related to regular operations as well as new programs. Staff are currently engaged in 18 projects approved by Council during fiscal year (FY) 2019 and 44 initiatives to improve internal processes and enhance service delivery.

The capital projects budget included funding for contracted personnel to facilitate these governance processes and has previously engaged Matrix Technology Group for these purposes with the approval of Council. Due to turnover in contract staff, the Department needs one additional project manager to continue efforts on projects added in FY 2019. Matrix Technology Group is on the North Central Texas Council of Governments cooperative purchasing program and is able to provide qualified personnel for this additional role.

Depending on resource availability and project priority, this project manager has been tentatively allocated to the following:

- The Council-approved Law Enforcement Management Systems project (BUS6),
- The infrastructure refresh of city hall (IT37), and
- Our internal investment in security enhancements through mobile device management (IT1).

The allocation of this project manager will improve communication, coordination and accountability between IT and our partnered departments ensuring smoother implementations.

FINANCIAL IMPLICATIONS:

The funds for this item are budgeted in the IT Project Governance Fund (#854105-61190-1203830199). A 10 percent contingency has been built into this request due to the criticality of the involved projects and responsibilities

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends an addendum to the approval of budgeted expenditure for IT Resources to Matrix Technology Group on the NCTCOG cooperative purchasing program for \$24,874.00 and a for total amount not to exceed \$115,594.00.



City of Carrollton

Agenda Memo

File Number: 4476

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *17.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Cesar J. Molina, Jr., P.E., Director of Engineering

Consider Authorizing The City Manager To Approve A Contract With Artistic Painting Company For The Bridge Retrofit, Phase 5 Project In The Amount Of \$199,250.00.

BACKGROUND:

On March 19, 2019, City Council rejected the bridge rail painting project that was set to be awarded to Iowa Bridge & Culvert, LLC in the amount of \$211,700. Council was concerned that the City only received one bid on this project. Staff was directed to re-bid the project in 6 months and investigate if the City can take steps to generate more bidder interest in the smaller capital projects.

A staff task force recommended several actions to increase bidder interest. One recommendation was to use social media to expand outreach to potential bidders. The task force recommended that the bridge rail painting project be a pilot for this concept.

This project involves aesthetic improvements to 28 bridges by the re-painting of existing hand and guard rails on bridges. The project involves bridge improvements only. Therefore, environmental impacts should be minimal. The project will not directly affect any residents, will be placed on the monthly Construction Update, and will be included in the City's website.

FINANCIAL IMPLICATIONS:

Four (4) bids were received on August 7, 2019. The low bid, in the amount of \$199,250.00, was submitted by Artistic Painting Company. The engineer's estimate for the project was \$200,000. They appear capable of completing this project in the allocated time of 180 calendar days. Funding is available in the Streets Consolidated Account.

To expand outreach to potential bidders, ads are now being placed in the Dallas Morning News, which will increase project exposure and provide advertising access to the News' website. The bid ad was also posted on the City's Facebook and Instagram accounts. Other bid advertising platforms, such as Nextdoor, are being considered for future projects.

IMPACT ON COMMUNITY SUSTAINABILITY:

This project will support the City Council's strategic objectives and vision of building a community that families and businesses want to call home by:

Sustaining quality of life - Improvements to the bridges should enhance the appearance of the bridges and thoroughfares.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council authorize the City Manager to award a construction contract to Artistic Painting Company for the Bridge Retrofit, Phase 5 Project in the amount of \$199,250.00.

ATTACHMENT B

BIDDERS LIST

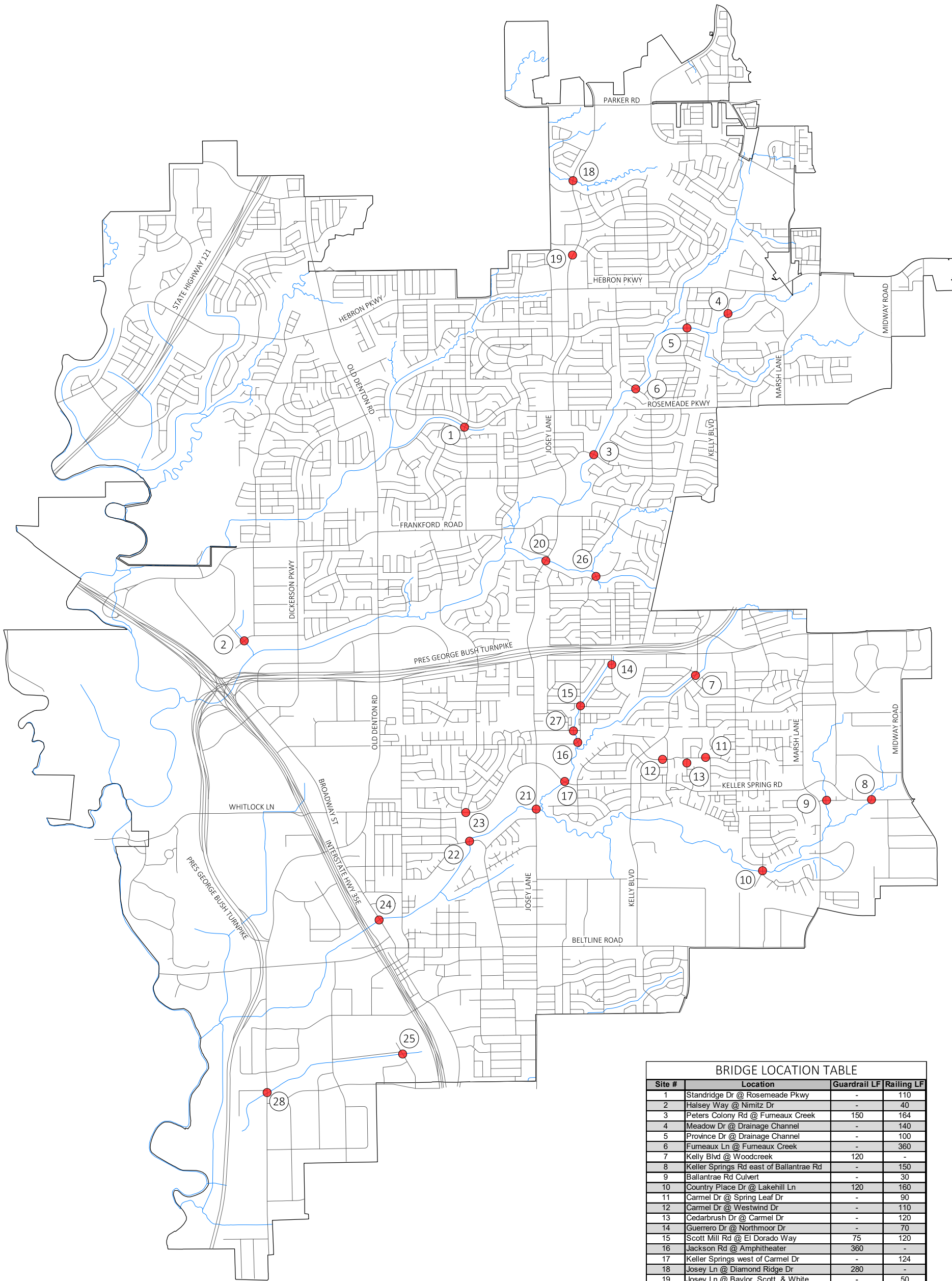
PROJECT: Bridge Retrofit, Phase 5

DATE: August 7, 2019

DAYS/COMPLETE: 180

ESTIMATED COST: \$200,000.00

CONTRACTOR	BID AMOUNT
Artistic Painting Company	\$199,250.00
Concord Commercial Services, Inc.	\$204,144.00
Iowa Bridge & Culvert, LC	\$210,360.00
Southern Road & Bridge, LLC	\$921,600.00



BRIDGE LOCATION TABLE			
Site #	Location	Guardrail LF	Railing LF
1	Standridge Dr @ Rosemeade Pkwy	-	110
2	Halsey Way @ Nimitz Dr	-	40
3	Peters Colony Rd @ Furneaux Creek	150	164
4	Meadow Dr @ Drainage Channel	-	140
5	Province Dr @ Drainage Channel	-	100
6	Furneaux Ln @ Furneaux Creek	-	360
7	Kelly Blvd @ Woodcreek	120	-
8	Keller Springs Rd east of Ballantrae Rd	-	150
9	Ballantrae Rd Culvert	-	30
10	Country Place Dr @ Lakehill Ln	120	160
11	Carmel Dr @ Spring Leaf Dr	-	90
12	Carmel Dr @ Westwind Dr	-	110
13	Cedarbrush Dr @ Carmel Dr	-	120
14	Guerrero Dr @ Northmoor Dr	-	70
15	Scott Mill Rd @ El Dorado Way	75	120
16	Jackson Rd @ Amphitheater	360	-
17	Keller Springs west of Carmel Dr	-	124
18	Josey Ln @ Diamond Ridge Dr	280	-
19	Josey Ln @ Baylor, Scott, & White	-	50
20	Josey Ln @ Southern Oaks	-	320
21	Josey Ln @ Sherwood Ln	-	185
22	Perry Rd east of Russell Ave	-	160
23	Keller Springs Rd @ McCoy Rd	-	160
24	Broadway St north of College St	275	270
25	Monetary Ln @ Electronic Dr	-	120
26	Scott Mill Rd @ Southern Oaks	220	-
27	Rainwater Ln @ Amphitheater	-	110
28	Luna Rd @ Briercroft Ct	-	300



BRIDGE RETROFIT PHASE 5

NOT TO SCALE



City of Carrollton

Agenda Memo

File Number: 4470

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Ordinance

Agenda Number: *18.

CC MEETING: September 10, 2019

DATE: August 27, 2019

TO: Erin Rinehart, City Manager

FROM: Laurie Garber, City Secretary/Admin. Services Director

Consider An Ordinance Approving A Negotiated Settlement Between The Atmos Cities Steering Committee ("ACSC") And Atmos Energy Corp., Midtex Division Regarding The Company's 2019 Rate Review Mechanism Filings; Declaring Existing Rates To Be Unreasonable; Adopting Tariffs That Reflect Rate Adjustments Consistent With The Negotiated Settlement; Finding The Rates To Be Set By The Settlement Tariffs To Be Just And Reasonable And In The Public Interest; And Requiring The Company To Reimburse ACSC's Reasonable Ratemaking Expenses.

BACKGROUND:

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2019, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2018, entitled it to additional system-wide revenues of \$70 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to \$54 million, \$39.3 million of which would be applicable to ACSC members. (ACSC is one of four groups allocated portions of system costs and ACSC constitutes roughly 72.8% of the system) ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$38.7 million instead of the claimed \$54

million. The amount of the \$38.7 million deficiency applicable to ACSC members would be \$28.2 million.

After the Company reviewed ACSC's consultants' report, ACSC's Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$35.4 million from ACSC Cities.

The Executive Committee recommends a settlement at this amount. The Effective Date for new rates is October 1, 2019. ACSC members should take action approving the Ordinance before the end of September.

PROOF OF REVENUES

Atmos generated proof that the rate tariffs attached to the Ordinance will generate \$35.4 million in additional revenues from ACSC Cities. That proof is attached as Attachment 1 to this Staff Report. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$2.05 on a monthly basis, or 3.7 percent. The increase for average commercial usage will be \$6.18 or 2.31 percent. A bill impact comparison is attached as Attachment 2.

SUMMARY OF OBJECTION TO UTILITIES CODE SECTION 104.301

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM, which is referred to as DARR. When new rates become effective on October 1, 2019, ACSC residents will have a slight economic monthly advantage over comparable GRIP and comparable DARR rates (see Attachment 3).

EXPLANATION OF "BE IT ORDAINED" PARAGRAPHS:

1. This section approves all findings in the Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.

3. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$35.4 million from ACSC Cities.
4. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
5. This section approves an exhibit to be used in future rate cases or RRM filings regarding recovery of regulatory liabilities, such as excess deferred income taxes.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$70 million in additional system-wide revenues, or \$54 million from ACSC Cities, the RRM settlement at \$35.4 million for ACSC Cities reflects substantial savings to ACSC Cities in the amount of \$18.6 million. ACSC's consultants produced a report indicating that Atmos had justified increased revenues for ACSC Cities of at least \$32.7 million. Settlement at \$35.4 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Ordinance before September 30, 2019. New rates become effective October 1, 2019.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION (“ATMOS MID-TEX” OR “COMPANY”) REGARDING THE COMPANY’S 2019 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Carrollton, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division, and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2019, Atmos Mid-Tex filed its 2019 RRM rate request with ACSC Cities based on a test year ending December 31, 2018; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2019 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$35.4 million applicable to ACSC Cities; and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS THAT:

Section 1.

The findings set forth in this Ordinance are hereby in all things approved.

Section 2.

Without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$35.4 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2019 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3.

The existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$35.4 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4.

The ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5.

Amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6.

Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2019 RRM filing.

Section 7.

To the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8.

The meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9.

If any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10.

Consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2019.

Section 11.

A copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2019.

Kevin W. Falconer
Mayor

ATTEST:

APPROVED AS TO FORM:

Laurie Garber, City Secretary

Susan Keller, Assistant City Attorney

Exhibit A

Rate Tariffs Effective October 1, 2019

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2019	PAGE:

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 19.55 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 19.60 per month
Commodity Charge – All <u>Ccf</u>	\$0.17423 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2019.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2019	PAGE:

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 46.50 per month
Rider CEE Surcharge	\$ 0.02 per month ²
Total Customer Charge	\$ 46.52 per month
Commodity Charge – All Ccf	\$ 0.09924 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2019.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2019	PAGE:

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 845.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.3572 per MMBtu
Next 3,500 MMBtu	\$ 0.2616 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0561 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2019	PAGE:

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2019	PAGE:

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 845.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.3572 per MMBtu
Next 3,500 MMBtu	\$ 0.2616 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0561 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2019	PAGE:

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2019	PAGE:

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2019	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.77	0.1487	88.49	0.7036
Austin	9.04	0.1537	201.48	1.0000
Dallas	13.07	0.2202	184.64	1.1385
Waco	8.77	0.1470	135.70	0.7744
Wichita Falls	11.40	0.1468	117.90	0.5943

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B

2019 Benchmark for Pensions and Retiree Medical Benefits

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2018

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total		
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan			
(a)									
(b)									
(c)									
(d)									
(e)									
(f)									
(g)									
Proposed Benefits Benchmark - Fiscal Year 2019 Willis Towers									
1	Watson Report as adjusted (1) (2) (3)	\$	2,744,088	\$	2,267,927	\$	193,211	\$	2,621,842
2	Allocation to Mid-Tex		43.48%		43.48%		73.88%		73.88%
Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)									
3		\$	1,193,029	\$	986,012	\$	3,490,241	\$	1,937,051
4	O&M and Capital Allocation Factor		100.00%		100.00%		100.00%		100.00%
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$	1,193,029	\$	986,012	\$	3,490,241	\$	1,937,051
6									\$ 7,799,544
7									
8	Summary of Costs to Approve (1):								
9									
10	O&M Expense Factor (WP_F-2.3, Ln 2)		81.35%		81.35%		38.28%		38.28%
11							16.24%		
12									
13	Total Pension Account Plan	\$	970,514	\$		\$	1,336,038	\$	2,306,553
14	Total Post-Employment Benefit Plan				802,108			\$	741,489
15	Total Supplemental Executive Benefit Plan								31,377
16	Total (Ln 13 + Ln 14 + Ln 15)	\$	970,514	\$	802,108	\$	1,336,038	\$	3,881,527

Notes:

- Studies not applicable to Mid-Tex or Shared Services are omitted.
- The Company is requesting that the benchmark amount approved by the RRM Cities for future periods include only the expense amount. The amount attributable to capital would continue to be recorded to utility plant through the overhead process as described in the CAM.
- SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C

2019 Amortization Schedule for Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2018
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning of Year		End of Year	
		Rate Base Adjustment Amount (1)	Annual Amortization (2)	Rate Base Adjustment Amount	
	(a)	(b)	(c)	(d)	
1	2018	\$ 290,043,948	\$ -	290,043,948	
2	2019	290,043,948	12,085,165	277,958,784	
3	2020	277,958,784	12,085,165	265,873,619	
4	2021	265,873,619	12,085,165	253,788,455	
5	2022	253,788,455	12,085,165	241,703,290	
6	2023	241,703,290	12,085,165	229,618,126	
7	2024	229,618,126	12,085,165	217,532,961	
8	2025	217,532,961	12,085,165	205,447,797	
9	2026	205,447,797	12,085,165	193,362,632	
10	2027	193,362,632	12,085,165	181,277,468	
11	2028	181,277,468	12,085,165	169,192,303	
12	2029	169,192,303	12,085,165	157,107,139	
13	2030	157,107,139	12,085,165	145,021,974	
14	2031	145,021,974	12,085,165	132,936,810	
15	2032	132,936,810	12,085,165	120,851,645	
16	2033	120,851,645	12,085,165	108,766,481	
17	2034	108,766,481	12,085,165	96,681,316	
18	2035	96,681,316	12,085,165	84,596,152	
19	2036	84,596,152	12,085,165	72,510,987	
20	2037	72,510,987	12,085,165	60,425,823	
21	2038	60,425,823	12,085,165	48,340,658	
22	2039	48,340,658	12,085,165	36,255,494	
23	2040	36,255,494	12,085,165	24,170,329	
24	2041	24,170,329	12,085,165	12,085,165	

25 2042 12,085,165 12,085,165 (0)

27

28

29 Revenue Related Tax Factor 6.71% See WP_F-5.1
30 Revenue Related Taxes on Annual Amortization * Tax
31 Amortization (see WP_B-6.3) \$ 810,653 Factor
32 Related Taxes (see WP_B-6.3) \$ 12,905,421 Amortization + Taxes

33 Notes:

- 34 1. The beginning 2018 balance is the September, 2018 balance. The regulatory
35 liability for excess deferred taxes is an estimate. This estimate will be
36 finalized when the Company files its federal tax return in July, 2019. To the
37 extent that this estimate changes with the filing of the Company's tax return,
38 the Company will 'true-up' the amount in the 2020 RRM filing.
39 2. The annual amortization of a 24 year recovery period is based on the
40 Reverse South Georgia Method.
41 3. The Regulatory Liability is recorded to FERC Account 253, Sub Account 27909.



City of Carrollton

Agenda Memo

File Number: 4478

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *19.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Cesar J. Molina, Jr., P.E., Director of Engineering

Consider A **Resolution Authorizing The City Manager To Commit \$269,200 In Local Matching Funds For Segments 6A And 7 Of The Cotton Belt Regional Veloweb Trail.**

BACKGROUND:

On April 2, 2019 City Council approved Resolution No. 4288, which called for \$132,831 in local funds for segment 7 of the Cotton Belt Trail (CBT 7). A condition for City funding was that an acceptable cost-sharing process be established to fund the trail bridge over the Trinity River between Coppell and Carrollton.

The funding scenario has since been modified by the North Central Texas Council of Governments (NCTCOG). A new segment 6A has been created that includes only the Trinity River bridge, and the original segment 7 has been expanded to include a direct connection to McInnish Park.

The new segment 6A is within the cities of Coppell, Dallas and Carrollton with a revised total cost of \$700,000. The portion within Carrollton has a total construction cost of \$146,000. It requires a local match of \$29,200. Segment 7 is now estimated to cost \$1,200,000 to construct and would require a local match of \$240,000. The combined total local funds needed to complete the construction of both trail segments in Carrollton is \$269,200.

NCTCOG staff has been coordinating funding sources for the 26-mile regional trail for several years. At this time, the trail segments on either side of the Trinity River and the bridge itself are the only elements of the trail project that lack a funding commitment. The other project segments, including Segment 6 in Coppell and the balance of Segment 6A, are fully funded. This alleviates a concern that was expressed by several Councilmembers in April that the trail needs to be funded outside of Carrollton since it does not make sense to build the trail to the Trinity River bridge then terminate.

The commuter rail line was recently renamed the Silver Line by DART, but the trail is still referred to as the Cotton Belt Trail.

FINANCIAL IMPLICATIONS:

Initially, NCTCOG was hoping for a commitment of \$416,000 from the City of Carrollton. Staff made a presentation at the March 19 City Council worksession. Council directed staff to only fund the trail portion up to the Trinity River bridge, which was estimated at \$132,831. This funding commitment was memorialized by Resolution No. 4288. Given the recent funding modifications by NCTCOG, the total local match for Carrollton is now \$269,200 for CBT 6A and CBT 7 (20 percent of the total, or an additional \$136,369 over the previously approved amount). NCTCOG staff expects the Regional Transportation Council (RTC) to consider a vote on the funding to complete the trail segments in the near future.

Local match funding is available in the Parks Capital Improvement Budget.

IMPACT ON COMMUNITY SUSTAINABILITY:

This project will support the City Council's strategic objectives and vision of building a community that families and businesses want to call home by:

- The implementation through outside funding of CBT 6A and CBT 7 for use by Carrollton citizens with a direct connection to McInnish Park will provide another significant link in the City's trail system and add a major regional trail connection to the City's system.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of a resolution authorizing the City Manager to commit \$269,200 in local matching funds for the construction of segments CBT 6A and CBT 7 of the regional Cotton Belt Trail.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO COMMIT CITY LOCAL MATCHING FUNDS FOR SEGMENTS 6A AND 7 OF THE COTTON BELT REGIONAL VELOWEB TRAIL; SUPERSEDING RESOLUTION NO. 4288; AUTHORIZING THE CITY MANAGER TO TAKE ALL REASONABLE AND NECESSARY ACTIONS TO EFFECTUATE THE INTENT AND PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1:

The City of Carrollton consents to the implementation by the year 2022 of the Cotton Belt Regional Veloweb Trail (CBT) Segments 6A and 7 through the funding programs developed by NCTCOG.

SECTION 2:

The City of Carrollton commits City funds to be used for the required local match for CBT Segments 6A and 7 construction in an amount not to exceed \$269,200, which is 20 percent of the estimated construction cost, with a portion of the Elm Fork Bridge in Carrollton.

SECTION 3:

The City of Carrollton commitment of City funds is conditional upon the negotiation and execution of an Interlocal Agreement ("ILA") between the North Central Texas Council of Governments ("NCTCOG") and DART for the design and construction of the Cotton Belt Regional Veloweb Trail, which includes Segments 6A and 7, in the near future. The funds are further conditioned upon the acceptance of the terms of the ILA related to Carrollton by the City.

SECTION 4:

This resolution supersedes the resolution on the Cotton Belt Trail Segment 7 approved on April 2, 2019 (Carrollton Resolution 4288).

SECTION 5:

The City Manager, or designee, is authorized to take those steps reasonable and necessary to comply with the intent and purposes of this Resolution.

SECTION 6:

This Resolution shall take effect immediately from and after its passage.

PASSED and APPROVED on this 10th day of September 2019.

CITY OF CARROLLTON, TEXAS

By: _____
Kevin W. Falconer, Mayor

ATTEST:

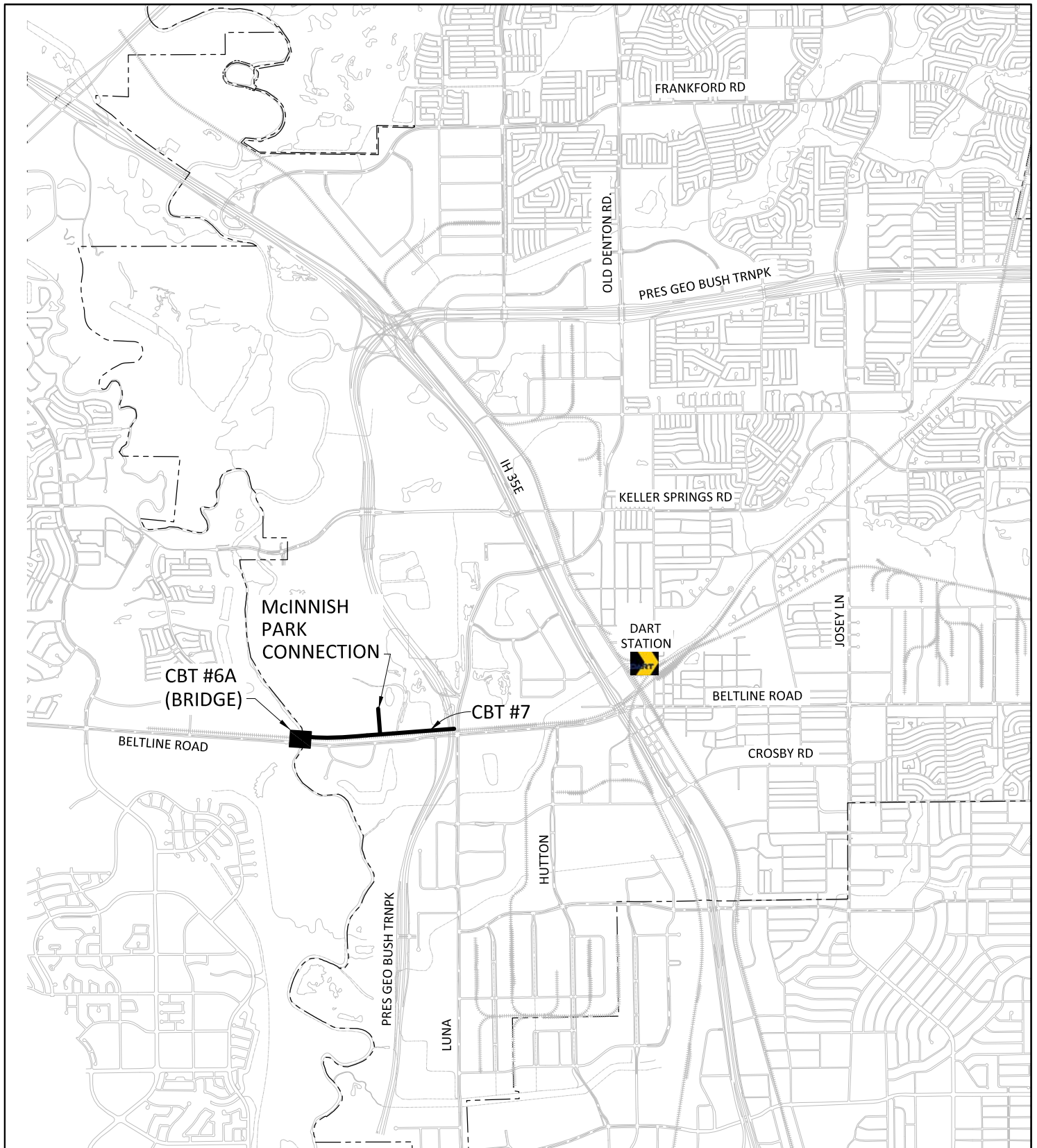
Laurie Garber, City Secretary

Approved as to form:

Meredith A. Ladd, City Attorney

Approved as to content:

Cesar J. Molina, Jr., P.E.,
Director of Engineering



Where Connections Happen

COTTONBELT HIKE AND BIKE TRAIL SEGMENT #6A & #7

ENGINEERING DEPARTMENT



SCALE: N.T.S.

DATE: 09/19



City of Carrollton

Agenda Memo

File Number: 4482

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *20.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Bob Scott, Assistant City Manager

Consider A **Resolution To Bind Coverage With Texas Municipal League Inter-Governmental Risk Pool (TML-IRP) For Workers' Compensation, General Liability, Law Enforcement Liability, Errors And Omissions Liability, Crime, Automobile Liability, Automobile Physical Damage, Real And Personal Property, And Mobile Equipment,** In An Amount Not To Exceed \$796,401 Effective October 1, 2019.

BACKGROUND:

The City issued a request to bid for 2020 Property, Casualty, and Workers Compensation insurance. The city was assisted with the preparation of the request for bid and solicitation of proposals by its insurance consultant, Charlesworth Consulting. Due to the limited insurance markets seeking new city business, we received a total of two (2) proposals: (1) our current provider, TML-IRP; and (2) Travelers Insurance.

TML-IRP is a risk sharing pool that provides governmental entities in Texas insurance coverages. The TML-IRP program offers excellent terms and conditions for a total premium (contribution) of \$796,401 (\$607,713 property & casualty coverages + \$188,688 for workers' compensation), which is a 7.3% increase from the expiring program but includes some coverage enhancements such as a lower general liability deductible, higher law enforcement liability limit, and a lower automobile physical damage deductible.

Travelers Insurance Company is recognized as a national leader in public sector insurance. Travelers proposed \$682,459 for property & casualty coverages. Travelers declined to submit a bid for the workers' compensation. The Travelers' proposal contained a 2% deductible per effected building value for windstorm/hail damage, subject to a minimum per occurrence of \$250,000. (TML-IRP's deductible per occurrence is \$25,000). Travelers does not offer a maximum automobile physical damage deductible for non-collision losses. (TML-IRP's maximum deductible is \$10,000 per occurrence and includes wind and hail damage.)

RECOMMENDATION

Based on the above, it is recommended that the City accept the insurance proposals submitted by TML-IRP. The attached resolution authorizes the City Manager to continue coverage with TMLIRP in the areas of Workers' Compensation, General Liability, Automobile Physical Damage, Automobile Liability, Law Enforcement Liability, Errors and Omissions, Crime, Real and Personal Property, and Mobile Equipment. The coverage renewal to be effective October 1, 2019.

Amounts and premiums are as follows:

Coverage Area	Premium	Per Occurrence	Aggregate	Deductible
Workers' Compensation	\$188,688	Statutory	Statutory	\$100,000
General Liability	\$26,988	\$2,000,000	\$4,000,000	\$50,000
Law Enforcement	\$53,985	\$3,000,000	\$6,000,000	\$50,000
Errors & Omissions	\$41,410	\$2,000,000	\$4,000,000	\$50,000
Automobile Liability	\$77,617	\$1,000,000 limit		\$50,000
Auto Catastrophe	\$43,747	\$15,000,000 limit		\$10,000
Auto Physical Damage	\$134,027	\$15,000,000 limit		\$10,000
Real & Personal Property	\$199,192	\$196,717,117 limit		\$25,000
Mobile Equipment	\$24,808	\$8,377,250 limit		\$25,000
Crime	\$3,748	\$1,000,000 limit		\$10,000
Computer Fraud	\$2,191	\$100,000 limit		\$10,000
Total	\$796,401			

FINANCIAL IMPLICATIONS:

These insurance premiums will be paid with budgeted funds in the Risk Management Fund.

STAFF RECOMMENDATION/ACTION DESIRED:

Passage of the attached Resolution.

CITY OF CARROLLTON, TEXAS
PROPERTY, LIABILITY, WORKERS' COMPENSATION
OCTOBER 1, 2019 TO OCTOBER 1, 2020

Marketing Summary		
Program Year	2019- 20 (Proposed)	
Coverage / Carrier	TMLIRP	Travelers (USI Insurance Services)
Workers' Compensation	Statutory - EL \$1m/\$1m/\$1m	Not Quoted
	\$100,000 Deductible	
General Liability	\$2,000,000 Each Occurrence / \$4,000,000 Aggregate	\$2,000,000 Each Occurrence / \$2,000,000 Aggregate
	\$50,000 Deductible	\$25,000 Deductible
Law Enforcement Liab.	\$3,000,000 Each Occurrence / \$6,000,000 Aggregate	\$2,000,000 Each Occurrence
	\$50,000 Per Loss Deductible	\$50,000 Per Loss Deductible
Error's and Omissions	\$2,000,000 Each Claim / \$4,000,000 Aggregate	\$2,000,000 Each Claim / \$2,000,000 Aggregate
	\$50,000 Each Claim Deductible	\$50,000 Each Claim Deductible
Employment Practices	Included in Errors and Omissions	\$2,000,000 Each Claim / \$2,000,000 Aggregate
	Included in Errors and Omissions	\$50,000 Each Claim Deductible
Auto Liability	\$1,000,000 Combined Single Limit	\$1,000,000 Combined Single Limit
	\$50,000 Deductible (Liability)	\$25,000 Deductible
Auto Catastrophe	\$15,000,000 Limit (Hail Damage)	No Special Hail Coverage
	\$10,000 Maximum Deductible Per Occurrence Per Vehicle	No Maximum Per Occurrence
Auto Physical Damage	\$1,000 Collision Physical Damage Deductible	\$10,000 Collison Physical Damage Deductible Per Vehicle
	\$1,000 Comprehensive Physical Damage Ded. Per Vehicle	\$10,000 Comprehensive Physical Damage Ded. Per Vehicle
Real & Personal Property	\$196,717,117 Limit	\$196,717,117 Limit
	\$ 25,000 Per Occurrence Deductible	\$25,000 Per Occurrence Deductible (excl. wind/hail)
		2% Per Building Wind/Hail Deductible (\$250,000 Min.)
	\$ 10,000,000 Earthquake (\$100,000 Deductible)	\$5,000,000 Earthquake (\$25,000 Deductible
	\$5,000,000 Flood (\$100,000 Deductible)	\$5,000,000 Flood (\$25,000 Deductible)
Mobile Equipment	\$8,377,250 Equipment Limit	\$8,124,397 Equipment Limit
	\$25,000 Deductible	\$1,000 Deductible
Crime	\$1,000,000 Employee Dishonesty	\$1,000,000 Employee Dishonesty
	\$10,000 Deductible	\$10,000 Deductible
Computer Fraud	\$100,000 Limit / \$10,000 Deductible	\$1,000,000 Limit / \$10,000 Deductible
Umbrella	Not Applicable	\$2,000,000 Each Occurrence / \$2,000,000 Aggregate
Cyber	\$1,000,000 Per Loss / Aggregate	\$1,000,000 Per Loss / Aggregate
	Deductible (various)	\$10,000 Per Loss Deductible
Subtotal	\$ 607,713	\$ 682,459
Workers' Compensation	\$ 188,688	No Bid
Total Premium	\$ 796,401	\$ 682,459

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO BIND COVERAGE WITH TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL (TMLIRP) FOR WORKERS' COMPENSATION, GENERAL LIABILITY, INCLUDING LAW ENFORCEMENT AND ERRORS AND OMISSIONS, AUTOMOBILE LIABILITY, CRIME, AUTOMOBILE PHYSICAL DAMAGE, REAL & PERSONAL PROPERTY AND MOBILE EQUIPMENT FOR AN AMOUNT NOT TO EXCEED \$796,401; AND PROVIDING AN EFFECTIVE DATE OF OCTOBER, 1, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2.

The City Manager is hereby authorized to bind coverage with TMLIRP for Workers' Compensation, General Liability, which includes Law Enforcement and Errors and Omissions, Automobile Liability, Crime, Computer Fraud, Automobile Physical Damage, Automobile Catastrophe, Real & Personal Property and Mobile Equipment for an amount not to exceed \$796,401.

SECTION 3.

The City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this resolution.

SECTION 4.

This resolution shall take effect October 1, 2019.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 10th day of September, 2019.

Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

Meredith Ladd, City Attorney

APPROVED AS TO CONTENT:

Robert Scott, Assistant City Manager



City of Carrollton

Agenda Memo

File Number: 4483

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *21.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Bob Scott, Assistant City Manager

Consider A **Resolution Nominating A Candidate To Be A Member Of The Board Of Directors For The Denton Central Appraisal District.**

BACKGROUND:

The Property Tax Code, Section 6.03 requires that an election or appointment of members to the Board of Directors of a Central Appraisal District (CAD) be conducted in odd number years. The term of office is two years, beginning in even number years. Denton and Collin CADs use a similar process for nomination and election. All taxing units elect all directors with a total of 5,000 votes being divided by taxing unit based on the relative size of the units tax levy. Dallas CAD has the City of Dallas, Dallas ISD and Dallas County appoint one director each with all remaining school districts electing a director and all remaining cities electing a director. In 2017, the City Council successfully nominated Roy Atwood for a Denton CAD Director position. Mr. Atwood has expressed a desire to continue in this role. In addition, the city has also been contacted by Bryan Webb and David Terre requesting that the City nominate them. The City may nominate up to five candidates and has 116 of 5,000 votes to cast. No one has contacted the city expressing desire to serve on the board of either Collin or Dallas CADs.

STAFF RECOMMENDATION/ACTION DESIRED:

Select a candidate and approve the attached resolution nominating the candidate for the Denton Central Appraisal District's Board of Directors.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS,
NOMINATING A CANDIDATE TO BE A MEMBER OF THE BOARD OF DIRECTORS
FOR THE DENTON CENTRAL APPRAISAL DISTRICT.**

WHEREAS, the Chief Appraiser of the Denton Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Denton Central Appraisal District, according to the Property Tax Code of Texas; and

WHEREAS, the governing board of each jurisdiction may nominate up to five candidates to the Board of Directors of the Denton Central Appraisal District.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF CARROLLTON, TEXAS, THAT:**

SECTION 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The Council of the City of Carrollton, Texas does hereby nominate _____
as a candidate to be a member of the Board of Directors of the Denton Central Appraisal District.

DULY PASSED AND APPROVED this 10th day of September, 2019.

City of Carrollton, Texas

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber, City Secretary



City of Carrollton

Agenda Memo

File Number: 4490

Agenda Date: 9/10/2019

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *22.

CC MEETING: September 10, 2019

DATE: August 27, 2019

TO: Erin Rinehart, City Manager

FROM: Ravi Shah, Director of Development Services

Consider A **Resolution Authorizing The City Manager To Negotiate And Execute A Purchase And Sale Agreement With Kirby Rice, Ltd. For Approximately 19.1 Acres Of The Crosby Road Re-Development Area** For A Sales Price Of \$1,200,000.

BACKGROUND:

Starting with the acquisition of the La Sombra apartments in 2008, the City has acquired approximately 19.1 acres along Crosby Road. From the beginning of this effort, it has been the City's intention to sell the acquired properties for re-development after removing the blighted apartment buildings clustered on the property. The City owns multiple tracts on the north and south sides of Crosby Road.

The City released a request for proposal (RFP) on February 22, 2019 to a broad group of developers. Three responses were received. The City Council TOD Sub-Committee interviewed all respondents on July 23, 2019. The Sub-Committee unanimously recommended that Texas InTown Homes be invited to submit a best-and-final offer. Kirby Rice, Ltd. and Texas InTown Homes, LLC are both owned and controlled by Frank M.K. Liu and family. Kirby Rice, Ltd intends to purchase the property and then contract with Texas InTown Homes, LLC for the development of the community who will also build the residential homes.

Under the terms of the proposed Purchase and Sale Agreement, the property sale would be contingent upon developer's successful rezoning of the property for the proposed development that includes single-family and townhome development. The development group will be available at the September 10 City Council meeting to present their vision for the site.

FINANCIAL IMPLICATIONS:

Kirby Rice, Ltd. has made a purchase offer for the 19.1 acres of \$1,200,000. The City and Kirby Rice, Ltd. would equally share the closing costs and related expenses.

IMPACT ON COMMUNITY SUSTAINABILITY:

The City's goal for this site has consistently been to create a high quality development that emphasizes sustainability. It is the opinion of the TOD Sub-Committee that Kirby Rice, Ltd. and Texas InTown Home's proposed development will create an environment that is compatible with the City's goals and is appealing to the surrounding community.

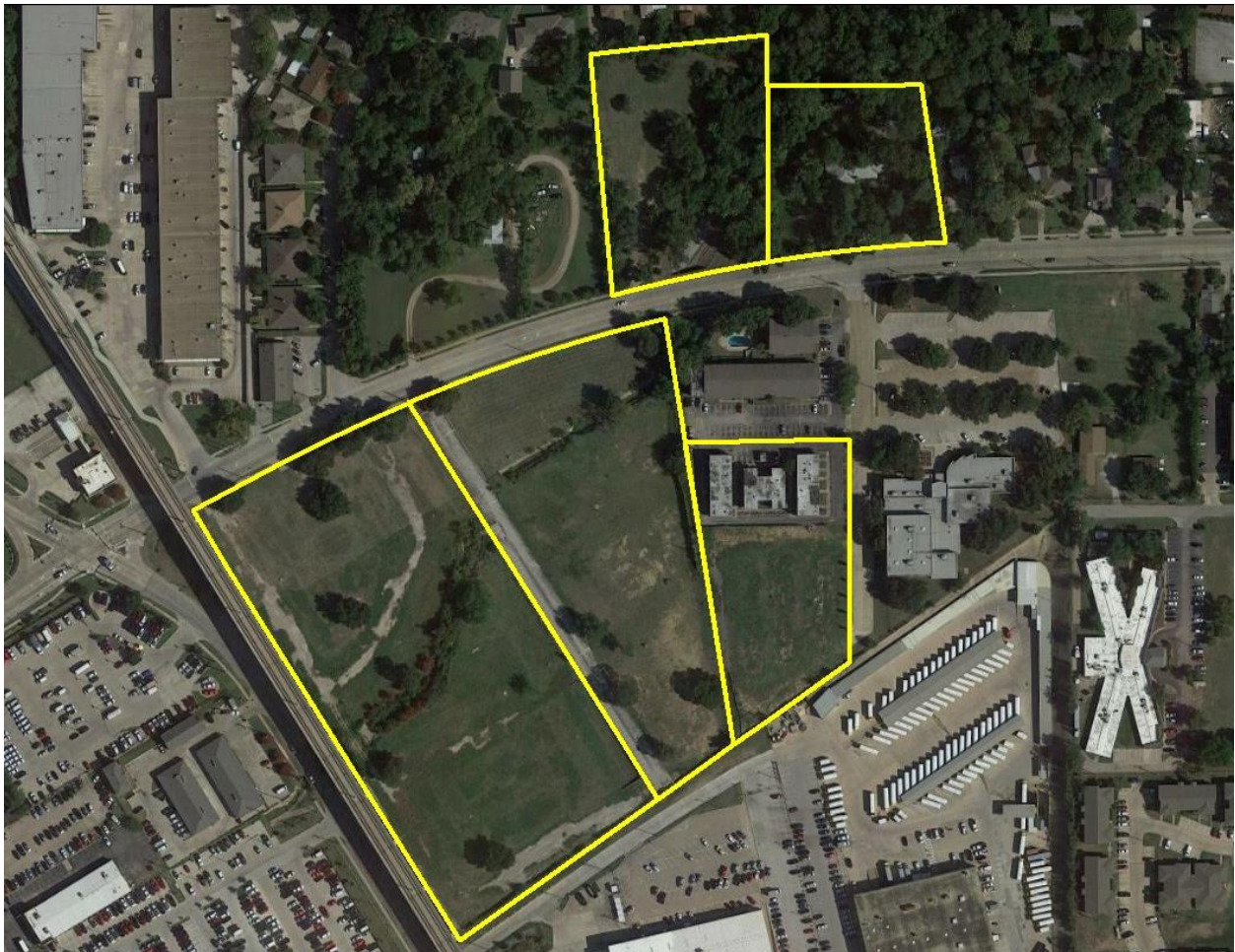
STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of a resolution to authorize the City Manager to negotiate and execute a Purchase and Sale Agreement with Kirby Rice, Ltd. for approximately 19.1 acres of the Crosby Road Re-Development Area for the price of \$1,200,000.

Location Map

Address: 1300, 1400, 1501 and 1603 E. Crosby Road and 1410 Fannidella.

Legal Description: 1300 E CROSBY ROAD, WILLIAM LARNER ABSTRACT 799, PAGE 516, TRACT 41; 1400 E CROSBY ROAD, WILLIAM LARNER ABSTRACT 799, PAGE 516, TRACT 47; 1410 FANNIDELLA DRIVE, FANNIDELLA APARTMENTS PART 2, BLOCK A, LOT 1R; 1501 E CROSBY ROAD, RINEY & PRICE PHASE 3, BLOCK 1, LOT 1; AND 1603 E CROSBY RD, FRANCIS PERRY 1, BLOCK 5, TRACT 9, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT WITH KIRBY RICE, LTD. FOR APPROXIMATELY 19.1 ACRES OF LAND, 1300 E CROSBY ROAD, WILLIAM LARNER ABSTRACT 799, PAGE 516, TRACT 41; 1400 E CROSBY ROAD, WILLIAM LARNER ABSTRACT 799, PAGE 516, TRACT 47; 1410 FANNIDELLA DRIVE, FANNIDELLA APARTMENTS PART 2, BLOCK A, LOT 1R; 1501 E CROSBY ROAD, RINEY & PRICE PHASE 3, BLOCK 1, LOT 1; AND 1603 E CROSBY RD, FRANCIS PERRY 1, BLOCK 5, TRACT 9, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”), has the authority to purchase and sell real property to promote development in the City of Carrollton, Texas (“City”); and

WHEREAS, the City has taken steps towards land banking properties near the City’s Transit-Oriented Districts for future development opportunities; and

WHEREAS, the City Council directed staff to release a Request for Proposal (“RFP”) to select a developer for City-owned property at 1300 E Crosby Road, William Larner Abstract 799, Page 516, Tract 41; 1400 E Crosby Road, William Larner Abstract 799, Page 516, Tract 47; 1410 Fannidella Drive, Fannidella Apartments Part 2, Block A, Lot 1R; 1501 E Crosby Road, Riney & Price Phase 3, Block 1, Lot 1; and 1603 E Crosby Rd, Francis Perry 1, Block 5, Tract 9, City of Carrollton, Dallas County, Texas, (the “Property”); and

WHEREAS, on August 26, 2019, the City Council’s Transit-Oriented Development Committee reviewed the RFP responses and determined that a development proposal from Texas InTown Homes, which is a subsidiary of an entity which also owns Kirby Rice, Ltd., provided the best value for the City; and

WHEREAS, the City has reached an agreement to sell approximately 19.1 acres of the Property to Kirby Rice, Ltd., with subsequent development by Texas InTown Homes, for a sale price of One Million, Two Hundred Thousand Dollars (\$1,200,000); and

WHEREAS, the City Council is of the opinion that the sale of the Property to Kirby Rice, Ltd. will benefit Carrollton residents, and that the City Manager shall be authorized to execute a Purchase and Sale Agreement on behalf of the City of Carrollton.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

Section 2

The City Manager is hereby authorized to execute a Purchase and Sale Agreement, for a sale price of \$1,200,000 and to take all necessary steps on behalf of the City to achieve the intent of this Resolution.

Section 3

This Resolution shall take effect upon passage.

PASSED AND APPROVED ON SEPTEMBER 10, 2019.

CITY OF CARROLLTON, TEXAS

Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith A. Ladd
City Attorney

Ravi Shah
Director of Development Services



City of Carrollton

Agenda Memo

File Number: 4479

Agenda Date: 9/10/2019

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 23.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Planning Manager

Hold A **Public Hearing And Consider An Ordinance Amending the Zoning On An Approximately 34-Acre Tract Zoned Single-Family (SF-7/14) And Located On The North Side Of Hebron Parkway Between Arbor Creek And The Burlington Northern Santa Fe Railroad To Establish A Planned Development District And Repeal Special Use Permit No. 272 To Allow For A Pre-School With A Day Care And An Elementary And Secondary School; Amending The Official Zoning Map Accordingly. Case No. PLZ2019-71 First United Methodist Church.**

BACKGROUND:

This is a request to establish a planned development (PD) district to allow for a private pre-school with day care, and an elementary and secondary school. A public/charter school would also be allowed by this PD without needing a separate technical site plan should it conform to the traffic circulation and number of students allowed by this PD.

The proposed amendment would repeal the current special use permit (SUP-272), which allows a private school. The current requirements adopted with SUP-272, including lighting and landscaping, would be incorporated within the proposed PD development standards with an updated traffic mitigation and circulation plan. The number of students allowed on-site is not changing from the current maximum of 779.

STAFF RECOMMENDATION/ACTION DESIRED:

On August 1, 2019 the Planning and Zoning Commission unanimously recommended **APPROVAL** of the request. There were several public comments received and presented at the public hearing, both in support of and in opposition to the request.

Staff recommends approval with stipulations and adoption of the proposed ordinance.

RESULTS SHEET

Date: 09/10/2019

Case No./Name: PLZ2019-71 First United Methodist Church

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to with the following stipulations:

1. All landscape deficiencies for both sites, including but not limited to dead, dying or missing required landscaping must be in place within 90 days after the ordinance is adopted.
2. The approved Planned Development (PD) shall include the following standards:

Additional Permitted Uses:

1. Elementary and Secondary School, Public or Private
2. Private Pre-School with Day Care

General:

1. The design and features of the field house and all future additions shall be similar to the existing building.
2. The maximum number of students shall be 779:
 - a. Private Pre-School with Day Care: 129
 - b. Elementary and Secondary School, Public or Private: 650
3. The existing portable building is to be removed within 90 days of issuance of a Certificate of Occupancy for Phase 4 (Future Sanctuary).

Streets and Traffic Mitigation:

1. A traffic impact analysis and a new accompanying technical site plan shall be required should the overall student population exceed 779 for the entire 34.95-acre property.
2. The traffic circulation for pick-up and drop-off shall follow the Traffic Circulation Plan included in this PD.
3. The start and end times between the Pre-School and the Elementary/Secondary school shall be staggered by at least 45 minutes.

Landscaping/Screening:

1. A landscape screen, maintained in accordance with the Comprehensive Zoning Ordinance, shall be provided along the east line, but outside of the drainage easement beginning at the north end of the sanctuary as shown on the Master Site Plan. The landscape screen required along the drainage channel shall be in the form of a group of plant material comprised of five (5) evergreen trees, a minimum three (3) inch in caliper size at the time of planting, planted at a rate of one (1) group for

each one-hundred and fifty (150) linear feet of drainage easement. Additionally, a fifteen (15) foot wide minimum landscape buffer shall be installed and maintained along the northeast corner of Arbor Creek Drive and Hebron Parkway East as shown on the attached Exhibit B in accordance with the Comprehensive Zoning Ordinance.

2. Landscape screening shall be provided along and east of the alley across from Lots 1020, Block A, Arbor Creek, Phase VI; and Lots 37-43, Block A, Arbor Creek, Phases IV and V with the following requirements:
 - a. 30-gallon evergreen trees shall be planted an average of three (3) evergreen trees for every house backing to the landscape screening area (See Landscape Screening Exhibit D);
 - b. The evergreen trees shall not be less than 10 feet from the alley;
 - c. A landscape plan shall be submitted showing the specific location and types of evergreen trees, and as required in the Comprehensive Zoning Ordinance; and
 - d. An irrigation plan shall be submitted with landscape plans to the City Arborist at the time of permitting.

Athletic Field

1. Lighting poles, not to exceed 60 feet in height and shall be allowed for the football field.
2. Athletic field lighting shall be turned off no later than 10:30 p.m.
3. Lighting for parking lots and driveways shall be a maximum of thirty (30) feet in height.
4. A scoreboard with a maximum height of 23.5 feet shall be allowed as shown on the site plan.
5. Two (2) 25-second clocks with a maximum height of six (6) feet shall be allowed as shown on the site plan.
6. Bleachers shall be allowed on the east side of the football field that has maximum dimensions of 66 feet long, 13 feet wide and a maximum height of 7.5 feet. The bleachers shall have a maximum of six (6) rows.
7. Bleachers and a press box shall be allowed on the west side of the football field as shown on the attached site plan. The bleachers shall have maximum dimensions of 120 feet long, 46 feet wide and a maximum height of 29.5 feet to the top of the security fence on top of the press box. The proposed bleachers on the west side of the football field shall have a maximum of 15 rows.

B. P&Z ACTION from P&Z meeting: 08/01/19

Result: **APPROVAL** with staff stipulations with an amendment on the proposed PD language to clarify the number and types of trees in the Landscaping section / Vote: (7-0, Kiser and Taylor recused)

C. CC PUBLIC HEARING / ORDINANCE ACTION from the CC meeting: 09/10/19

PLANNED DEVELOPMENT

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: SF-7/14 (Single-Family District) with SUP-272 for a Private School (Carrollton Christian Academy)

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14 and SF-PH) Single-Family and Patio Home Residential Districts	Single Family Residential Detached
SOUTH	PD-43 for the (SF-8.4/16) Single-Family Residential	Single Family Residential Detached
EAST	PD-91 for the (C/W) Commercial Warehouse and (LC) Light Commercial Districts	Warehouse
WEST	(SF-7/14) Single-Family District	Single Family Residential Detached

REQUEST: Establish a Planned Development to allow for a pre-school with day care at the First United Methodist Church and a public or private elementary and secondary school. The proposed Planned Development would replace and repeal SUP 272 for the private school and replace the current Technical Site Plan for the adjoining charter school for no more than 779 children.

PROPOSED USE: House of Worship and public charter school teaching grades kindergarten through 12th grade

ACRES/LOTS: Approximately 34.95 acres/1 lot

LOCATION: North side of Hebron Parkway, between Arbor Creek and Burlington Northern Santa Fe Railroad

HISTORY:

- On June 15, 1982 City Council adopted an ordinance establishing PD-71 for the (SF-8.4/16) Single Family Residential District.
- On December 15, 1998 City Council approved an ordinance eliminating PD-71, rezoning the property to straight (SF-8.4/16) Single-Family District.
- A Special Use Permit (SUP 272) was approved for a private school on June 19, 2001 for the Carrollton Christian Academy (CCA). There were several amendments to the SUP from 2004 through 2010

Case No. PLZ2019-71 First United Methodist Church

to allow portable buildings with time limitations. The current SUP 272 allows for the private school to have up to 779 students, a lighted athletic field with bleachers, and enhanced landscaping.

- The property was platted and recorded in 2003.
- In July 2016 a Technical Site Plan was approved to allow for a charter school.

COMPREHENSIVE PLAN: Residential Single Family Detached

TRANSPORTATION PLAN: Hebron Parkway is a Six-Lane Divided Arterial (A6D).

OWNER: First United Methodist Church

REPRESENTED BY: Bruce Breckenfeld/First United Methodist Church

STAFF ANALYSIS

PROPOSAL

This is a request to establish a Planned Development (PD) to allow for a private pre-school with day care, and elementary and secondary school. A public/charter school would also be allowed by this PD without needing a separate Technical Site Plan (TSP) should it conform to the traffic circulation and number of students allowed by this PD. The proposed PD amendment would repeal the current Special Use Permit (SUP-272), which allows a private school. The current requirements adopted with SUP-272, including lighting and landscaping, would be incorporated with the proposed PD development standards with an updated traffic mitigation and circulation plan. The number of students allowed on site is not changing from the current maximum (779) allowed.

CURRENT ZONING

The site is currently zoned for Single Family (SF 7/14) with a Special Use Permit (SUP-272). SUP-272 was approved on July 6, 2010 allowing a maximum 779 students for a private school with special development standards for the site's masterplan, landscaping, and a lighted athletic field.

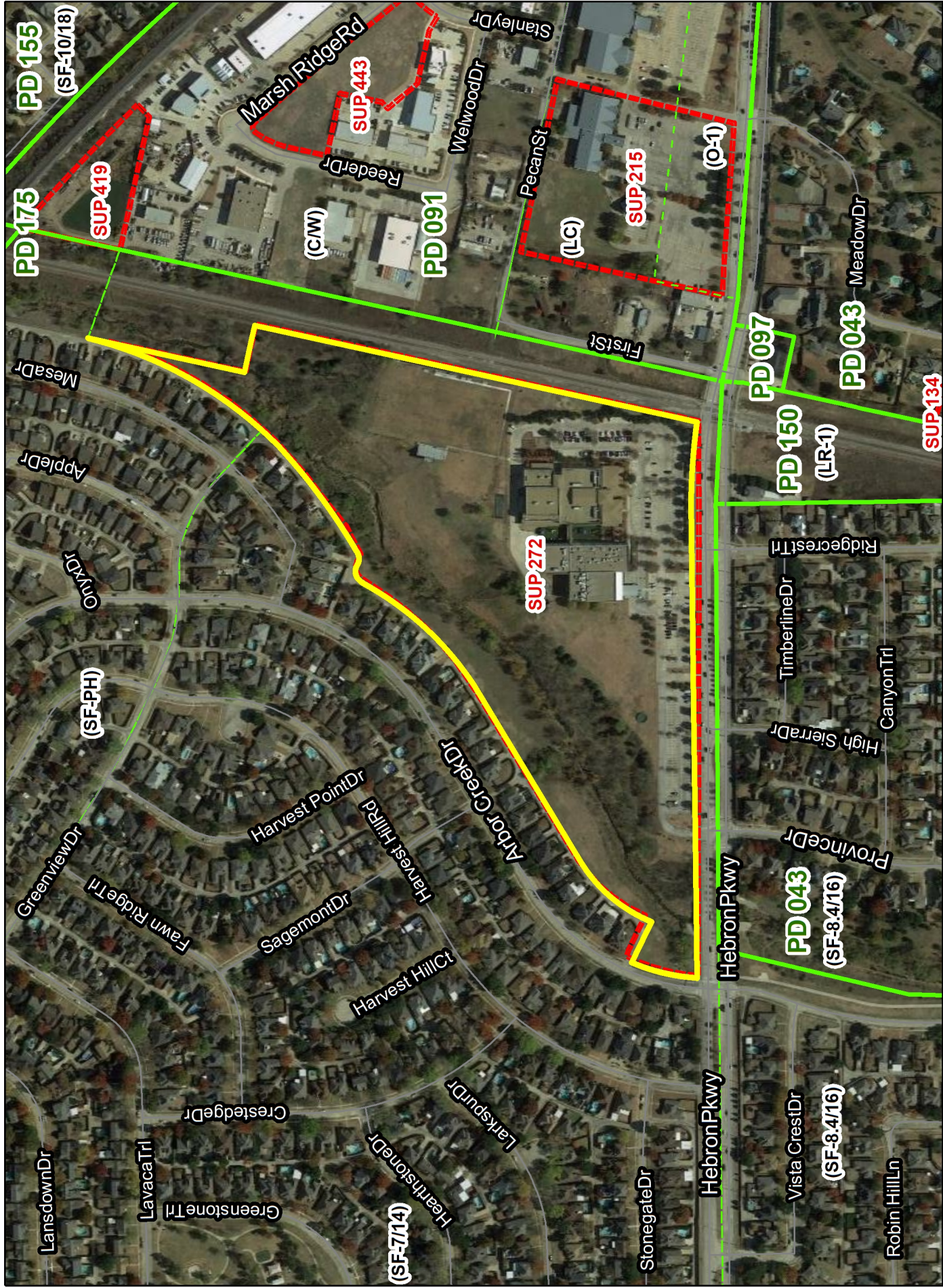
ELEMENTS TO CONSIDER

- SUP-272 is proposed to be repealed with this zoning case. The site plan, landscape plan, and development standards for the athletic field and lighting currently in the SUP will be included in the Planned Development standards.
- Both a private and public school have been allowed at this site (per the existing SUP and TSP) which had the same number of allowed students.
- The maximum number of students allowed on the site shall remain 779. Any increase above the maximum number of students would trigger an amendment to the PD and a new Traffic Impact Analysis (TIA).

CONCLUSION

Staff is in support of establishing a Planned Development on the site. The size of the tract along with its mix of uses allowed fits within the purpose statement of Planned Development Districts in the Comprehensive Zoning Ordinance. The intensity of the schools and preschool with day care will remain the same and not significantly impact traffic conditions on Hebron Parkway.

Z-2019-71 First United Methodist Church



**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
August 1, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on August 1, 2019 at 7:00 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Chad Averett, Chair
Larry Kiser, Vice Chair
Margot Diamond
Randall Chrisman
Mel Chadwick
Sunil Sundaran
John Denholm
Kathryn Taylor
Tony Romo II

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Chief Planner
Susan Keller, Asst. City Attorney
Tom Hammons, Transportation Div Mgr
Lydia Tormos, Admin Support Specialist

Herb Cavanaugh, Fire Department
Rob Guarnieri, Senior Bldg. Inspector
Molly Coryell, Planner

Guests Present:

Councilmember Liaison Glen Blanscet

*(Note: * = designation of a motion)*

PUBLIC HEARING:

2. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 34-Acre Tract Zoned Single-Family (SF-7/14) And Located On The North Side Of Hebron Parkway Between Arbor Creek And The Burlington Northern Santa Fe Railroad To Establish A Planned Development District And Repeal Special Use Permit 272 To Allow For A Pre-School With A Day Care And An Elementary and Secondary School; Amending The Official Zoning Map Accordingly. **Case No. Z-2019-71 First United Methodist Church.** Case Coordinator: Molly J. Coryell.

Chair Averett advised that Kiser and Taylor recused themselves from discussion of the item and exited the Chamber.

Planner Molly Coryell presented the case to establish a Planned Development District on a 34-acre tract to allow for a private pre-school, day care, elementary and secondary school. A public/charter school would also be allowed by this PD without needing a separate Technical Site Plan should it conform to the traffic circulation and number of students allowed by this PD. The proposed PD amendment would repeal the current Special Use Permit (SUP-272), which allows a private school. The current requirements adopted with SUP-272, including lighting and landscaping, was

incorporated with the proposed PD development standards as well as the stipulations for the athletic field with an updated traffic mitigation and circulation plan. The number of students allowed on site is a maximum of 779; private/pre-school allowed 129 students and the elementary/secondary school allowed 650. She reported receipt of comment cards with environmental and traffic concerns. She stated that staff did not request an updated TIA because there wasn't a change in the number of students. Staff recommended approval of the request.

Bruce Breckenfeld, 3544 Silver Wood Drive, Chairman of the Trustees for FUMC, stated there were no proposed new buildings or changes to the property or parking in the request. He stated they expect that the same terms and stipulations would remain in place and advised that they have read and agree to all of the staff stipulations. He requested two separate street addresses for the convenience of postal and general deliveries as well as for fire and police. He noted those addresses have been posted on the buildings for a few years; church side - 2201 E. Hebron Parkway and the school - 2205 E. Hebron Parkway.

Chrisman asked staff to talk about the landscaping that was a part of the proposal. Coryell replied that staff did not request additional landscaping other than what was required in the original SUP. She advised that the Arborist conducted a site visit noticing deficiencies along the northwestern property line due to dead landscaping and stated that the applicant will meet with the arborist to replace the screening that was there. Chrisman asked what would change if the application was denied and Coryell replied that the public charter school is currently limited to K-6 while the private school is K-12. She explained that staff felt that regardless of the school being private or public there wouldn't be a problem so long as the maximum number of students already allowed didn't change. She added that with approval, the landscaping deficiency would be addressed, the circulation plan would be included but very little would change.

Sundaran asked about the technical site plan and SUP and Coryell replied that both cover the entire site and the site plan is for K-6. Sundaran asked what grades the charter school offered and Mr. Breckenfeld replied K-8 with the intent to start 9th grade this fall.

Denholm asked about the staggered start time. Mr. Breckenfeld stated that the pre-school and charter school has different start times, and the school would also stagger its start times beginning in the fall.

Chair Averett noted that one of the comment cards stated that the lighting on the football field wasn't fulfilled and asked staff to address the concern. Coryell stated she completed a site visit and stated there were no open zoning violations related to the athletic field. Mr. Breckenfeld added that they have not received any complaints that he was aware of.

Chair Averett opened the public hearing and invited speakers to the podium.

The following submitted a card in favor of the request:

Courtney Segers, Cindy Palmer, Daniel McGeehan, Jim Foreman, Brian Rose,

The following submitted a card in opposition to the request due to traffic congestion, environmental, additional buildings, speeding:

Shawn Anderson, 2037 Clearwater Trail; Erica Cyril, 4210 Arbor Creek Drive; Danette Luehm, 4208 Arbor Creek Drive; Brenda Vaughn, 4208 Arbor Creek Drive; Debbie Anderson; Elismary _____; Ganapthi Subramaniam;

Coryell explained that the site plan includes an indoor athletic field and any change to the approved site plan would require the applicant to go through the zoning process. With regard to capacity, she stated it was her understanding that the applicant was just a dozen or so students away from capacity. Transportation Engineer Tom Hammons stated his understanding is that the maximum number of students would remain the same. Coryell explained that the TSP allowed the Charter school to be K-6 and the SUP allowed the private school to have K-12. Chair Averett voiced concern about a portion of the students driving themselves. Hammons stated staff did not believe that the older students would make it worse and stated it may make it better. He stated staff's observations have shown cuing issues on a sporadic basis, typically at the beginning of the year. When that occurs, staff goes to the site to help the school resolve the issues and expects staff will be able to do the same in the future. He added that the proposed traffic control plan uses the far eastern side of the parking lot and should address the cuing problems currently experienced.

Mr. Breckenfeld reiterated that for the first time, the school will have staggered start times and felt it would dramatically lessen the impact of the traffic problems. He added that it was his understanding that the school was almost at capacity.

Chrisman asked staff to elaborate on synchronization. Hammons replied that staff monitors the traffic conditions and try to time the signalization so there is progression. Hebron is a high traffic roadway so there is and will continue to be congestion. He noted that there is major construction occurring at Hebron and Josey that is adding to the congestion but once completed this fall, the congestion should ease. He stated that construction is the biggest capacity constraint and he added that TxDOT has also been doing construction on Parker which forced a lot of Hebron HS traffic on to Hebron Parkway. All lanes are open now so traffic flow should change again and he felt the staggering of school start times will have a positive impact. He explained that signals are timed regionally which means Carrollton works with adjacent cities. With regard to people parking in alleys and neighborhoods, he stated that staff works with traffic officers to address those types of problems. Chrisman asked if the area referenced earlier was a green belt and Coryell advised that it is private property; not a green belt.

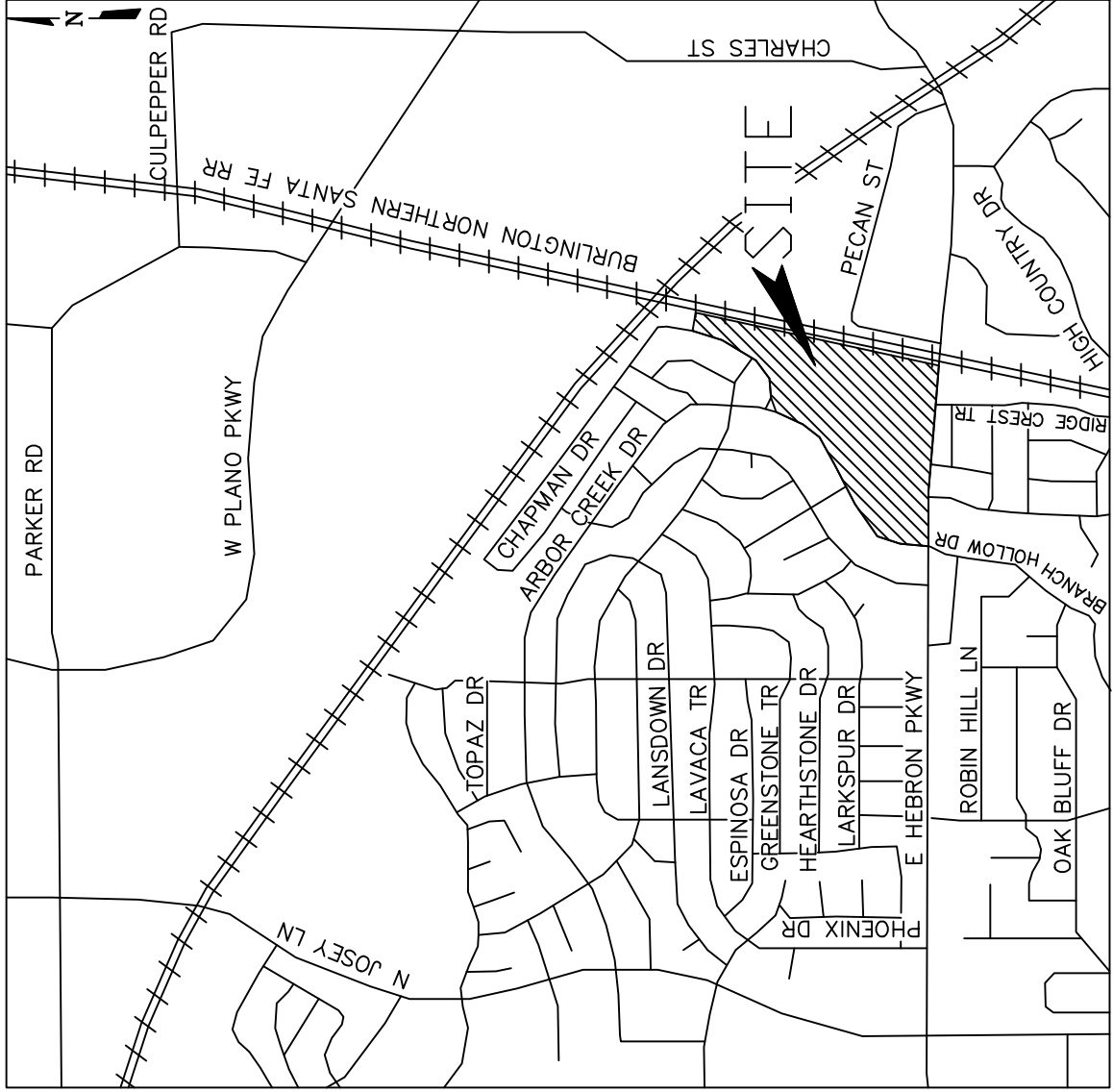
Denholm asked about the wording of the stipulation regarding the school starting times and Coryell stated the intent of the stipulation is saying that the Pre-K and the elementary / secondary are staggered and did not mean that all three are staggered. Hammons stated that in the past, there was no staggering of start times, and stated the current wording is preferable. He stated he is in favor of language that separates the preschool and the charter school. Denholm asked about the maximum number of students if the preschool went away and Coryell explained that the PD limits the charter school to 650 students so if the private preschool closes, the maximum number of students would be 650. Denholm asked if there was a possibility that a new TIA would be required because of changes to the road system as opposed to changes to the use and Hammons replied that a TIA is typically required due to a change in use. He went on to say that based on the maximum as listed in the ordinance, he felt staff would be able to manage the traffic.

- * *Chadwick moved to close the public hearing and approve Case No. Z-2019-71 First United Methodist Church with staff stipulations and adding a stipulation that there would be two separate street addresses; one for the elementary school and one for the other school.*

Coryell advised that street addresses can only be changed by plat and not by zoning. She understood that the Fire Department and the US postal system already have the two addresses the applicant referred to. Chadwick stated he would restate his motion.

- * *Chadwick moved to close the public hearing and approve Case No. Z-2019-71 First United Methodist Church with staff stipulations; second by Romo and the motion was approved with a unanimous 7-0 vote.*

Commissioner's Kiser and Taylor returned to the Chamber and the dais.

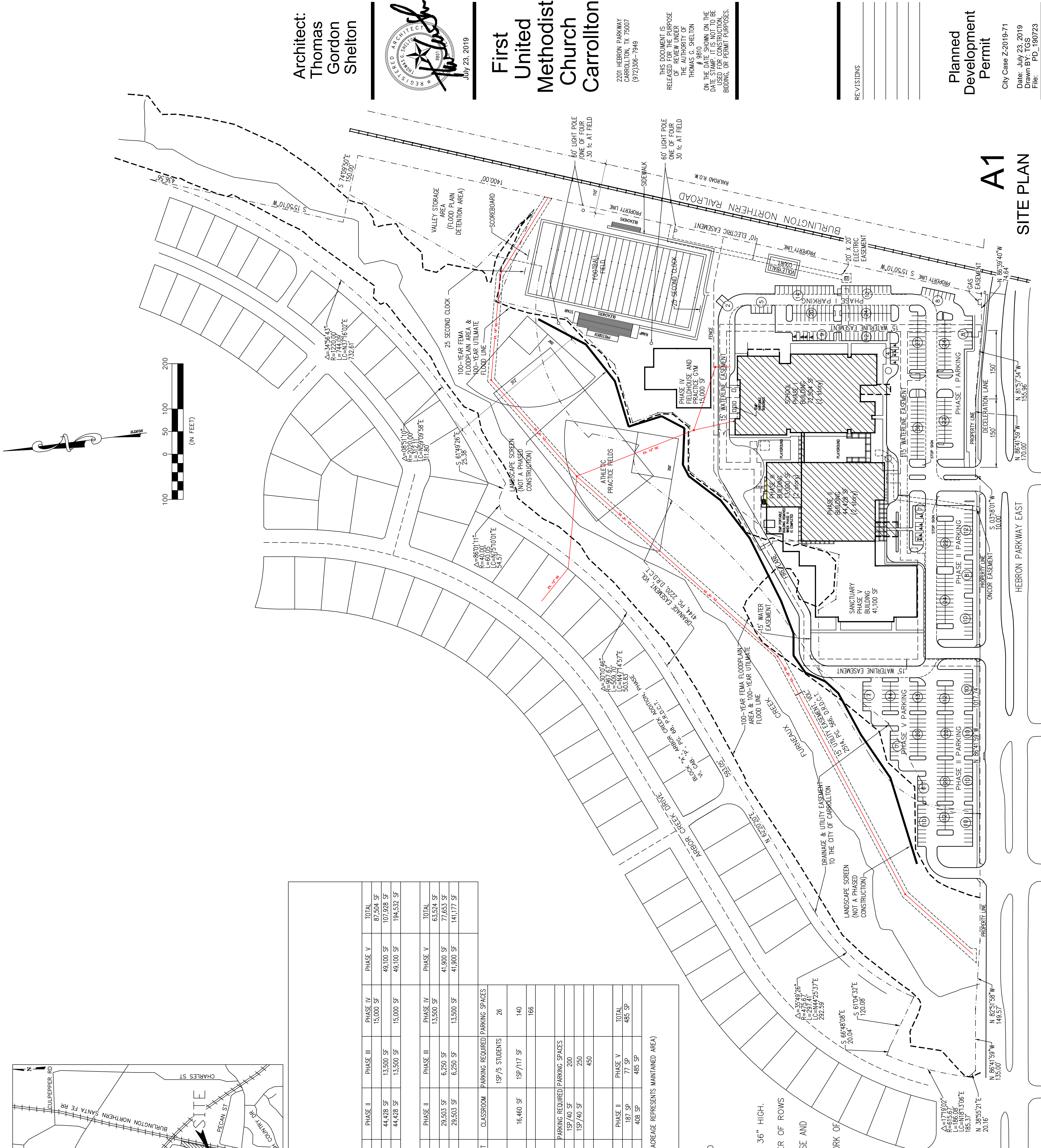


CITY FILE No.	Z-2019-71						
ZONING:	SF 7/14						
PROPOSED USE:	CHURCH / SCHOOL						
LOT AREA:	34.95 ACRES						
AREA OF PROPOSED DEVELOPMENT:	APPROX. 7 ACRES						
BUILDING AREA:	SCHOOL (2205) CHURCH/SCHOOL (2201) TOTAL	PHASE I 72,504 SF 72,504 SF	PHASE II 44,428 SF 44,428 SF	PHASE III 13,500 SF 13,500 SF	PHASE IV 15,000 SF 15,000 SF	PHASE V 49,100 SF 49,100 SF	TOTAL 87,504 SF 107,928 SF 194,532 SF
BUILDING HEIGHT:	2 STORY, 36'						
LOT COVERAGE:	SCHOOL (2205) CHURCH/SCHOOL (2201) TOTAL	PHASE I 50,024 SF 50,024 SF	PHASE II 29,503 SF 29,503 SF	PHASE III 6,250 SF 6,250 SF	PHASE IV 13,500 SF 13,500 SF	PHASE V 41,900 SF 41,900 SF	TOTAL 63,524 SF 77,653 SF 141,177 SF
SCHOOL OCCUPANCY: (PHASE I, II, III & IV)	PRESCHOOL/ MOTHERS DAY K-12 TOTAL	ENROLLMENT	CLASSROOM	PARKING REQUIRED	PARKING SPACES		
		129		1SP/5 STUDENTS	26		
		650	16,460 SF	1SP/117 SF	140		
		779			166		
CHURCH OCCUPANCY: (PHASE I, II, III & V)	ASSEMBLY SANCTUARY TOTAL	AREA	PARKING REQUIRED	PARKING SPACES			
		8,000 SF	1SP/40 SF	200			
		10,000 SF	1SP/40 SF	250			
		18,000 SF		450			
PARKING PROVIDED: HANDICAP PARKING PROVIDED: 13 SPACES TOTAL	PHASE I 221 SP 221 SP	PHASE II 187 SP 408 SP	PHASE V 77 SP 485 SP	TOTAL 485 SP			
LANDSCAPE REQUIRED: (15% X 7 ACRES)= LANDSCAPING PROVIDED:	43,738 SF (ACREAGE REPRESENTS MAINTAINED AREA) 45,172 SF						

PHASE 1 FLOOD PLAIN MODIFICATIONS NOTE:
FLOOD PLAIN MODIFICATIONS TO BE PROVIDED
WITH EACH PHASE PER CITY ORDINANCE.

- NOTES:
- SCOREBOARD HEIGHT = 23.5'.
 - 25 SECOND CLOCK = 36"x 51", MOUNTED 36" HIGH.
MAXIMUM HEIGHT = 6'.
 - BLACHERS = 66' LONG, 13' WIDE, NUMBER OF ROWS OF SEATS PER TEXT OF SUP.
 - THE DESIGN AND FEATURES OF THE FIELD HOUSE AND NEW ALTHLETIC PRACTICE GYM SHALL BE SIMILAR TO THE EXISTING BUILDINGS.
 - FUTURE PHASE IV BUILDING WILL REQUIRE REMORK OF THE EXISTING 100-YEAR FLOODPLAIN.
 - THE EXISTING PORTABLE BUILDING TO BE REMOVED WHEN PHASE IV IS COMPLETED.

CASE NUMBER Z-2019-71
PD PERMIT
This site plan was approved on _____ in conjunction with a special use permit, by the City Council of the City of Carrollton. The applicant, Thomas Gordon Shelton, has provided the City of Carrollton with a copy of this site plan and all copies of the final, approved plan for development. No changes may be made to this site plan in the future without the approval of the City Council. The applicant shall be responsible for obtaining all necessary permits from the City of Carrollton, including but not limited to, Engineering, grading, and construction plans are not part of this approval. A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF THE SPECIAL USE PERMIT APPLICATION TO THE AMENDING ORDINANCE CREATING THE SPECIAL USE PERMIT.
For the Planning Department _____ Date _____



Architect:
Thomas
Gordon
Shelton



July 23, 2019

First United Methodist Church Carrollton

2201 HEBRON PARKWAY
CARROLLTON, TX 75007
(972)306-7949

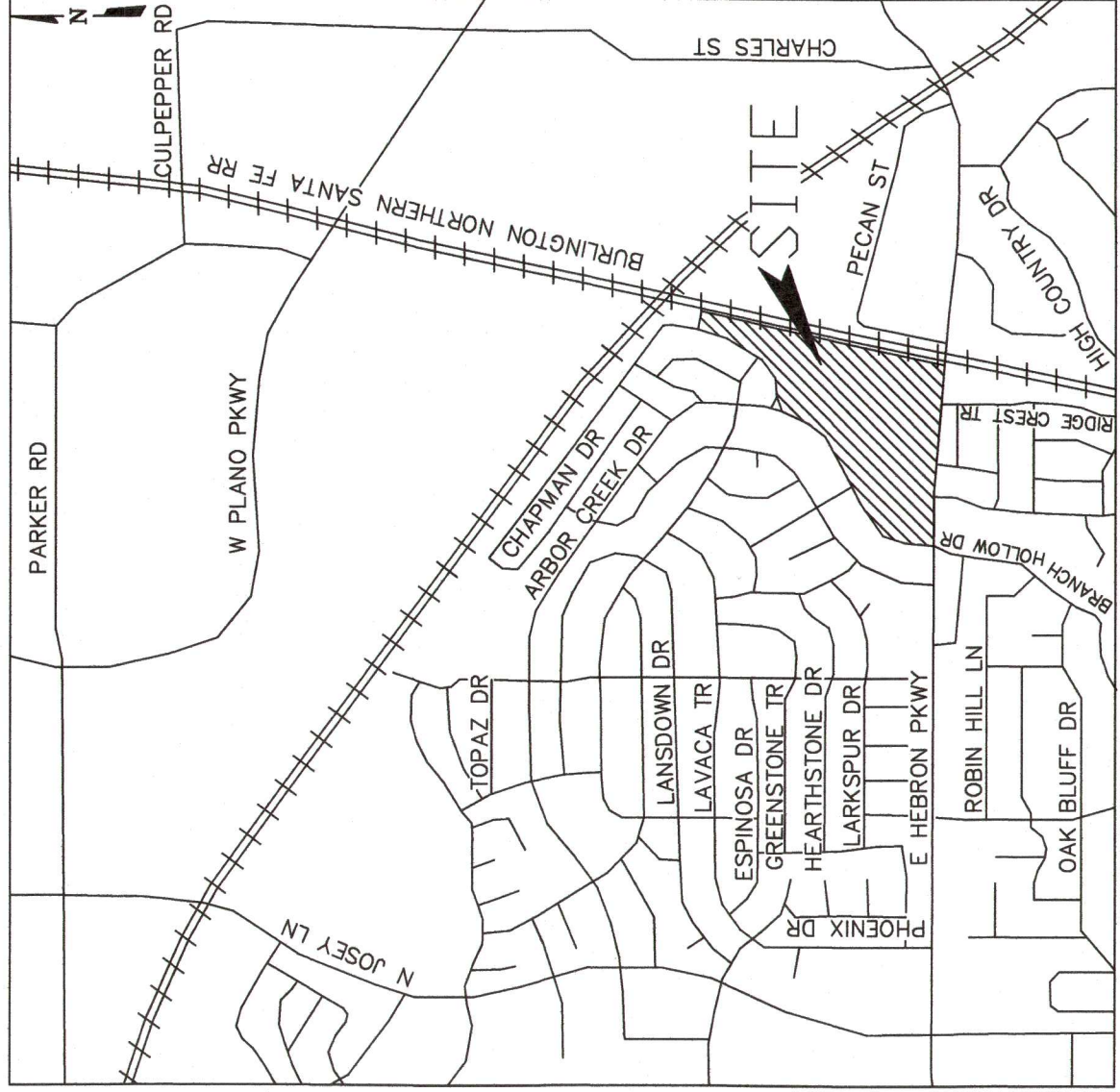
THIS DOCUMENT IS
RELEASED FOR THE PURPOSE
OF REVIEW UNDER
THE AUTHORITY OF
THOMAS G. SHELTON
8810
ON THE DATE SHOWN ON THE
DATE STAMPED. IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

REVISIONS

Planned Development Permit

City Case Z-2019-71
Date: July 23, 2019
Drawn by: TGS
File: PD_190723

A1 SITE PLAN



CITY FILE No.	Z-2019-71					
ZONING:	SF 7/14					
PROPOSED USE:	CHURCH / SCHOOL					
LOT AREA:	34.95 ACRES					
AREA OF PROPOSED DEVELOPMENT:	APPROX. 7 ACRES					
BUILDING AREA:	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
SCHOOL (2206)	72,504 SF	44,428 SF	13,500 SF	15,000 SF	49,100 SF	87,504 SF
CHURCH/SCHOOL (2201)						107,928 SF
TOTAL	72,504 SF	44,428 SF	13,500 SF	15,000 SF	49,100 SF	194,532 SF
BUILDING HEIGHT:	2 STORY, 36'					
LOT COVERAGE:	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
SCHOOL (2206)	50,024 SF			13,500 SF		63,524 SF
CHURCH/SCHOOL (2201)		29,503 SF	6,250 SF		41,900 SF	77,653 SF
TOTAL	50,024 SF	29,503 SF	6,250 SF	13,500 SF	41,900 SF	141,177 SF
SCHOOL OCCUPANCY: (PHASE I, II, III & IV)	ENROLLMENT	CLASSROOM	PARKING REQUIRED	PARKING SPACES		
PRESCHOOL / MOTHERS DAY	129		159'5 STUDENTS	26		
K-12	650	16,460 SF	159'117 SF	140		
TOTAL	779			166		
CHURCH OCCUPANCY: (PHASE I, II, III & V)	AREA	PARKING REQUIRED	PARKING SPACES			
ASSEMBLY	8,000 SF	159'40 SF	200			
SANCTUARY	10,000 SF	159'40 SF	250			
TOTAL	18,000 SF		450			
PARKING PROVIDED: HANDICAP PARKING PROVIDED: 13 SPACES	PHASE I	PHASE II	PHASE V	TOTAL		
TOTAL	221 SP	187 SP	77 SP	485 SP		
LANDSCAPE REQUIRED: (15% X 7 ACRES)=	43,738 SF (ACREAGE REPRESENTS MAINTAINED AREA)					
LANDSCAPING PROVIDED:	45,172 SF					

PHASE 1 FLOOD PLAIN MODIFICATIONS NOTE:
FLOOD PLAIN MODIFICATIONS TO BE PROVIDED
WITH EACH PHASE PER CITY ORDINANCE.

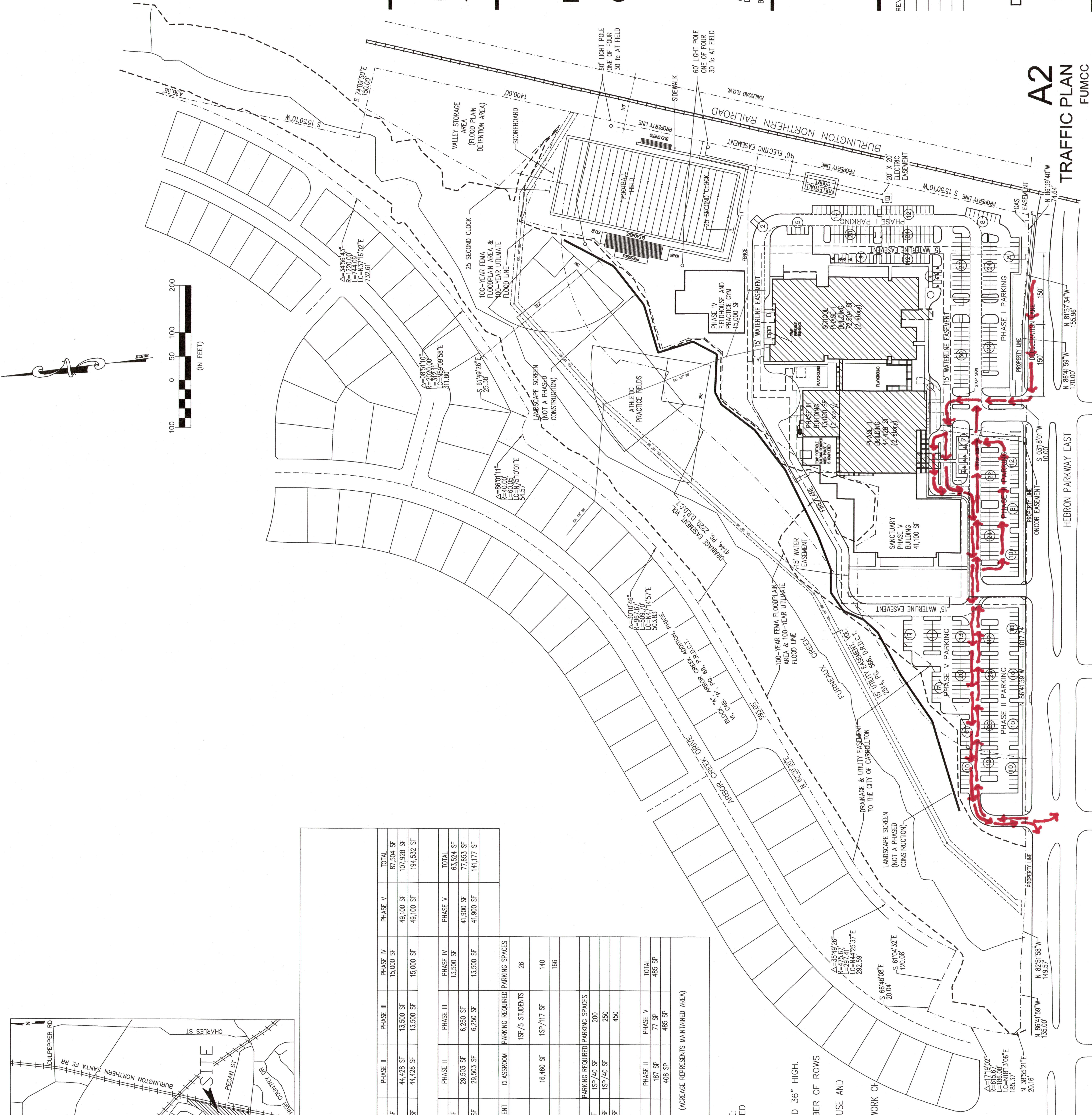
- NOTES:
- SCOREBOARD HEIGHT = 23.5'.
 - 25 SECOND CLOCK = 36"x 51", MOUNTED 36" HIGH.
 - MAXIMUM HEIGHT = 6'.
 - BLEACHERS = 66' LONG, 13' WIDE, NUMBER OF ROWS OF SEATS PER TEXT OF SUP.
 - THE DESIGN AND FEATURES OF THE FIELD HOUSE AND NEW ATHLETIC PRACTICE GYM SHALL BE SIMILAR TO THE EXISTING BUILDINGS.
 - FUTURE PHASE IV BUILDING WILL REQUIRE REWORK OF THE EXISTING 100-YEAR FLOODPLAIN.
 - THE EXISTING PORTABLE BUILDING TO BE REMOVED WHEN PHASE IV IS COMPLETED.

CASE NUMBER Z-2019-71
PD PERMIT

This site plan was approved on _____ by the City Council of the City of Carrollton, Texas, in conjunction with the City Engineer. The City Engineer's approval is based on the information provided to the City Engineer by the applicant and the City Engineer's review of the site plan. The City Engineer's approval does not constitute a warranty of any kind, and the City Engineer is not responsible for the accuracy or completeness of the information provided to the City Engineer. The City Engineer's approval is based on the information provided to the City Engineer by the applicant and the City Engineer's review of the site plan. The City Engineer's approval does not constitute a warranty of any kind, and the City Engineer is not responsible for the accuracy or completeness of the information provided to the City Engineer.

For the Planning Department

Date



Architect:
Thomas
Gordon
Shelton



July 23, 2019

First United Methodist Church Carrollton

2201 HEBRON PARKWAY
CARROLLTON, TX 75007
(972)396-7949

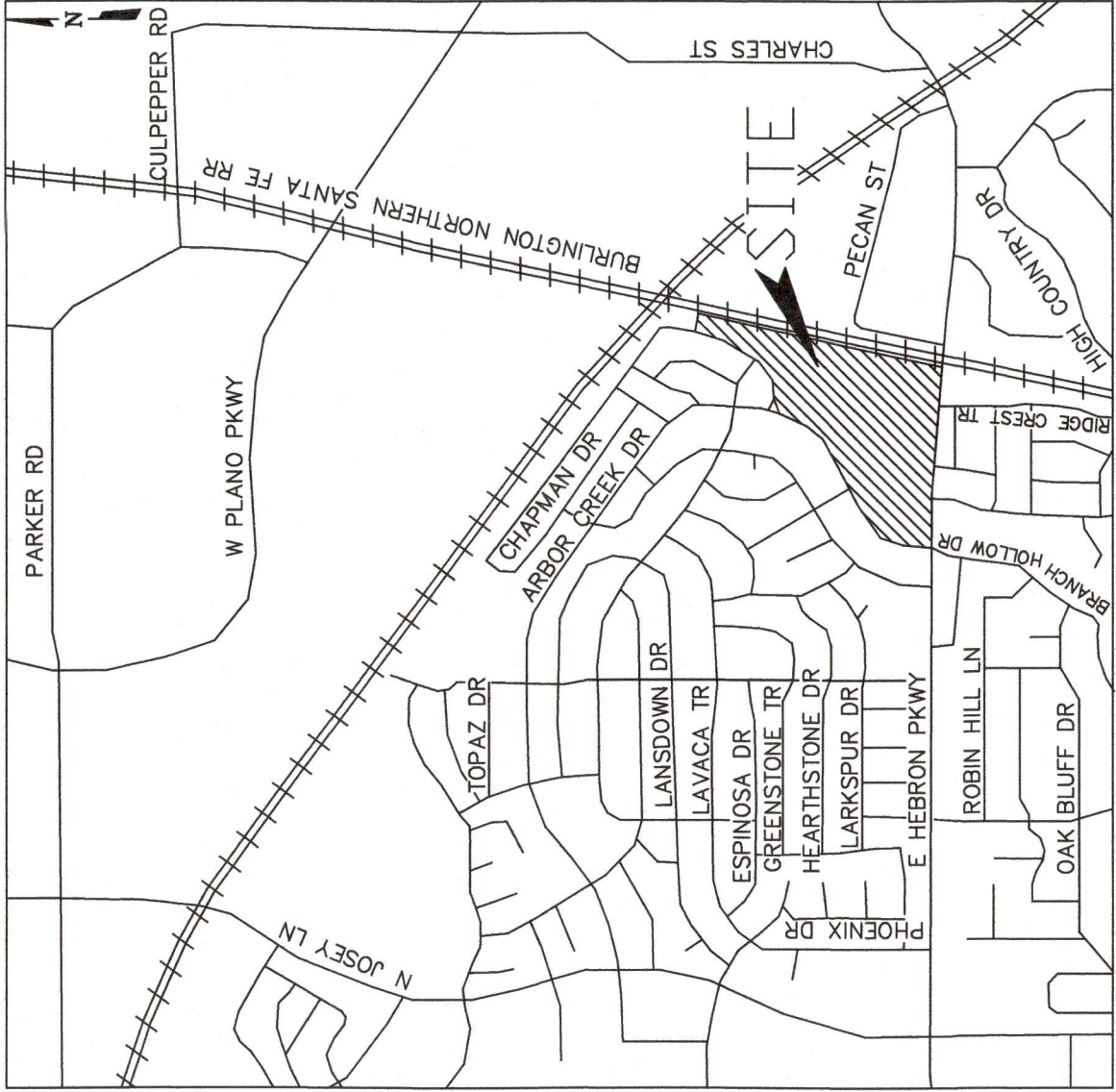
THIS DOCUMENT IS
RELEASED FOR THE PURPOSE
OF REVIEW UNDER
THE AUTHORITY OF
THOMAS G. SHELTON
8901
ON BE HALF SHOWN ON THE
DATE SHOWN IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

REVISIONS

Planned Development Permit

City Case Z-2019-71
Date: July 23, 2019
Drawn By: TGS
File: PD_190723

A2 TRAFFIC PLAN FUMCC



CITY FILE No.	Z-2019-71						
ZONING:	SF 7/14						
PROPOSED USE:	CHURCH / SCHOOL						
LOT AREA:	34.95 ACRES						
AREA OF PROPOSED DEVELOPMENT:	APPROX. 7 ACRES						
BUILDING AREA:	PHASE I 72,504 SF TOTAL	PHASE II 44,428 SF 44,428 SF	PHASE III 13,500 SF 13,500 SF	PHASE IV 15,000 SF 15,000 SF	PHASE V 49,100 SF 49,100 SF	TOTAL 87,504 SF 107,928 SF 194,532 SF	
BUILDING HEIGHT:	2 STORY, 36'						
LOT COVERAGE:	PHASE I 50,024 SF TOTAL	PHASE II 29,503 SF 29,503 SF	PHASE III 6,250 SF 6,250 SF	PHASE IV 13,500 SF 13,500 SF	PHASE V 41,900 SF 41,900 SF	TOTAL 63,524 SF 77,653 SF 141,177 SF	
SCHOOL OCCUPANCY: (PHASE I, II, III & IV)	ENROLLMENT	CLASSROOM	PARKING REQUIRED	PARKING SPACES			
	129		1SP/5 STUDENTS	26			
	650	16,460 SF	1SP/117 SF	140			
	779			166			
CHURCH OCCUPANCY: (PHASE I, II, III & V)	AREA	PARKING REQUIRED	PARKING SPACES				
	8,000 SF	1SP/40 SF	200				
	10,000 SF	1SP/40 SF	250				
	18,000 SF		450				
PARKING PROVIDED: HANDICAP PARKING PROVIDED:	PHASE I 221 SP TOTAL	PHASE II 187 SP 408 SP	PHASE V 77 SP 485 SP	TOTAL 485 SP			
LANDSCAPE REQUIRED: (15% X 7 ACRES)=	43,738 SF (ACREAGE REPRESENTS MAINTAINED AREA)						
LANDSCAPING PROVIDED:	45,172 SF						

PHASE 1 FLOOD PLAIN MODIFICATIONS NOTE:
FLOOD PLAIN MODIFICATIONS TO BE PROVIDED
WITH EACH PHASE PER CITY ORDINANCE.

- NOTES:
1. SCOREBOARD HEIGHT = 23.5'.
 2. 25 SECOND CLOCK = 36" x 51", MOUNTED 36" HIGH.
MAXIMUM HEIGHT = 6'.
 3. BLEACHERS = 66' LONG, 13' WIDE, NUMBER OF ROWS
OF SEATS PER TEXT OF SUP.
 4. THE DESIGN AND FEATURES OF THE FIELD HOUSE AND
NEW ALTHLETIC PRACTICE GYM SHALL BE
SIMILAR TO THE EXISTING BUILDINGS.
 5. FUTURE PHASE IV BUILDING WILL REQUIRE REMORK OF
THE EXISTING 100-YEAR FLOODPLAIN.
 6. THE EXISTING PORTABLE BUILDING TO BE
REMOVED WHEN PHASE IV IS COMPLETED.

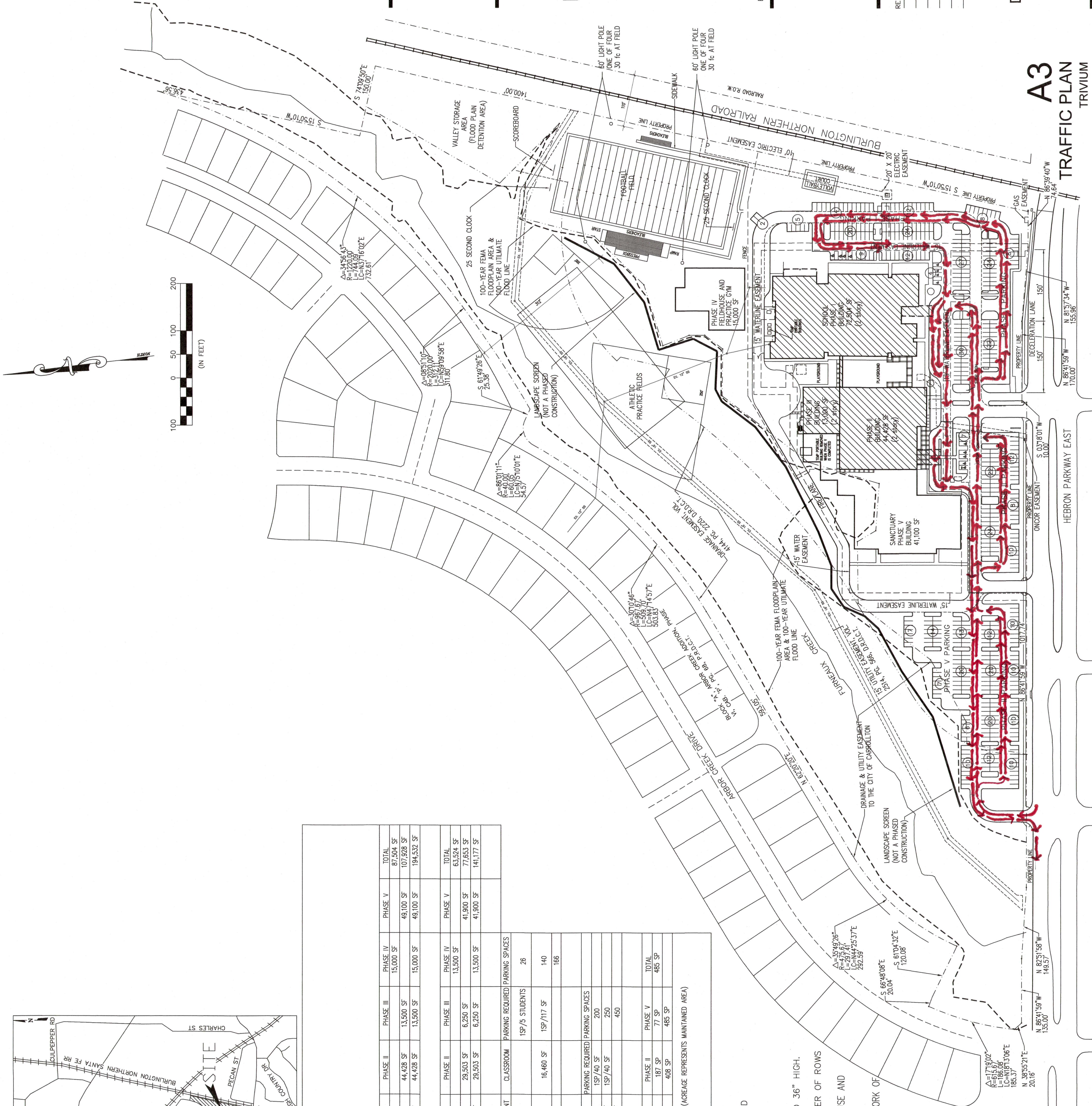
CASE NUMBER Z-2019-71
PD PERMIT

This site plan was approved on _____ in conjunction
with a special use permit by the City Council of the City of Carrollton.
The special use permit approval has been made and this site plan is the
final approved plan for the project. No other modifications to the site
plan shall be made without the approval of the City Council of the City of
Carrollton, Texas, in accordance with Article XXVI of the
Comprehensive Zoning Ordinance.
Engineering, grading, and construction plans are not part of this approval.

A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF
THE SPECIAL USE PERMIT APPLICATION TO THE AMENDING ORDINANCE CREATING THE
SPECIAL USE PERMIT.

For the Planning Department

Date



Architect:
Thomas
Gordon
Shelton



July 23, 2019

First United Methodist Church Carrollton

2201 HEHRON PARKWAY
CARROLLTON, TX 75007
(972)306-7949

THIS DOCUMENT IS
RELEASED FOR THE PURPOSE
OF REVIEW UNDER
THE AUTHORITY OF
THOMAS G. SHELTON
8801

ON THE DATE SHOWN ON THE
DATE STAMP, THIS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

REVISIONS

Planned Development Permit

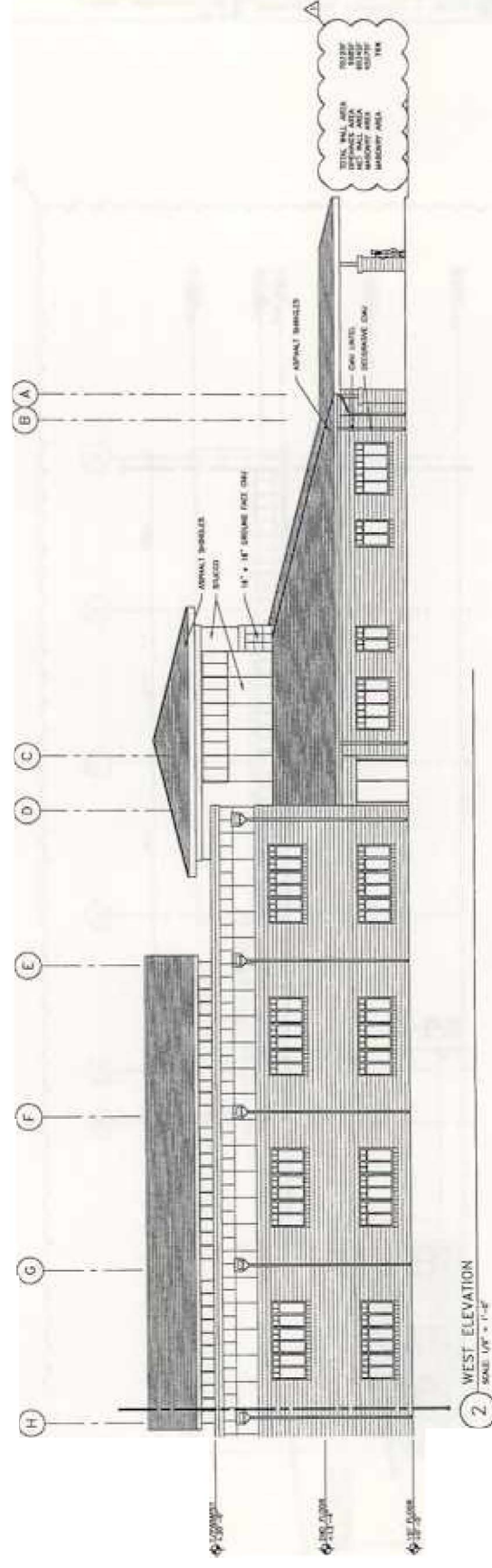
City Case Z-2019-71

Date: July 23, 2019

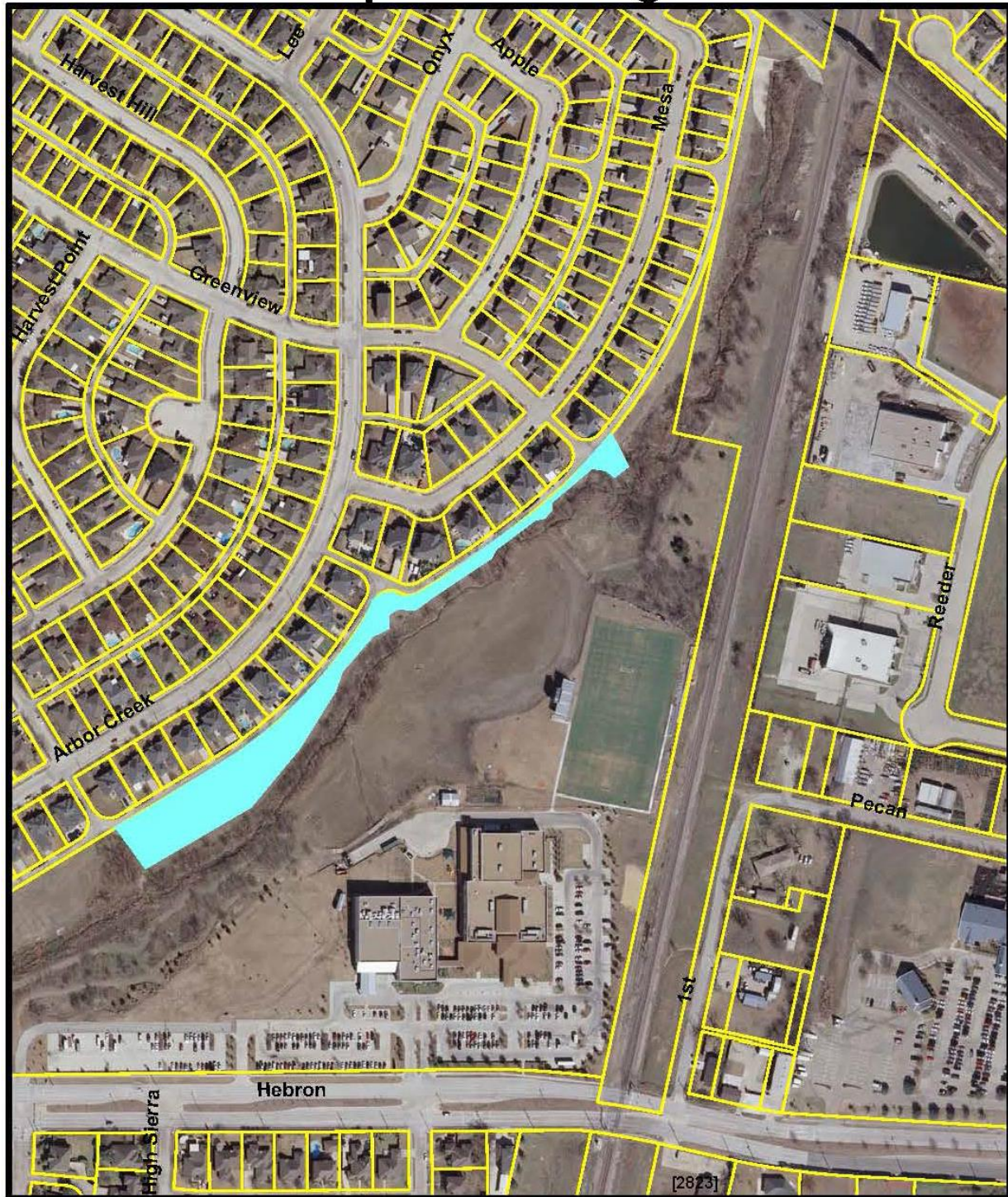
Drawn BY TGS

File: PD_190723


A3 TRAFFIC PLAN TRIVIMUM



LANDSCAPE SCREENING AREA



CARROLLTON
TEXAS

 Landscape Screening area.

PUBLIC COMMENTS

Name: ERICA MARTINEZ & VERONICA LUEVANO
Address: 4300 MESA DR
City, ST, ZIP: CARROLLTON, TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my: ☐ Support ☒ Opposition

To Case No./Name: Z-2019-71 UNITED METHODIST CHURCH

Comments: NOT INTERESTED IN HAVING MORE FOOT TRAFFIC, AUTO TRAFFIC, NOISE LEVEL, REMOVING OF TREES BEHIND OUR HOUSE. THANK YOU

Signature: [Signature] Date: 7/22/19

Received
JUL 25 2019
Planning
City of Carrollton

Name: Brian Coleman
Address: 4251 Arbor Creek Dr
City, ST, ZIP: Carrollton TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my: ☐ Support ☒ Opposition

To Case No./Name: Z-2019-71 First United Meth. Church

Comments: FKMC never fulfilled SUP requirements for lights on football field. so why are you considering a change when they did not complete previous requirements

Signature: [Signature] Date: 7-22-19

Received
JUL 25 2019
Planning
City of Carrollton

PUBLIC COMMENTS

Name: MIKE TREFNY
Address: 4119 PROVINCE DR
City, ST, ZIP: CARROLLTON TX 75007

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my: ☐ Support ☒ Opposition

To Case No./Name: Z-2019-11

Comments: ON PROVINCE DR MY HOUSE IS ZONED TO HEAVEN. I CAN NOT GET OUT OF MY DRIVE WAY NOW!!!
SCHOOL IS TOO BIG NOW. THIS IS NOT A CHURCH ANY MORE
MOVE THE SCHOOL SOMEWHERE ELSE BUT A BUSINESS!!!

Signature: Mike Trefny Date: 11/11/19

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE REPEALING SPECIAL USE PERMIT NUMBER 272 AS ESTABLISHED BY ORDINANCE NUMBER 3387; AND ESTABLISHING PLANNED DEVELOPMENT NUMBER 215 PROVIDING FOR (SF-7/14) SINGLE-FAMILY RESIDENTIAL DISTRICT AND TO ALLOW FOR A PRIVATE PRE-SCHOOL WITH DAY CARE, AND PRIVATE OR PUBLIC ELEMENTARY AND SECONDARY SCHOOL, ON AN APPROXIMATELY 35-ACRE TRACT LOCATED ON THE NORTHEAST CORNER OF HEBRON PARKWAY AND ARBOR CREEK DRIVE; TO ESTABLISH A CONCEPTUAL SITE PLAN, BUILDING ELEVATIONS, LANDSCAPING, TRAFFIC CIRCULATION PLAN, AND MODIFIED DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS, AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the First day of August, 2019, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. Z-2019-71);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, the City Council conducted a public hearing on the Tenth day of September, 2019, at which all persons were given an opportunity to present testimony; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 35-acre tract; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Ordinance number 3387 establishing Special Use Permit Number 272 is hereby repealed.

Section 3.

Planned Development Number 215 is established on an approximately 35-acre site which is described on the attached Exhibit A, and depicted on Exhibit B, providing for the following:

Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-7/14) Single-Family Detached Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations, except as otherwise provided in Section II below.

Additional Permitted Uses

1. Elementary and Secondary School, Public or Private
2. Private Pre-School with Day Care

Section 4.

Development shall be in accordance with the following special conditions, restrictions and regulations:

General:

1. Development shall be in accordance with the Conceptual Site Plan, as shown on Exhibit C; Landscape Screening Plans, as shown on Exhibit D; Conceptual Building Elevations, as shown on Exhibit E; and Traffic Circulation Plan, as shown on Exhibit F, respectively.
2. The design and features of the field house and all future additions shall be similar to the existing building.
3. The maximum number of students shall be: 779

- a. Private Pre-School/Day Care: 129
 - b. Elementary and Secondary School, Public or Private: 650
4. The existing portable building must be removed within 90 days of issuance of a Certificate of Occupancy for Phase 4 (Future Sanctuary).

Streets and Traffic Mitigation:

1. A traffic impact analysis and a new technical site plan shall be required if the overall student population is expected to exceed 779 students for the entire 34.95-acre property.
2. The traffic circulation for pick-up and drop-off shall follow the Traffic Circulation Plan, shown as Exhibit F.
3. The start and end times between the Pre-School and the Elementary/Secondary school shall be staggered by at least 45 minutes.

Landscaping/Screening:

1. A landscape screen, maintained in accordance with the Comprehensive Zoning Ordinance, shall be provided along the east line, but outside of the drainage easement beginning at the north end of the sanctuary as shown on the Master Site Plan. The landscape screen required along the drainage channel shall be in the form of a group of plant material comprised of (5) evergreen trees, a minimum three (3) inch in caliper size at the time of planting, planted at a rate of one (1) group for each one-hundred and fifty (150) linear feet of drainage easement. Additionally, a fifteen (15) foot wide minimum landscape buffer shall be installed and maintained along the northeast corner of Arbor Creek Drive and Hebron Parkway East as shown on the attached Exhibit B in accordance with the Comprehensive Zoning Ordinance.
2. Landscape screening shall be provided along and east of the alley across from Lots 1020, Block A, Arbor Creek, Phase VI; and Lots 37-43, Block A, Arbor Creek, Phases IV and V with the following requirements:
 - a. 30-gallon evergreen trees shall be planted an average of three (3) evergreen trees for every house backing to the landscape screening area (See Landscape Screening Exhibit D);
 - b. The evergreen trees shall not be less than 10 feet from the alley;
 - c. A landscape plan shall be submitted showing the specific location and types of evergreen trees, and as required in the Comprehensive Zoning Ordinance; and
 - d. An irrigation plan shall be submitted with landscape plans to the City Arborist at the time of permitting.

Athletic Field

1. Lighting poles, not to exceed 60 feet in height shall be allowed for the football field.
2. Athletic field lighting shall be turned off no later than 10:30 p.m.
3. Lighting for parking lots and driveways shall be a maximum of thirty (30) feet in height.

4. A scoreboard with a maximum height of 23.5 feet shall be allowed as shown on the site plan.
5. Two (2) 25-second clocks with a maximum height of six (6) feet is allowed as shown on the site plan.
6. Bleachers shall be allowed on the east side of the football field that has maximum dimensions of 66 feet long, 13 feet wide and a maximum height of 7.5 feet. The bleachers shall have a maximum of six (6) rows.
7. Bleachers and a press box shall be allowed on the west side of the football field as shown on the attached site plan. The bleachers shall have maximum dimensions of 120 feet long, 46 feet wide and a maximum height of 29.5 feet to the top of the security fence on top of the press box. The proposed bleachers on the west side of the football field shall have a maximum of 15 rows.

Section 5.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 6.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 7.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 8.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 9.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 10.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Tenth day of September, 2019.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Molly J. Coryell
Planner

Exhibit A
Legal Description

FUMC-HEBRON PARKWAY ADDITION, BLOCK 1, LOT 1

Exhibit B Location & Tract

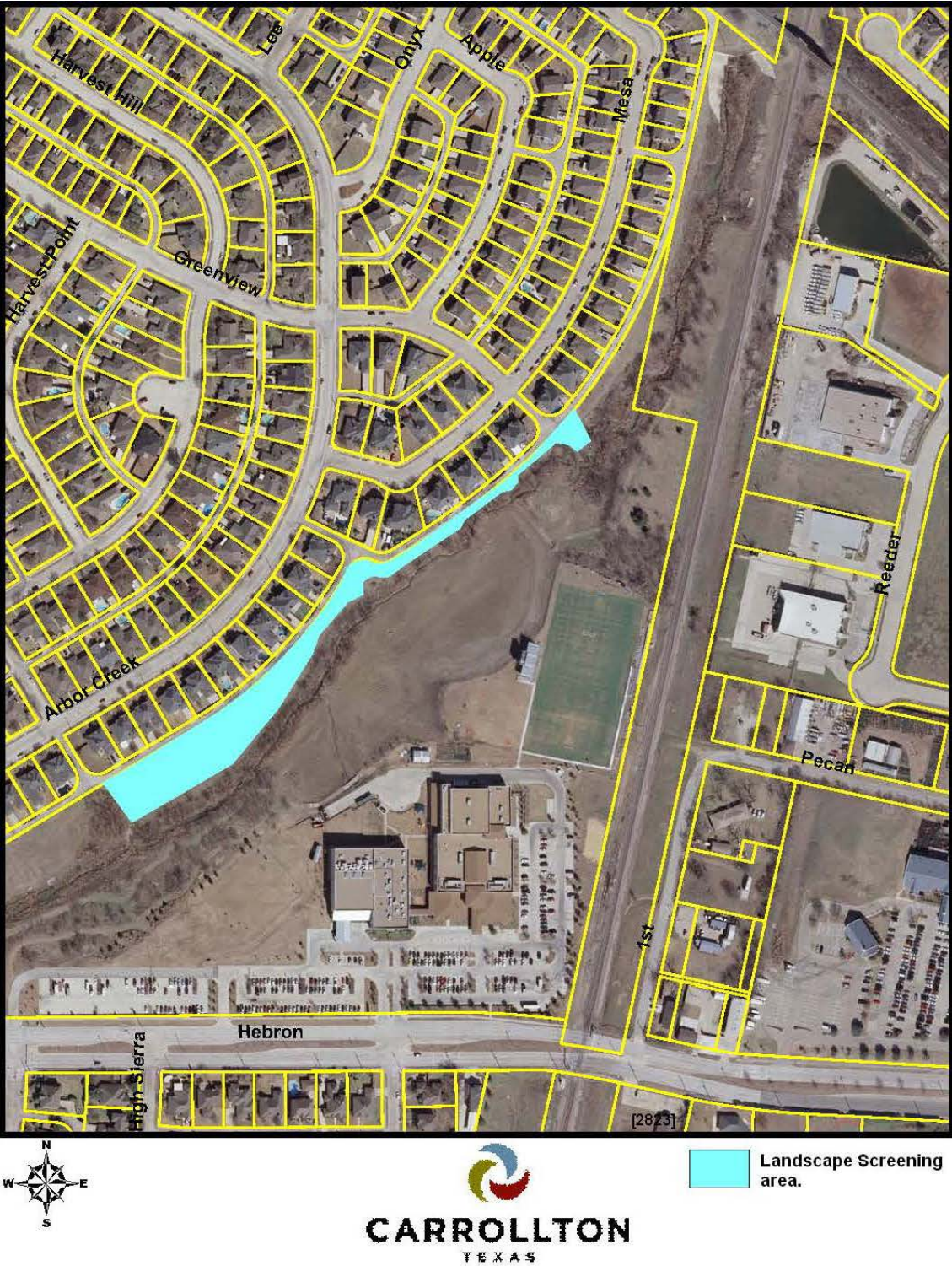
Z-2019-71 First United Methodist Church



City Case Z-2019-71



Exhibit D
Landscape Screening Plan



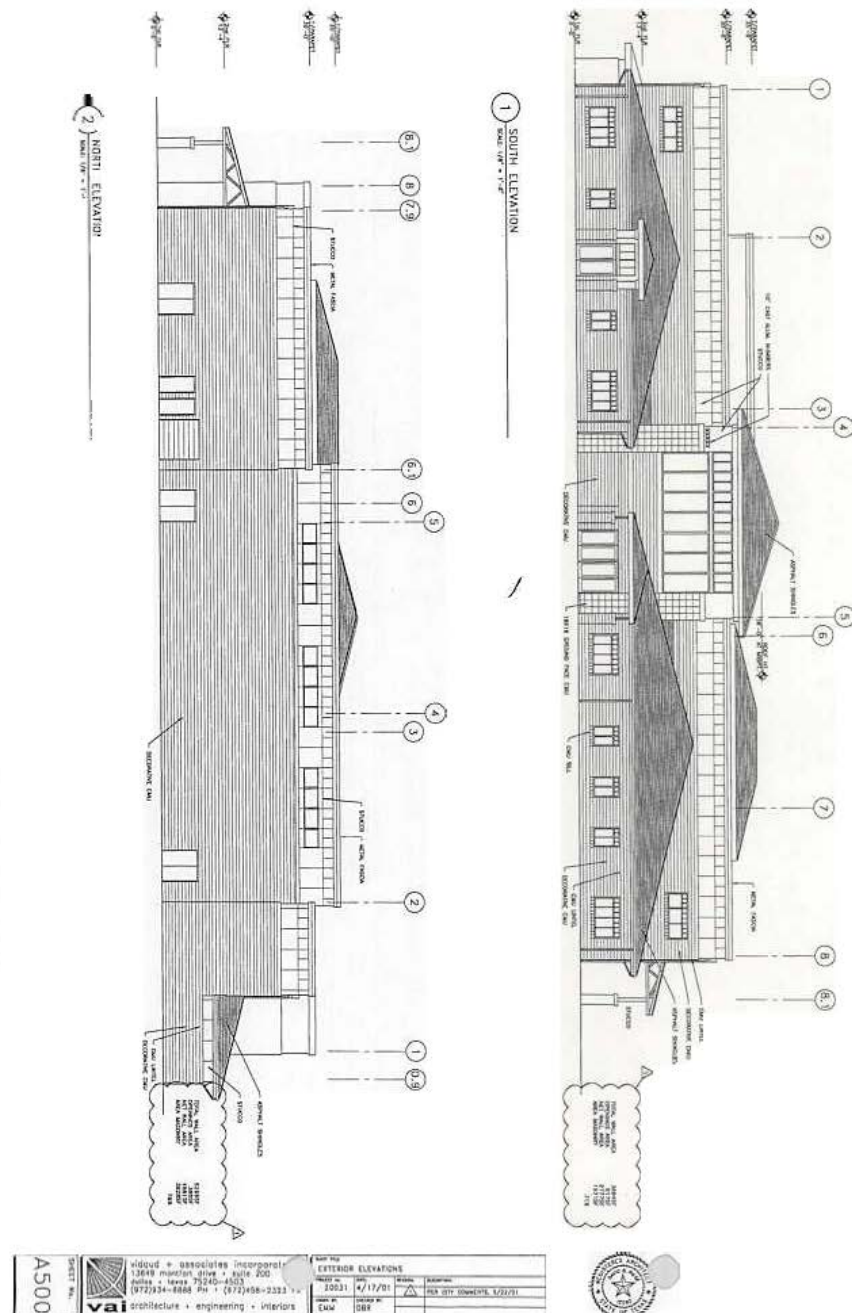
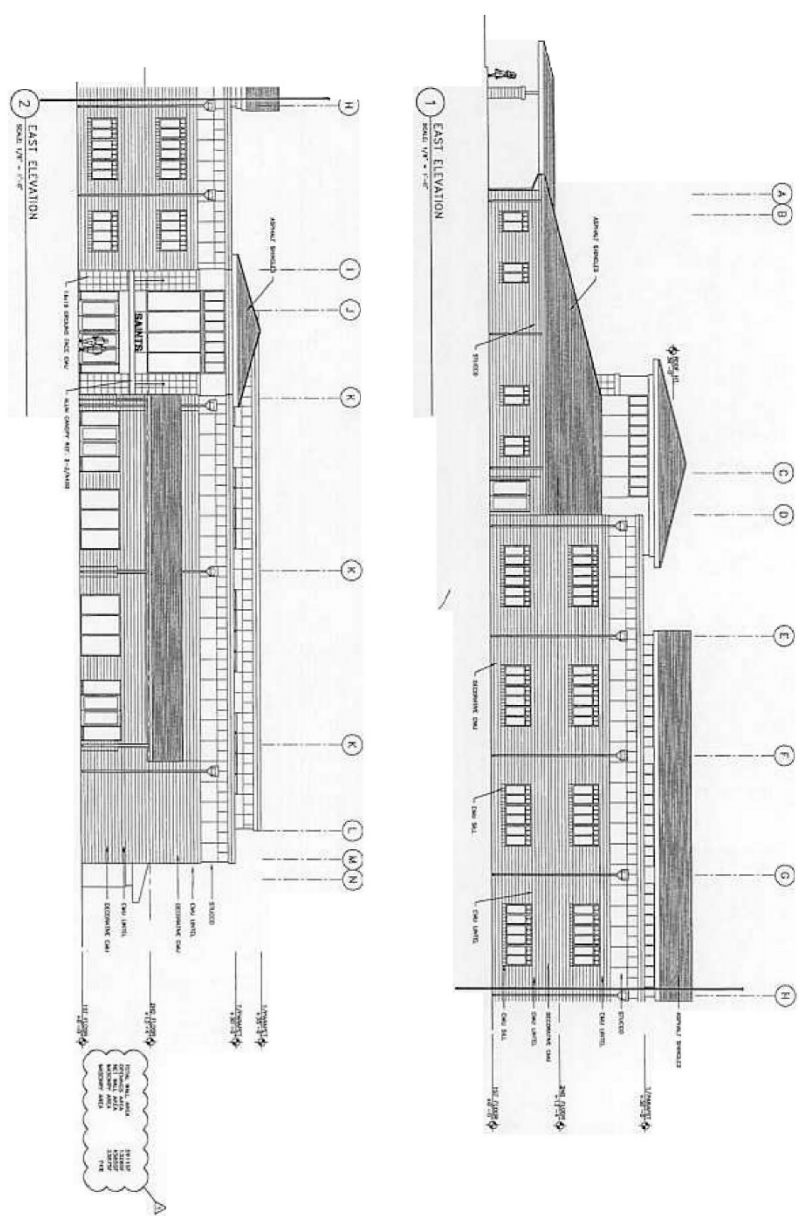


Exhibit E Conceptual Building Elevations



SHEET NO.
A501

vidard + associates incorporated
13649 manfort drive • suite 200
dallas • texas 75240-4503
(972)634-8888 PH • (972)458-232

val architecture • engineering • interiors

PROJ. NO.
20031

DATE
4/17/01

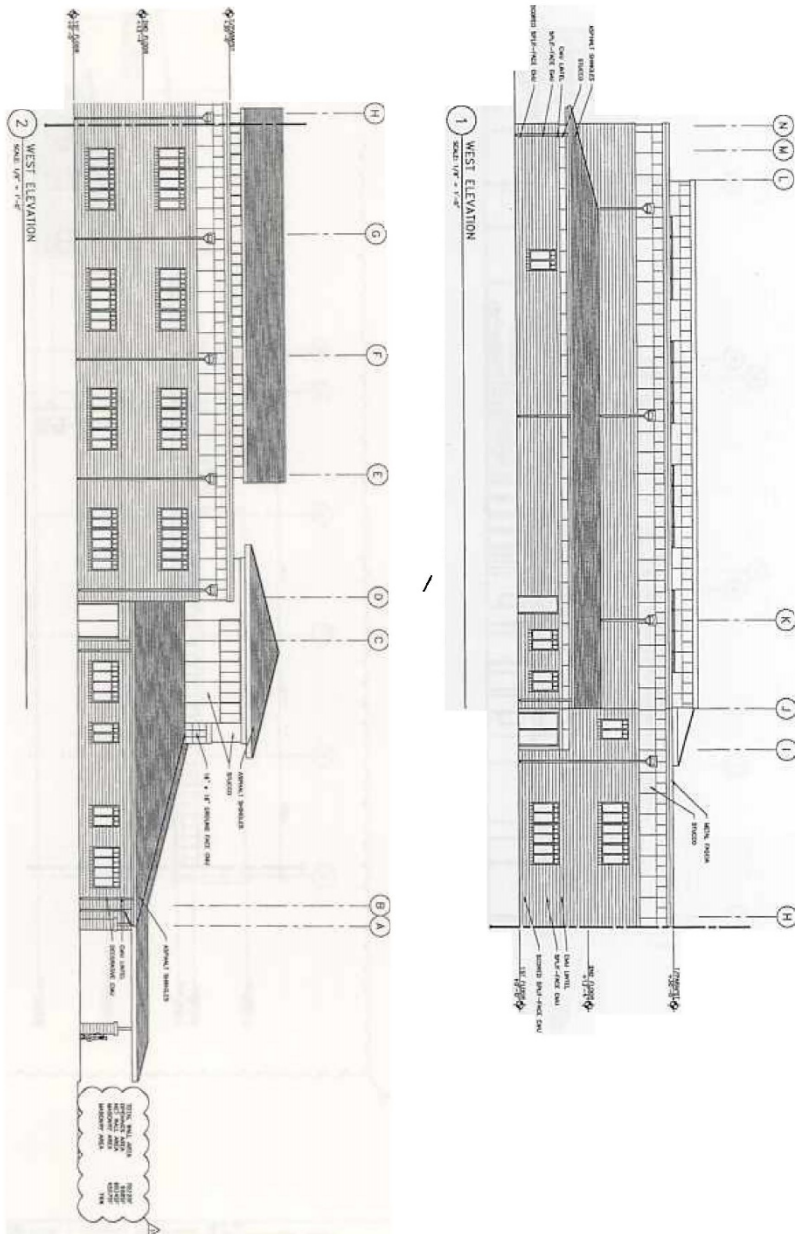
DESIGNED BY
DBR

CHECKED BY
DBR

PER CITY COMMENTS 5/22/01

**CARROLLTON
CHRISTIAN ACADEMY**

1830 PEARL STREET
CARROLLTON, TEXAS 75011
972-462-6249 • 972-462-0333



A502	 vai architecture • engineering • interiors	viduod + associates incorporated 13649 meridian drive • suite 200 dallas • texas 75240-4053 (972)934-8888 fax • (972)458-2111	EXTERIOR ELEVATIONS - SHEET 3	
		DATE: 2003.1 DRAWN BY: ESK CHECKED BY: DSB	DATE: 4/17/01 DRAWN BY: ESK CHECKED BY: DSB	PROJECT: 01-01-01 DATE: 5/2/01



1201 East Methodist Street
Carrollton, Texas
1800 PEARL STREET
CARROLLTON, TEXAS 75011
817 242 0622 ph 873 446 0262 fx

Exhibit F Traffic Circulation Plan (Private Pre-School)

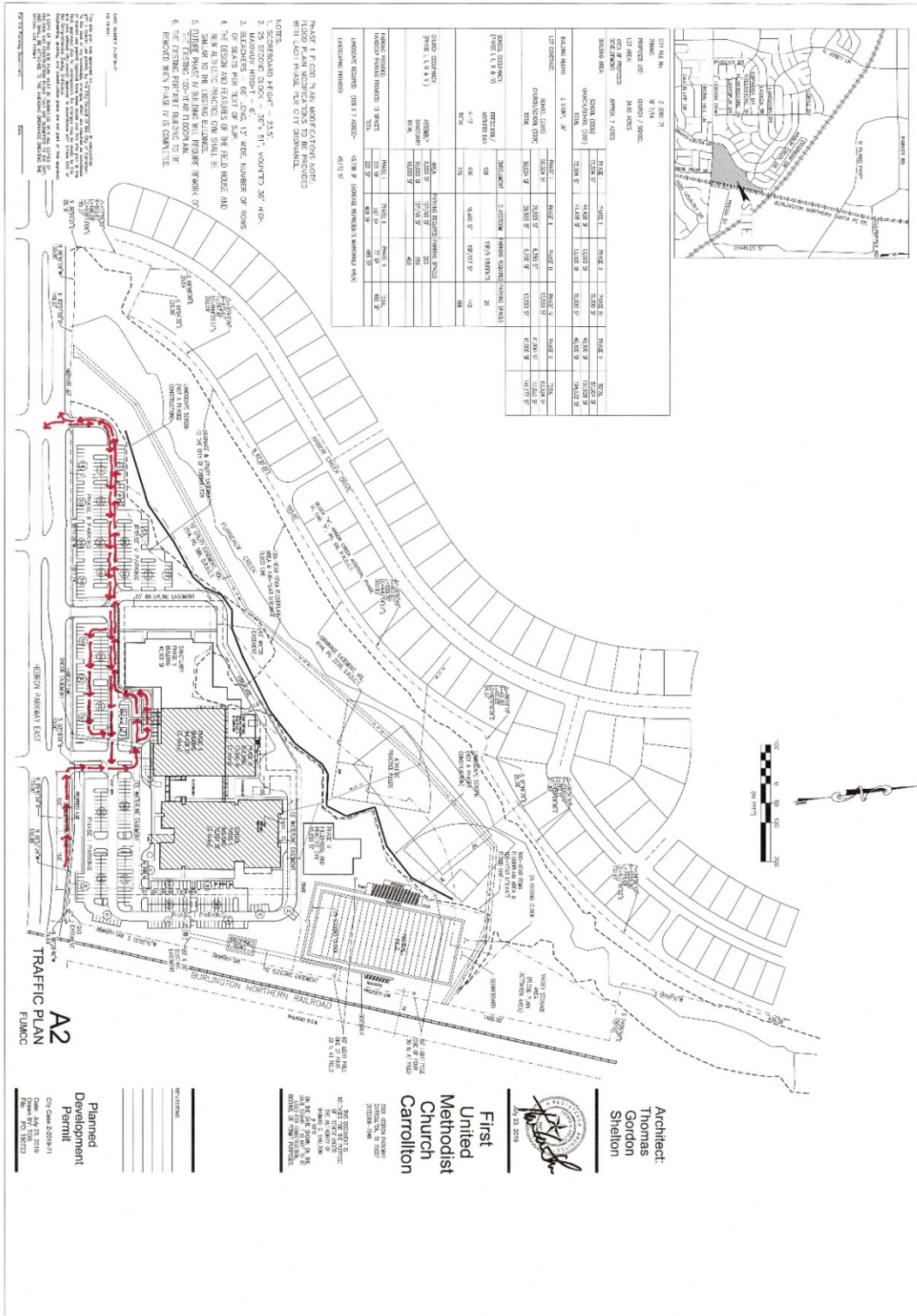
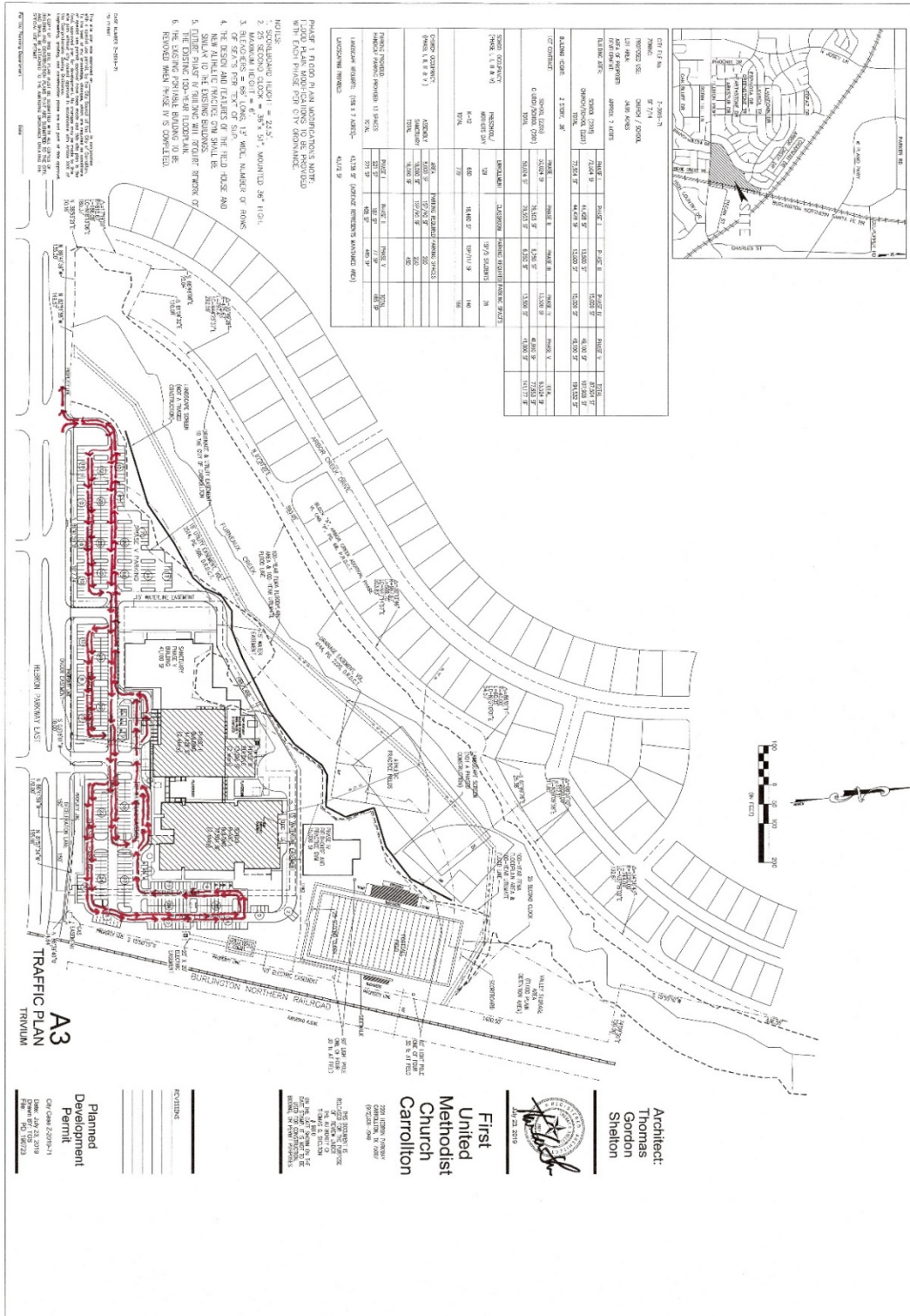


Exhibit F Traffic Circulation Plan (Elementary/Secondary School)





City of Carrollton

Agenda Memo

File Number: 4480

Agenda Date: 9/10/2019

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 24.

CC MEETING: September 10, 2019

DATE: September 3, 2019

TO: Erin Rinehart, City Manager

FROM: Bob Scott, Assistant City Manager

Conduct A Public Hearing On The Proposed 2019 Property Tax Increase And Proposed Operating And Capital Budget For The Fiscal Year October 1, 2019 Through September 30, 2020.

BACKGROUND:

The Preliminary Budget was distributed to Council on July 31, 2019 and a Council work session was held August 6, 2019 at which staff presented the Preliminary Budget. An additional Council work session was conducted on August 20, 2019 for Council to deliberate and provide guidance to staff for the finalization of the Budget. The first Public Hearings on the Proposed Budget and Proposed Tax Rate was held on August 20 and the second is scheduled for September 10, 2019. Required publication of the tax rates and public hearing dates was in the *Dallas Morning News* on August 11, 2019. The Proposed Budget and Proposed Tax Rate are to be presented to Council for adoption on September 17, 2019.

STAFF RECOMMENDATION/ACTION DESIRED:

Hold a Public Hearing on September 10, 2019 on the proposed tax increase and the proposed budget for Fiscal Year 2020. Any changes resulting from citizen input could be considered and incorporated into the budget that night, at a work session on September 10, 2019, or at a work session on September 17, 2019 prior to the approval of the budget during the regular meeting.