

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
MARCH 25, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, March 25, 2025 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Richard Fleming, Deputy Mayor Pro Tem Christopher Axberg, Councilmembers Jason Carpenter, Andrew Palacios, Daisy Palomo, and Rowena Watters. Also present were Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

Councilmember Nancy Cline attended the Worksession via teleconference. She was not present during the Regular Meeting.

5:45 P.M. – COUNCIL BRIEFING ROOM

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

Mayor Babick called the meeting to order at 5:45 p.m.

1. Receive information and discuss Agenda.

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

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

Executive Session convened following the conclusion of the Worksession.

2. Council convened in Executive Session at 6:50 p.m. pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
 - Mustang Park HOA v. JBGL Mustang LLC
3. Council reconvened Open Session at 7:01 p.m. to consider action, if any, on matters discussed in the Executive Session. No action was taken.

*****WORKSESSION*****

4. Present The 2025 Downtown Master Plan Update.

Loren Shapiro, Planning Manager, advised that this is a presentation of the final draft of the 2025 Downtown Master Plan. He reviewed that this is an update to the 2008 Master Plan. He reviewed the various components that have contributed to the upgrades of the downtown area, including streetscapes, Main Street reconfiguration, Pioneer Park, the DART Green Line, and 1,300 multifamily units. He noted the public/private partnerships that have contributed to the Plan. He added that in 2021 the DART Silver Line permit was approved. Since then, there has been extensive community

engagement and collaboration, along with the help of the Downtown Planning Advisory Committee. Mr. Shapiro stated that a significant amount of time and financial investment have gone into the downtown overall project. He introduced Kim Dresdner with Gensler.

Ms. Dresdner provided a proposed schedule for implementation of the Plan over the next ten years, adding that the document is intended as guidance. She provided an overview of how the document is structured. Additionally, she reviewed the various meetings held over the past year, including community workshops, stakeholder interviews, and meetings of the Downtown Planning Advisory Committee.

Ms. Dresdner explained that the document breaks down the target area (Downtown) into five Character Zones: (1) The Core, (2) The Settlement, (3) The Hutton, (4) The Westside, and (5) The Gateway. A general description of each zone was provided. She explained the implementation of the Plan and reviewed potential actions the City could take during years 1 -4, and years 7-10. She advised the next step is to adopt the Plan.

Discussion followed regarding pedestrian/cyclists’ safety, timing of actions, future zoning changes, and ways to communicate the Plan to the public. Mayor Babick commented that some of the projects included in the Plan presented are on private property and the Council will not control that development. He added that the Plan will be considered at the next Council meeting (next week). He expressed his appreciation to everyone involved.

9. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Executive Session was convened following Item 9.

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

Mayor Babick called the Regular meeting to order at 7:08 p.m.

INVOCATION – Mayor Pro Tem Richard Fleming

PLEDGE OF ALLEGIANCE – Councilmember Andrew Palacios

PRESENTATIONS

6. Recognize Community Groups For Exemplifying Council’s Vision.

Item 6 was not addressed.

PUBLIC COMMENT

7. Hearing of any citizen/visitor on items listed on the regular meeting agenda. Citizens wishing to address the Council regarding items not on the posted agenda will be called to speak during the Public Forum.

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to

individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the Council is meeting. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Mayor Babick opened the public comment period. There were no speakers. Mayor Babick closed the public comment period.

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 Palomo moved to approve Consent Agenda Items 8-25; second by Councilmember Palacios. The motion was approved with a unanimous 6-0 vote. Councilmember Cline absent.

MINUTES

- *8. Consider Approval Of The March 4, 2025 Regular Meeting Minutes.

CONTRACTS & AGREEMENTS

- *9. Consider Authorizing The City Manager To Enter Into An Agreement With Sunbelt Pools, Through BuyBoard, For The Purchase Of Two Sand Filters For Rosemeade Rainforest Lazy River In An Amount Not To Exceed \$92,250.60.
- *10. Consider Authorizing The City Manager To Enter Into An Agreement With Solid Border, Inc., Through Texas DIR Purchasing Cooperative, For The Purchase Of Palo Alto Firewalls In An Amount Not To Exceed \$550,000.00.
- *11. Consider Authorizing The City Manager To Enter Into An Agreement With Granicus, Through TIPS Purchasing Cooperative, For The Purchase Of Software And Hardware In An Amount Not To Exceed \$167,001.31 For The First Year, And A Five-Year Total Amount Not To Exceed \$843,103.07.
- *12. Consider Authorizing The City Manager To Enter Into A Contract With PVS DX, Inc. Pursuant To Bid #25-030 For Pool Chemicals In An Amount Not To Exceed \$60,000.00, Annually, For A Three-Year Total Amount Not To Exceed \$180,000.00.
- *13. Consider Authorizing The City Manager To Approve An Agreement With Freedom Commercial Services, LLC, For Mowing And Code Violation Abatement Services Through An Interlocal Agreement With The City Of Lewisville In An Annual Amount Not To Exceed \$85,000.00 For A Possible Four-Year Total Amount Not To Exceed \$340,000.00.

- *14. Consider Authorizing The City Manager To Enter Into An Agreement With Gomez Floor Covering, Inc. Pursuant To Competitive Sealed Proposal (CSP) 25-017 For The Purchase And Installation Of Synthetic Turf At Francis Perry Park And Jimmy Porter Park, In A Total Amount Not To Exceed \$213,400.00.**
- *15. Consider Authorizing The City Manager To Enter Into An Agreement With Whirlix Design, Inc. Pursuant To Competitive Sealed Proposal (CSP) 25-018 For The Purchase And Installation Of Playground Equipment And Synthetic Turf At Ward Steenson Park, In A Total Amount Not To Exceed \$200,000.00.**
- *16. Consider Authorizing the City Manager To Approve A Contract For The Purchase Of Two Lazer Zdiesel 72 Ultra Cut Mowers From Vieth Tractor Through An Interlocal Agreement With The Omnia Purchasing Cooperative In An Amount Not To Exceed \$56,586.07.**
- *17. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Chevrolet 3500 Transit Van For The Police Department From Lake Country Chevrolet Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$62,271.53.**
- *18. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Ford F-150 Truck For The Fire Rescue Department From Silsbee Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$58,160.60.**
- *19. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Ford F-350 Transit Van For The Police Department From Silsbee Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$115,708.48.**

RESOLUTIONS

- *20. Consider A Resolution Accepting The Investment Officer’s Quarterly Report For First Quarter Ended December 31, 2024.**
- *21. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Third Amendment To The Master Development Agreement For Trinity Mills Station With Dallas Area Rapid Transit And The Integral Group, LLC.**
- *22. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Nnamdi Holding, LLC For The Renovation Of 2741 E. Belt Line Road In An Amount Not To Exceed \$88,419.45.**
- *23. Consider A Resolution Authorizing The City Manager To Execute An Agreement Between The City Of Carrollton, Texas, And The City Of Dallas, Texas, As Fiscal Agent, And Various Other Dallas County Cities Providing For The 2024 Byrne Justice Assistance Grant Program Award Agreement.**

- *24, Consider A Resolution Authorizing The City Manager To Enter Into A Project Specific Agreement With Dallas County Road And Bridge District #4 For The Mill And Asphalt Overlay Of Streets Located At 2000-2100 North Denton Drive From Whitlock Lane To East Jackson Road And 1000-1400 Hutton Drive From West Beltline Road to Crosby Road In An Amount Not To Exceed \$710,704.00.
- *25. Consider Approval Of A Resolution Authorizing The City Manager To Take All Necessary Action Related To Execution Of An Interlocal Cooperation Agreement With The North Texas Emergency Communications, Inc., The Town Of Addison, The City Of Coppell, And The City Of Farmers Branch For The Development And Funding For Construction Of The New NTECC Consolidated Public Safety Communications Center And Approving The City Of Carrollton's Share Of Costs In An Amount Not To Exceed \$9,756,380; And Providing An Effective Date.

PUBLIC FORUM

26. **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.

Mayor Babick opened the public forum.

Aaron Davidson, Furneaux: Spoke with concerns regarding traffic and speeding along Furneaux.

Kan Lee 1300 W. Branch Hollow: Spoke requesting support for SB 1557 and HB 2187.

Krystle Tellis: Spoke regarding the need for increased public school funding.

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

ADJOURNMENT - Mayor Babick adjourned the meeting at 7:25 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor