

**CARROLLTON CITY COUNCIL
REGULAR WORKSESSION AND MEETING
AUGUST 4, 2015**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, August 4, 2015 at 5:45 p.m. with the following members present; Mayor Matthew Marchant, Mayor Pro Tem Anthony Wilder, Deputy Mayor Pro Tem Doug Hrbacek Councilmembers Bob Garza, Steve Babick, John Sutter, Glen Blanscet and James Lawrence. Also present were City Manager Leonard Martin, Assistant City Managers Marc Guy, Bob Scott and Erin Rinehart, Asst. City Attorney Susan Keller and City Secretary Krystle Nelinson.

5:45 P.M. – COUNCIL BRIEFING ROOM

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

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

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

*****WORKSESSION*****

- 5. Discuss Flooding Update With Metrocrest Social Services.**

City Manager Leonard Martin introduced Tracy Eubanks of Metrocrest Social Services who was present to brief the Council about all of the things they were doing during the recent floods and stated they were a good partner with the City during the flooding events. Mr. Eubanks reviewed the overall flood impacts, the relief efforts, and the coordination with the City of Carrollton's emergency response team. He reminded Council that they also serve Coppell and reported on those activities as well. Mr. Martin stated that staff was working with FEMA to try to get Metrocrest Social Services recognized as an equal partner in the response and were hoping that FEMA would reimburse all or a good part of Metrocrest's emergency fund because without their assistance, the City would have had to respond.

- 6. Discuss Fiscal Year 2015-16 Preliminary Budget.**

Bob Scott, Asst. City Manager/Chief Financial Officer, reviewed the proposed budget for FY 2015-16. He began with discussing the assessed valuation at \$11,131,463,361 which was a 7.9% increase. The preliminary budget maintains the same property tax rate of \$0.615375. All property types had value growth and the average homestead market value was \$201,888 with a city tax bill of \$980. The budget includes 4.125 full time employee positions; an employee compensation increase pool of 2% in addition to civil services step increases; and a 10% increase in health insurance rates and possibly changes to plan design. Solid Waste rates were proposed to increase by \$2.83 per month for residents and apartment rates would increase \$1.80 per unit. Water and Sewer rates were proposed to increase by an average of 7.5% noting a rate study in progress. He reported that the General Fund includes \$754,405 of recurring funds available for programming by Council. He used pie charts to review the recurring sources of funds and recurring uses of funds. He reported that the preliminary budget was prepared with the assumption that the courses will not reopen in 2016. He recognized John Powell, Chair of the

Capital Improvements Plan Advisory Committee (CIPAC), who was present to provide the Committee's recommendation for funding.

Mr. Powell referred to the recommendation provided in the Council packet. He stated that the first funding recommendation was that the Council fund the \$2 M needed to construct the police station as envisioned and designed if possible. The second funding recommendation was the funding for improvements of Kelly Boulevard. The last policy recommendation on long-term debt, the Committee recommended shortening the length of bonds from 20 year to 15 year. Mayor Marchant thanked Mr. Powell and asked him to express the Council's appreciation for the work of the Committee as well.

Mayor Marchant recessed the Worksession at 6:56 p.m. to convene in Executive Session.

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

2. Council convened in **Executive Session** at **6:57 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.

3. Council **reconvened in open session at 7:02 p.m.** to consider action, if any, on matters discussed in the Executive Session. No action taken.

*****WORKSESSION*****

Mayor Marchant reconvened the Work Session at 7:02 pm.

Council discussed Item 15 and reached a consensus to insert the name David Terre to the Resolution regarding appointment to the Board of Managers of the Denco Area 9-1-1 District.

Mayor Marchant Recessed the Worksession at 7:06 p.m. to convene in Regular Session.

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

Mayor Marchant called the Regular Meeting to order at 7:15 p.m.

INVOCATION – Councilmember James Lawrence

PLEDGE OF ALLEGIANCE – Councilmember Steve Babick

Mayor Marchant presented a **Proclamation to Councilmember Bob Garza and Emily Garza** recognizing their **50th Wedding Anniversary**.

PUBLIC FORUM

7. 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.

Tony Johnston, 1419 Susan Lane, talked about his experience using public transit and addressed a need for a sidewalk in the Frankford area near the DART station to safely access the station. He also suggested extending the bike lane west from Eisenhower to connect to the station.

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 Items 8-17 and 19 with the addition of the name of David Terre under Item 15; second by Councilmember Babick and the motion was approved with a unanimous 7-0 vote.

MINUTES

***8. Consider Approval Of The July 21, 2015 Regular Meeting Minutes.**

BIDS & PURCHASES

***9. Consider Approval Of The Purchase Of A Replacement Irrigation Pump For McInnish Sports Complex Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$46,627.60.**

***10. Consider Approval Of The Purchase Of Fencing For Josey Ranch Softball Complex And McInnish Field #16 In An Amount Not To Exceed \$60,493.00.**

***11. Consider Approval Of The Purchase Of Irrigation Supplies And Labor At Indian Creek Golf Course In An Amount Not To Exceed \$135,000.00.**

***12. Consider Approval Of The Purchase Of Flooring and Installation Services At The Crosby Recreation Center Through An Inter-Local Agreement With Buyboard In An Amount Not To Exceed \$33,000.00.**

CONTRACTS & AGREEMENTS

***13. Consider Authorizing The City Manager To Approve A Settlement With Eagle Golf In An Amount Not To Exceed \$277,500.00.**

***14. Consider Authorizing The City Manager To Approve A Managed Services Contract With Eagle Golf In An Amount Not To Exceed \$150,000.00 For Course Maintenance.**

RESOLUTIONS

***15. Consider A Resolution Appointing One Member To The Board Of Managers Of The Denco Area 9-1-1 District.**

***16. Consider A Resolution Approving The Terms And Conditions Of A Modified Tax Incentive Policy To Include Grants For Performance-Based Job Creation.**

***17. Consider A Resolution Authorizing The City Manager To Enter Into A Chapter 380 Economic Development Grant Incentive Agreement With Murata Electronics, North America, Inc.**

~~***18. Consider A Resolution Authorizing The City Manager To Enter Into A Redevelopment Incentive Agreement With The Owner Of 1017 South Broadway.**~~

***19. Consider A Resolution Authorizing The City Manager To Enter Into A Lease Agreement With Blue Sky Sports Center, LP, On City Property.**

CONSENT AGENDA ITEMS PULLED FOR SEPARATE CONSIDERATION.

***18. Consider A Resolution Authorizing The City Manager To Enter Into A Redevelopment Incentive Agreement With The Owner Of 1017 South Broadway.**

Councilmember Garza moved approval of Item 18; second by Deputy Mayor Pro Tem Hrbacek.

Mayor Pro Tem Wilder stated he sees value with the bakery being downtown but felt there should at least be a partnership with the cost of the sign.

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

OTHER BUSINESS

20. Consider Setting The Proposed Property Tax Rate For Tax Year 2015, Setting The Public Hearings For The Proposed Tax Rate And The Proposed Fiscal Year 2016 Budget On The August 18, 2015 7 p.m. And September 1, 2015 7 p.m. City Council Meeting

Agendas, And Placing Consideration For Approval Of The Proposed Tax Rate And Budget On The September 15, 2015 7 p.m. City Council Meeting Agenda.

Mayor Marchant briefly explained the purpose of the item.

Councilmember Sutter moved to set the proposed property tax rate for Tax Year 2015 at \$0.615375 per \$100 evaluation; setting the public hearings for the proposed tax rate and proposed Fiscal Year 2016 budget on the August 18, 2015, 7:00 p.m. and September 1, 2015, 7:00 p.m. City Council meeting agendas; and placing consideration for approval of the proposed tax rate and budget on the September 15, 2015, 7:00 p.m. City Council meeting agenda; second by Lawrence.

Roll Call Vote:

James Lawrence – Aye
Anthony Wilder – Aye
Doug Hrbacek – Aye
Bob Garza – Aye
Glen Blanscet – Aye
Steve Babick – Aye
John Sutter – Aye

The motion was approved with a unanimous 7-0 vote in favor of the motion.

ADJOURNMENT

Mayor Marchant adjourned the meeting at 7:32 p.m. announcing that Council would reconvene in Worksession.

*****WORKSESSION*****

Mayor Marchant reconvened the Worksession at 7:40 p.m.

6. Discuss Fiscal Year 2015-16 Preliminary Budget.

Bob Scott continued the preliminary budget presentation discussing the funding slated for capital projects as follows:

- CIPAC recommendation
- New Projects of almost \$59 million
- \$20,000,000 bond issue in 2016
- \$696,061 Community Development Block Grant
- Neighborhood Partnership Tax: \$3,525,399 for NOTICE and other infrastructure improvements
- Water and Sewer System Pay/go rehab - \$2,900,000
- Street Rehab/TOD Dedicated Tax - \$3,720,120
- Strategic Community Reinvestment - \$7,479,000

City Council Decision Points:

- Proposed fee (revenue) changes included in the Preliminary Budget
- Revenue changes not included in the Preliminary Budget
- Cost additions included in the Preliminary Budget
- Cost additions/options not included in the Preliminary Budget

Mr. Scott asked Council for direction with regard to particular points of discussion for future meetings as well as information needed for next Worksession.

Mayor Marchant reminded Council about the email from City Controller Pam Hodges with regard to Community Services funding noting the difficulty of the subject and decisions. Current budget funding was approximately \$365,000 which was the number allocated in the preliminary budget.

Mayor Pro Tem Wilder stated he would like to the Council to consider a few of the ball fields use a turf that would allow the fields to stay grassy even though they would be used 60% of the year. It would not be a field that was gated and asked for information about the cost. He suggested it would be fields located closer to the urban areas such as Rosemeade, Josey, and Thomas. Scott Whitaker noted that Oak Creek has been used a lot since the fence and backstop was installed. He felt that other than synthetic grass, some type of Bermuda grass would be the most durable. Mayor Pro Tem Wilder stated his goal was to provide fields that people could go and play on that doesn't have a padlock on it. Deputy Mayor Pro Tem Hrbacek voiced his support. Mayor Marchant noted that the quality would not be the same as game fields. It was also noted that there were other areas that backstops could be installed.

Crystal Davis, Workforce Services Director, listed some positions that have been hard to fill particularly in the construction and building trade positions. She presented the results of the compensation survey stating they looked at 60 positions, 50 of which were non-civil service and found that on average, the positions were 3.51% below market and 26 of the 50 positions were 5% or more below market. She stated that the turnover rate decreased and noted that focus was needed on administrative positions. She advised that 18 of 22 cities would be giving at least a 3% raise and noted that it was still a little early in the budget season to commit to a particular amount. Discussion was held with regard to hiring practices and retention, particularly with regard to hiring people who "fit" the City. With regard to retirement, she advised that approximately 25% of the workforce was eligible to retire. With regard to benefits, she felt that all four tiers currently offered would increase but did not have definite numbers. She also noted that benefits were not a reason for leaving the workforce.

Cesar Molina, Director of Engineering, addressed funds used for flooding issues and the amount expected to be needed for next year. He noted that preliminary estimates were made in mid-June but there was still a lot to be assessed. A majority of the need was in McInnish Park. Mayor Marchant asked about the increased need for funding the construction of the police station and Cesar advised that most of it was inflation of concrete and steel costs. The funding for Kelly Boulevard was \$3.7 million. With regard to the golf course, Erin Rinehart stated that to build everything back to what it was before the flooding would probably be in the \$4 - \$8 million range and she hoped to have better information in September after the architects complete the assessment. Mr. Martin felt the Council would need a Worksession about the golf course once all of the information was obtained.

Deputy Mayor Pro Tem Hrbacek stated he would like the Council to consider \$50,000 for a play area at the Josey Ranch four plex youth softball fields. He also asked the Council to consider additional funding for non-recurring park related items.

Councilmember Blanscet stated he would like Council to consider funding for the sidewalk on Frankford mentioned during the public forum to connect to the DART station. Asst. City Manager Marc Guy stated he would like to report back to the Council on all of the in-fill sidewalk needs.

Mayor Pro Tem Wilder stated he would like to add McInnish Field 16 as a decision point to get more information regarding scoreboard, goal posts, seating.

4. Mayor and Council reports and information sharing.

Mayor Marchant adjourned the meeting at 9:00 p.m.

ATTEST:

Krystle Nelinson, City Secretary

Matthew Marchant, Mayor