

**CARROLLTON CITY COUNCIL  
REGULAR WORKSESSION AND MEETING  
MAY 3, 2016**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, May 3, 2016 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 and Glen Blanscet. Councilmember James Lawrence was absent. Also present were City Manager Leonard Martin, Assistant City Managers Marc Guy, Bob Scott, and Erin Rinehart, City Attorney Meredith A. Ladd and City Secretary Laurie Garber.

**5:45 P.M. – COUNCIL BRIEFING ROOM**

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

Mayor Marchant called the meeting to order at 5:47 p.m.

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

Mayor Marchant recessed the Worksession at 7:03 p.m. to convene the Regular Meeting.

**\*\*\*REGULAR MEETING\*\*\***

Mayor Marchant called the Regular Meeting to order at 7:16 pm.

**INVOCATION – Mayor Matthew Marchant**

**PLEDGE OF ALLEGIANCE – Councilmember Bob Garza**

**PRESENTATIONS**

**9. Present A Proclamation Declaring May 15 Through May 21, 2016 As National Police Week And May 15, 2016 As Peace Officers' Memorial Day.**

**PUBLIC FORUM**

**10. 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.

Peter Hennessey, 1417 W Main Street, Carrollton, Hennessey Engineering, stated he would like to stay in Carrollton and was aware of the talk about extending 4<sup>th</sup> Street to the west side of I-35 over the years. He stated opposition to the taking of his land because they have plans and requested an opportunity to meet with staff about their plans.

Alan Graves, 1407 Lincoln Drive, addressed the Council regarding a problem in the area with loud aircraft noise, both commercial and private, and spoke about a particular example that occurred on April 19 at 11:00 pm that caused his house to shake. He asked the Council to make the local airports and the FAA aware of the problem.

### 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.)*

**Mayor Pro Tem Wilder moved approval of Consent Agenda Items 11-20, 22, 24 and 26 with added stipulations for Item 24 in Section 4.1 (a) of the incentive agreement we add two items; that the incentive shall not exceed \$98,000, and the precondition of road improvements for the median cut be included; second by Deputy Mayor Pro Tem Hrbacek and the motion was approved with a unanimous 6-0 vote.**

### MINUTES

**\*11. Consider Approval Of The April 19, 2016 Regular Meeting Minutes.**

### BIDS & PURCHASES

**\*12. Consider Approval Of The Purchase Of One (1) Mini Excavator Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$53,300.00.**

**\*13. Consider Approval Of The Purchase Of Two Electronic Double-Face Messaging Centers From Identity Management Consultants LLC Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$61,705.11.**

**\*14. Consider Approval Of Request For Proposal #16-019 For Thomas Park Baseball Field Renovations From Northstar Construction In An Amount To Not Exceed \$464,749.00.**

### CONTRACTS & AGREEMENTS

**\*15. Consider Authorizing the City Manager To Approve A Contract With Jim Bowman Construction Company For The Kelly Boulevard Pavement Replacement Project Between Country Club Drive And Keller Springs Road In An Amount Not To Exceed \$949,310.05.**

**\*16. Consider Authorizing The City Manager To Approve Professional Services Contract Amendment Number 2 With Walter P. Moore For Modification Of The Completed Drainage Design To Include A Drainage Vault On The IH-35E Frontage Road And**

**Additional Costs Associated With Temporary Paving And Drainage Connections In An Amount Of \$56,430.00 For A Revised Contract Amount Of \$268,542.00.**

**\*17. Consider Approval Of A Professional Services Contract With Huitt Zollars For The Development Of Erosion Control Construction Plans For Indian Creek 2 (Section Of Indian Creek From Hebron Parkway To Just North Of Indian Creek Golf Course) In An Amount Not To Exceed \$174,575.00.**

## **ORDINANCE**

**\*18. Consider An Ordinance For Abandonment Of Public Right-Of-Way In The 1700 Block Of West Crosby Road And The 1500 Block Of Selene Drive To Icon Newco Pool 2, LLC.**

## **RESOLUTIONS**

**\*19. Consider A Resolution Appointing A Representative And An Alternate To The Trinity River Authority Central Regional Wastewater System Advisory Committee.**

**\*20. Consider A Resolution Accepting The Investment Officer's Second Quarter Report For Period Ended March 31, 2016.**

~~**\*21. Approve A Resolution Relating To The Valuation Process Of The Homestead Exemption For Capped Properties.**~~

**\*22. Consider A Resolution Declaring A Public Necessity And Authorizing Acquisition Of One Portion Of A Vacant Parcel Of Land Known As 2406 Tarpley Road For Public Use At The Golden Bear Water Pump Station.**

~~**\*23. Consider A Resolution Authorizing The City Manager To Enter Into A Tax Incentive Agreement With ROMCO Equipment Company, LLC.**~~

**\*24. Consider A Resolution Authorizing The City Manager To Enter Into A Tax Incentive Agreement With Venture Mechanical, Inc.**

~~**\*25. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement To Provide An Incentive To Icon Newco Pool 2, LLC In An Amount Equal To The Value Of The Right-Of-Way Abandoned By The City Of Carrollton.**~~

## **PUBLIC HEARING-CONSENT AGENDA**

**\*26. Hold A Public Hearing To Consider An Ordinance Amending Planned Development No. 201 (PD-201) For The (O-4) Office And (LR-2) Local Retail Districts With Modified Development Standards On An Approximately 38.1-Acre Tract Located On The East Side Of Midway Road Between International Parkway And Park Boulevard; Amending Accordingly The Official Zoning Map. Case No. 04-16Z1 RP At Park/Billingsley Development Corp. Case Coordinator: Michael McCauley.**

**CONSENT AGENDA ITEMS PULLED FOR SEPARATE CONSIDERATION.****PUBLIC HEARING - INDIVIDUAL CONSIDERATION****\*21. Approve A Resolution Relating To The Valuation Process Of The Homestead Exemption For Capped Properties.**

Mayor Marchant explained there was a disparity in the way certain valuations are handled by Dallas and Denton Central Appraisal Districts and the resolution is intended to ask whether or not the City wants to get clarification.

**Deputy Mayor Pro Tem Hrbacek moved approval of Item 21; second by Councilmember Garza.**

Councilmember Babick stated he would vote in opposition to the motion. He believed that it was a State level issue that the City should lobby with the State representatives to handle with property tax reform. He stated that it had the potential of raising property taxes of senior citizens specifically in Denton County and stated that for that reason he was opposed to the item.

Councilmember Sutter stated he would also vote in opposition to the motion. He stated that taxation is not the same county to county and although he understands the desire to have continuity, it's not necessarily a part of the taxing system to have that and it does equate to some sort of a tax increase for some of the Carrollton residents.

Mayor Pro Tem Wilder stated it would not have an impact on senior citizens because their value gets capped. He stated that to an extent he agrees with both Councilmember Babick and Sutter. He stated he wants to provide property tax reform and property tax relief, but the law states something different than what the Denton Appraisal District is doing. He stated that he believes the City has to do what is right which in this case is tough because it has the potential of causing individuals in half of the city to pay a little bit more in property tax the following year. He stated the law specifically states it is the percentage times the appraised value and the Denton Appraisal District uses percentage times market value and he believe the City needs to abide by the law. He asked the City Attorney what authority the Resolution would give the mayor. City Attorney Meredith Ladd replied that he would follow the steps contained in the Resolution which would be a request to the Denton Appraisal District and then to the Attorney General if necessary. Mayor Pro Tem Wilder stated he would prefer they go through Chairman Betancourt, Chair of the Committee on Property Tax Reform, to get an Attorney General opinion before approaching the Denton Appraisal District.

Councilmember Blanscet stated he would vote against it and stated he was in agreement with Councilmember Babick and Sutter. He felt there might be other ways to obtain a clarification without the City being the entity that initiates the action. He further noted that the City does not have the authority to ask for an AG opinion and would have to go through other steps to do so and felt it could be done without a resolution. He felt this was not something that the City had to get involved in.

Councilmember Garza stated he would vote in favor because State law defines how the calculation should be made and felt the City was only asking for clarification and there was no

way to know which calculation the State would require. He felt it was important for the citizens of Carrollton to know that there is a difference and there is a value to their house that doesn't appear to be consistent between the two counties; and the item was just trying to clarify that issue.

Deputy Mayor Pro Tem Hrbacek stated the resolution was to get clarification regarding the calculation and he would be in support of the resolution.

Mayor Marchant noted that he would vote in the event of a tie vote on the motion.

**The vote on the motion was Wilder, Hrbacek, and Garza in favor and Blanscet, Babick and Sutter opposed resulting in a tie vote. Mayor Marchant voted in the affirmative with a verbal vote and the motion was approved with a 4-3 vote.**

**\*23. Consider A Resolution Authorizing The City Manager To Enter Into A Tax Incentive Agreement With ROMCO Equipment Company, LLC.**

Mayor Marchant noted there was a lot of discussion in the pre meeting that was mostly philosophical and stressed the support and excitement of ROMCO in Carrollton.

**Councilmember Babick moved approval of Item 23 as stated; second by Councilmember Garza.**

Councilmember Sutter made positive comments about the Economic Development staff for their strong stewardship of the development incentives. He stated that ROMCO was the type of family owned, community involved business that the City wants to encourage moving to Carrollton. He stated that the strong business to business sales tax provides an immediate offset to the incentive and stated he strongly supports the proposal.

Councilmember Babick stated he was very pleased with the Economic Development staff continuing to bring the businesses to Carrollton. He stated that incentives are a part of the global economy the City deals with and if the City is not willing to give incentives, businesses have the option of going elsewhere. He stated it was a \$7M investment bringing 54 jobs to the local economy and explained that the City would give up \$31,000 in property tax in return for sales tax revenue on an annualized basis of \$250,000. He felt all Carrolltonians would look at it as a wise investment.

Deputy Mayor Pro Tem Hrbacek stated his appreciation for ROMCO, felt the ED staff has done a great job, had no problem with the incentive, but was in opposition to the item. He stated the site was in walking distance to the rail system which was golden; and as he thinks about the strategic reinvestment occurring along Crosby Road, he felt this would be an issue for future councils and was why he was in opposition.

Councilmember Garza stated that in the five years he has served on the Council, he has not seen an item with such a return on investment. He thanked ROMCO for moving to Carrollton and welcomed them to the city.

**The motion was approved with a 4-2 vote, Mayor Pro Tem Wilder and Deputy Mayor Pro Tem Hrbacek opposed.**

**\*25. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement To Provide An Incentive To Icon Newco Pool 2, LLC In An Amount Equal To The Value Of The Right-Of-Way Abandoned By The City Of Carrollton.**

**Deputy Mayor Pro Tem Hrbacek moved approval of Item 25; second by Councilmember Garza.**

Mayor Pro Tem Wilder stated he would be voting against the motion. He felt the City should charge for the land to be abandoned stating it is in a great location and would have even better ingress and egress after the construction of I-35. He felt the infrastructure in the area was new and felt whoever purchased the land would come to the City for an incentive.

Councilmember Blanscet stated he sees it as an unnecessary incentive and would vote against the item.

Councilmember Babick agreed with the other comments and felt if there was a business case, he could possibly be swayed. He stated he was not in agreement with it as it was presented.

Councilmember Sutter stated he would vote in favor noting they were trying to prevent a potential complication that could cause a delay in the future.

**The vote on the motion was Hrbacek, Garza and Sutter in favor; Wilder, Blanscet and Babick opposed resulting in a tie vote. Mayor Marchant voted in favor with a verbal vote and the motion was approved with a 4-3 vote.**

**27. Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 12.4-Acre Tract Zoned PD-52 For The (LR-2) Local Retail District And Located On The North Side Of Keller Springs Road, East Of Josey Lane; To Amend Planned Development District 52 (PD-52) To Allow For Automobile Equipment And Rental; And Amending The Official Zoning Map Accordingly. Case No. 04-16Z2 Home Depot/Scott Mommer. Case Coordinator: Michael McCauley.**

Loren Shapiro, Planner, advised that the request before the Council would allow for the outside display and storage of rental trucks. There would be a maximum of six rental trucks allowed in a designated area. He noted past history where requirements of the PD were not met by Home Depot and the subsequent stipulation that Home Depot meet the requirements prior to obtaining a Certificate of Occupancy for the change.

Mayor Marchant referred to the discussion held during the pre meeting noting the Council's appreciate for Home Depot being in Carrollton but also wanting them to meet the zoning requirements. He felt the residents would benefit from the ability to rent a truck when needed.

Mayor Marchant opened the public hearing and invited speakers to address the Council.

Scott Mommer, Home Depot Site Development Coordinator, stated that there has been changeover in managers since the last request. He advised that they have received a sign permit to address the sign problem; received proposals to stripe the areas; and also adding the trees on the site. He stated he also advised the current store manager to move the product that was in the wrong area.

There being no other speakers, Mayor Marchant closed the public hearing and opened the floor for a motion.

**Councilmember Babick moved approval of Item 27 as stated; second by Councilmember Sutter.** Mayor Pro Tem Wilder expressed his appreciation to Mr. Mommer for his assistance in gaining compliance. **The motion was approved with a unanimous 6-0 vote.**

**28. Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 15.5-Acre Tract Located At The Southeast Corner Of Parker Road And Dozier Road To Repeal Planned Development District 170 (PD-170) In Its Entirety And To Amend Planned Development District 179 (PD-179) To Encompass The Area Of PD-170 To Allow For Single-Family Residential Development With Modified Development Standards; And Amending The Official Zoning Map Accordingly. Case No. 02-16Z1 Parker At Dozier (Zoning). Case Coordinator: Michael McCauley.**

**30. Hold A Public Hearing And Consider A Resolution Amending The Comprehensive Plan And The Future Land Use Map To Change An Approximately 15.5-Acre Site Located At The Southeast Corner Of Parker Road And Dozier Road From Medium-Intensity Office And Mixed Uses To Single-Family Detached Residential Uses. Case No. 02-16MD1 Parker At Dozier (Comp Plan). Case Coordinator: Michael McCauley.**

Mayor Marchant advised that Items 28 and 30 were companion items that would be heard and acted on simultaneously.

Loren Shapiro explained that the subject property is zoned with two different PD designations. He advised that the applicant proposed single family homes and therefore was requesting a new PD for single family homes. The requested PD does not include alleys; would have a narrower right-of-way of 41 ft; narrower lots of 45 ft with homes being 10 ft apart; and the applicant also proposed to have landscaping and specifically trees in front of lots. The proposal includes signage and masonry walls along with landscaping and would also have an open space area on the north side which currently has a major gas line with direct access provided to the space for the residents. He further noted that when the plat is submitted, the applicant would request the property on the north side be annexed into the City limits but it would remain open space. He provided photos of walls and landscaping along the perimeter and stated that the applicant proposed to have 90% masonry on homes that back onto Dozier, Culpepper and Parker. Staff recommended approval as indicated in the staff report and proposed ordinance.

Mayor Marchant asked about the brick or stone ratio for the remainder of the house and Mr. Shapiro stated he believed it was 70% or 80%.

Councilmember Blanscet asked if the term “abutting” as stated in the ordinance was clear enough to require the 90% masonry on façades of homes backing onto the streets and Mr.

Shapiro replied affirmatively stating basically where it is facing out to the streets and abutting those streets is where the 90% would come into play.

Councilmember Sutter noted that the renderings of the homes appeared to be 90% and asked if they were the product that could be expected and Mr. Shapiro stated the renderings were conceptual. The garage doors would have a faux wood finish.

Councilmember Blanscet asked for clarification pointing out that the ordinance states that the minimum masonry for all front façades would be 90% and Mr. Shapiro apologized stating the 90% requirement was correct. The requirement is for 90% of the front elevation, the front facing the street, and 90% also on the back.

Larry Taylor, representing Taylor Duncan Interest, stated they have spent a lot of time with the staff working out the details of the community. He stated the 90% in the front is exactly what it is and the 90% in the back is so that you have a nice appeal toward the back of the houses that are looking out on the streets and also on corner lots. He provided a brief background on the company that was founded by him and Phillip Duncan in 1992 to focus on residential lot development. He stated they were developing in nine communities at this time: Frisco, Oak Point, Wylie, Denton County off of 380, an infill area in Dallas, Lake Highlands, Dripping Springs, Kyle and Leander. He also mentioned the areas in Tennessee they are developing. He stated they love what they do and take a lot of pride in the projects.

Steven Davis, Sr. Vice President of Development, stated they were asking for about 101 single family lots; typical size will be 45 to 92 ft deep; a reduced right-of-way that is almost identical to the Sanger Ranch that allows for 31 ft back to back paving which is the normal paving section; all utilities will fit in the r-o-w as well as the sidewalk. On either side of the 41 ft r-o-w will be a 6-ft easement to accommodate all of the franchise utilities as well as water meters and things like that. He stated they intend to have the sidewalk back of curb which will give a little bit more of a front yard feel and will provide the homebuilder an opportunity to plant some trees in the front. He stated they are proposing an approximate 1-acre passive park in the northeast corner with benches, tables, trees and landscaping. A six foot masonry screening wall will be located all along Dozier and Parker Road with intermittent wrought iron along the park wall with living screen. He further stated they had been working with the City Arborist for an enhanced landscape plan particularly as it relates to Dozier Road and the entry feature. He further advised that along Dozier Road, they would dedicate an additional 15 ft solely for landscaping. He noted that only half of Culpepper Road is in the City of Carrollton and they plan to come in with an annexation at the same time they address the property further north and they intend to bring Culpepper Road up to City standards. He stated they would be requiring builders to provide at least one tree for every other lot; enhanced garage doors, 90% masonry on the front façade on all houses as stated by Larry.

Mayor Marchant asked about the square footage of the homes. Mr. Davis stated the smallest home contemplated was about 1700 sq ft and up to 2500-2600 sq ft. He also felt that the homes would start in the \$380,000 range and go up to \$500,000. He voiced agreement to have masonry chimneys on the houses along Parker.

Mayor Pro Tem Wilder asked about the status of the two properties in Hebron. Mr. Davis stated they have not talked with the Town of Hebron but was assured by Carrollton City staff that



disannexation from Hebron would not be an issue. Mayor Pro Tem Wilder asked if there would be any other park land and Mr. Davis stated the park area depicted would be the only park land they would have and they plan to have decomposed granite for a 30 ft trail meandering through the area with landscaping. With regard to a detention pond, he stated they have done enough study and the City engineer determined it would not be required. He advised that the HOA will maintain the park, the perimeter and the fencing. He stated they would install an 8 ft board on board fence along the railroad track that would be maintained by the HOA. Mr. Davis stated they were looking for flexibility in the zoning to have the five and five but there would always be 10 ft between houses and explained it goes to usability. He stated they would identify on the plat the areas they would have the 0/10 and stated they do not intend to do it throughout the development. Mayor Pro Tem Wilder asked about the ratio and Mr. Davis felt that the townhome would be no more than 20% and perhaps only one or two blocks inside.

Councilmember Blanscet noted that the schematic called for 6 – 8 foot fencing along the railroad track and Mr. Davis stated they would commit to the 8 foot fence. With regard to the builders, he stated they were still working with several but had not made a decision. He further stated that once they get zoning approval, they will close on the land and file the paperwork for the disannexation and annexation.

Councilmember Babick asked about maintenance of the property on the railroad side of the fence. Mr. Davis stated they would not have access to it nor would they have the ability to maintain anything on the railroad track site. Mr. Davis stated the fence line goes to the railroad easement.

Mayor Marchant expressed a desire to have very few homes in the 1700 sq ft range. Mr. Davis felt they could commit to 20-25% being less than 1900 sq ft and everything else be over that square footage. He felt they need the flexibility for the builders to give the market what they're looking for and stressed that the starting home prices would be just under \$400,000 and go up to \$500,000. Mayor Marchant stated he felt 25% could be whatever the minimum is and 75% needs to 2000 sq ft and over.

Mayor Marchant opened the public hearing; there being no speakers, he closed the public hearing and opened the floor for discussion or a motion.

**Mayor Pro Tem Wilder moved approval of Items 28 and 30 with added stipulations that the board-on-board fence that is adjacent to the right-of-way for the railroad be an 8 ft fence; that the chimneys that are on the homes that back up to Parker Road, Lots 16-24 of Block C, be masonry; and that 25% of the homes could be less than 2000 sq ft and 75% would be greater or equal to 2000 sq ft; second by Councilmember Sutter.** Deputy Mayor Pro Tem Hrbacek asked for an amendment for a minimum home size of 1700 sq ft. Mayor Marchant asked about the minimum square footage requirement of the base zoning and Loren Shapiro stated it was 1,400 sq ft. **Mayor Pro Tem Wilder and Councilmember Sutter agreed with the requested amendment to require a minimum home of 1,700 sq ft. The motion was approved with a unanimous 6-0 vote.**

**29. Hold The First Public Hearing To Consider An Ordinance Annexing An Approximately 4.5 Acres Of Land Located On The West Side Of Charles Street Between**

**Plano Parkway And Hebron Parkway. Case No. 03-16MD1 Armenian Church Annexation. Case Coordinator: Loren Shapiro.**

Mayor Marchant opened the public hearing and invited speakers to address the Council

Dr. Vahe Dayian, Parish Council Chairman of St. Sarkis Church, stated they plan to build a church, community center and eventually a gymnasium. The community consists of 350-400 families and is currently located in Carrollton but has outgrown their church which was built 25 years ago.

There being no other speakers, Mayor Marchant closed the public hearing. No action taken.

Mayor Marchant adjourned the Regular Meeting at 8:21 pm to reconvene in Worksession.

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

Mayor Marchant reconvened the Worksession at 8:30 p.m.

**4. Discuss Denco Area 911 Appointment.**

No objections were raised with regard to the reappointment of Mr. Carter and Mayor Marchant stated a resolution would be on the next agenda for action.

**5. Discuss Hotel Occupancy Tax Program.**

City Attorney Meredith Ladd explained that staff received a request from an agreement holder of a hotel occupancy tax agreement to include administrative expenses in their budget for reimbursement of hotel occupancy tax funds paid. She explained that the way the agreement is currently written the expenses are not provided for. She stated that the State legislature amended the law in 1995 to allow administrative expenses but provides no guidance on whether or not this type of administrative fee would be allowed for a non city or non chamber; it does say that administrative expenses may be reimbursed based upon the percentage of time spent. She reiterated that Lowen Holdings, Ltd is requesting that administrative expenses for their activities under A3 be provided and the agreement be amended to provide for those expenses. She stated that when she and Tom Latchem, Carrollton Economic Development Director, met with Lowen in 2014, it was very clear that administrative expenses were not going to be reimbursed. Mr. Latchem stated Lowen was talking about sales expenses, two full time or equivalent employees who are out selling the convention center. City Manager Leonard Martin clarified that the rebate would be from funds generated at the hotel; not from the general fund. Mayor Marchant felt that generally speaking the essence of the deal was they would get the taxes generated in those percentages and how they use the funds was not a big part of the consideration. After discussion, Ms. Ladd stated she would bring back an amendment for Council consideration.

**6. Discuss Freese And Nichols Proposal To Complete A Preliminary Master Plan And Golf Course Relocation Study For Indian Creek Golf Course And TC Rice Property.**

Asst. City Manager Erin Rinehart stated that basically, Freese and Nichols reduced their cost and the scope so the cost was reduced \$20,000 and they eliminated the study of the driving range and

the strategic approach to rebrand a regional park, marketing strategy and that type of thing. She asked Council for direction. After a lengthy discussion, Ms. Rinehart suggested providing previous studies and reports for a deeper discussion during the Council retreat.

**7. Discuss Possible City Of Carrollton Veterans' Memorial.**

Councilmember Garza stated that as a veteran, he felt it was important as a City to have a special place for veterans to go. He stated he wants it to honor all military men and women inclusive of all branches of the service and also honor those that have already served as well as those currently serving. He felt the site should be a main part of the city; centrally located with easy access and have good pedestrian traffic. He suggested the Senior Center/Library location for the site. Administrative Services Director Ashley Mitchell stated she worked with a monument company and described a rendering of a black granite monument that would be about 3 ½ ft tall on a black pedestal with a slant at the top and would include a bronze dedication plaque. The projected cost is approximately \$6,600 installed. With Council's direction to proceed, she would obtain bids for the project with the intent to dedicate the monument on Veterans' Day 2016. After some discussion, a consensus was reached in favor of proceeding.

**8. Mayor and Council reports and information sharing.**

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

**2.** Council convened in Executive Session at **9:14 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 matter regarding real property
- **Section 551.087** to discuss Economic Development

**3.** Council reconvened in **open session at 9:36 pm** to consider action, if any, on matters discussed in the Executive Session. No action taken.

**ADJOURNMENT**

Mayor Marchant adjourned the meeting at 9:36 p.m.

**ATTEST:**

---

Laurie Garber, City Secretary

---

Matthew Marchant, Mayor