

**CARROLLTON CITY COUNCIL  
REGULAR WORKSESSION AND MEETING  
AUGUST 2, 2016**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, August 2, 2016 at 5:45 p.m. with the following members present; Mayor Matthew Marchant, Mayor Pro Tem Doug Hrbacek, Deputy Mayor Pro Tem Steve Babick, Councilmembers Bob Garza, Anthony Wilder, Glen Blanscet, John Sutter and James Lawrence. Also present were City Manager Leonard Martin, Assistant City Managers Marc Guy, Bob Scott, and Erin Rinehart, City Attorney Meredith 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 5:45 p.m.

1. Receive information and discuss Consent Agenda.

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

4. Discuss Fiscal Year 2017 Preliminary Budget.

CFO Bob Scott began the presentation noting the 8.84% increase in assessed valuation with the most growth in the residential category and resulting in a staff proposed tax rate of \$0.6037 per \$100 valuation. The summary of the Truth in Taxation calculations are:

- **Calculated Rates**
  - Effective \$0.576164
  - Rollback \$0.603704
  - Effective M & O \$0.394251
  - Debt Service \$0.177913
- **Proposed Rates**
  - M & O \$0.425787
  - Debt Service \$0.177913

Bob Scott reviewed staffing and compensation specifically noting the 12.4% increase in the employer portion of health insurance costs due to the Affordable Care Act. Solid Waste rates increase \$0.25 per month for residential and \$0.57 per unit per month for apartments. He noted a projected Water and Sewer rate increase of 3.4% effective January 1, 2018 which will be reevaluated after FY 2016 is finalized. He explained that staff created an Economic Development Grants fund to increase transparency. He advised that the General Fund includes \$773,973 of recurring funds available for programming and Capital Projects includes over \$60 million in new programs and \$10.9 million for Strategic Community Reinvestment Projects. He used pie charts to depict General Fund recurring sources of funds and recurring uses of funds. He reported that the Utility Operating Fund recurring sources at \$39,038,123 (1.3% increase) with recurring and non-recurring uses total of \$40,461,227 with an ending fund balance at 90 Days. He talked about capital projects funding highlighting the pay-as-you-go program.

**City Council Decision Points**

Four Categories:

- Proposed revenue changes
- Revenue changes
- Cost additions
- Cost addition options not included in the Preliminary Budget

Lastly he briefly reviewed the budget calendar showing a Budget Worksession and record vote setting the proposed tax rate, public hearing dates and date for approval of proposed tax rate and budget on August 2; Budget Worksession and first Public Hearing on August 16; second Public Hearing on September 6; and budget and tax rate adoption on September 20, 2016.

Workforce Services Director Chrystal Davis advised that only three positions have been open in excess of 100 days noting that the City successfully hired hard-to-fill positions as a result of Council's support and funding. With regard to turnover, she stated that the #1 reason employees leave are for pay and job opportunities. Points to consider are staying competitive in the market and the impact of healthcare costs on pay raises.

John Powell, CIPAC Chairman, presented the recommendations for FY 2016-17. He stated there were two types of recommendations: Funding and Policy. Funding recommendations: add \$150,000 in additional sidewalk funding from surplus funding; any additional surplus funds to existing street projects and the third was any additional surplus funds be awarded to parks projects (non golf). Policy recommendations were: call a 2017 bond election for an approximate \$21 M bond program noting that the infrastructure report card is an important tool in helping to identify and prioritize projects; and to reduce the length of term of bond funding when possible.

Discussion was held with regard to the proposed tax rate and Pam Hodges, City Controller, emphasized that the proposed rate recommended by staff could be reduced at a future meeting but could not be increased. Bob Scott reminded Council that for the last two years, the actual rate adopted was lower than the advertised rate.

Mayor Marchant recessed the Worksession at 7:01 pm to convene the Regular meeting.

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

Mayor Marchant called the Regular Meeting to order at 7:10 p.m.

**INVOCATION – Councilmember James Lawrence**

**PLEDGE OF ALLEGIANCE – Councilmember Glen Blanscet**

**PUBLIC FORUM**

**8. 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.

Shirley Tarpley, 1507 Milam Way, addressed the Council regarding her observations about Breakers Korean BBQ restaurant. She requested that the Council conduct a survey about restaurants and asked that the Council do something about training employees to be more business and people friendly.

Ron Branson, 1406 Charlotte Way, stated he was very glad to see the request for matching funds for the veteran's memorial was on the list to be considered.

Mayor Marchant presented a 15-year coin to City Manager Leonard Martin recognizing his service to the City noting the City's appreciation.

### **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 Marchant advised that Item 12 was removed from the consent agenda and suggested amending the resolution in Item 16 after the last "whereas" clause adding: WHEREAS the West Nile Vector index is a measure of the number of mosquitoes found to be positive for the virus per trap during a specific weekly reporting period with respect to the total number of mosquitoes caught in all traps throughout the surveillance area; and WHEREAS a vector index of 0.50 is the historical threshold associated with larger local epidemics of West Nile Virus illnesses in humans; and THEREFORE be it resolved that the City Council authorizes the execution of the contract for aerial spraying in cooperation with Dallas County if a West Nile vector index in excess of 0.50 is observed for two consecutive weekly reporting periods.

**Councilmember Blanscet moved approval of Consent Agenda Items 9-11 and 13-16 with Item 16 amended as stated; second by Mayor Pro Tem Hrbacek. The motion was approved with a unanimous 7-0 vote.**

### **MINUTES**

**\*9. Consider Approval Of The July 26, 2016 Regular Meeting Minutes.**

### **BIDS & PURCHASES**

**\*10. Consider Approval Of The Purchase Of One (1) Groundsmaster 4500-D Rough Mower Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$63,945.46.**

### **RESOLUTIONS**

**\*11. Consider A Resolution Accepting The Investment Officer's Third Quarter Report For Period Ended June 30, 2016.**

~~\*12. Consider A Resolution Authorizing The City Manager To Negotiate And Enter Into A Disposition And Development Agreement With TCC High Street Development For A Mixed-Use Development In Downtown Carrollton And Establishing A Program Of Grants In An Amount Not To Exceed \$1,500,000.00.~~

\*13. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Standard Insurance Company For Life And Disability Insurance In An Amount Not To Exceed \$295,416.

\*14. Consider A Resolution Authorizing The City Manager To Enter Into Agreements With Various Benefit Providers In An Amount Not To Exceed \$408,300.

\*15. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Cigna For Employee Medical, Dental And Prescription Benefits.

\*16. Consider A Resolution Authorizing The City Manager To Enter Into An Interlocal Agreement With Dallas County Health And Human Services For Contingent Mosquito Control Services Including Aerial Application Of Mosquitocide At A Cost Not To Exceed \$188,000.00.

**CONSENT AGENDA ITEMS PULLED FOR SEPARATE CONSIDERATION.**

\*12. Consider A Resolution Authorizing The City Manager To Negotiate And Enter Into A Disposition And Development Agreement With TCC High Street Development For A Mixed-Use Development In Downtown Carrollton And Establishing A Program Of Grants In An Amount Not To Exceed \$1,500,000.00.

Mayor Marchant introduced the item stating the item was for the development of Union Phase III with a structured parking garage.

**Mayor Pro Tem Hrbacek moved approval; second by Deputy Mayor Pro Tem Babick.**

Councilmember Wilder stated he would vote against the item stating he was still extremely concerned about the amount of money the City has put into this area of town. He stated his feeling that the City has artificially boosted an economy and that it is hurting the free market, and that anyone who comes in has to get incentives in order to compete in that market. He stated to Trammell Crow that he appreciates what they are doing and for their interest in the area.

Deputy Mayor Pro Tem Babick stated that for the last 10 years the City Council has been executing on a 10 year plan for redevelopment of a downtown transit area. He stated it was about driving sustainable growth, value and taking what's old and turning it into new in a way that brings growth of people, jobs, businesses, sales and use tax and resources. He stated it was the last step of a specific area and what he called a prudent investment. He felt it was a model that other communities would look to. He stated he was in favor of the item.

Councilmember Sutter stated he understands Councilmember Wilder's concerns but was in favor of the item. He stated it was not only a strategic plan but was also a vision that previous Councils had. He stated the vision is the overriding driving force and felt that in this particular case, the Council needs to remain firm to that vision. He felt the project perfectly embodies the vision; it has the parking garage which is an integral structure to be able to do the high density development that

brings something special to the area not only in terms of the incremental value but also in finishing out the design where we have a lot of people living in and around the downtown area. He stated he embraces the vision and would support the motion.

Mayor Marchant stated that as someone who grew up in Carrollton and who feels it is his task to make Carrollton better, sometimes the free market equals the lowest common denominator and for him that's not acceptable so sometimes you have to incentivize things to make it better. He referred to areas and stated he felt this was the type of investment the City should make to change what the market is going to want in that area to something that people can be proud of in the long term.

**The motion was approved with a 6-1 vote, Councilmember Wilder opposed.**

#### **PUBLIC HEARING - INDIVIDUAL CONSIDERATION**

**17. Hold A First Public Hearing To Consider An Ordinance Annexing 1.3 Acres Of Land Located On The South Side Of Parker Road/FM 544 West Of The Burlington Northern Santa Fe Railroad And The Southern Half Of Culpepper Road, East Of Dozier Road. Case No. 07-16MD1 Villas at Parker, Phase 1.**

Mayor Marchant introduced the item and opened the Public Hearing inviting speakers to address the Council. He explained it was an odd-shaped track that would be for single family development. There being no speakers, he closed the public hearing.

**18. Hold A First Public Hearing To Consider An Ordinance Annexing Three Tracts Of Land Totalling Approximately 35.6 Acres Of Land Located Along The South Side Of Parker Road/FM 544 Approximately 1,100 Feet East Of Plano Parkway And Near The Intersection With Dozier Road. Case No. 07-16MD3 Villas At Parker, Phase 2.**

Mayor Marchant introduced the item noting the proposed use was single family. He opened the public hearing and invited speakers to the podium. There being no speakers, he closed the public hearing.

Mayor Marchant explained to the audience that State Law is very specific about the annexation process and the public hearings that must be held.

#### **OTHER BUSINESS**

**19. Consider Setting The Proposed Property Tax Rate For Tax Year 2016, Setting The Public Hearings For The Proposed Tax Rate And The Proposed Fiscal Year 2017 Budget On The City Council Meeting Agendas For 7 p.m. On August 16, 2016 and September 6, 2016, And Placing Consideration For Approval Of The Proposed Tax Rate And Budget On City Council Meeting Agenda For 7 p.m. on September 20, 2016.**

Mayor Marchant explained that the City is required to set the proposed tax rate early in the budget process and he noted that the Council may end up reducing the rate and explained that once the Council votes on a rate, it cannot be increased with the budget. The rate would be just under a penny of tax rate reduction which is also just under the rollback rate. He stated the Council has a lot of work to do on the budget and while he didn't know the outcome, he knows the rate would not be above \$0.6037.

**Councilmember Sutter moved to set the proposed property tax rate for tax year 2016 at 60.37 cents per \$100 of valuation; setting the public hearings for the proposed tax rate and the proposed FY 2017 budget on the City Council meeting agendas for 7 pm on August 16 and September 6, 2016, and place in consideration for approval of the proposed tax rate and budget on the City Council meeting agenda for 7 pm on September 20, 2016; second Deputy Mayor Pro Tem Babick.**

**The roll call vote was as follows:**

Councilmember Lawrence – yes  
Councilmember Wilder – no  
Mayor Pro Tem Hrbacek – yes  
Councilmember Garza – yes  
Councilmember Blanscet – yes  
Deputy Mayor Pro Tem Babick – yes  
Councilmember Sutter – yes

**Mayor Marchant stated that by Roll Call vote of 6-1, the tax rate is adopted as the proposed property tax rate for 2016.**

Mayor Marchant adjourned the Regular Meeting at 7:35 pm and announced that the Council would reconvene in Worksession.

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

Mayor Marchant reconvened the Worksession at 7:41 p.m. and asked Council if there were any questions or direction for staff with regard to the preliminary budget and encouraged members to get those to staff in the next two weeks.

**5. Discuss Fiscal Year 2017 Community Service Requests.**

Mayor Marchant stated that historically Council has tried to hold the line on the funding.

Councilmember Sutter felt that the requests that were funded for several years, particularly the ones kept in the budget last year, are the ones the City has partnered with most successfully. He stated that to add new ones would take something very, very special because he felt the dollar amount needed to remain the same. He recommended the Council consider duplicating what was done last year with the exception of the VFW item which he felt needed separate consideration either with separate funds or as a different topic. Deputy Mayor Pro Tem Babick agreed with the exception of increasing the \$362,000 to \$380,000 due to the increase in valuation. He stated he was in support of the VFW item but did not think it belonged in this section. Councilmember Garza stated he was in agreement with Councilmember Sutter but also wanted to discuss Christian Community Action, Family Place and Children's Advocacy Center. He felt that the funding would be better used by the local organizations. Councilmember Blanscet stated he would be in favor of cutting CCA because they offer the same service as Metrocrest and Mayor Marchant stated Family Place was the same. Councilmember Lawrence stated he would also be in favor due to the duplication.

A consensus was reached to drop CCA and Family Place and increase funding to \$380,000.

Councilmember Babick recommended increasing Metrocrest to \$325,000 and the remaining \$10,000 be allocated to Children's Advocacy Center of Denton County. Councilmember Garza

recommended \$7,500 to Beas Kids and Metrocrest. Councilmember Blanscet spoke in favor of increasing the funding for Children's Advocacy Center because there is a direct impact with the police department. He felt the amount of increase they requested was consistent with the amount of services they provide. Mayor Marchant suggested awarding \$7,500 to the Advocacy Center, \$1,500 to Beas Kids and \$1,000 to CASA. There being no objections, Mayor Marchant summarized that the amount of funding would be increased to \$380,000; eliminate CCA and Family Place; add \$15,000 to Metrocrest Services; add \$7,500 to Children's Advocacy Center; add \$1,000 to CASA; and add \$1,500 to Beas Kids.

With regard to Hotel/Motel funds, Mayor Marchant proposed that the ODCA funding be decreased because the event structure has shifted in a way that takes a lot of their costs and expense burden away and suggested funding at \$10,000. It was noted that some of the funding goes back to the City through the Parks and Recreation Department so if the funds are deleted, it should be shifted to the City Parks & Recreation Department. A consensus was also reached to continue the funding for the Symphony so the total is reduced to \$19,500.

Mayor Marchant moved to the request by former mayor Ron Branson for matching funding up to \$125,000 for a veteran's memorial at the McInnish Park area. Deputy Mayor Pro Tem Babick felt the City should consider the funding and that it was no different than the memorial at the Senior Center. A consensus was reached to list the item under Decision Points.

Ron Branson, 1406 Charlotte's Way, stated they were very dedicated to make the project happen and stressed that City funding would legitimize the project and give it credibility. He started that with City funding, the group would get more serious with regard to raising private funds. The hope was to have the project completed in one to two years. He stated they hope to do the project all at once rather than phases and noted the water feature and stage.

Councilmember Sutter supported the project and suggested getting prices on the different pieces of the plan. He noted that having an amphitheater in the middle of a traffic circle may not be the best location and suggested the possibility of other leveraging of funds.

**6. Discuss Traffic Advisory Committee Appointments.**

Councilmember Lawrence noted that the TAC doesn't meet again until October and voiced a concern with having a sufficient number of members. He suggested accelerating the appointments to the Traffic Advisory Committee and also suggested extending the John Denholm's term as Chair for up to 6 months. He advised that Mr. Denholm was agreeable so long as the extension doesn't interfere with an appointment to another board or commission. After some discussion, a consensus was reached to fill the two known vacancies at the next meeting which would allow the Council to fill other openings during the normal course of business and Council could also consider the need to extend Mr. Denholm's term at that time.

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

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

2. Council convened in Executive Session at 8:28 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.

- **Section 551.074** to discuss personnel matters
  - Annual Performance Review of City Manager

3. Council reconvened in **open session** at **9:35 p.m.** to consider action, if any, on matters discussed in the Executive Session.

Mayor Marchant adjourned the meeting at 9:35 p.m.

**ATTEST:**

  
Laurie Garber, City Secretary

  
Matthew Marchant, Mayor

