

**CARROLLTON CITY COUNCIL
REGULAR WORKSESSION AND MEETING
SEPTEMBER 20, 2016**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, September 20, 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. Mayor Marchant arrived at 5:53 pm and Deputy Mayor Pro Tem Babick arrived at 6:22 pm. 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 Pro Tem Hrbacek called the meeting to order at 5:47 p.m.

1. Receive information and discuss Consent Agenda.

*****WORKSESSION*****

5. Discuss Retail Study And Action Plan By Catalyst Commercial.

Thomas Latchem, Director of Economic Development, stated that Catalyst Commercial was contracted to conduct a retail assessment and strategy for Carrollton to enhance retail quality and health with the goal of developing a retail action plan and retail recruitment to targeted retailers. He noted that Council took bold steps to create a menu of retail incentive programs that resulted in the lowest vacancy rate in Carrollton's history at 9.3%. He introduced Jason Claunch, President, and Sue Walker to present the findings.

Jason Claunch reviewed their assessment approach and listed the 12 retail districts. He reviewed the following Action Plan:

1. Robust recruitment to targeted retailers by ED team
2. Outreach to local brokers/developers
3. Participation in regional/national retail activities
4. Explore the creation of a property owner group to discuss issues and provide input to ED team
5. On-going Retail Benchmarking and assessment
6. Continual reporting/accountability

Tom Latchem stated that they would be reporting to staff and Council on a regular basis and also advised that he would provide a copy of the detailed plan for Council review.

Mayor Marchant recessed the Worksession at 6:52 pm to convene the Regular meeting.

*****REGULAR MEETING*****

Mayor Marchant called the Regular Meeting to order at 7:02 p.m.

INVOCATION – Councilmember Anthony Wilder**PLEDGE OF ALLEGIANCE – Arbor Creek Middle School Junior Honor Society****PUBLIC FORUM**

9. **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.

John Furlow addressed the Council with regard to the SPAN service and the cost of DART service. He stated it was important to have someone monitoring the type of service the citizens are receiving. He also strongly voiced objection to allowing aerial spraying of the Nile pesticide because of the effect it has on the environment and people and noting that it was banned in the European Union.

Mayor Marchant advised that Carrollton has a DART Board member and would be happy to forward concerns to him.

Shirley Tarpley, 1507 Milam Way, voiced concern about possible corruption in Carrollton noting that she called WFAA and would be contacting the other station as well. She further advised she would contact the State to report about possible corruption. She requested the Council take her uneasiness into consideration when hiring the next city manager.

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 and would not be acted on; Item 23 was pulled for separate vote.

Councilmember Wilder moved approval of Consent Agenda Items 10, 11, 13-22, 26-30 and 33 noting that Item 12 was being pulled from consideration; second by Councilmember Lawrence. The motion was approved with a unanimous 7-0 vote.

MINUTES

***10. Consider Approval Of The August 23, 2016 Special Meeting Minutes.**

***11. Consider Approval Of The September 6, 2016 Regular Meeting Minutes.**

BIDS & PURCHASES

~~*12. Consider Approval Of The Purchase Of One (1) Portable Restroom Trailer From Texas Custom Trailers In An Amount Not To Exceed \$52,000.00.~~

***13. Consider Approval Of Bid #16-029 For The Renovation Of A Downtown Kiosk From P2MG In An Amount To Not Exceed \$ 255,600.00.**

***14. Consider Approval Of The Purchase Of One (1) Backhoe Loader Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$69,000.00.**

***15. Consider Approval Of The Purchase Of Three (3) Trailers From Magnum Trailers Through An Inter-local Agreement With BuyBoard In An Amount Not To Exceed \$22,468.00.**

***16. Consider Approval Of The Replacement Of Two (2) Generators From Hastech Solutions In An Amount Not To Exceed \$47,882.00.**

***17. Consider Approval Of The Purchase Of Four (4) Trailers From Interstate Through An Inter-local Agreement With BuyBoard In An Amount Not To Exceed \$63,570.00.**

***18. Consider Approval Of Industrial Pretreatment Sampling And Analysis By Oxidor Laboratories, LLC In An Amount Not To Exceed \$50,000.00.**

CONTRACTS & AGREEMENTS

***19. Consider Authorizing The City Manager To Approve A Contract With Tegrity Contractors, Inc. For The Central Service Center Storage Barn 2016 Project In An Amount Not To Exceed \$627,777.00.**

***20. Consider Authorizing The City Manager To Approve A Contract With Tiseo Paving Company For The Old Denton Road Reconstruction Project From Frankford Road To Rosemeade Parkway In An Amount Not To Exceed \$7,606,235.60.**

***21. Consider Authorizing The City Manager To Approve A Purchase With Bauhaus Interiors Group Through A U.S. Communities National Cooperative Purchasing Contract For The Primary Furniture Package For The Carrollton Police Headquarters Facility In An Amount Not To Exceed \$550,000.00.**

ORDINANCE

***22. Consider An Ordinance Amending Chapter 31, The Comprehensive Fee Schedule, Effective October 1, 2016.**

RESOLUTIONS

~~***23. Consider A Resolution Authorizing The City Manager To Enter Into A Purchase And Sale Agreement For 1.221 Acres Of Land At 1404 Fannidella Drive, Meadows Apartments, William Larner Abstract 799, Page 516, Tract 45, City Of Carrollton, Dallas County, Texas In An Amount Not To Exceed \$2,500,000.00.**~~

~~*24. Consider A Resolution Authorizing The City Manager To Enter Into A Management Contract With Fairway 427, LP For Asset Management Services For The Meadows Apartments Located At 1404 Fannidella Drive In An Amount Not To Exceed \$40,000.00.~~

~~*25. Consider A Resolution Approving The Terms And Conditions Of A Rehabilitation Grant For 1402 Fannidella Drive In An Amount Not To Exceed \$200,000.00.~~

***26. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Children's Advocacy Center For Denton County For Services To Be Provided To Carrollton Citizens For The 2016-17 Fiscal Year.**

***27. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Metrocrest Services, Inc. For Services To Be Provided To Carrollton Citizens For The 2016-17 Fiscal Year.**

***28. Consider A Resolution Authorizing The City Manager To Enter Into A Local Transportation Project Advance Funding Agreement (LPAFA) With The Texas Department Of Transportation (TxDOT) For Costs And Responsibilities In The Design And Construction Of A 2.1 Mile Hike And Bike Trail Along The Dudley Branch Corridor From North Carrollton DART Station To Old Denton Road; And Providing An Effective Date.**

***29. Consider A Resolution Authorizing The City Manager To Enter Into Single-Family Rehabilitation Incentive Agreements With Juan Pina For 1821 Gravley Drive In An Amount Not To Exceed \$680.10; With Brenda Hall For 1801 Baxley Drive In An Amount Not To Exceed \$554.78; And With Mary Kleypas For 2401 Briarwood Lane. In An Amount Not To Exceed \$628.47; For An Aggregate Total Incentive Not To Exceed \$1,863.35.**

***30. Consider A Resolution Approving A Lease Agreement By And Between The City Of Carrollton And CTC Carrollton, LLC d/b/a Cow Tipping Creamery For The Use Of City-Owned Real Property At 1309 South Broadway.**

~~*31. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With TJW & Associates At 1110 South Elm Street In An Amount Not To Exceed \$1,065.00.~~

~~*32. Consider A Resolution Authorizing The Execution Of A Residential Contract For The Purchase Of 1.73 Acres Of Land At 1603 East Crosby Road, Francis Perry 1, Block 5, Tract 9, City of Carrollton, Dallas County, Texas In An Amount Not To Exceed \$450,000.00.~~

***33. Consider A Resolution Authorizing The Purchase Of 1500 And 1506 South Broadway, Carrollton Annex Addition, Block B, Lots 1, 2, 3 And 4, City Of Carrollton, Dallas County, Texas In An Amount Not To Exceed \$128,084.07.**

CONSENT AGENDA ITEMS PULLED FOR SEPARATE CONSIDERATION.

Mayor Marchant advised that Items 23-25 were generally related to the Meadows Apartments; acquisition, management and a rehabilitation grant. He stated the three items would be acted on with one motion.

Mayor Pro Tem Hrbacek moved approval of Items 23, 24 and 25; second by Deputy Mayor Pro Tem Babick and the motion was approved with a 6-1 vote; Councilmember Wilder opposed.

***23. Consider A Resolution Authorizing The City Manager To Enter Into A Purchase And Sale Agreement For 1.221 Acres Of Land At 1404 Fannidella Drive, Meadows Apartments, William Larner Abstract 799, Page 516, Tract 45, City Of Carrollton, Dallas County, Texas In An Amount Not To Exceed \$2,500,000.00.**

***24. Consider A Resolution Authorizing The City Manager To Enter Into A Management Contract With Fairway 427, LP For Asset Management Services For The Meadows Apartments Located At 1404 Fannidella Drive In An Amount Not To Exceed \$40,000.00.**

***25. Consider A Resolution Approving The Terms And Conditions Of A Rehabilitation Grant For 1402 Fannidella Drive In An Amount Not To Exceed \$200,000.00.**

***31. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With TJW & Associates At 1110 South Elm Street In An Amount Not To Exceed \$1,065.00.**

Deputy Mayor Pro Tem Babick moved approval of Item 31; second by Councilmember Garza.

Deputy Mayor Pro Tem Babick spoke in favor of the item stating the item was another example of the City thinking in long term strategic terms with its redevelopment dollars in the spirit of creating a more thriving and bustling retail environment.

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

***32. Consider A Resolution Authorizing The Execution Of A Residential Contract For The Purchase Of 1.73 Acres Of Land At 1603 East Crosby Road, Francis Perry 1, Block 5, Tract 9, City of Carrollton, Dallas County, Texas In An Amount Not To Exceed \$450,000.00.**

Mayor Pro Tem Hrbacek moved approval of Item 32; second by Councilmember Blanscet and the motion was approved with a 6-1 vote, Councilmember Wilder opposed.

OTHER BUSINESS

34. Consider An Ordinance Adopting And Approving An Operating And Capital Budget For The City Of Carrollton, Making Appropriations Therefore For The Fiscal Year October 1, 2016 Through September 30, 2017.

Mayor Marchant recognized the work of Pam Hodges and Bob Scott during the budget process.

Councilmember Sutter stated he believed the budget represents transparent, open and strong stewardship of the tax dollars.

Councilmember Sutter moved approval of the ordinance adopting and approving an operating and capital budget for the City of Carrollton, making appropriations therefore for the FY October 1, 2016 - September 30, 2017; second by Deputy Mayor Pro Tem Babick and the motion was approved with a 6-1 vote, Councilmember Wilder opposed.

35. Consider An Ordinance Establishing The Tax Rate And Tax Levy For The City Of Carrollton For The Tax Year 2016 Upon The Taxable Property In The City Of Carrollton In Conformity With The Laws Of The State Of Texas And The City.

Councilmember Sutter moved that the property tax rate be increased by the adoption of a tax rate of 60.37 cents per \$100 evaluation which is effectively a 4.8% increase in the tax rate; second by Councilmember Garza.

Deputy Mayor Pro Tem Babick stated that the tax increase was actually a function of growth and stressed that the actual tax rate would decrease for the third year in a row.

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

36. Consider A Resolution Ratifying The Property Tax Increase Reflected In The Fiscal Year 2016-2017 Operating Budget.

Councilmember Sutter moved to approve the resolution ratifying the property tax increase reflected in the operating and capital budget of the City of Carrollton for FY October 1, 2016 – September 30, 2017; second by Councilmember Garza and the motion was approved with a 6-1 vote, Councilmember Wilder opposed.

Mayor Marchant adjourned the meeting at 7:31 pm stated Council would reconvene in Worksession.

*****WORKSESSION*****

Mayor Marchant reconvened the Worksession at 7:41 pm.

4. Receive Regional Dispatch Update.

Ashley Mitchell, Administrative Services Director, reviewed the monthly call volume through administrative lines as well as 9-1-1 lines; monthly calls for service; police calls for service; and fire calls for service. She stated that the calls were in line with the business plan. She reported that things were going well but they were not yet ready for ABL dispatching. She stated that NTECC is not fully staffed; five are going through training and they were actively hiring. With regard to the funding structure, she advised that the Operations Agreement requires the funding structure to be reviewed after the first full year of operation. She reminded Council about the expectation that Carrollton's costs would likely be more the first 5-7 years than the existing budget for dispatch, but would have better equipment and the citizens would receive better service. She discussed response times, GIS, the CAD system and the effect of GIS on routes. Leonard Martin noted that all four cities have been on the Harris radio system for about six weeks. Ms Mitchell stated they would also be tracking when officers go into another jurisdiction.

Councilmember Babick requested another update in March or April including response times and missed route numbers.

Mayor Marchant recessed the Worksession to convene in Executive Session at 7:59 pm.

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

2. Council convened in Executive Session at 7:59 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 551.087** to discuss Economic Development

3. Council reconvened in open session at 8:30 pm to consider action, if any, on matters discussed in the Executive Session. No action necessary.

*****WORKSESSION*****

Mayor Marchant reconvened the Worksession at 8:30 pm.

6. Receive Demo Of The Carrollton Open Data Platform.

City Secretary Laurie Garber stated that in an effort to continue the City's commitment to transparency, staff created an Open Data Platform with Socrata, Inc. The platform provides citizens with an electronic dashboard for performance measurement. Citizens and staff can review, compare, visualize, and analyze data to see how the organization is performing. The first four departments deployed were Police, Fire, Building Inspection, and Finance.

7. Discuss Boards & Commissions Interview Selections.

Ms. Garber advised that 81 applications were received last year compared to 99 this year and she felt social media received the most outreach.

- P & Z Commission – Randall Chrisman, Margot Diamond, John Denholm
- Property Standards Board – Subal Sarkar, Mike Whitley
- Parks Board – Daniel Dockeney, Gabriel Cruz, Dwayne Tallmon, Annette Reece
- TAC – Alejandro Arrieta, Cheri Buckingham, Cynthia White, Jason Carpenter
- CIPAC – Victor Patel, Barbara McAninch
- NAC – Cissy Sylo (at large), Russell Tether
- Library – Lisa Smith, Angela Batiste, Thomas Bulger, Dwayne Lopez, Randal Bottoms
- Museum – Tammy Hennigan, Marjorie Lambert (1-year), Michael Vertz (1-year)
- HPAC – Rebecca Masdon-Mercado, Wendy Seelinger-Dietschweiler

8. Mayor and Council reports and information sharing.

Mayor Marchant adjourned the meeting at 10:02 pm.

ATTEST:



Laurie Garber, City Secretary




Matthew Marchant, Mayor