

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
MARCH 5, 2019**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, March 5, 2019 at 5:45 pm with the following members present; Mayor Kevin Falconer, Mayor Pro Tem John Sutter, Deputy Mayor Pro Tem Young Sung, Councilmembers Glen Blanscet, Frances Cruz, Mike Hennefer, Pat Cochran and Steve Babick. Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy, Chrystal Davis and Bob Scott, City Attorney Meredith Ladd and City Secretary Laurie Garber.

5:45 P.M. – COUNCIL BRIEFING ROOM

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

Mayor Falconer convened the meeting at 5:47 pm.

1. Receive information and discuss Agenda.

*****WORKSESSION*****

6. Receive An Update On Legislative Session.

Asst City Manager/CFO Bob Scott introduced Robert Howden, Legislative Consultant, and asked him to present an update regarding the current Legislative Session. Mr. Howden provided a brief employment history and the work he has been involved with at the State level. He stated that the governor, lieutenant governor and speaker have made property taxes a high priority. He noted that he works with only one other city; the City of The Colony, mainly on economic development issues. He stated his goal is to brand Carrollton in Austin and make the legislators realize that Carrollton is a viable city and a player with a stake in the process. He advised that the legislature is moving slower than normal noting there were 12 new House members and stated that March and April will be busy with a lot of hearings and Bill movement. Mayor Falconer stated that the weekly briefing memo by Mr. Howden would be distributed to the Council members.

4. Receive An Update From The Metrocrest Chamber Of Commerce.

Erin Carney, President, provided a membership snapshot of 2016 to date and noted that in 2018, there were 568 total members, 17 board members and 43 ribbon cuttings with 19 being in Carrollton. In 2019 there are 572 total members (25 new), 18 board members and thus far there have been 8 ribbon cuttings, 5 of which were in Carrollton. She talked about partnerships and the innovative program of work and stated they were excited to continue to partner with the City. Mayor Falconer expressed the City's appreciation for the Chamber's work and events and Councilmember Blanscet spoke highly of the Chamber's work to bring in new businesses as well as to retain business. With regard to strengths and weaknesses, Ms. Carney stated that the greatest strength is access to elective leaders and decision makers, and the greatest challenge is the dilution of services.

5. Receive An Update From Metrocrest Services.

Tracy Eubanks, CEO, reviewed the Mission and Core Values noting the focus on self-sufficiency and talked about Housing Stability, Carrollton Key Partners and provided the following 2018 statistics.

- Served 14,153 individuals (4,945 families)
- 44% of individuals served were under the age of 18
- 13% were seniors (age 60+)
- Over 3,900 volunteers contributed over 44,000 hours
- Provided rent assistance to 1,827 individuals (704 families)
- Provided utility assistance to 1,657 individuals (607 families)

Mr. Eubanks stated that rent assistance was 48% higher than the prior year and is 29% higher this year after four months. Over 60% of the families helped have an annual household income of \$25,000 or less. He advised that 7,205 of the individuals served (2,421 families) were Carrollton residents. Lastly he talked about the Point in Time (PIT) results from the Homeless count conducted in January and he also referenced the number of homeless students in CFBISD (245), Coppell ISD (43) and Lewisville ISD (113).

Unsheltered (*living outdoor or in a car*) – Total=33 individuals

Adults – 30

Children – 3

Veterans – 0

By City:

Carrollton – 19

Farmers Branch – 6

Addison – 4

Coppell – 2

Dallas - 2

Living in Motels – 1,202 individuals

Carrollton – 425

Farmers Branch – 74

Addison - 703

Mr. Eubanks specifically thanked Councilmember Hennefer for the idea for a website that would be a resource for individuals and agencies needing assistance; metrocrestresourceguide.org. He also talked about the challenge of providing transportation for seniors noting that Metrocrest focuses on rides for medical needs and food access.

Mayor Falconer thanked Mr. Eubanks and Metrocrest Social Services for their work and assistance.

7. Discuss The Arterial Street Screening Wall In-Fill Program.

Director of Engineering, Cesar Molina, briefed Council on the recommendations of the Re-Development Sub-Committee to create a process for prioritizing candidate locations to install in-fill screening walls on arterial streets, and presented a recommended workplan for implementation.

Screening Criteria

- Locations near community entryways (3 pts)
- Connectivity to other aesthetic initiatives (2 pts)
- Special high impact areas (1 pt)
- Locations where wall can be built completely on public property (1 pt)

Cesar Molina stated there were 42 locations in total with an estimated cost of \$6.5M. Based on the criteria, the top seven locations (Priority 1) would be on Webb Chapel, Hebron Parkway, Frankford Road and three locations on Rosemead Parkway with an estimated cost of \$1,750,000. The next 11 locations (Priority 2) had an estimated cost of \$1,340,000. The remaining 24 locations represent approximately \$3,400,000 based on 2018 prices and does not include plan preparation cost or inflation.

Sub-Committee Recommendation

- Design and build Webb Chapel screening wall; use \$400,000 of the \$500,000;
- Use remaining \$100,000 to begin designing screening wall on Hebron Parkway; and
- Recommend Council consider a future ATB for additional screening walls

Molina stated that the standard screening wall would be 6 ft and he explained that the Sub-committee stated they would be amenable to considering a screening wall up to 8 ft if the HOA pays the difference. He also presented an estimated timeframe.

Councilmember Blanscet, Chair of the Sub-committee, stated the goal was to create criteria that were very objective. He felt it was very important to continue the process and fund more walls. Discussion was held about feasibility, work load and funding. A consensus was reached with moving forward as recommended.

Mayor Falconer recessed the Worksession at 7:04 pm to convene the Regular Meeting.

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

Mayor Falconer convened the Regular Meeting at 7:15 pm.

INVOCATION – Mayor Pro Tem John Sutter

PLEDGE OF ALLEGIANCE – ROTC high school females representing women in military service

PRESENTATIONS

- 10. Present A Proclamation Declaring March 2019 Women's History Month.**

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 Falconer announced that Item 13 was pulled from the agenda.

Councilmember Blanscet moved approval of Consent Agenda Items 11-12 and 14-21; second by Councilmember Cruz and the motion was approved with a unanimous 7-0 vote.

MINUTES

- *11. Consider Approval Of The February 19, 2019 Regular Meeting Minutes.**

BIDS & PURCHASES

***12. Consider Approval Of The Purchase Of 50 Automated External Defibrillators (AEDs) For Use In City Police And Fire Administration Vehicles From Cardio Partners, Inc. Through An Interlocal Agreement With The Government Division Of National Purchasing Partners (NPPGOV) In An Amount Not To Exceed \$62,500.00.**

~~***13. Consider Approval Of The Purchase Of One (1) Ford Explorer For Police Operations And Three (3) Ford F-150's For Various City Departments From Sam Pack Five Star Ford Through An Inter-Local Agreement With Tarrant County In An Amount Not To Exceed \$119,965.50.**~~

***14. Consider Approval Of The Purchase Of Seven (7) Chevrolet Colorados For Various City Departments From Reliable Chevrolet Through An Inter-Local Agreement With Tarrant County In An Amount Not To Exceed \$159,971.00.**

CONTRACTS & AGREEMENTS

***15. Consider Authorizing The City Manager To Approve A Contract With Iowa Bridge And Culvert, LC For The 2019 Bridge Aesthetics Project In The Amount Of \$559,150.00.**

***16. Consider Authorizing The City Manager To Approve A Contract For An IT Project Manager From Matrix Technology Group Through A North Central Texas Council Of Governments Cooperative Purchasing Program In An Amount Not To Exceed \$90,720.00.**

RESOLUTIONS

***17. Consider A Resolution Accepting The Investment Officer's Quarterly Report For First Quarter Ended December 31, 2018.**

***18. Consider A Resolution Authorizing The City Manager To Negotiate And Execute Professional Services Contracts With Terracon Consultants, Inc., ECS Southwest, LLP, Henley-Johnson And Associates, Inc., And Intertek-PSL, Inc. For Engineering Services For Geotechnical And Materials Testing Associated With Capital Improvement Projects For A Not To Exceed Maximum Fee Of \$500,000.00.**

***19. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Continuing Disclosure Agreement By And Between The City Of Carrollton And The Trinity River Authority Of Texas Including Future Amendments As A Result Of Regulatory Changes; And Providing An Effective Date.**

***20. Consider A Resolution Authorizing The City Manager To Negotiate and Execute An Improved Property Commercial Contract For The Purchase Of 0.44 Acres Of Land Located At 1439 Elm Street And 1440 South Broadway In An Amount Not To Exceed \$418,000.00.**

***21. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Non-Binding Term Sheet Between Dallas Area Rapid Transit And Integral Urban, LLC Regarding The Development Of The Trinity Mills Urban Village Within The Trinity Mills Transit Center District.**

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

22. Hold A Public Hearing And Consider An Ordinance Amending the Zoning On An Approximately 71-Acre Tract Zoned PD-181 And Located On The South Side Of Sandy Lake Road, West Of IH-35E To Amend Planned Development District 181 To Allow For Alternative Exterior Materials For Buildings, Provide Screening And Buffering Standards, And Amending Various Development Regulations; Amending The Official Zoning Map Accordingly. Case No. 02-19Z1 Western Extrusion.

Chief Planner Loren Shapiro explained that the reason for the request is to improve buffering along the periphery, specifically along Luna Road and Sandy Lake Road; flexibility to allow alternative façade materials for buildings that are greater than 300 ft from Luna Road and Sandy Lake Road; allow expansion within the site more than 300 ft from both roadways; allow an ornamental metal fence along Sandy Lake Road in lieu of a 9 ft masonry wall; provide for an average 10 ft landscape buffer along Sandy Lake Road to ensure that trees could grow to screen the site; and provide for a license agreement for a 10 ft area along Luna Road for the planting of trees. Staff recommended approval.

The applicant declined the opportunity to make a presentation and there were no questions for staff or the applicant.

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

Councilmember Babick moved approval of Item 22 as presented; second by Councilmember Cruz. Councilmembers Babick and Cruz expressed appreciation to Western Extrusion to work with staff and continue to expand in Carrollton. **The motion was approved with a unanimous 7-0 vote.**

PUBLIC FORUM

23. 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 Women's History Month and Black Women in History specifically recognizing Marie Brown, Alice Parker, Miriam Benjamin, and Lydia Newman.

Mayor Falconer recognized the attendance of Sarah Davis, Mrs. Carrollton, who would be representing Carrollton on May 4 in the Mrs. Texas pageant. He adjourned the Regular meeting at 7:43 pm and announced that Council would reconvene in Worksession.

*****WORKSESSION*****

Mayor Falconer reconvened the Worksession at 7:50 pm.

8. Discuss Multi-Year Budget And Financial Forecast.

Asst City Manager/CFO Bob Scott stated the purpose of the multi-year forecast is to provide Council with an early look at upcoming budget, identify topics for future work sessions, confirm assumptions used for projections and incorporate the future year financial impacts of decisions made to date. He stressed that none of the 2020 ATBs, departmental requests for additional funding, have been included in the forecast. He presented the following information.

SUMMARY OF PROJECTIONS:**General Fund**

- FY 2020 - \$1,843,903 surplus based on 2018 year end savings
 - 1.7% of recurring uses
 - 1.24 cents on the tax rate
- By FY 2024 there is a projected deficit of \$10,294,985

Utility Fund

- Rate increases needed:
 - 7.45% in FY 2020
 - 6.74% in FY 2021
 - <1.0% in FY 2022
 - 0.00% in FY 2023
 - 0.00% in FY 2024
- Extreme weather outside of historic averages would impact these projections

GENERAL FUND KEY ASSUMPTIONS**FY 2019 Sources of Fund estimates:**

- Recurring - \$867,226 or 0.8% more than original budget
- Non-recurring – (\$462,827) or 3.4% less than original budget

These re-estimates used as base for future projections.

Ad Valorem Taxes – 4.0% increase in FY 2020, 2.0% in FY 2021 & 1% increase each year thereafter. Tax rebates of \$1.8m are scheduled to end in 2023.

Sales Taxes – projected to increase 2% per year

Franchise Fees

- Telecommunications – 3% annual decrease
- Natural Gas – 1% annual increase
- Electricity and Solid Waste – no change
- Cable – no change

Fines and Forfeitures – projected in FY 2019 to end the year about at the original budget and remain flat in future years

Investment Income – increase 1% per year

Employee Compensation

- 3% compensation increase pool in FYs 2020 to 2024
- Civil Service employees will also receive scheduled step increases
- Health Insurance costs projected to increase by 10% annually

Bob Scott used charts to illustrate the sources of funds with the #1 source being property taxes, #2 being sales taxes, and #3 being franchise fees. With regard to recurring uses of funds per capita, he pointed out that in 2008 it was \$629.37 per capita and in 2018 it was \$638.63; a difference of approximately \$9 in a 10 year time frame which is a minimal increase of about 1.5% on a per capita basis.

GENERAL FUND KEY ASSUMPTIONS CONT'D**Annual Cost Additions**

- Rosemeade Recreation Center Expansion - \$6.025 starting 7/2/21, \$24,100 annually thereafter
- Rosemeade Rainforest Enhancements - \$7,000 additional per year
- Jail Pod Expansion - \$7,479 starting 1/1/22
- Trail Expansions - \$10,500 additional per year each year FY 2020 to FY 2023
- Trees/Corridors - \$20,000 additional per year in FY 21 and FY 23
- NTECC support - \$648,935 starting in FY 2020 and \$1,400,000 starting in 2021

UTILITY FUND KEY ASSUMPTIONS

- Water and sewer sales consumption anticipated to increase by a rate of 1% annually
- DWU charges reduce by \$968,015 in FY 2020 & \$983,781 in FY 2021 for the settlement with Sabine River Authority and then are forecasted to grow 5% annually
- Sewer treatment charges are based on growth factor of 1% plus projected changes from TRA of:
 - FY 2019 9.82%
 - FY 2020-2024 10.0%

FINANCIAL UNCERTAINTIES**Economic**

- Price volatility – construction costs, health care costs
- Political Unrest – Brexit, terrorist actions impacting markets or global outlook; Trade tensions

Proposed Legislation

- Rollback rates and mandatory elections
- Additional Property Tax Exemptions
 - Over 80
 - Leased vehicles for personal use
- Additional State Fees
- Streamlined Sales Tax – implementation of Wayfair SC decisions

Scott used comparison charts to illustrate Carrollton's standing with regard to cost of municipal services per household (#4 of 20), tax base comparison per capita assessed value (#10 of 20), and per capita sales tax revenues (#14 of 20). He reviewed important calendar dates and stressed that the dates may change due to legislation. He advised that staff has currently structured the budget process so that there's no need for a special meeting, but if SB2 passes as is, staff would likely be developing a new calendar. With regard to revenue generated from personal use leased vehicles, he advised that it is approximately four tenths of a cent on the tax rate. He requested policy direction and asked if there were other priorities or concerns not previously discussed. Lastly, he stated staff would automatically provide all the major expenditures and projects that are planned to be in the budget as well as an IT briefing.

Councilmember Babick requested information on the Fire Study in terms of stations and also information about the impact of the Wayfair decisions. City Manager Erin Rinehart replied that staff

was watching the Wayfair issue closely. Councilmember Babick also asked for an overview regarding TRA. No changes were suggested with regard to taxation of leased vehicles for personal use. With regard to DENCO 9-1-1 and the increase in costs for NTECC, Bob Scott explained that outside counsel has been hired to notify telecomm providers that as of the end of November, all payments should be sent to Carrollton rather than DENCO 9-1-1. He stated staff has made a best-guess estimate of the amount expected to receive, but won't really know until the payments begin arriving. Receiving the 9-1-1 fees will offset the increase cost to NTECC. Erin Rinehart stated that staff would provide an NTECC work session closer to the actual transition event.

No other requests, changes or objections were raised.

9. Mayor and Council reports and information sharing.

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


2. Council will convene in **Executive Session** 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 will **reconvene in open session** to consider action, if any, on matters discussed in the Executive Session. Council did not convene in Executive Session.

ADJOURNMENT

Mayor Falconer adjourned the meeting at 8:31 pm.

ATTEST:


Laurie Garber, City Secretary


Kevin W. Falconer, Mayor

