CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
MAY 7, 2019

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, May 7, 2019 at 5:30 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, Bob Scott and Chrystal Davis, City Attorney Meredith Ladd and City Secretary/Admin Services Director Laurie Garber.

5:30 P.M. – COUNCIL BRIEFING ROOM

*** PRE-MEETING ***

Mayor Falconer convened the meeting at 5:33 pm.

*** EXECUTIVE SESSION ***

2. Council convened in **Executive Session at 5:33 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 matters regarding real property.
   - **Section 551.074** to discuss personnel matters.
     - Review of Assistant Municipal Judges

3. Council **recessed the Executive Session at 6:14 pm, reconvened in Executive session at 9:53 pm and reconvened in Open session at 9:58 pm** to consider action, if any, on matters discussed in the Executive Session. No action taken.

WORKSESSION

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

4. Receive **North Texas Emergency Communications Center Update**.

North Texas Emergency Communications Center (NTECC) Executive Director Terry Goswick began the update reviewing benefits of NTECC such as more efficient fire department dispatching and more efficient quad-city coordination of public safety services. He provided a graphic illustrating the 2018 call volume with a total call load of 390,713 and 147,059 of those being from Carrollton. He used another graphic to illustrate the dispatched Fire Department calls for service and Fire Department average process time compared to national average. He also addressed dispatched law enforcement calls for service by priority level. Mr. Goswick listed accomplishments as follows:

- Focused hiring and training
- Performance based accountability
- Realigned leadership team
- Significantly improved NTECC's IT infrastructure

With regard to the future, Mr. Goswick stated they would be going to an all digital next generation 9-1-1 system that is enhanced 9-1-1. He stated that NTECC would be one of the first in the State of Texas to be an all fiber I3 compliant 9-1-1 Center. It will have 6 way redundancies to ensure that at no time would someone call 9-1-1 and not reach NTECC. It would have increased location identification and would have increased capabilities of text, picture and video and will have increased interoperability. Discussion was held with regard to the increased capabilities of the technology as well as hiring, training and retention.

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

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

Mayor Falconer convened the Regular Meeting at 7:13 pm.

INVOCATION – Councilmember Mike Hennefer

PLEDGE OF ALLEGIANCE – Jacob from Boy Scout Troup 841

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 Consent Agenda Items 8-14; second by Councilmember Babick and the motion was approved with a unanimous 7-0 vote,

MINUTES

***8.** Consider **Approval Of The April 16, 2019 Regular Meeting Minutes.**

BIDS & PURCHASES

***9.** Consider **Approval Of RFP# 19-020 For Concrete Used By Public Works And Parks Maintenance From Various Vendors** In An Amount Not To Exceed $625,734.00.

CONTRACTS & AGREEMENTS

***10.** Consider **Authorizing The City Manager To Approve An Increase In The Contract For IT Resources From Apex Systems Of $90,240** For A Total Contract Amount Not To Exceed $226,480.00.

ORDINANCE

***11.** Consider And Take Final Action On An **Ordinance For A Mutual Boundary Adjustment With The City Of Plano And The Town Of Hebron For Certain Tracts Of Land Located Along Marsh Lane, Hebron Parkway, Park Boulevard And Plano Parkway. Case No. 02-19MD2 Mutual Boundary Adjustment.**

***12.** Consider An **Ordinance Authorizing The City Manager To Amend The City Budget To Transfer Capital Project Funds From The General Special Projects Fund To The Parks Special Projects Fund For The Rosemeade Playground Projects.**

RESOLUTIONS

***13.** Consider A **Resolution Ratifying A Member To Serve On The Civil Service Commission.**

***14.** Consider A **Resolution Finding That Oncor Electric Delivery Company LLC's Application For Approval To Amend Its Distribution Cost Recovery Factor Pursuant To 16 Tex. Admin. Code § 25.243 To Increase Distribution Rates Within The City Should Be Denied; Finding That The City's Reasonable Rate Case Expenses Shall Be Reimbursed By The Company; Finding That The Meeting At Which This Resolution Is Passed Is Open To The Public As Required By Law; Requiring Notice Of This Resolution To The Company And Legal Counsel; And Providing An Effective Date.**

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

15. Hold A **Public Hearing And Consider An Ordinance** Amending The Zoning On An Approximately 41-Acre Tract Zoned Planned Development 201 (PD-201) for the (LR-2) Local Retail And (O-4) Office Districts, And Located On The Southeast Corner Of Hebron Parkway/Park Boulevard And Midway Road, To Amend Planned Development District 201 (PD-201) To Add Additional Multi-Family And Modify Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. 03-19Z4 Sloane Street East.**

Chief Planner Loren Shapiro stated Sloane Street East is an existing multi-family development located on the east side of Midway Road near the intersection of Hebron Parkway. The applicant is proposing to add a three story 70 unit multi-family building on the vacant parcel on the east side of Midway Road which required amendment of the development regulations to increase the maximum number of units from 500 to 570. Staff felt it is an appropriate use and recommended approval.

Lucy Billingsley, Billingsley Company, 1720 Ruth Street, Dallas, stated that the existing development is being very well received and is 98% leased with average rates of $1.66 a foot. She used an aerial map and colors to highlight the various uses in the area. She stated the area which is fairly suburban is becoming more urban with the adjacencies of uses. She stated that 15% of the residents in the existing multi-family units work in the nearby office buildings. She added that the office buildings now have a pedestrian pathway to the retail. She stated that the subject site was saved for office but the demand for parking has risen such that the existing building needs the additional parking. She further explained that she likes the multi-family building because it makes the entry street off of Midway into the Sloane Street development hold together.

Councilmember Cruz recognized the companion case to the west and asked if they considered what pedestrian impact would be for use of amenities with regard to crossing Midway. Ms. Billingsley stated there would be separate leasing centers on each side of the street and separate amenities on each side of the street. She stated that they don't want to encourage a lot of pedestrian traffic there because there is not a slow-down zone. She stated there would be a pathway to connect the west side to the retail and beyond.

Councilmember Hennefer complimented the architecture and planning. He asked if the $1.66 per ft rate was what they expected and Ms. Billingsley stated they originally anticipated $1.56 so they were pretty thrilled. She stated they want to be successful but not greedy.

Councilmember Babick spoke with appreciation and commended the way the area was developed. He asked her to expand on the trail system she mentioned. Ms. Billingsley stated that on the west side of the street, the courtyard will connect to the green space on the west, go into the front of the buildings up the sidewalk to Midway. Councilmember Babick noted this was Carrollton's entry into Collin County and voiced his appreciation for the development.

Councilmember Blanscet asked the applicant to again explain the purpose of the change from office to multi-family. Ms. Billingsley stated that when they came for the Sloane zoning, the site was omitted thinking it would be a continuation of the office building on that side of the street. However the parking demand of office spaces has grown a great deal. She stated they overbuilt the parking lot in the beginning and now this building needs to use all of that parking within its own confines so they are left with a strip of land that won't fit an office building.

Mayor Falconer opened the public hearing; there being no speakers he closed the public hearing.

Mayor Falconer expressed his appreciation for the development and acknowledged that although this development is outside of a transit oriented development, this one meets the expectation for multi-family noting the significant sustainability of the area.

Councilmember Babick moved to approve Item 15 as stated; second by Mayor Pro Tem Sutter and the motion was approved with a unanimous 7-0 vote.

16. Hold A **Public Hearing And Consider An Ordinance** Amending the Zoning On A Portion Of An Approximately 183.5-Acre Tract Zoned Planned Development 148 (PD-148) For The (HC) Heavy Commercial District, And Located On The West Side Of Midway Road, South Of Hebron Parkway, To Amend Planned Development 148 (PD-148) To Allow Multi-Family Dwelling Units With Modified Development Standards; Amending Accordingly The Official Zoning Map**. Case No. 03-19Z3 Sloane Street West**.

Chief Planner Loren Shapiro stated this development is basically an extension of Sloane Street East and would occupy a little less than nine acres on the west side of Midway. The amendment would allow multi-family with 380 units. The portion of the site along Midway Road would include a four-story building with a parking structure in the center and the periphery would include three three-story multi-family buildings. He provided conceptual building elevations and noted a central open space. He stated the applicant would provide a deceleration lane for south bound Midway Road into the two existing driveways and he noted a driveway that runs to Hebron Parkway. Staff recommended approval.

Lucy Billingsley, Billingsley Company, stated they have picked up the architectural ideas and sensibility of Sloane East and modified it for Sloane West. She stated there would be a leasing center and amenities on the ground floor rather than retail. The amenities will be at least equal to that of the development across the street and it will be a fully air conditioned building with full access security; air conditioned hallways, and the amenity spaces. The buildings in the rear will not be air conditioned buildings, are on the open green space and they intend to work with the owners of the detention space to enhance the area. She used a chart to provide statistics of the building units.

Councilmember Blanscet asked about the buildings not being air conditioned and Ms. Billingsley clarified that the common areas and hallways would not be air conditioned; they would be open air.

Councilmember Hennefer voiced his appreciation for the deceleration lane and for the class look to the development with lots of green and open space.

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

Councilmember Cruz moved approval of Item 16; second by Mayor Pro Tem Sutter. Councilmember Babick noted that while this was not in a TOD area, it was a block away from the North Tollway and PGBT. He assured the residents that Council looks at density and felt this development fits the mold of live, work and play in the area. **The motion was approved with a unanimous 7-0 vote.**

17. Hold A **Public Hearing And Consider An Ordinance** Amending The Zoning To Establish A Special Use Permit For Warehouse/Distribution Uses On A 22.16-Acre Tract Zoned (FWY) Freeway District, And Located At 2643 IH-35E; Amending The Official Zoning Map Accordingly. **Case No. 04-19SUP1 Point 35/190.**

Mayor Falconer announced that Mayor Pro Tem Sutter recused himself from this item due to a conflict of interest and exited the Chamber.

Loren Shapiro stated that the subject site was along the west side of I35 north of the interchange with the George Bush Turnpike. On December 12, 2018 City Council adopted an ordinance, effective January 1, 2019, amending the Comprehensive Zoning Ordinance to require a special use permit for warehouse/distribution uses in the (FWY) Freeway District. Prior to January 1, 2019, warehouse/ distribution use was allowed by right in the FWY District. He described the site noting limited access to the site due to it being adjacent to floodplain on the west, an Oncor easement through the buildable area, an electrical substation to the north and the George Bush Turnpike right-of-way. Access to the south is on the southbound lane of the service road. He referred to the proposed landscaping between the surface parking and frontage road. The loading area would be at the back of the building. He used the conceptual building elevation rendering exhibit to describe the building.

Tommy Mann, 500 Winstead Building, Dallas, TX 75201, represented the applicant and began with addressing the history of the planning for the site showing the first predevelopment meeting with City staff in August 2018 and noted at that time, the use was allowed by right; no SUP was required. He stated the developer, Proterra, has 20 years of history with the site and has completed the construction plans for the site. He stated that a land use analysis has been conducted which resulted in a real estate transaction that closed, construction drawings produced and financing in place. He felt this was the strongest indication as to the best use for the site. He added that the developer was not made aware of the change until the building permit was applied for after January 1, 2019. He stated the developer meets the standard of approval and the proposed use is consistent with the intent of the FWY district.

Dan Lawson, Proterra Properties, developer of the property, provided history of the site and information about the difficulties involved with developing the site. He advised that there are no utilities to the property; access is limited; it is surrounded by floodway and floodplain area, and adjacent Oncor power station and easement. The current property owner purchased the site in 2018 with the intent to build an office warehouse facility. The site consists of 22.1 acres but usable land consists of 13.5 acres. He stated that the closest sewer line is about 1,000 feet north of the property and Proterra plans to extend the sewer line and install a lift station to ensure proper drainage. He explained that they would have to extend the water line and would be required to connect to the existing water line on the east side of the I35 which means they will have to bore under the interstate 600 feet

to connect the two lines. They will also have to bring natural gas to the property and he also provided photographs to illustrate the limited visibility to I35. He noted they would not impact City streets and he felt their property was not an extension to Urban Village because of the distance and many barriers. He also stated there was no synergy between the two areas. He referred to the voiced opposition and noted that what wasn't shown was infrastructure and access. He stated the proposed project is a speculative office warehouse building containing 178,500 sq ft; they expect it would bring about 80 employees to the area, the value of the project is $15M and the prospective personal property value is between $3M and $5M. Proterra feels the best use for the property is an office warehouse building and the property owner is ready to start construction.

Councilmember Hennefer asked for confirmation about the access to the site for someone traveling north on I35. Mr. Lawson confirmed the driver would take the Frankford exit to take the overpass to go south on I35 to take the service road to the site.

Deputy Mayor Pro Tem Sung asked about access from Urban Village to the site. Mr. Lawson replied one would have to go north to the Frankford exchange, over and south to the service road. It would be a shorter distance from the property to Urban Village; approximately 2 miles but he had not measured that distance. Mr. Lawson stated that the cost to develop the site for a use other than office warehouse would be a lot more expensive. Deputy Mayor Pro Tem Sung asked if it would be a manufacturing warehouse and Mr. Lawson replied that it would be office warehouse distribution and explained that all the loading would be screened from I35. He added that they would screen the roof units and he felt visibility would be limited from any of the roads.

Derrick Downs, Architect with Halff Associates, began by stating that there was absolutely nothing that is walkable about the site. There would never be any pedestrians that walk from the Urban Village to the site. There is no way for a pedestrian to get there and the site is separated from everything around it by the highway and the physical limitations of the site. With regard to the architecture, he stated they tried to achieve a two story office look and feel although it would be an industrial building. He stated they had multiple discussions with City staff about what the building should look like and have met or exceeded all of the requirements. The glazing at the entry is basically double what one would see in a typical industrial building and was done to achieve the two story office feel to soften the look of the building. It would have roof canopies at the entrances and accent wall panels, and they added vertical and horizontal mass brakes to limit the wall expanses to no more than 100 ft of wall section. Mr. Downs added that they would provide extensive landscaping all along the frontage to soften the building appearance. Lastly he reiterated that the building was situated so that trucks would be hidden from the interstate. Mayor Falconer asked the height of the parapet and Mr. Downs replied that at the offset, it was approximately 5 ft with the intent of shielding any rooftop mechanical equipment.

Deputy Mayor Pro Tem Sung asked if they would be open to a three story office area and Mr. Downs stated the height would not be significantly more with the three-story. Deputy Mayor Pro Tem Sung stated that while he appreciated the desire to build in Carrollton, he did not want the warehouse look and would prefer more enhancements.

Reid Parker, 116 Huntington Avenue, Boston, Massachusetts, representing the ownership of the property, noted the lack of amenity base, lack of connectivity and the site is in view of a substation. He asked the Council to consider that the team has considered the aesthetics of the property, met with staff in August and October 2018 and put the feedback into the plans. He underscored that they were capitalized and ready to build.

Robert Gossett, Halff Associates, Civil Engineer, stated he was under contract with the previous owner whose vision was a hotel/retail type development. The main reason that vision didn't work was the costs of the sewer infrastructure and the ability to develop the back half of the property due to the floodplain. He stated it is very difficult to mitigate that type of floodplain with the two flood basins that come together just to the south. He noted that the type of development dictates the size of the utility needed and warehouse use is lower on sewer and gas. With regard to sewer, he stated the site requires a lift station because the elevations do not allow to sewer the site via gravity to the City system. Any kind of multi-story office, mixed use type development would require 3 – 5 times the sewer demand which would require larger pumps for the lift station adding hundreds of thousands of dollars in costs.

Councilmember Babick noted that the Council adopted the SUP requirement in December 2018 and asked when the applicant learned about the change. Mr. Mann replied they learned about it around the second week in January when they submitted the building permit. He added that they were not given notice about the change because it was a text change unlike a zoning change when notice is given. Councilmember Babick stated he was sensitive about the timeframe and noting it was now May, questioned the delay. Mr. Mann replied that what was submitted in January had very few of the architectural enhancements covered by Derrick Downs because the use was allowed by right when the first permit submittal was made in January. Their thought was an enhanced plan with Staff support for the SUP would help the Council see it as fair and reasonable particularly because of the history; the time was spent redesigning the building. Councilmember Babick referred to the view of the green space and water stating it should be seen as an asset and wondered why it was being discounted. He voiced concern that they were trying to put a square peg in a round hole without exploring all the assets of the area. Mr. Mann stated many developments use a floodplain as an amenity but one must factor in the other constraints; substation, Oncor easement, elevated highway next to the site, access from a one-way service road. Councilmember Babick acknowledged the mitigation efforts but he was not convinced that a warehouse was the best use and not sure there was appreciation for the total value of the property. Mr. Mann replied that they proposed a significantly enhanced warehouse and asked if there were things they could consider with a two week postponement to address the appearance coming southbound noting they agreed to a deceleration lane requested by the Planning Commission. Councilmember Babick appreciated the consideration and noted that he looks for return for the entire segment. Mr. Mann stated he heard the architectural question about accentuating the corner of the building to give more of an office appearance and stated that the more feedback given to the design professionals, the better chance they have to return with options.

Mayor Falconer stressed to the Council members that if they want to consider a postponement that they give suggestions that would make the request approvable.

Councilmember Cruz asked for more information about a lift station for a multiple story high-class office space. Mr. Gossett used a graphic of the site to show where the lift station would be located and noted it is the size and intensity of the structure that makes the difference. Mr. Mann clarified that the problem isn't the land space for the lift station; it's the cost due to a higher demand for sewer. Councilmember Cruz stated she sympathizes with the situation and understands the constraints of the property and the costs but she also understands the vision for the site. She felt it is a good use and stated the Council wants the enhanced office space feel and would like to see a little more design to the height.

Councilmember Hennefer felt the use could be both office and warehouse if the height was tall enough and asked if it could be converted into office. Mr. Downs replied that the building is designed so that it could be converted into a two-story office building with more windows across the front to allow

more natural light. Councilmember Hennefer stated that flexibility is encouraging to him and questioned the probability of success since there are no tenants at this time. Mr. Parker stated the Council could look at his company at longpoint.com and stated they specialize in two product types: last mile industrial and gross re-anchor retail. He stated the lead investor is the Texas Permanent School Foundation out of Austin. He stated that they believe the product would be very successful because of its last mile nature; how close it is to the population. He stated that it will service the community and is more of a fulfillment center; it will likely serve the regional area. He stressed that being economically feasible is a key component to developing sites.

Deputy Mayor Pro Tem Sung asked how much of the net acreage would be utilized. Mr. Gossett replied that due to angles of the property, approximately 3 acres would be unused. Mr. Mann stated that use of those areas would be tenant driven but there could be room for office space if there is a demand for it, which they would be open to. Mayor Pro Tem Sung stated that the future vision of the area is another urban village. Mr. Mann stated they could help the Council see that if the proposed use goes forward, it doesn't preclude any of the vision.

Councilmember Blanscet stated that this case is a great example of the SUP change working because of the enhancements made to the proposed building and site. He voiced appreciation that the applicant is willing to consider further improvements. He noted that while some of the negatives about the property are obvious, it didn't deter businesses considering the site.

Councilmember Cochran stated that the more she considers the proposal there are two things; preserve the natural look that's there and she acknowledged the tremendous effort to not allow the building to look like a warehouse. She stated she has no concerns about the proposal because there are so many limitations in the area that she couldn't see it being used for much else. She stated she would feel better about the proposal if its presence was higher as suggested by Deputy Mayor Pro Tem Sung and voiced her appreciation for the pleasant frontage at this point.

Councilmember Babick stated he would like to see something higher but would want to see it in a way that it's leveraging the intersection of two major thoroughfares, the gateway into the City, something that leverages the natural beauty and focuses on the beauty. He stressed that looking at the area as it is now is not necessarily what it could be. He stated that if they are interested in deferring the request and bringing back something that focuses a little more on the height and less focus on the low warehouse, then it might be something he would look fondly on. He stressed that he had not made a decision yet.

Deputy Mayor Pro Tem Sung agreed with Councilmember Babick's comments. He added that there were various paths to exit the site.

Mayor Falconer opened the public hearing and invited speakers to the podium.

Jerry Sylo, 1512 Blue Mesa, felt that what he heard was a short term vision for the property. He spoke at length in opposition to the proposal and stressed that this is the last major intersection in this part of the Metroplex for development. He talked about valuation of various properties and what he felt Carrollton could expect in revenue for the proposed improvements. He talked about long term vision and commitment to the vision. He referred to the presentation he forwarded to the Council previously for consideration noting specific statistics and stressing that the first development sets the tone for the area. He asked the Council to deny the request.

Suzanna Dooling talked about the wildlife in the area and stated she does not want to see tall buildings and doesn't want buildings blocking the river or the sunset. She suggested ways to make the building blend in to the green of the area. She spoke in favor of the smaller size of the warehouse especially one that is potentially ecommerce friendly with a smaller footprint because it has less impact, less cars and less concrete for the eco system and it has the opportunity to mitigate what goes into the area. She stated she would vote in favor if they can come up with some greener ideas or ways to blend in the building. She asked Council to defer the request and vote in favor of those kinds of changes.

There being no other speakers, Mayor Falconer closed the public hearing. He noted there has been discussion about continuing the case and concerns about the land use. He underscored the importance of the decision and requested definitive information if the case is to be deferred.

Chief Planner Loren Shapiro reminded the Council that because the Planning and Zoning Commission recommended denial, a super majority vote is required to approve the request. He also reminded Council that the purpose of a SUP is to consider whether or not a use is appropriate and also to consider the impact to the surrounding area. In response to Mayor Falconer, he provided a high level overview of the allowed-by-right uses of the FWY District and he specifically noted that manufacturing is not allowed.

Councilmember Babick noted Parks Coffee as an example of creating an office end-cap to a warehouse that made a difference to the corner.

Councilmember Cruz felt that this location is the tie between the Frankford TOD and the Trinity Mills TOD. She felt that whatever is developed will set the tone in a bigger scale than just the west side of I35 which is why it is so important to get something that doesn't look like a traditional warehouse in an industrial district. She stated she is still open to another idea.

Deputy Mayor Pro Tem Sung stated he is not in favor of the current proposal but is open to something that would include the comments already voiced.

Councilmember Babick referred back to the applicants term of office warehouse when consider land use. He stated that from a use perspective, he encouraged the applicant to add a little bit more of the office emphasis along with the warehouse to potentially optimize what the full footprint could be.

Councilmember Blanscet stated he understands the limitations of the property but he wants something better and stated that even with the improvements mentioned, he is still struggling with the decision.

Mayor Falconer advised the Council that if warehouse is not the appropriate land use, then the other option is to move for denial or move for denial without prejudice which would allow the applicant to return with another project at any time.

Councilmember Hennefer moved to deny without prejudice; second by Councilmember Babick.

Councilmember Babick referred to Mr. Sylo's presentation stating it is what he is looking for. He stated the discussion about the hybrid use was a life-line but denial without prejudice provides the same life-line. He stated this is not the appropriate use to satisfy the vision.

Councilmember Cruz agreed and stated she would like to see the applicant come back with something more in keeping with the vision set for the area.

The motion to deny without prejudice was approved with a unanimous 7-0 vote, Sutter abstained.

Mayor Pro Tem Sutter returned to the Chamber.

PUBLIC FORUM

18. 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.

There were no speakers. Mayor Falconer adjourned the Regular Meeting at 9:31 and announced that Council would reconvene in Worksession.

*****WORKSESSION*****

5. Discuss **Final Results Of The Sale Of City Of Carrollton General Obligation Improvement And Refunding Bonds, Series 2019 And Of The Waterworks And Sewer System Revenue Bonds, Series 2019**.

CFO Bob Scott referred to the packet provided to the Council. He stated that the City sold $22M of General Obligation for parks and streets, and had a $29M General Obligation refunding $51M with a 2.31 interest rate. On the Water side, the City sold $10M for water improvements at a 2.7% interest rate.

6. Discuss **2019 Employment Update**.

Samantha Dean, Workforce Services Director, highlighted some of the Culture & Perks such as the Carrollton Leadership Institute, the flexible work schedule and the Employee Health & Wellness Center. She talked about the total compensation package which includes pay, training, benefits & retirement and work life balance. She referred to the compensation study completed this year surveying 33 positions with 18 identified as 3% or more behind market and the average market position is -3.94%. She provided impact information on two options for pay plan adjustments and she also talked about the impact of the expected 10% increase in health insurance premiums. With regard to turnover, she projected a 3% increase but the majority of those are due to retirement. Turnover minus retirements basically equals the expectation of other Metroplex cities. She provided a chart showing what other cities actually implemented with regard to compensation raises. She felt that the benefits that work best for Carrollton are the flexible work schedule, casual work environment, and the benefit package such as free primary care.

Mayor Falconer asked that the presentation be emailed to Council for consideration during the budget discussion. City Manager Erin Rinehart stated staff would include a 3% raise in the preliminary budget and add options for decision points along with other things related to personnel costs.

7. Mayor and Council reports and information sharing.

ADJOURNMENT - Mayor Falconer adjourned the meeting at 9:58 pm.

ATTEST:

Laurie Garber, City Secretary

John G. Sutter, Mayor Pro Tem

CITY OF CARROLLTON
CARROLLTON, TEXAS