

**CARROLLTON CITY COUNCIL  
REGULAR MEETING and WORKSESSION MINUTES**

**MAY 1, 2007**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, May 1, 2007, at 5:45 p.m. with the following members present: Mayor Becky Miller, Mayor Pro Tem Larry Williams, Deputy Mayor Pro Tem John Mahalik, Councilmembers Tim Hayden, Pat Malone, Matthew Marchant, Terry Simons and Herb Weidinger. Also present were City Manager Leonard Martin, Assistant City Managers Beth Bormann, Marc Guy, Bob Scott, Director of Managed Competition Tom Guilfooy, Workforce Services Director Erin Kasal, City Attorney Clayton Hutchins and City Secretary Ashley Mitchell.

**\*\*\*\*\* PRE-MEETING / EXECUTIVE SESSION \*\*\*\*\*  
5:45 P.M. – COUNCIL BRIEFING ROOM**

1. Dinner
2. Mayor and Council **reports and information sharing.**
3. Receive **supplemental staff information** and responses to questions.

Council convened in **Executive Session at 6:06 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 551.072** to discuss certain matters regarding real property.
  - **Section 551.074** to discuss personnel matters.
  - **Section 551.087** to discuss Economic Development.
4. Council **reconvened in open session at 6:27 p.m.** No action was taken.

*Mayor Miller recessed the Worksession at 7:00 p.m.*

**INVOCATION** by James Charles, the Missions Pastor of Woodlake Baptist Church.

**PLEDGE OF ALLEGIANCE** by Councilmember Hayden.

**PRESENTATIONS**

8. Presentation of **PRIDE Awards.**

Mr. Martin stated that the City is committed to recognizing the hard working employees that demonstrate exemplary performance. Recently, we revised the employee recognition program and created the PRIDE Award which specifically recognizes employees that demonstrate the guiding values. Employees were nominated by their peers and supervisors for the 2007 PRIDE Award. The PRIDE Award Selection

Committee selected them because they are productive, respectful, innovative, dedicated and effective in their position.

The following are recipients of the 2007 PRIDE Awards:

**P – James Burchfield (Public Works - Traffic Operations)** Jim began his career with the City in 1998 as a Signs & Markings Installer and was promoted to Signs & Markings Installer Level II in 2001. Jim was quickly tasked with training new employees on the proper installation of all traffic control signs and pavement markings in accordance with the MUTCD (Manual of Uniform Traffic Control Devices). In 2002 Jim received his certification as a Signs & Markings Installer Level III which is the highest level available.

Over the past nine years Jim has performed his duties at the highest level and with the best interest of the City of Carrollton and its citizens in mind. His positive attitude and his professionalism set the example for his co-workers, so that they can continue their career in the same manner as Jim.

**R – Marcos Rangel (Public Works - Water)** Marcos has been working for the city of Carrollton for 9 years. He was nominated for the PRIDE award by one of his co-workers who is in the field with him. Marcus is receiving the RESPECTFUL award for the qualities he demonstrates to his co-workers as he performs his job duties each day. Marcos takes his job personally. He does each job with the same amount of care he would use doing it for himself in his own back yard. Marcus provides training in backhoe operation and passes this same care and commitment level on to those he teaches. He is a key member of his team and helps the group function like a well oiled machine. Marcus acts with integrity and takes ownership in his job and consistently displays a professional appearance. For this we are pleased to recognize him as the recipient of the P.R.I.D.E award in the category of RESPECTFUL. Thank you Marcos for your hard work and excellent example.

**I – Brett Bates (Fire)** Brett Bates has served the Carrollton Fire Department for nineteen years. He is currently assigned as an Apparatus Operator on Engine 113 on B-Shift. Brett is being awarded a Pride Award for his innovative program involvement and work as an apparatus operator. In order to get new fire apparatus operational and in service, Brett has used his own shop to fabricate pieces to complete the process of getting fire equipment ready to serve the citizens of Carrollton when they need it most. He has also obtained certification to inspect the installation of child safety seats, and has been dedicated to providing this service to our citizens when he is on the shift. Brett exemplifies many aspects of PRIDE, but his desire to continuously improve service, and improve equipment merits acknowledgment of his Innovation as a city employee.

**D – Julie Conroy (Municipal Court)** While Julie Conroy demonstrates many of the values of P.R.I.D.E., tonight she is receiving a P.R.I.D.E. award for her **dedication** to the City. Award recipients demonstrating Dedication are employees who enjoy serving others, are responsive to customers, take initiative, and help others succeed.

As Juvenile Case Manager for the Carrollton Municipal Court, Julie not only “does” her job, she truly “embraces” her job. Julie does not simply stop her work as Juvenile Case Manager every Friday. After finding valuable classes for juveniles, such as Pathways to

Success for adolescent girls and their families, Julie attends the class as well even in the evenings and on weekends. She also spends weekend hours making phone calls to ensure that mandatory curfews are being met and meeting with the parents of the juveniles so that they do not have to take off work.

Julie demonstrates her dedication to the City and to these adolescents as she so affectionately refers to as, “her kids.” Tonight, we honor Julie and are proud to call her one of our employees!

**E – Mike Brighton (Public Works - Traffic Operations)** Mike Brighton began his tenure with the city on August 23, 1993, as a Signs and Markings Installer. Through hard work and strong leadership abilities, he has worked his way through Traffic Operations onto becoming first Traffic Signal Tech I and II, and finally Supervisor.

From the beginning of his career, Mike has always demonstrated a strong commitment to customer service through prompt responses to citizens’ concerns. He has received numerous compliments from citizens because he solved traffic problems quickly and effectively. Mike has also been recognized for his strong leadership and direction on specific projects, particularly because of his timeliness in completing projects.

Currently, Mike is Traffic Operations Supervisor, responsible for directing the crew that maintains the traffic lights and signs around the city. Many times he must respond to emergencies that create difficulties for citizens, if not hazards. Under his leadership Traffic Operations is responding to emergencies within 10 minutes of a call during the week, and 20 minutes after a call during evenings and weekends, both times well under their targets.

Mike also oversees the Neighborhood Identification Sign Program. Homeowner Associations can have the subdivision name on a sign installed above the street sign to create and support community spirit and pride. Mike also manages the sales of these signs to other cities as a revenue-generating activity.

Mike’s contributions impact citizens and other city departments by maintaining effective and cost efficient services. His abilities to solve problems and communicate the work unit’s goals and objectives make him the recipient of the PRIDE award for Effectiveness.

Their leadership and commitment to the organization makes them deserving of the PRIDE Award. It is employees like this that set Carrollton apart from other cities.

The semi-annual award will consist of a framed P.R.I.D.E. Certificate, a letter of appreciation from the City Manager, and a monetary gift of \$300.00 to be presented at a City Council Meeting.

9. Present a **Proclamation Declaring May as American Heritage Month.**

Mayor Miller presented a proclamation to Dr. Jiahuan Ding, President of the DFW Asian American Citizen Council declaring May as American Heritage Month.

**10. Present a Proclamation Declaring May as Motorcycle Awareness Month.**

Mayor Miller presented a proclamation to Connie Thompson of the Texas Abate and Texas Motorcycles declaring May as Motorcycle Awareness Month.

**PUBLIC FORUM****11. Hearing of any citizen/visitor on items not listed on the regular meeting agenda.**

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 a maximum of 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.

Mike Miller, 1020 Terry Way of Carrollton, stated that

**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 Williams moved approval of Consent Agenda Item No. 12 – 16. Second by Councilmember Hayden. The vote was cast 7-0 in favor of the motion.**

**BIDS AND PURCHASES**

- \*12. Consider approval of Bid # 07-030 for **Firefighter Self-Contained Breathing Apparatus to Casco Industries** in an amount not to exceed \$450,000.00.
- \*13. Consider approval of Bid # 07-028 for **Irrigation Inspections** to various vendors as recommended by staff for an amount not to exceed \$44,000.00.

**CONTRACTS AND AGREEMENTS**

- \*14. Consider authorizing the City Manager to approve a **Design Contract with Nathan D Maier Consulting Engineers Inc. for the Design of Furneaux Creek Phase 5 (Reach FF)** in an amount not to exceed \$493,950.00.
- \*15. Consider authorizing the City Manager to approve **Contract with Whole Environmental to Demolish the Structures at the Foxworth-Galbraith Property, 1109 S. Main Street** in an amount of \$99,600.15.
- \*16. Consider authorizing the City Manager to approve a **Contract with Intercon Environmental to Demolish the Structures at the Thomas Center, 1620 North Denton Drive** in an amount not to exceed \$75,500.00.

**PUBLIC HEARINGS – INDIVIDUAL CONSIDERATION**

17. Hold a public hearing and consider an **Ordinance Amending SUP-174 for Century Production**. The 3.2-acre site is located at the northeast corner of Belmeade Drive and Tarpley Road and is zoned (LI) Light Industrial District with SUP-174 for manufacturing of soap and detergents. Case No. 04-07SUP1 Century Production/David Carpenter.

Lori Levy, Planning Manager presented the case and stated that the applicant has asked that the case be withdrawn.

Mayor Miller opened the public hearing. There were no speakers.

**Councilmember Williams moved to close the public hearing and Approve Case No. 04-07SUP1 Century Production. Seconded by Councilmember Hayden. The vote was cast 7-0.**

18. Hold a public hearing and consider a **Resolution Amending the Comprehensive Plan** and the Future Land Use Map to designate an 8.7-acre site for Single-Family Attached uses in lieu of Medium Intensity Commercial uses. The site is located on the west side of Old Denton Road, south of Carrollton Parkway. Case No. 03-07MD2 Villas Borghese (Comp Plan)/Joe Angelone.

Lori Levy, Planning Manager presented the case.

Keith Hamilton, the developer on the project, stated he was present to answer any questions Council may have.

Mayor Miller opened the public hearing.

Stephen Duran, 4417 Ramona Street, Carrollton, stated that he has lived in Carrollton for 20 years and the neighborhood for 5 years. He is concerned with some of the issues with the new townhomes. He also believes that the traffic issue should be taken into consideration for this project. He states that his property value has already suffered from the apartments being across the street and with the new town homes coming in his value will go down again. He believes that there are things that Council could require of the developer for the new project to help keep his neighborhood values stable and high.

Steve Edwards, 4420 Wyandotte Street, Carrollton, stated that he was speaking on behalf of the neighborhood the Estates of Indian Creek. The neighborhood is worried about the location of the project and other issues with the project. The neighborhood is not happy with the Planning and Zoning Commissions considerations and procedures. The neighborhood brought a list of stipulations that they would like see to happen if the Council approves the project. The stipulation would be a screening wall to separate their neighborhood with the proposed townhomes.

The following people registered in opposition to the item but did not wish to speak:

Joe Berryman, 1017 Delaware Drive, Carrollton  
Anshuman Tewari, 1000 Caddo Dr, Carrollton  
Sid Majumdar, 1001 Caddo Drive, Carrollton  
Hemchand Kuchvicuitan, 1004 Caddo Drive, Carrollton

Jose Iturralde, 4412 Wyandotte Street, Carrollton  
Sajeen Muraeidharan, 4401 Ramona Street, Carrollton  
Sunil, Walvekar, 1069 Delaware Street, Carrollton  
Diev Hoans, 1020 Caddo Drive, Carrollton  
Ajithkumar Veetil, 1037 Delaware Drive, Carrollton  
Sasi Pullara, 1041 Delaware Drive, Carrollton  
Leyo Joseph, 1024 Caddo, Carrollton  
Rajeev Kulam, 4413 Ramona Street, Carrollton  
Dan Godfrey, 1021 Caddo Drive, Carrollton  
Jose Joseph, 1012 Caddo Drive, Carrollton  
Fransisco Cardiel, 1020 Delaware Drive, Carrollton  
Philip George, 1016 Delaware Drive, Carrollton  
Naren Sahdd, 4409 Ramona Street, Carrollton  
Nathan Elliot, 1036 Caddo Drive, Carrollton  
Sanjay Shah, 4404 Wyandotte Street  
P. Louc, 1020 Caddo Drive, Carrollton  
Priyadarshi Das, 4405 Ramona Street, Carrollton  
Amarjit Singh, 1016 Caddo Drive, Carrollton

**Councilmember Hayden moved to close the public hearing and Approve Case No. 03-07MD2 Villas Borghese (Comp Plan). Seconded by Councilmember Simons. The vote was cast 5-2, Councilmembers Malone and Mahalik voted no.**

19. Hold a public hearing and consider an **Ordinance Amending PD-123 for the (SF-TH) Single-Family Townhouse District** with modified development standards. The 8.7-acre site is located on the west side of Old Denton Road, south of Carrollton Parkway and is zoned PD-123 for the (LR-2) Local Retail District. Case No. 03-07Z1 Villas Borghese/Joe Angelone.

Lori Levy, Planning Manager presented the case.

Mayor Miller opened the public hearing. There were no speakers.

**Councilmember Simons moved to close the public hearing and Approve Case No. 03-07Z1 Villas Borghese. Seconded by Councilmember Hayden. The vote was cast 5-2, Councilmembers Malone and Mahalik voted no.**

20. Hold a public hearing and consider a **Resolution Amending the Comprehensive Plan** and the Future Land Use Map to designate a 4.3-acre site for Single-Family Attached uses in lieu of Medium Intensity Commercial uses. The site is located on the north side of Keller Springs Road, west of Marsh Lane. Case No. 03-07MD3 Cityview (Comp Plan)/Bryan Klein.

Lori Levy, Planning Manager presented the case.

The applicant, Bryan Klein gave Council background information on the project and opened up the discussion for questions.

Mayor Miller opened the public hearing. There were no speakers.

**Councilmember Marchant moved to close the public hearing and Approve Case No. 03-07MD3 Cityview (Comp Plan). Seconded by Councilmember Simons. The vote was cast 7-0.**

21. Hold a public hearing and consider an **Ordinance approving a Planned Development District for the (SF-TH) Single-Family Townhouse District** with modified development standards. The 4.3-acre site is located on the north side of Keller Springs Road, west of Marsh Lane and is zoned (LR-2) Local Retail District. Case No. 03-07Z2 Cityview/Bryan Klein.

Lori Levy, Planning Manager presented the case.

Mayor Miller opened the public hearing.

Bernard Shaw, 3102 Maple Avenue, Carrollton, stated that he represents the shopping center that is directly in front of this planned development. He wanted to make sure that the zoning for his property will stay the same and not change.

Lori Levy stated that the zoning would not change for the surrounding properties. Council was only making decisions on the property listed.

**Councilmember Marchant moved to close the public hearing and Approve Case No. 03-07Z2 Cityview with the following stipulations: 1. Ornamental Iron in lieu of wrought iron in all such references as it relates to screening/fences; 2. Chimneys for fireplaces, where provided, shall be brick to the upper termination on end housing units only, and only if the fireplaces are located on an exterior wall of the structure; 3. With the exception of the private driveways that front upon the stained concrete streets as shown on the attached concept plan, the remaining private driveways shall have a minimum 4-foot strip, ribbon or panel of stained and stamped concrete with flexibility so as to be compatible with the architecture, garage door placement and layout; 4. The detention pond adjacent to Marsh Lane shall be located behind the fence (on the west side of the fence) to the extent that the design of the detention pond allows and as approved by Public Works; 5. The required screening walls along both Marsh Lane and Keller Springs Road shall be 4' masonry with 2' black, ornamental iron. Seconded by Councilmember Simons. The vote was cast 4-3, Councilmember Hayden, Malone and Weidinger voted no.**

22. Hold a public hearing and consider an ordinance **Amending the Comprehensive Plan and the Transportation Plan** to establish new street categories in Transit Center Districts. Case No. 04-07MD3 (TOD) Transportation Plan Amendment/City of Carrollton.

Lori Levy, Planning Manager presented the case.

Mayor Miller opened the public hearing. There were no speakers.

**Councilmember Simons moved to close the public hearing and Approve Case No. 04-07MD3 Transportation Plan Amendment. Seconded by Councilmember Weidinger. The vote was cast 7-0.**

*Mayor Miller adjourned the meeting at 8:36 p.m.*

*Mayor Miller reconvened the Worksession at*

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

5. Briefing on **Code Enforcement Program.**

Scott Hudson, Interim Director of Environmental Services stated that this worksession item is to brief the City Council on the current status and strategies of the Code Enforcement Program. The briefing entailed a review of the program elements, performance targets and staffing levels. Emphasis was given to night and weekend enforcement response and to strategic considerations should additional resources become available.

7. Discuss **Proposed Sign Code Amendments.**

Ravi Shah, Director of Development services stated that the City of Carrollton regulates the placement of signs on buildings and private property through the use of sign regulations. The Sign Code was adopted by ordinance #1278 in 1986 in order to regulate signs within the city limits and is updated on a regular basis to advance public interest and enhance business needs. These regulations are intended to reduce and control visual clutter and sign blight.

Staff has proposed certain amendments to the Sign Code as part of an overall initiative to modify development standards that align with community sustainability and current trends. These also include potential solutions and responses to the feedback received from the retail round table committee regarding signage along PGBT.

These amendments to the Sign Code will enhance the sustainability of the community by reducing visual blight and providing for a more equitable application of the code. In addition, these changes will require aesthetic improvements to freestanding signs.

Staff presented this information to the Council for feedback and receive direction to proceed with developing prescriptive standards based on the proposed initiatives.

6. Discuss **Appointments to Various Boards and Commissions.**

Council tabled this discussion to the May 15 City Council Meeting.

---

Larry Williams, Mayor Pro Tem

ATTEST:

---

Ashley D. Mitchell, City Secretary