

**CARROLLTON CITY COUNCIL  
WORKSESSION AND REGULAR MEETING**

**JUNE 3, 2008**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, June 3, 2008, at 5:45 p.m. with the following members present: Mayor Ron Branson, Mayor Pro Tem Matthew Marchant, Deputy Mayor Pro Terry Simons, Councilmembers Tim Hayden, John Mahalik, Pat Malone, Larry Williams and Herb Weidinger. Also present were City Manager Leonard Martin, Assistant City Managers Marc Guy and Bob Scott, Director of Managed Competition Tom Guilfooy, Workforce Services Director Erin Rinehart, City Attorney Clayton Hutchins and City Secretary Ashley D. Mitchell.

**\*\*\* PRE-MEETING \*\*\***

**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.

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

**COUNCIL BRIEFING ROOM**

6. Briefing on **Crosby Recreation & Community Center Renovations.**

Cesar Molina, Director of Engineering stated that this is an update to City Council on renovations at the Crosby Recreation and Community Center.

The May 2004 bond election contains a proposition to renovate or replace the Crosby Recreation and Community Center. In 2007, as a precursor to the formal design contract, staff initiated an evaluation of the 40-year-old facility to assess the extent of the facility's physical deterioration and functional obsolescence, and determine the most cost effective solution for meeting the needs of the surrounding area. Engineering staff also conducted planning and scoping meetings attended by all department managers to gather input as to the long-term needs and desires of the facility. Several solution scenarios were developed and included complete reconstruction, maintaining and renovating the existing structure, and utilizing a combination of renovation and new construction. In March of this year, staff secured a professional services contract with PBS&J Architecture for the facility's design and construction documents.

The initial study was utilized and further refined in formal design to conclude that the most suitable and sustainable solution is a combination of renovation and new construction. Under the current plan, approximately 8,800 square feet (sf) of the original 1965 structure will be demolished and replaced in a configuration and with materials more suitable for current and long terms needs of the City.

Approximately 18,000 sf of the facility, comprised of the 1965 gym and all of the 1975 additions, will be demolished to shell and reconfigured. All mechanical, plumbing, lighting, electrical and roof systems along with floor, wall and ceiling surfaces will be replaced in the renovated area. Upon completion, the facility will be approximately 27,000 sf and offer services for recreation, fitness, community, pre-school, public safety, liturgy/education, and offices.

In addition to addressing the physical/functional needs of the various departments, it is a goal of the project to include both aesthetic and environmental enhancements to the facility. Although the Crosby Recreation Center is not a formal element of the Carrollton Transit Oriented Development Program, its proximity to this area cannot be ignored. Therefore, while not designing specifically for TOD, the renovations will attempt to incorporate certain elements to be compatible with such.

As with all City facility projects, Crosby will be reconstructed with “green” in mind. All 30-plus year old mechanical, plumbing and electrical systems will be replaced with high-efficiency and Energy Star rated elements. Additionally, we will take advantage of the building’s northern orientation, and utilize a much higher degree of natural lighting. The re-use of approximately two-thirds of the facility’s structure is considered a “green” element in itself as it reduces construction energy consumption and generation of materials that would have ultimately been disposed in a landfill. Although it is not the intent to obtain an actual certificate from the Green Building Council, it is the goal of the project to be LEED *certifiable*. Therefore, while the design and construction will incorporate a high degree of green elements, the additional cost of project management normally associated tracking such for certification (as much as 10% of total construction) will remain integrated in the improvements.

The various facility and needs assessments over the past year continuously balanced both physical and financial constraints. The project budget must not only include construction costs, but expenses associated with design, asbestos abatement, and FFE (furniture, fixtures & equipment). The estimated construction cost of a 26,000-27,000 sf facility is anticipated to be approximately \$3,700,000, which includes site utilities, demolition and asbestos abatement. Parks & Recreation staff has appropriated an FFE allowance \$500,000 for new fitness equipment, office furnishings, and IT related upgrades. In March, Council approved a design contract to PBS&J for \$360,000. Therefore, the total project cost for construction, FFE, design and associated costs is currently budgeted at \$4.6 million. The 2004 Bond Election included \$3,000,000 for renovation of the Crosby Recreation Center. Additionally, \$700,000 is available from the Proposition 2 (*Library Satellite at Crosby Recreation Center*) of the 1999 Bond Election in which a library resource center is a consistent use. The remaining project budget is provided through savings of other Parks & Rec capital projects WITHOUT jeopardizing funding of any future planned projects. The appropriate use of all proposed bond funds toward Crosby has been confirmed with the City Finance Dept.

As discussed, Staff conducted extensive scoping and planning throughout 2007, and initiated formal design in early 2008. Internal organization will allow the design and plan preparation to advance quickly, and construction documents are anticipated to be complete in late fall 2008. Crosby Recreation Center construction is planned to start in early 2009, which results in a 1st Quarter 2010 re-open date. The Engineering and Parks Departments are in close contact to ensure P&R programs are properly coordinated at the

facility. Additionally, Engineering staff is also coordinating the recreation center renovations with reconstruction of Crosby Road.

Staff briefed council on the status of the Crosby Recreation Center design and request input from Council. Council concurred with staff's recommendation.

7. Discuss **Boards & Commission Calendar Items.**

Ms. Mitchell stated that in late 2007, Council decided to make the annual Meet & Greet reception more informational for the citizens involved. The Council wished to meet in June for an informational session for the citizens interested in participating in the city's Boards & Commissions. This session will consist of presentations by each department liaison for the board or commission in which they participate. The informational session should provide the citizens a better idea of what each board or commission is responsible for within the city. Staff also expects a larger amount of applications once the information is passed on to the citizens interested.

Council concurred that application will be due by September 5, Meet and Greet will be held July 31, Council will consider the recommendation at there first meeting in October and the Boards and Commission Banquet will be held September 18.

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

4. Council convened in **Executive Session at 8:10 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 551.076** to discuss security matters.
- **Section 551.087** to discuss Economic Development.

5. Council **reconvened in open session at 8:15 p.m.** to consider action, if any, on matters discussed in the Executive Session.

**INVOCATION** by Ron Dunton, Senior Pastor, Metrocrest Presbyterian Church

**PLEDGE OF ALLEGIANCE** was led by Clayton Hutchins.

**PUBLIC FORUM**

8. **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.

None.

**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 Malone moved approval of and closed the Public Hearings of Consent Agenda Item No. 9 – 16. Second by Councilmember Simons. The vote was cast 7-0 in favor of the motion.**

### **CONTRACTS AND AGREEMENTS**

- \*9. Consider authorizing the City Manager to **Enter Into A Memorandum Of Agreement With U.S. Immigration and Customs Enforcement.**
- \*10. Consider authorizing the City Manager to **Approve A Change Order #2 With Bridgfarmer & Associates, Inc For Design Modifications To The Crosby Road Project** in an amount not to exceed \$25,700.00 making the revised contract amount not to exceed \$286,200.00.
- \*11. Consider authorizing the City Manager to **Approve A Change Order #1 With Mela Contracting For Additional Construction Work To The Columbian Club Pump Station Project** in an amount not to exceed \$99,193.00 making the revised contract amount not to exceed \$1,627,668.00.

### **RESOLUTIONS**

- \*12. Consider a Resolution **Declaring Intent To Reimburse Expenditures With Proceeds Of Future Debt For The Purpose Of Public Safety Improvements.**
- \*13. Consider a Resolution **Approving The Investment Officer's Quarterly Report For Quarter Ended March 31, 2008.**

### **PUBLIC HEARINGS - CONSENT AGENDA**

*(Items listed under the "Public Hearing Consent Agenda" have received a unanimous recommendation for approval by the Planning & Zoning Commission, and the city has received no written opposition to the cases at the date of the posting of the agenda. However, any person is welcome to speak on any of these agenda items by completing a "Request to Speak" card prior to the meeting. Otherwise, the items will be considered without deliberation. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately.)*

- \*14. Hold a public hearing and consider an ordinance **Amending SUP-342 For The Marsh Lane Wedding Facility.** The 5.9-acre site is located on the east side of Marsh Lane, south of Simpson Road and is zoned (O-2) Office District and (LI) Light Industrial District with SUP-342 for a wedding facility. Case No. 05-08SUP3 Marsh Lane Wedding Facility/Sandra Harrison-Moore.

- \*15. Hold a public hearing and consider an ordinance including **1107 Warner Street In The Historic Overlay Zoning District**. The 0.27-acre site is on the west side of Warner Street, south of Rosemon Avenue and is zoned (SF-10/18) Single-Family Residential District. Case No. 05-08Z2 1107 Warner/Manford Edgington.
- \*16. Hold a public hearing and consider an ordinance **Amending PD-172 For Quail Creek North**. The entire 29.8-acre site is located on the northwest corner of Hebron Parkway and Quail Creek Drive and is zoned PD-172 for the (SF-TH) Single-Family Townhouse and (SF-PH) Single-Family Patio Home Districts. Case No. 05-08Z3 Quail Creek North/Charles McKinney.

#### **PUBLIC HEARINGS – INDIVIDUAL CONSIDERATION**

17. Hold a public hearing and consider an ordinance approving a **Special Use Permit For A Drive-Thru For A Restaurant**. The 2.1-acre site is located on the west side of Josey Lane, south of Trinity Mills Road/PGBT and is zoned (LR-2) Local Retail District. Case No. 04-08SUP1 Pizza Store Drive-thru/Randy Twist.

Lori Levy, Planning Manager presented the case.

Mayor Branson opened the public hearing.

18. Hold a public hearing and consider an ordinance approving a **Special Use Permit For An Indoor Amusement Facility** for Bounce U. The 0.2-acre site is located at the southeast corner of Josey Lane and Frankford Road and is zoned PD-21 for the (LR-2) Local Retail District. Case No. 04-08SUP3 Bounce U/Todd Gonzalez
19. Hold a public hearing and consider an ordinance **Amending PD-179 For The Parker Professional Plaza**. The 9.725-acre site is located at the southeast corner of Dozier and Parker (FM 544) Roads and is zoned PD-179 for the (O-2) Office District. Case No. 05-08Z4 Parker Professional Plaza/Carl Schwab.

*Mayor Pro Tem Marchant adjourned the meeting at 7:35 p.m.*

ATTEST:

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Ashley D. Mitchell, City Secretary

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Ronald F. Branson, Mayor