

# NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS EXECUTIVE BOARD MEETING

Minutes — May 22, 2025

Transportation Council Room | 616 Six Flags Drive | Arlington, Texas

The NCTCOG Executive Board meeting was conducted as a videoconference meeting that was live broadcast at <https://nctcog.swagit.com/live>. The presiding officer, President Hill, was present at the physical location, 616 Six Flags Drive, Arlington, Texas, which was open to the public during all open portions of the meeting.

President Hill called the regular meeting of the North Central Texas Council of Governments Executive Board to order at 1:01 pm on May 22, 2025. Todd Little took attendance and determined that a quorum was physically present.

## **Members of the Board Present:**

- |                     |                        |
|---------------------|------------------------|
| 1. Chris Hill       | 7. Bowie Hogg          |
| 2. Victoria Johnson | 8. Rick Horne          |
| 3. Jennifer Justice | 9. Brandon J. Huckabee |
| 4. Bill Heidemann   | 10. Cara Mendelsohn    |
| 5. David Bristol    | 11. Tim O'Hare         |
| 6. T.J. Gilmore     | 12. Kameron Raburn     |

## **Members of the Board Absent:**

1. Carlos Flores
2. Clay Jenkins
3. Bobbie Mitchell
4. Mitch Little

## **Members of the Staff Present:**

Todd Little, Monte Mercer, Susan Alvarez, Tim Barbee, Doni Green, Michael Morris, Maribel Martinez, Phedra Redifer, Randy Richardson, Jerri Watson, Ken Kirkpatrick, James Powell, Michael Bort, Tom McLain, Jessie Shadowens-James, Lisa Sack, Kelly Schmidt, Emily Beckham, Dana Buckholt, Brent Moll, Laurie Gillispie, Kelley Fontenot

## **Visitors Present:**

Tricia Lindsey, CPPWG/Sachse CERT; Joan Marinos, Cedar Hill CERT; Pat Weaver, Duncanville; Cindy Toops, CPPWG/Prosper CERT; Brooklyne Clark, Burleson CERT; William Hymes, Burleson CERT; Brad Griffin, Burleson CERT; Dustin EJ Meier, WSGFY/Burleson CERT; Casey Davis, Fire Chief Burleson; Joe Laster, Burleson; Clark Stephenson, Cedar Hill

## **REGULAR SESSION**

## **PUBLIC COMMENT ON AGENDA ITEMS**

President Hill opened the meeting for public comment and asked if there was anyone present wishing to speak. There being no one, he proceeded with the meeting.



## **CONSENT AGENDA ITEMS:**

Items 1 - 9 were posted on the agenda as Consent Items.

**Item 1      Approval of Minutes**

**Item 2      Resolution Authorizing Contracts for Background Check Services**

Board authorization was requested to award contracts with various vendors for background check services utilizing the TXShare cooperative purchasing program for a five-year term.

The vendors are as follows:

- Accurate C&S Services, Inc.
- Employers Choice Online, Inc., dba Employers Choice Screening
- KENTECH Consulting, Inc.
- TCI Group
- Welliver & Associates, LLC dba Hire Honest

**Item 3      Resolution Authorizing an Interlocal Agreement with Sourcewell for Cooperative Purchasing Activities**

Board authorization was requested to enter a five-year Interlocal Agreement with Sourcewell for cooperative purchasing activities. Under the proposed agreement, NCTCOG would receive 25% of the administrative fee revenue that Sourcewell collects from sales by TXShare members within Texas, at no additional cost to the participating entities.

**Item 4      Resolution Authorizing Agreements with Site Host Entities for Metro X**

Board authorization was requested to enter agreements with entities that have agreed to serve as site hosts for Metro X chosen based on facility availability and scenario suitability. NCTCOG is planning a large-scale regional exercise called Metro X, scheduled for October 2025. This multi-day event will simulate a Complex Coordinated Terrorist Attack (CCTA) to test regional emergency response capabilities and identify improvement areas. The Olson Group Ltd has been hired to facilitate the exercise, which will involve various disciplines, including emergency management, law enforcement, fire, medical, intelligence, and communications. Scenarios will range from structural collapse and explosions to active shooter events and mass casualty incidents. Each participating entity will be responsible for its own costs and liabilities.

**Item 5      Resolution Authorizing Contracts with Lone Star Pace and Texas Pace Authority for Regional Pace Program Administration Services**

Board authorization was requested to enter contractual agreements with Lone Star PACE and Texas PACE Authority to administer the Regional PACE (Property Assessed Clean Energy) Program. The NCTCOG Regional PACE Program is a collaborative effort between the Environment and Development and Transportation departments to promote energy and water efficiency awareness and initiatives across the region. The purpose of PACE programs is to provide low-cost, long-term loans to owners of commercial, industrial, and multifamily properties to finance energy efficiency and water conservation retrofits. Property owners can apply for a voluntary property assessment to determine eligibility and financing for eligible improvements. Qualified lenders then issue PACE loans directly to the property owners. The PACE administrator monitors the loan status and retrofit process through its contractor.

Currently, 17 cities and 9 counties in North Central Texas have their own PACE programs administered through contracts with third-party PACE providers. The NCTCOG Regional PACE Program will allow local governments without existing PACE programs to partner with a regional administrator, making PACE financing more accessible to property owners in those communities. This will particularly benefit smaller and rural areas that lack the resources to establish their own PACE programs. A centralized regional program will also promote standardization and cost savings through a shared application and assessment process.



**Item 6****Resolution Authorizing Agreements with Subrecipients of the 2024 Work Zone Data Exchange Call for Projects**

Board authorization was requested to enter agreements with subrecipients of the 2024 Work Zone Data Exchange (WZDx) Call for Projects. Projects funded through the Work Zone Data Exchange Program will utilize up to \$2,427,804 of Surface Transportation Block Grant funds and 485,561 of Transportation Development Credits in lieu of local match.

Details of each agreement are identified below.

Subrecipient	TXShare Vendor	Federal Funding	Transportation Development Credits	Total Project Cost
Duncanville	Navjoy	\$219,240	43,848	\$219,240
Denton	Navjoy	\$299,800	59,960	\$299,800
McKinney	Mixon Hill	\$571,869	114,374	\$571,869
Lewisville	Blynscy	\$136,935	27,387	\$136,935
Garland	Mixon Hill	\$339,960	67,992	\$339,960
Frisco	One.network	\$480,000	96,000	\$480,000
Arlington	One.network	\$380,000	76,000	\$380,000
<b>Total</b>		<b>\$2,427,804</b>	<b>485,561</b>	<b>\$2,427,804</b>

**Item 7****Resolution Authorizing Agreements for the Blue-Green-Grey Application for New Ideas**

Board authorization was requested to enter agreements with various vendors for the Blue-Green-Grey application program. The program supports innovative ideas focused on water (Blue), environment (Green), and transportation infrastructure (Grey) within the 12-county Metropolitan Planning Area.

The approved projects and funding amounts are:

- Huitt-Zollars, Inc./City of Allen – Inlet Filter Pilot Program, not to exceed \$75,000
- Dallas Area Rapid Transit – Vermiculture Food Waste Composting at Lawnview Station, not to exceed \$90,000
- City of Frisco – Median Bioswale Retrofit Parkwood Boulevard, not to exceed \$83,300

The Regional Transportation Council (RTC) allocated a total of \$248,300 in local funds for these projects on December 12, 2024. No local match is required.

**Item 8****Resolution Authorizing New Corsicana Workforce Center Lease**

Board authorization was requested to enter a five-year lease agreement with RBR Enterprizes for a new Workforce Center in Corsicana, TX. The 2,305-square-foot space at 3201 W. 7th Avenue will replace the current location owned by the Texas Workforce Commission, which must be vacated by December 30, 2025. The lease rate is set at \$17.25 per square foot, covering base rent, taxes, insurance, and common area maintenance. A market analysis, conducted by NCTCOG's real estate broker, confirmed the lease terms align with the surrounding area's pricing. The move is part of a long-term strategy to modernize Workforce Centers while adapting to federal funding constraints. Key factors such as population growth, job trends, unemployment rates, poverty levels, and child care access were evaluated to ensure optimal service delivery. The new location's proximity to Navarro College supports these ongoing workforce initiatives. This lease was approved by the North Central Texas Workforce Development Board at its May 6, 2025 meeting.



**Item 9      Resolution Authorizing a Contract with North Central Texas InterLink (InterLink) for the FY25 Teacher Externships Program**

Board authorization was requested to enter a contractual agreement with North Central Texas InterLink (InterLink), a regional non-profit alliance. InterLink will provide outreach services and support for the implementation of the Teacher Externships Program, for a maximum term of ten months and an amount not to exceed \$161,500. InterLink fosters collaboration between industry, education, and government, ensuring a skilled and prepared workforce. By bridging the gap between classroom learning and real-world application, InterLink enables educators and students to thrive in North Central Texas' dynamic and diverse economic ecosystem. The funding will enable NCTCOG to provide quality externships to approximately 140 middle and high school teachers and counselors across the WSNCT fourteen (14)-county service region through delivery of the FY25 Teacher Externships Program.

Upon a Motion by Mayor Heidemann (seconded by Councilmember Johnson), to approve Consent Agenda Items 1 - 9, and unanimous vote of all members present, the Board approved the Consent Agenda Items as posted.

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

**Item 10      Status Update - R6 Community Preparedness Awards Winners 2025**

Maribel Martinez, Director of Emergency Preparedness, presented the Burleson Community Emergency Response Team (CERT) with the FEMA Region 6 Community Preparedness Award for its outstanding contributions to emergency preparedness, volunteer training, and disaster response in Johnson/Tarrant County, Texas. Over the past two years, Burleson CERT has trained 50 new members, hosted regional disaster exercises, and partnered with organizations to support inclusive preparedness. In 2024, the group transitioned into the nonprofit Burleson CERT Association (BCA), allowing for expanded outreach and funding opportunities. Volunteers have contributed over 2,400 hours, saving the city nearly \$80,000 in labor costs. Through innovative leadership, hands-on training, and community collaboration, Burleson CERT continues to strengthen regional resilience and emergency response capabilities.

Exhibit: 2025-05-10-EP

This was an information item. No action was required.

**Item 11      Resolution Authorizing Agreement with the City of Ennis for the Business 287/Ennis Avenue Grade Separation Funding Partnership**

Michael Morris, Director of Transportation, requested Board authorization to enter an Interlocal agreement with the City of Ennis for the Business 287/Ennis Avenue Grade Separation Funding Partnership. The Regional Transportation Council (RTC) has allocated \$39.8 million in federal, state, and local funding for the project. The RTC approval included advancing funds with the condition that the City of Ennis would contribute \$5,000,000, plus interest, to the North Central Texas Council of Governments (NCTCOG), acting as the RTC's fiduciary agent. This funding reflects the city's commitment to economic development and cost reimbursement. Ellis County is also contributing through Tax Increment Reinvestment Zone (TIRZ) revenues.

**Proposed Repayment Terms:**

- Total Contribution: \$5,000,000
- Loan Term: 15 annual payments
- Interest Rate: 2.4%
- Payments #1-14: \$350,000 annually
- Final Payment (#15): \$1,291,389.95
- First Payment Due: November 30, 2029
- Payment Source: TIRZ revenues

**Contingency Provisions:**

If the city is unable to make a scheduled payment, the unpaid amount will roll into the next payment, accruing interest. If there is any remaining balance after the final scheduled payment, the city will continue payments until fully repaid, with a final deadline of December 31, 2045.



NCTCOG staff have been collaborating with city staff to discuss payment terms. The Ennis City Commission and TIRZ Board have been briefed and support the proposed terms, pending final approval of the TIRZ Project and Finance Plan. This agreement follows established RTC funding models for transportation projects linked to economic development.

The Texas Department of Transportation will oversee construction, with completion expected by 2029.

Exhibit: 2025-05-11-TR

*Councilmember Mendelsohn entered the meeting.*

Upon a Motion by Mayor Raburn (seconded by Councilmember Horne), and unanimous vote of all members present, the Board approved the resolution as presented.

**Item 12 Resolution Authorizing a Contract with Career Team, LLC for the Management and Operations of the Workforce Development System**

Phedra Redifer, Director of Workforce Development, requested Board authorization to enter a contractual agreement with Career Team, LLC. This agreement would grant Career Team, LLC the management and operations of the Workforce Development System for a maximum term of sixty-four months, at a total cost not to exceed \$115 million.

To ensure seamless implementation, staff is proposing a transition period from June 1, 2025 through September 30, 2025. The initial one-year contract term would then begin on October 1, 2025 and run through September 30, 2026. The contract will include an option to renew for up to four additional one-year terms, for a total contract amount not to exceed \$115 million.

A Request for Proposals (RFP) was issued which solicited responses from qualified organizations. Three responsive proposals were received and evaluated, leading to the recommendation of Career Team, LLC for the award.

Mayor Bristol asked if the incumbent was one of the final two candidates under consideration. Ms. Redifer confirmed that they were. Additionally, Mayor Bristol inquired about other Texas entities served by Career Team. Ms. Redifer explained that they do not currently hold any Workforce Board contracts in Texas but had recently worked with the East Texas COG. She noted that Career Team operates across 60 counties nationwide, with over \$47 million in awarded funds. Ms. Redifer stated that the COG contract would be Career Team's flagship and most important one. She said the Executive Leadership team would oversee the transition and implementation period. The Quality Assurance Director is based in Frisco, TX, while the Program Director is based in Houston. Mayor Bristol asked if the intent was to retain the current staff. Ms. Redifer explained that the intent is to provide opportunities for the current staff to interview for positions as a result of the contract.

Exhibit: 2025-05-12-WF

Upon a Motion by Mayor Bristol (seconded by Councilmember Johnson), and unanimous vote of all members present, the Board approved the resolution as presented.

**Item 13 Status Report - Presentation of 2025 Current Population Estimates**

Brian Lister, Senior Research Data Analyst, presented the 2025 Current Population Estimates for the North Central Texas region. The report included estimated population totals for all cities over 1,000 in population, and for each of the 16 counties. The U.S. 2020 Census base-year figures and revised estimates for 2024 were also provided as part of the presentation showing a regional growth of 234,125. NCTCOG's population estimates are often cited and are recognized for their coverage, timeliness, and uniqueness.

Exhibit: 2025-05-13-RIS

This was an information item. No action was required.

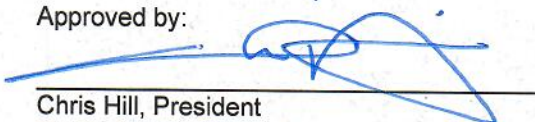
**MISCELLANEOUS:**

**Item 14 Attendance and Calendar**

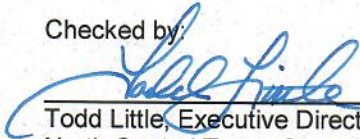
The Board was provided with a Calendar of meeting and a record of Attendance.

President Hill adjourned the meeting at 1:44 pm.

Approved by:

  
Chris Hill, President  
North Central Texas Council of Governments  
County Judge, Collin County

Checked by:

  
Todd Little, Executive Director  
North Central Texas Council of Governments