

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

AUGUST 21, 2017

The City Council of the City of Sachse held a regular meeting on Monday, August 21, 2017 at 7:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Paul Watkins, Council Members Brett Franks, Charlie Ross, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Human Resources Director, Melinda Walter; Public Works and Engineering Director, Greg Peters; Finance Director, Teresa Savage; Parks and Recreation Director, Lance Whitworth; Community Development Director, Dusty McAfee; Police Chief, Bryan Sylvester, and Fire Chief, Marty Wade.

Mayor Felix opened the meeting at 7:32 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Councilman King and the pledges by Councilman Adams.

CONSENT AGENDA: All items listed on the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items unless a Council member or citizen so requests.

17-3945 - Approve the minutes of the August 7, 2017 workshop meeting.

17-3946 - Approve the minutes of the August 7, 2017 regular meeting.

17-3926 – Accept the Quarterly Budget and Investment Reports for the quarter ended June 30, 2017.

17-3947 - Approve an extension to the existing 911 Interlocal Agreement between the City of Sachse and the North Central Texas Council of Governments.

Councilman Adams made a motion to approve items the consent agenda items as presented. Councilman King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King stated that the Animal Shelter had a successful Clear the Shelter Event and there are still some animals available for adoption for those who may be interested. Councilman Adams added that he was thrilled to see how happy the children were to adopt an animal.

Councilman Ross stated that there is no story time this week at the Library. On August 22 at 6:00 p.m., Princess the Dog will be at the Library and on September 5 at 6:00 p.m. the Library will host a fall card making class.

Councilman Franks stated the Parks and Recreation Guide to Fun should have arrived to everyone. He encouraged all to check it out for all of activities that will be taking place.

Mayor Felix announced on September 16 will be Public Safety Day; October 3 is National Night Out; October 21 Pumpkin Prowl at Salmon Park; October 28 is Fall Fest hosted by the Sachse Chamber of Commerce; November 23 the Turkey Trot; and on December 6 the City's first Christmas Extravaganza that will include a night parade at 6 p.m. following by the tree lighting at 7 p.m. with many other fun activities.

Presentation of photo to City Council by the Sachse Historical Society.

The Sachse Historical Society presented Council with a framed photo from the Veterans Moving Wall Event as a thank you for all they did to make the event take place.

CITIZENS INPUT:

George Butch Kemper, 7107 Long Meadow Drive, strongly advised the Council not to use their logo for the National League of Cities Service Line Warranty Program that was presented at the last Council meeting. He feels that it would be a liability for the City.

Tricia Lyndsey, 3718 Rock House Road, thanked Council for the completion of the Miles Road project with the lights and landscaping.

REGULAR AGENDA ITEMS:

17-3944 Conduct the first public hearing on the proposed Tax Rate for the 2017-2018 Fiscal Year.

Mrs. Savage stated this will be the first public hearing on the tax rate. Mrs. Savage reviewed the following information with Council: the budget calendar, certified tax rolls, truth in taxation, revenue comparison, recommended supplementals in the General Fund, an overview of General Fund expenditures, the Vehicle Equipment Replacement Fund (VERF), fund balance analysis, capital projects, summary of the Utility Fund, Utility Fund supplementals, and a combined budget summary. Mrs. Savage stated the effective tax rate will generate approximately the same amount of tax revenue as the prior year excluding tax revenue to be raised from new property added to the tax roll this year. The proposed tax rate of 0.747279 is 7.1% higher than the effective tax rate.

Mayor Felix opened the public hearing.

Kathy Cobb, 3820 6th Street, stated that she would like to see the Council discuss adding a right turn lane on Miles Road approaching 190, a design concept for the Community Center including

project cost and timeline, questioned why the street maintenance budget line item is lower, and would like to limit the increase on individual taxes. Mrs. Nash addressed Mrs. Cobb comment stating that the City only has an estimate on design for the Community Center and do not know an exact cost yet. Councilman Adams added the street repairs is an estimate based on the street maintenance tax fund plus additional monies were added in streets.

Chance Lyndsey, 3718 Rock House Drive, stated he agrees with the decision by Council for the Community Center. He would also like to see the facilities like Fire Station #2 have better maintenance.

Councilman Adams made a motion to close the public hearing. Mayor Pro Tem Watkins seconded that motion and the motion was unanimously approved.

17-3943 Conduct a public hearing to consider and act on a request by 7-Eleven for a Special Use Permit (SUP) for retail sales with fuel pumps on approximately 1.5 acres of land generally located at the northeast corner of the PGBT and Miles road, currently zoned C2 (Commercial) within the Turnpike Overlay District (Commercial Zone).

Mr. McAfee introduced the applicant's request along with an overview of when a Special Use Permit (SUP) is required and that the City has discretionary approval. Mr. McAfee stated that the use of fuel pumps in the C2 district requires the applicant to obtain an SUP. However, within the Commercial Zone of the Turnpike Overlay district, Retail Sales (with fuel pumps) are allowed by right. Of the 28 property owners that were notified, the City received no negative responses. Mr. McAfee reviewed how this request ties in to this commercial zone, the Future Land Use Plan (FLUP), and the Comprehensive Plan. If granted by Council, the SUP would allow 7-Eleven to have fuel pumps. The staff has also worked with the applicant to provide additional site enhancements. If Council recommends approval, staff is recommending the following conditions be included in the SUP: fueling canopy band face as presented, decorative paving at entrances, meet architectural standards of the City, and signage limited to wall signs and a monument sign along each ROW. At the July 31 Planning and Zoning meeting, the commission recommended approval with a 4-1 vote. Two residents spoke in favor of the request. Staff is recommending denial of this request.

Karen Mitchell, representing 7-Eleven, stated that this piece of property is challenging due to its shape. She stated that they have been working with staff to ensure concerns are being met and emphasized the additional enhancements that they would be doing including increased landscaping, buffers, etc. She stated the market demand for a gas station at this location is desirable, would bring property tax to the TIF, sales tax to the City, and would also contribute to the schools. The applicant feels they are going above and beyond and increasing from the minimum standards and are asking for no variances.

Mayor Felix opened the public hearing.

Linda Crank, 5006 Heritage Circle, asked if there was a mitigation plan, how big the underground tanks are, and if this would cause any water or soil contamination.

Terry Haines, representing the property owner, stated he has exhausted all endeavors to find a company that would go on this parcel. Many turned away due to impact fees being too high for

gas pumps. This project would compensate the TIF and believes would be a good fit for this location.

Kathy Cobb, 3820 6th Street, stated she is in favor of this project, but would like to make sure traffic safety is addressed with protected lights and deceleration lanes.

Councilman Franks make a motion to close the public hearing. Councilman Adams seconded that motion and the motion was unanimously approved.

Ms. Mitchell addressed the safeguards that are in place that prevent ground contamination. There are up to three layers of safeguards along with the stringent requirements by the TCEQ. Ms. Mitchell also commented on the connectivity to the other sites, the LED lights that are being proposed, and that at this time the project doesn't warrant a deceleration lane, but larger developments would as they came into the area. These are usually determined once a traffic impact study is done.

Councilman King asked if the North West corner was an option they would consider. Mr. Haines stated the issue with the North West corner is that it is controlled by TxDOT and the ramp access would not be granted, but on the frontage on Miles Road.

Michael Hampton, 7-Eleven's real estate representative, stated that they are purchasing the property versus leasing. They are looking at this as a long term investment. This intersection is a strong location and they feel would create a successful business.

Councilman King stated he likes the concept, but is concerned about the parcels behind it and if that would be a hindrance to development along with the adjacency impact.

Ms. Mitchell assured Council that they would work with engineering and comply with their recommendations.

Councilman Franks stated that a stand-alone gas station doesn't comply with the Comprehensive Plan and does not want to piecemeal development. Mr. Haines replied that he has tried to get other developers on board and due to the architectural standards, he has been unsuccessful. However, he does have a contact for medical use.

Councilman Bickerstaff read a portion from the Comprehensive Plan. He stated he cannot support the request and wants Sachse to be different.

Councilman Bickerstaff made a motion to deny a request by 7-Eleven for a Special Use Permit (SUP) for retail sales with fuel pumps on approximately 1.5 acres of land generally located at the northeast corner of the PGBT and Miles road, currently zoned C2 (Commercial) within the Turnpike Overlay District (Commercial Zone). Councilman Franks seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 9:15 p.m.

ATTEST:

Michelle Lewis Sirianni
Michelle Lewis Sirianni, City Secretary

Mike J. Felix
MIKE J FELIX, MAYOR

