

# **CITY COUNCIL OF THE CITY OF SACHSE**

## **MEETING MINUTES**

**AUGUST 20, 2018**

The City Council of the City of Sachse held a combined workshop and regular meeting on Monday, August 20, 2018 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Cullen King, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Bill Adams, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Development Services Director, Dusty McAfee; Director of Public Works and Engineering, Greg Peters; Finance Director, Teresa Savage; Finance Manager, Berna Fitzpatrick; Accountant, Karen Ramirez; Parks and Recreation Director, Lance Whitworth; Library Manager, Daniel Laney; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:32 p.m.

**SIGN REGULATIONS:** Discuss and provide feedback on proposed revisions to Chapter 3 (Building Regulations), Section 10 (Signs) of the Code of Ordinances.

Mr. McAfee stated the Comprehensive Plan update identified the Sign Code as an important ordinance to update. Mr. McAfee outlined current and proposed changes to permanent signs versus temporary signs including wall signs, monument signs, multi-tenant signs, banners and inflatables, setbacks, and procedures. Mr. McAfee stated staff is requesting feedback on any of the proposed changes.

The City Council discussed the proposed changes regarding the border around monument signs, height, banners and inflatables, setbacks, and grand opening signs and procedures. The City Council was not comfortable with a “free” week, but was more in favor of 30 to 45 days for grand openings, with a 60 day maximum versus the current 90 days.

Mr. McAfee noted this item will be brought back at a future meeting for City Council consideration.

### **ADJOURNMENT:**

At 7:22 p.m., Mayor Felix adjourned the workshop meeting.

Mayor Felix opened the regular meeting at 7:40 p.m.

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

**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 City Councilmember or citizen so requests.

**A. - Approve the minutes of the August 6, 2018 workshop meeting.**

**B. - Approve the minutes of the August 6, 2018 regular meeting.**

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

**MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:**

Mayor Felix announced upcoming Library events and Public Safety Day on Saturday, September 8 from 10:00 a.m. to 2:00 p.m.

**CITIZENS INPUT:**

Bobby Tillman, 6314 Ben Road, invited the public and City Council to the Sachse Historical Society event on Saturday, September 22 at 10:00 a.m. for the Cotton: Farm to Market event.

Greg Wilson, 5414 Heritage Circle, stated his recent concerns regarding water billing. He expressed he would like to see a reduction of the base water rates and a focus on water conservation with additional information on the website. He asked the City to be more proactive.

Jackie Eichelberger, 7121 Bailey Road, stated her concerns of the grading and erosion due to the Sable Hills Development. She requested the City Council not to approve any new plans along with fixing what has been done.

Mrs. Nash added that Mr. Peters has been contacting residents in this area and looking at the concerns raised by the residents.

**REGULAR AGENDA ITEMS:**

**Conduct the first public hearing on the proposed tax rate for the 2018-2019 fiscal year.**

Mrs. Savage stated this is the first of two public hearings on the tax rate. Mrs. Savage outlined the Effective Tax Rate versus the Rollback Tax Rate, the required notices, comparisons of the calculated rates, history of the tax rates, exemptions, and how the rates compare within Dallas and Collin County.

Mayor Felix opened the public hearing.

Jack Hawkins, 4305 Oak Bluff, stated his concerns on the tax rate and asked the City to hold the flat for a few years in order to provide relief to the residents.

Mayor Felix closed the public hearing.

No further action or comments were made.

**Discuss an ordinance amending the Code of Ordinances, Chapter 10 “Utilities,” by amending Section 2 “Sewer Service Fees” and Section 3 “Water and Sewer Service Billing Procedures” to provide for service billing policies and procedures.**

Mrs. Savage stated the proposed changes are to the verbiage only as outlined in the following Sections:

- Section 10-2, A. (3): “The Advanced Metering Infrastructure (AMI) consumption will be analyzed when considering the amount of adjustment for the rate-setting period.”
- Section 10-3, D. (3): “The Advanced Metering Infrastructure (AMI) consumption will be analyzed when considering the amount of the credit calculated.”
- Section 10-3, D. (4): “An adjustment for consumption will be based on the current active customers’ AMI analysis. All leak consumption will be charged the current NTMWD rate.”
- Section 10-3, E. (2): “If a consumer questions the reading for water supplied and demands a review, the City will review the meter reading at no cost. The City has standard operating procedures for automatic verifications that are controlled by parameters entered into the city’s electronic meter reading devices for high/low readings. Each customer is allowed two (2) personnel on-site meter reviews in a 12-month period at no charge. Additional requested reviews will be assessed a trip fee as adopted in the Master Fee Schedule.”
- Section 10-3, G. (2): “Customers wishing to apply for a fire hydrant meter must complete a written application with public works and pay all applicable fees and deposits.”

Mrs. Savage stated staff is seeking feedback on these changes and noted that this item will come back to the City Council at the September 17 meeting for consideration.

No further questions or comments were made.

**Discuss the proposed Master Fee Schedule for the 2018-2019 fiscal year to consider amending the Master Fee Schedule by amending health permits; printing/copying charges in the library; new home construction/remodel/addition; general contractor registration; commercial screening wall; permanent sign permits; preliminary plat application fees; three inch and above meter installation performed internally; meter supply costs; refuse service fees; water and wastewater rates; obstruction charge, usage reports performed internally, and 5/8” meter deposits.**

Mrs. Savage stated the only proposed changes to the Master Fee Schedule are within Development Services, the Library, Public Works, and Utility Billing. The proposed changes within each Department were outlined. It was noted that the changes to the water rate schedule were based on

the 2014 water rate study, which was approved in August 2014 and the refuse services rates were based on the annual CPI rate adjustment request from Republic Services. Staff is seeking feedback on these changes and noted that this item will come back to the City Council at the September 17 meeting as part of the consent agenda.

No further questions or comments were made.

**EXECUTIVE SESSION:** The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Discussion of a Development Agreement between the City of Sachse and PMB Acquisitions LLC and/or its affiliates to provide incentives related to the development of approximately 118 acres of land within the PGBT Area Zoning District.

At 8:34 p.m., the City Council recessed into Executive Session.

At 9:42 p.m., the City Council reconvened back into Regular Session.

No action was taken.

**ADJOURNMENT:**

Mayor Felix adjourned the regular meeting at 9:42 p.m.

ATTEST:

  
Michelle Lewis Sirianni, City Secretary

  
MIKE J FELIX, MAYOR

