CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

AUGUST 7, 2017

The City Council of the City of Sachse held a regular meeting on Monday, August 7, 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, 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. Councilman Cullen King was absent.

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 Franks and the pledges by Councilman Ross.

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.

17-3890 - Approve the minutes of the July 5, 2017 workshop meeting.

17-3891 - Approve the minutes of the July 5, 2017 regular meeting.

17-3911 - Approve the minutes of the July 17, 2017 joint meeting.

17-3912 - Approve the minutes of the July 17, 2017 workshop meeting.

17-3881 – Approve moving the first regular City Council meeting in September from Monday, September 4, 2017 to Tuesday, September 5, 2017.

17-3887 – Approve an ordinance ordering a Special Local Option Election to be held on November 7, 2017, for the purpose of legalizing the sale of all alcoholic beverages for off-premise consumption only.

17-3888 – Approve an ordinance ordering a Special Election to be held on November 7, 2017 for the purpose of creating the City of Sachse Municipal Development District and the imposition of a sales and use tax of one-fourth of one percent for the purpose of financing development projects beneficial to the District.

17-3889 – Approve a resolution denying the rate application and consolidation proposed by Oncor.

17-3908 – Approve a resolution approving the Master Interlocal Agreement for transportation related road and bridge maintenance between the City and Dallas County.

17-3880 – Approve an Interlocal Agreement renewing the Food Establishment Inspection and Environmental Health Services between Dallas County, on behalf of Dallas County Health and Human Services, and the City of Sachse.

17-3914 – Approve renewing the terms and conditions of a Professional Services Agreement, by and between the City of Sachse and the City of Garland for the City of Garland Health Department to provide immunizations, well child health care and communicable disease investigation services for the City of Sachse.

17-3915 – Accept the Monthly Revenue and Expenditure Report for the period ending June 30, 2017.

17-3916 – Accept the 2017 Certified tax rolls as approved by the Dallas and Collin County Appraisal Districts.

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman Ross announced the following upcoming events at the Public Library:

- Art Workshop – Tuesday, August 8 at 2:00 p.m.
- Ronald McDonald – Thursday, August 10 at 11:00 a.m.
- Career Session: Engineering – Tuesday, August 15 at 2:00 p.m.
- Patriot Paws Program – Thursday, August 17 at 11:00 a.m.
- Family Movie – Descendants – Saturday, August 19 at 11:30 a.m.

Councilman Franks noted that the City's fall brochure of programs will be coming out in a few weeks and thanked Boy Scout Troops 57, 78, and 25 that were in attendance working on their communication badges.

Mayor Felix stated on Saturday, September 16 will be Public Safety Day. Saturday, October 21 will be the annual Pumpkin Prowl and Saturday, October 28 Fall Fest. Mayor Felix announced that this year the Christmas events will be combined into one event that will take place on Wednesday, December 6. The Christmas Extravaganza will have a night parade at 6 p.m. followed by the Christmas Tree Lighting at City Hall at 7 p.m. with many other fun activities.

17-3895 Proclamation recognizing Sachse Public Library volunteers.

Mayor Felix presented the Proclamation to the Library Manager and the volunteers recognizing their service to the Library.

CITIZENS INPUT:

No comments were made.

REGULAR AGENDA ITEMS:

17-3906 Receive a presentation and discuss the National League of Cities Service Line Warranty Program.

Emily Zalfini with National League of Cities presented Council with a Service Line Warranty Program. Ms. Zalfini outlined program benefits, the service and what it covers, their marketing approach, their current municipal partners, and success the program has provided. Ms. Zalfini stated that they would request to use the city logo, but the City would have full review of all marketing material and would approve before any campaigns were mailed out. The City would also have the option of receiving a royalty of .50 cents from each person that signs up or the City could pass back the savings to the residents.

The Council discussed the differences in the types of coverage and if there was any overlap between the three of them, claims and what if any would not be covered, if there was any liability to the City, the use of the City logo, and passing the savings back to the residents.

Mrs. Nash stated she would bring back more information to the Council for consideration at a future meeting.

17-3928 Conduct a public hearing and consider an ordinance amending Chapter 11 titled "Zoning Ordinances" by amending Exhibit 1 by amending Article 4 titled "General Provisions Applying to All or Several Districts" by replacing Section 7 "Reserved" with a new Section 7 titled "Architectural Design Standards".

Mr. McAfee presented this item by stating that the Planning and Zoning Commission conducted two workshops on this item as well as Council. As indicated by the Comprehensive Plan, establishing minimum design standards for new commercial, industrial, and residential buildings would identify high quality standards for new development within the City. Mr. McAfee stated these standards would require enhanced articulation, architectural embellishments, regulate colors, and would ensure a minimum quality appearance. Relief is available through a Planned Development (PD) or special zoning district. Staff is recommending approval of the proposed ordinance amendments.

Mayor Felix opened the public hearing.

No comments were made.

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

Councilman Ross asked what would trigger full compliance on a reconstruction. Mr. McAfee stated that any addition that is 50 percent or greater of the originally approved floor area shall be subject to full compliance of the proposed ordinance.

Councilman Ross made a motion to approve an ordinance amending Chapter 11 titled "Zoning Ordinances" by amending Exhibit 1 by amending Article 4 titled "General Provisions Applying to All or Several Districts" by replacing Section 7 "Reserved" with a new Section 7 titled "Architectural Design Standards". Councilman Adams seconded that motion and the motion was unanimously approved.

17-3927 Discuss and consider an ordinance amending Chapter 3 titled "Building Regulations" by amending Article 1 titled "In General" by amending Section 3-9 titled "Fences" by providing new regulations for the construction, maintenance, and inspection of residential fences.

Mrs. Nash stated this item has been discussed several times with several items proposed. Due to the activity on social media, Mr. McAfee will present and clarify any confusion or alleviate any concerns that have been raised.

Mr. McAfee stated that each individual "enhancement" or regulation was crafted to be severable so that it could be extracted or revised without creating ripples throughout the remaining ordinance. Mr. McAfee highlighted some clarifications within the ordinance including the City doesn't require fences or replacement of fences, but only maintenance of fences. He also noted that that everything existing is grandfathered until it is replaced, front yard fencing remains inclusive, shared fences are a civil matter between property owners, access to rear yards is not restricted other than second access points on corner properties less than one acre in size in order to reduce extraneous drive cuts, and HOA restrictions may also apply. Mr. McAfee reviewed specific items within the ordinance including hole depth and spacing options, concrete footing options, metal post options, open fencing adjacent to open spacing, material palette for rear and side yards, smooth side out options, and enhanced corners.

Mayor Felix invited citizens to speak on this item.

Chris Lam, 6804 Wilhelmina Drive, asked for clarification on a few Section of the ordinance along with stating that some options are personal preference; therefore, should not be required and would like to see the ordinance allow chain link fencing.

David Anderson, 5104 Eureka Lane, stated his concerns are that the ordinance is too specific and worries about compliance.

Shannon Krakosky, 6921 Cottonwood Circle, had concerns regarding when a permit is required and some aesthetics are personal preference that should not be required.

Mike Kellam, 5619 Pinnacle Circle, stated that he owns two other properties in Sachse and believes that the City should not regulate fencing. Privacy fences are okay in some neighborhoods, but not all.

Mike Boling, 7208 Lake Hill Trail, is intrigued by the focus on fence standards and questions overstepping HOA's. He feels that the City should regulate contractors instead.

The Council discussed at length the specific items within the ordinance and those Mr. McAfee reviewed, tightening up the language within the ordinance, and what if any changes they wanted to make.

Mrs. Nash suggested language revisions in the following Sections:

- Section 3.9(A) 1(b) to: Fence construction, alterations, additions, or repair permit requirements: A permit shall not be required for repairs if the work does not exceed twenty-five percent (25%) of the total length of the fence…
- Section 3.9(A) 1(e): Adequate plans and specifications, which may include a plot plan showing exact materials, "easements", location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.
- Section 2(c) (i): Leave as is.
- Section B (5): Remove the words "western cedar" and "pressure treated". Should only read cedar or white wood.

The following revisions were also made:

- Keep concrete footing requirement.
- Keep the hole depth and spacing requirement.
- Keep the metal or wood post requirement.
- Allow chain link, split-rail, and composite as allowed materials. No vinyl or metal panels.
- Remove the smooth side out requirement.
- Remove the enhanced fences at corner regulation.
- Remove open fencing next to open space regulation.
- Add "repairs with like material allowed" clause.

Councilman Adams made a motion to approve an ordinance amending Chapter 3 titled "Building Regulations" by amending Article 1 titled "In General" by amending Section 3-9 titled "Fences" by providing new regulations for the construction, maintenance, and inspection of residential fences with the revisions as outlined above. Mayor Pro Tem Watkins seconded that motion. The motion passes with a 4-2 vote. Councilman Franks and Bickerstaff were opposed.

The Council took a brief recess from 10:21 p.m. to 10:35 p.m.

17-3913 Conduct a public hearing and consider an ordinance amending the Code of Ordinances by amending Chapter 12 by continuing and readopting Section 12-1 'Curfew for Minors".

Chief Sylvester introduced this item stating that by state statue this item is renewed every three years. It is intended to provide overall safety of minors. Chief Sylvester provided the past three years statistics of curfew violations and runaways along with the hours, permissible conduct, and what would happen if call for service or officer was initiated.

Mayor Pro Tem Watkins asked if there are fines assessed. Chief Sylvester stated that a fine of up to $500.00 can be given. Councilman Ross asked if it is working as intended relative to enforcement. Chief replied yes it is.

Mayor Felix opened the public hearing.

No comments were made.

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

Councilman Franks made a motion to approve an ordinance amending the Code of Ordinances by amending Chapter 12 by continuing and readopting Section 12-1 'Curfew for Minors". Councilman Adams seconded that motion and the motion was unanimously approved.

17-3929 Consider receipt of and discuss the City Manager's Proposed Budget for Programs and Services for the 2017-2018 Fiscal Year.

Mrs. Savage presented the proposed budget for the 2017-2018 fiscal year. Mrs. Savage reviewed the certified tax rolls, the truth in taxation rates, effective and rollback tax rates, an overview of the SEDC revenue and expenditures, General Fund revenues and expenditures, the vehicle/equipment replacement fund, recommended supplementals, the fund balance analysis, an overview of the Utility Fund revenues and expenditures, Utility Fund supplementals, and the Capital Budget summary.

No comments were made by Council.

Councilman Adams made a motion to receive the proposed budget for programs and services for the 2017-2018 fiscal year. Mayor Pro Tem Watkins seconded that motion and the motion was unanimously approved.

17-3930 Discuss capital expansion and maintenance projects related to the Fiscal Year 2017-2018 budget.

Mr. Peters provided an overview of the Capital Improvement Plan (CIP) in regards to the City's capital projects for streets, water, sewer, and parks. Mr. Peters highlighted within each of these categories expansion, maintenance, rehab projects and trail projects within parks, and the funding methodology for each. Mr. Peters outlined two options. One funding the Merritt Road re-alignment as well as road expansion projects. The second option funding the Merritt Road realignment, a community center, and some road expansion projects. Staff is seeking feedback on the two options for Certificates of Obligation on the existing tax rate. The final CIP will be included in the fiscal year 2017-2018 budget documents.

Mayor Felix stated that he asked for staff to present both options. Mayor Felix stated he would like to hear from each Council member, but likes the idea of having a community center and feels this would be a good time especially with the increasing costs of construction they have seen over time since the last time it was proposed.

Each Council member spoke of the importance of the Merritt Road re-alignment and the need to repair many of the road projects proposed.

Council members Bickerstaff, Watkins and Adams spoke in favor of the community center.

Tricia Lyndsey, 3718 Rock House Road, stated she sees the need for the community center and is in favor of the city pursuing.

No further comments were made.

17-3922 Consider adoption of a resolution directing the publication of notice of intention to issue combination tax and revenue certificates of obligation to provide funds for street and road improvements and parks and recreational improvements, including a community center; resolving other matters relating to the subject; and providing an effective date.

Councilman Bickerstaff made a motion to adopt a resolution directing the publication of notice of intention to issue combination tax and revenue certificates of obligation to provide funds for street and road improvements and parks and recreational improvements, including a community center/recreational center; resolving other matters relating to the subject; and providing an effective date. Mayor Pro Tem Watkins seconded that motion. The motion passed with a 5-1 vote. Councilman Ross in opposition.

17-3920 Consider placing a proposal to adopt a tax rate of $0.747279 per $100 of assessed property values for the 2017-2018 fiscal year as an action item on the September 18, 2017 regular City Council meeting agenda and schedule two public hearings to be held August 21, 2017 at 7:30 p.m. and September 5, 2017 at 7:30 p.m. at Sachse City Hall.

Mrs. Savage stated the proposed tax rate is 0.747279 per $100 of assessed property values. The tax rate exceeds the Effective Tax Rate of 0.697471 as determined by the Dallas County Tax Assessor/Collector; therefore, public hearing must be scheduled and the public notified.

Councilman Adams made a motion to place a proposal to adopt a tax rate of $0.747279 per $100 of assessed property values for the 2017-2018 fiscal year as an action item on the September 18, 2017 regular City Council meeting agenda and schedule two public hearings to be held August 21, 2017 at 7:30 p.m. and September 5, 2017 at 7:30 p.m. at Sachse City Hall. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

17-3907 Discuss and consider an ordinance amending the Code of Ordinances by amending Chapter 9 titled "Traffic Regulations" by amending Section 9-4 titled "Speed Limits" to amend the school zone on a portion of Woodcreek Way northbound and southbound from Ridge Glen Drive to Ranch Road; and to include a portion of Canyon Crest Drive eastbound and westbound from a point 500 feet west of Woodcreek Way to a point 600 feet east of Woodcreek Way.

Mr. Peters stated that due to more homes being located north of Whitt Elementary School and the use of the existing crosswalks at the intersection of Canyon Crest Drive and Woodcreek Way by pedestrians, extending the school zone to include the area surrounding the intersection of Canyon Crest Drive and Woodcreek Way would adequately encompass this crossing location. Staff recommends that the Woodcreek Way school zone be extended to the north, to Ridge Glen Drive and include a portion of Canyon Crest Drive into the school zone to fully encompass the crosswalks

at the intersection. Mr. Peters noted that they will install flashing signs and a cross guard will be present during school zone hours.

Councilman Adams made a motion to approve an ordinance amending the Code of Ordinances by amending Chapter 9 titled "Traffic Regulations" by amending Section 9-4 titled "Speed Limits" to amend the school zone on a portion of Woodcreek Way northbound and southbound from Ridge Glen Drive to Ranch Road; and to include a portion of Canyon Crest Drive eastbound and westbound from a point 500 feet west of Woodcreek Way to a point 600 feet east of Woodcreek Way. Councilman Franks seconded that motion and the motion was unanimously approved.

17-3921 Consider a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas and BW2 Engineers, Incorporated for survey and engineering services related to the Maxwell Creek sewer lift station relocation.

Mr. Peters stated that BW2 completed a preliminary investigation of the road alignment, the existing lift station, and the existing surrounding sanitary sewer mains in 2016. This information will be utilized for final design of the relocated lift station. The scope of this project will include land surveying and the engineering design of the relocation of the existing sanitary sewer lift station as required for the widening of Maxwell Creek Road from Keith Lane to the north City limit, and associated utilities and drainage improvements. Staff is recommending approval.

Councilman Bickerstaff made a motion to approve a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas and BW2 Engineers, Incorporated for survey and engineering services related to the Maxwell Creek sewer lift station relocation. Councilman Adams seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 12:08 a.m.

MIKE J FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni

Michelle Lewis Sirianni, City Secretary

CITY OF SACHSE • TEXAS •