

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JUNE 19, 2017

The City Council of the City of Sachse held a regular meeting on Monday, June 19, 2017 at 7:30 p.m. in the Council Chambers 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 Cullen King. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Community Development Director, Dusty McAfee; Parks and Recreation Director, Lance Whitworth; Finance Director, Teresa Savage; Human Resources Director, Melinda Walter; Director of Public Works and Engineering, Greg Peters; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester. Councilman Jeff Bickerstaff 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 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.

17-3855 Approve the minutes of the June 5, 2017 workshop meeting.

17-3856 Approve the minutes of the June 5, 2017 regular meeting.

17-3850 Approve a resolution awarding the bid for the construction of the Bunker Hill Sanitary Sewer upgrade project to Wilson Contractor Services, LLC.

17-3852 Approve an Interlocal Agreement renewing services with the City of Plano to offer training to city employees.

17-3858 Approve an Interlocal Agreement with Dallas County for the administration of the CDBG and HOME programs for fiscal years 2018, 2019, and 2020.

Corrine Smith, 4008 Blossom Drive, requested council to pull item 17-3858 for discussion.

Councilman Ross made a motion to approve items 17-3855, 17-3856, 17-3850, 17-3852 and 17-3858. Mayor Pro Tem Watkins seconded that motion and the motion was unanimously approved.

Mrs. Smith believes item 17-3858 hijacks the rights of the landowners and their control of their property. Therefore, is not in favor of Council approving item 17-3858.

Councilman Adams made a motion to approve item 17-3858.

Councilman Franks asked for further discussion. Councilman Franks asked for clarification regarding the HOME portion of the agreement and if this is part of the same program. Mrs. Nash clarified that it is part of the same agreement, which is renewed every three years. Mr. Peters noted that he works with Dallas County to designate the area(s) where the funds may be used, which is typically in one general area of the City.

Councilman King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman Ross stated the Library had a successful summer kickoff event with over 900 people attending. Councilman Ross listed some upcoming programs which included: On June 21, the movie *a Dogs Purpose* will be shown at 2:00 p.m.; on June 22, Yo-Yo artist Val Oliver will be showing off his tricks at 11:00 a.m.; and on June 29, Blackland Prairie Raptors Birds of Prey will be at the Library at 11:00 a.m.

Councilman King challenged everyone a visit to the Animal Shelter and adopting a pet. Councilman King also commended the Five Loaves Pantry for all they do within the community and all the donations they've been currently receiving.

Mayor Felix commented that the Red, White, and Blue Blast is being held on Monday, July 3 at Heritage Park. He thanked all the staff who helped with the Library Summer Reading event. He had a great time attending. Mayor Felix recognized Patty Mathis for receiving a Lifetime Achievement Award from the Dallas Summer musicals.

CITIZENS INPUT:

David Elliot, 3719 Gill Street, expressed his overwhelming gratitude and thanks for the Vietnam Veterans Moving Wall being brought to the City. He spent time at it daily and was overwhelmed with the response of people who visited and impressed with all the volunteers that were there helping.

REGULAR AGENDA ITEMS:

17-3851 Conduct a public hearing and take any action regarding the application of the Skorburg Company requesting a waiver from the Code of Ordinances, Chapter 8 Subdivisions, to permit the design and construction of a non-standard roadway in the City of Sachse.

Mayor Felix stated the applicant has requested to table this item.

Councilman King made a motion to table to a date to be determined later. Councilman Adams seconded that motion and the motion was unanimously approved.

17-3859 Discuss and consider the Memorandum of Understanding (MOU) between the City of Sachse and the Friends of Sachse Parks and Recreation.

Mr. Whitworth introduced by providing a history of then the MOU was initially approved, what it addressed and the projects that have been completed and worked on with the City. Mr. Whitworth stated at the May 18, 2017 Park and Recreation meeting, the advisory board made the recommendation to terminate the MOU. The Board felt that the MOU has limited the Friends on accomplishing their desired projects, that the Friends group has not taken recommendations for projects from the Parks and Recreation Department or the Parks Board, and that the Board thought the group would be similar to the Library Friends organization in that they would seek input from the Parks and Recreation Department for specific park project needs. The recommendation to terminate the MOU was passed by the Park Board with a 5-0 vote.

Mayor Pro Tem Watkins asked what this would mean for the Friends group and if they would stay an organization.

Tricia Lyndsey, 3718 Rockhouse Road, representing the Friends group stated that the local partnership will continue and they will continue to bring projects to Council. The group felt limited in areas only being able to do one project at a time, but will maintain the working relationship with the City.

Councilman Adams stated he would like to see the relationship continue, but asked if the policy course would be the same. Mr. Whitworth responded that they would use the process already in place.

Park Board Members Diane Smith and Cyndi Mitchell spoke stating that the Park Board felt that the programs and facilities being pursued by the Friends group didn't adhere to the MOU and limits them to what they would like to do. The Park and Recreation Board would like to have a Friends group similar to what the Library Board has.

Councilman Franks added that terminating the MOU would allow the group to function easier as well as give them more freedom on projects they would like to pursue.

Councilman King and Ross agreed that they would like to see the relationship with the City continue as long as the group was in agreement with the termination of the MOU.

Councilman King made a motion to terminate the MOU between the City of Sachse and the Friends of Sachse Parks and Recreation. Mayor Pro Tem Watkins seconded that motion and the motion was unanimously approved.

17-3861 Consider an ordinance authorizing the issuance of and sale of City of Sachse, Texas, Combination Tax and Surplus Revenue Certificates of Obligations (CO's), Series 2017; levying an annual ad valorem taxes and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

Mrs. Savage provided an overview of the key utility infrastructure that the CO's will be used to construct a new elevated water tower and complete the full sewer system, which includes full size

force and gravity mains along the turnpike, the southeast lift station, and a trunk sewer main running from the existing Sachse Road lift station to the new southeast lift station. As requested by Council, staff conducted research and investigation into funding capability for the construction of the critical sanitary sewer infrastructure needed in the PGBT corridor. Staff met with the City's financial advisor to review funding options and develop a funding structure. The findings showed that the Utility Fund is positioned to fund construction for the full sanitary sewer infrastructure, and also fund 50% of the construction of the water tower. Mrs. Savage noted that the projects have both been included in the ten year Capital Improvement Plan and were included in rate calculations during the 2014 study. The annual debt service requirements are covered in full through the water and sewer rates.

Jason Hughes, the City's financial advisor with Hilltop Securities, commented that the City received a 2.96% rate that is locked in for 25 years. Mr. Hughes noted that the City will have the option in ten years to refund the series and received the AA rating, which is the second highest rating a City can receive.

Corrine Smith, 4008 Blossom Drive, disapproved of Council approving this item. She believes the citizens should be able to vote on these items and is not being transparent to the community.

Mayor Felix asked when were the last CO's issued. Mrs. Savage replied CO's were issued in 2007 for the ground storage tank and in 2003 for Fire Station #2. These CO's have been refunded and cleared off the books.

Councilman Franks made a motion to authorize the issuance of and sale of City of Sachse, Texas, Combination Tax and Surplus Revenue Certificates of Obligations (CO's), Series 2017; levying an annual ad valorem taxes and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. Councilman Adams seconded that motion and the motion was unanimously approved.

17-3863 Discuss street expansion and maintenance projects related to the Fiscal Year 2017-2018 budget.

Mr. Peters stated this discussion will be in two parts. The first presentation will cover the street expansion projects and the second presentation will cover the street maintenance projects. Staff is seeking feedback on the proposed project rankings based upon priority. The top ten projects were given based on the 2012 Capital Improvement Plan (CIP) along with the City is within each of these projects. The staff re-ranked them based on the key expansion projects, which include Sachse Road and the 5th Street widening, Merritt Road re-alignment, Maxwell Creek Road, and Blackburn/Ingram -3rd Street to Dewitt Road. Staff is seeking feedback on the ranking of the major capital road projects along with funding considerations. Staff will return to Council in July with specific project costs and budgets for the FY 2017-2018.

Council discussed the ranking list as well as some projected costs based on current construction costs and how the projects could be funded. Council agreed with the list presented.

Mr. Peters presented preliminary information on street maintenance needs for consideration in the FY 2017-2018 budget. The maintenance needs are being divided into two categories: local neighborhood streets and collector and arterial roads. Mr. Peters noted that many of these are also included in the ten year CIP for expansion projects. Mr. Peters touched on the street maintenance tax program and the possible projects for the upcoming fiscal year. Local neighborhood streets which were ranked based on their PASER rating along with being separated by asphalt and concrete projects were highlighted in conjunction with arterial and collector streets with a PASER rating of three or less. Staff is seeking feedback on the street maintenance tax project selection and the arterial and collector road projects and funding.

Councilman Ross stated he was in agreement with what is listed and preferred to use the fund balance on maintenance projects and impact fees on expansion projects. Councilman Franks and Mayor Pro Tem Watkins agreed.

17-3866 Discuss and receive input on the City's FY 2017-2018 Strategic Plan.

Mrs. Nash presented Council with an updated Strategic Plan for the FY 2017-2018. The plan focus areas are development for diversification of tax base and providing exceptional service. Mrs. Nash touched on the six goals and the service enhancements and/or initiatives within each goal. The City Manager is seeking feedback and direction on the additional items and will present the final plan at the July 17 meeting in conjunction with the draft FY 2017-2018 budget.

Council discussed a few items within the plan including financial transparency and the open government software and how SB 2 could limit public safety enhancements.

Council agreed on the items added within the plan and had no further comments.

17-3860 Consider a resolution authorizing the City Manager to execute an agreement with LaFollett & Abbott, PLLC to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2017.

Mrs. Savage stated that the City Charter requires an independent audit be performed each fiscal year by a certified public accountant with no more than five consecutive audits being completed by the same firm. BrooksCardiel, PLLC, completed the fifth consecutive audit for the City this year. Therefore, the Finance Department issued a RFP for independent auditors for the fiscal year ending September 30, 2017. The RFP allows for an extension of the contract for an additional four years. The City received five proposals. After reviewing the proposals in detail and based on proposed fees, staff is recommending LaFollett & Abbott, PLLC to provide auditing services.

Councilman King made a motion to approve a resolution to execute an agreement with LaFollett & Abbott, PLLC to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2017. Mayor Pro Tem Watkins seconded that motion and the motion was unanimously approved.

17-3862 Discuss proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances to adopt Architectural Design Standards.

Mr. McAfee stated the 2017 Comprehensive Plan identified architectural standards as a priority for development within Sachse. The City has many commercial tracts undeveloped in addition to redevelopment opportunities. The City currently has a masonry ordinance, but not architectural standards. These standards would establish minimum design standards for new commercial, industrial, and residential buildings. It would categorize masonry materials into a preferred and secondary group, require enhanced articulation and other embellishments, regulate color, and ensure a minimum quality and appearance for new development occurs within Sachse. Mr. McAfee noted that relief is available through a PD or special zoning district. Mr. McAfee outlined the City's current standards and how cities will use categories to group primary, secondary, accent materials, and prohibited materials. Proposed categories (Group A, B, C, and Prohibited) were presented along with examples of each. Masonry percentages of each category were outlined based on the primary and secondary group. In addition to required masonry percentages, certain additional architectural enhancements are also encouraged and required. The proposed ordinance would require buildings to have a distinct base, middle, and top, separated by horizontal elements, a mix of masonry materials, to provide windows or faux window elements, non-residential buildings to provide enhanced roofing, use earth tone colors and regulate the use of bright, high intensity colors. The ordinance would also define primary facades, secondary facades, articulation requirements, and landmark buildings. Mr. McAfee discussed how the proposed standards would be incorporated with existing PD's and non-conforming buildings. Staff will be looking for input from Council at the July 5 meeting with public hearings going to the Planning and Zoning Commission on July 10 and to Council on August 7.

Councilman Ross asked if the focus would be on commercial, how color regulations are determined, and the percentage of determining when non-conforming buildings would be subject to the new regulations. Mr. McAfee replied that the primary focus is on commercial, however, will apply to some residential. Although colors are up for interpretation, there is a "regional" standard that has been set and most developers know and work with earth tone colors. The proposed percentages can be adjusted based on Council feedback. The proposed is an example to provide Council with what can be used based on if the building needs partial or full reconstruction.

No further comments were made.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 Real Property: to deliberate the purchase, sale, and license of real property generally located in the mid-west part of the City.

At 10:24 p.m., the Council recessed into Executive Session.

At 11:04 p.m., the Council reconvened back into regular session.

No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 11:04 p.m.

ATTEST:

Michelle Lewis Sirianni
Michelle Lewis Sirianni, City Secretary

Mike J. Felix
MIKE/J FELIX, MAYOR



