

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

MAY 20, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, May 20, 2019 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; Strategic Services Manager, Lauren Rose; Director of Public Works and Engineering, Greg Peters; Development Services Director, Matt Robinson; Finance Director, Teresa Savage; Finance Manager, Berna Fitzpatrick; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Fire Chief, Marty Wade; Fire Prevention Coordinator, Diana Navarrete, and Police Chief, Bryan Sylvester.

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

BOARD/COMMISSION INTERVIEWS: Conduct interviews for the City's boards and commissions.

The City Council interviewed candidates to serve on a City board or commission.

No further discussion or action was taken.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation regarding the purchase, exchange, lease, or value of real property generally located along Sachse Road in the City of Sachse.

At 7:07 p.m., the City Council recessed into Executive Session.

At 7:23 p.m., the City Council reconvened back into the workshop meeting.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 7:24 p.m.

Mayor Felix opened the regular meeting at 7:33 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Mayor Pro Tem King and Councilman Watkins led the pledges.

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.

- 1. Approve the minutes of the May 6, 2019, combined meeting.**
- 2. Accept the Quarterly Budget and Investment Reports for the quarter ended March 31, 2019.**
- 3. Approve a resolution denying Oncor Electric Delivery Company LLC's application to increase distribution rates within the City.**
- 4. Approve a resolution authorizing a professional services agreement with Cobb Fendley & Associates, Incorporated in an amount not to exceed \$200,000.00.**

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilwoman Howarth announced upcoming Library events and closures due to Memorial Day.

Mayor Pro Tem King encouraged residents to sign up for My Water Advisor and Water My Yard. He also stated that there are plenty of animals for adoption at the Animal Shelter.

Proclamation recognizing May 2019 as Older Americans Month in the City of Sachse.

Mayor Felix read and presented a proclamation to Carla Griffin, Senior Center Manager.

Proclamation recognizing the week of May 19-25, 2019 as National Public Works Week in the City of Sachse.

Mayor Felix read and presented a proclamation to the City's Public Works Department.

Recognize the "2019 Fired Up For Literature" winners.

Mayor Felix and Diana Navarette presented awards to the following winners of the Fired Up for Literature program:

- Lily Burrow - 2,210 minutes - Armstrong Elementary
- Stacy Kiambi - 2,071 minutes - Whitt Elementary
- Amani Broohs - 1,247 minutes - Sewell Elementary

The overall award for the most reading minutes went to Armstrong Elementary with 44,788 minutes.

CITIZENS INPUT:

Jackie Eichelberger, 7121 Bailey Road, urged the City Council to protect and keep property owners informed regarding what is going on surrounding their homes. She expressed concerns regarding the construction of a new development that she believes to be causing flooding.

Chuck Schaefer, 4811 Williford Road, described recent flooding that occurred at his residence. He questioned whether the surrounding construction of a new development was contributing to flooding in the area.

Jeremy Staab, 7624 Forest Ridge Trail, informed the City Council of water not draining near Woodbridge Parkway and the Wal-Mart, creating a massive pond during heavy rains. He expressed concerns due to it also being in mosquito season.

REGULAR AGENDA ITEMS:

Conduct a public hearing to consider and act on a request by PMB Acquisitions, LLC. to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 feet west of the intersection of Ranch Road and SH 78.

Mr. Robinson introduced the item by providing an overview of the recent meetings and open houses held. He stated the Future Land Use Plan (FLUP) designates the subject property for Single Family Urban Residential and Neighborhood Retail Mixed Uses within the Comprehensive Plan. Mr. Robinson compared the original concept plan and the revised proposed concept plan. The primary changes consist of a reduction in multi-family units, with the multi-family component pushed closer to the railroad tracks, a minimum parkland dedication of approximately 4.4 acres, a reduction in cottage style lots, and future street connections to eastern properties. The Planning and Zoning Commission recommended approval with a 4-1 vote at its March 11 meeting. Staff is recommending approval.

Taylor Baird with PMB Acquisitions stated that they received constructive feedback during the open houses held, which was taken into account for the revised plan. He recapped the changes made to the plan. He indicated that as part of the parkland dedication, they would construct a parking lot and provide utility stub outs, but that the City would be responsible for the amenities placed within the park. Mr. Baird stated they feel that the changes made maintain the goals of the Comprehensive Plan while addressing the concerns presented by residents during the public forums.

Mayor Felix opened the public hearing.

Scott McMurdie, 7510 Taylor Lane, stated that he is in favor of this item. He believes the roads can handle the traffic, and the schools have indicated they have the capacity to handle more children. Mr. McMurdie stated the City needs the revenue that would be generated from this project and the park is a great addition.

Jack Hudgins, 4400 Ranch Road, supports the plan. He echoed same comments from Mr. McMurdie.

Richard Cho, 7504 Meadow Run Lane, stated his concerns of increased cars, noise, and traffic have not changed. He is against high density and would prefer single family residential similar to Woodbridge West. He is opposed to the plan.

Drew Shubzda, 3528 Cedar Creek Lane, stated he does not agree with the proposed plan. He dislikes multi-family and the aesthetics of aging multi-family developments. He prefers larger lots and questions who will maintain the park. He questions why multi-family units with retail on bottom cannot be considered.

Diana Smith, 4802 Sachse Road, stated the proposed plan meets the Comprehensive Plan and provides housing options for various ages and lifestyles. It also includes more parks and trails. She is in favor of the request.

Laura Tovar, 4324 Meadowview Lane, stated she appreciates the changes made, especially the park since her residence backs up to the lot. She is in favor of the request.

Louie Carter, 5119 Live Oak Drive, stated that he attended one of the open houses and that he appreciates the enthusiasm for the park. However, they are only donating the land. He questions if the City has the funds to build the amenities.

William Dillard, 4221 Meadowview Lane, is against the development and agreed with the comments regarding the park.

Jeremy Staab, 7624 Forest Ridge Trail, appreciates the feedback from WISD. He would encourage them to keep residents informed of which school the children would attend.

Mayor Felix closed the public hearing.

Councilwoman Howarth stated she reached out to WISD and was reassured that if the bond passed, then they would not have any concerns. She expressed appreciation for the traffic flow improvements and connections added.

Mayor Pro Tem King asked if the undeveloped corner would have utility tie-ins. He also spoke with the WISD school board. They had no concerns regarding the capacity within the school. Mayor Pro Tem King commented that he would be able to support the revised plan.

Councilman Bickerstaff stated that the plan fulfills the Comprehensive Plan; it meets development standards, and that he was assured by WISD that there would not be any capacity issues. He supports the request.

Councilman Watkins stated he appreciates the willingness to provide input. He addressed the comments regarding the park by noting the City does have the Municipal Development District (MDD), and feels that they will be able to find a way to construct the park.

Councilman Adams stated it is not a perfect plan, but likes the changes made. He reiterated the use of the MDD funds to help with the parkland and it meets the Comprehensive Plan. He supports the request.

Councilman Franks stated that diversifying housing options would diversify the tax base. He is disappointed with the inability to link the commercial development, but that was not due to the applicant. He repeated the ability to use MDD funds for the parkland.

Mayor Felix stated they did reduce the multi-family units and moved them closer to SH 78. He questions the park operations and maintenance costs, and expressed concerns of drainage.

Councilman Bickerstaff made a motion to approve as presented. Mayor Pro Tem King seconded that motion. The motion carries with a 6-1 vote. Mayor Felix voting in opposition.

Consider a Memorandum of Understanding (MOU) between the City of Sachse and Sachse Citizen Corps for Radio Communications.

Chief Sylvester presented a background of the P-25 communications system, provisions of the MOU, and the impact, which includes increased coordination within CERT, increased range of communication, and re-purposing existing infrastructure to further benefit the City. Chief Sylvester indicated that CERT would be responsible for any repairs, maintenance, and support. The radios would only be for training, testing and/or City events.

Mayor Pro Tem King stated he fully supports the request and appreciates CERT. Councilman Adams and Bickerstaff echoed the same comments.

Mayor Pro Tem King made a motion to approve a Memorandum of Understanding (MOU) between the City of Sachse and Sachse Citizen Corps for Radio Communications. Councilman Watkins seconded that motion and the motion was unanimously approved.

Discuss City facilities to include the Public Works facility, the Animal Shelter, and the Parks Maintenance facility.

Mr. Peters stated staff received direction from the City Council during the April 1 workshop. Mr. Peters presented preliminary scopes and cost estimates for the Public Works – Parks facility and the Animal Shelter facility. Options were given for potential site locations and project delivery methods. Solutions were also provided for Fire Station #2, due to the recent flooding and damage that has occurred. Staff is seeking feedback on whether to move forward with planning efforts for the Public Works – Parks facility and the Animal Shelter facility. Staff is currently working on an insurance claim for water damage and plans to hire a surveyor to begin work around Fire Station #2. Proposed improvements will be included in the annual budget process for Council consideration.

Mayor Pro Tem King stated that he supports moving forward on the facilities, prefers the site location behind current Public Works facility, and believes the design-build option fits the needs for these facilities.

Councilman Bickerstaff and Councilman Franks stated they prefer the existing site location and design-build method.

The Council consensus was to continue to move forward on this item.

Discuss the 2019-2020 Capital Improvement Plan (CIP) proposed drainage projects.

Mr. Peters reviewed key active and completed projects with staff identifying numerous areas with drainage needs. He stated the Stormwater Utility was created in late 2017 with drainage maintenance projects being funded through the Stormwater Utility and drainage expansion projects funded through the General Fund. Public Works and Finance are working to determine the available funding in the Capital Projects fund and other General Fund locations in order to provide the City Council with a range of potential opportunities for funding drainage expansion projects. Mr. Peters reviewed the FY 2018-2019 drainage expansion projects along with needs, which include Longbranch flood control, Spring Meadows Estates pond, and Longbranch from Dewitt to Ingram. Drainage maintenance projects were recommended at the Anthony Lane Channel maintenance and Jackson Meadows pond erosion protection along with future drainage maintenance projects presented. Staff is seeking feedback on the preliminary recommendations for drainage maintenance projects to include in the FY 2019-2020 Capital Improvement Plan (CIP), an overall policy pertaining to the CIP, and individual projects the Council would like more details on.

Councilwoman Howarth commented on possible programs that would assist homeowners including a possible rain barrel program.

Mayor Pro Tem King and Councilman Franks commented on the Spring Meadows Estate pond and asked about alternatives. The City Council also discussed the Longbranch from Dewitt to Ingram and control of water flow.

Consider a resolution reallocating roadway impact fee funds from the Ingram Road and Dewitt Road traffic signal project to the traffic signal design project for Woodbridge Parkway at Cody Lane, Woodbridge Parkway at Creek Crossing, Ranch Road at Dewitt Road, and Keith Lane/Canyon Crest Lane at Maxwell Creek Road.

No presentation or discussion took place.

Councilman Bickerstaff made a motion to approve a resolution reallocating roadway impact fee funds from the Ingram Road and Dewitt Road traffic signal project to the traffic signal design project for Woodbridge Parkway at Cody Lane, Woodbridge Parkway at Creek Crossing, Ranch Road at Dewitt Road, and Keith Lane/Canyon Crest Lane at Maxwell Creek Road. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation regarding the purchase, exchange, lease, or value of real property generally located along Sachse Road in the City of Sachse.

No action taken.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 10:25 p.m.



MIKE J. FELIX, MAYOR

ATTEST:



Michelle Lewis Sirianni, City Secretary

