

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

APRIL 17, 2017

The City Council of the City of Sachse held a regular meeting on Monday, April 17, 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 Charlie Ross, Council Members Brett Franks, Paul Watkins, Bill Adams, Cullen King, and Jeff Bickerstaff. 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.

Mayor Felix opened the meeting at 7:34 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 Watkins.

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.

17-3761 Approve the minutes of the April 3, 2017 workshop meeting.

17-3762 Approve the minutes of the April 3, 2017 regular meeting.

Councilman Adams made a motion to approve items 17-3761 and 17-3762 as submitted. Councilman King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Pro Tem Ross stated on Saturday, April 29, the Library will host the Perot Tech Truck at 1:00 p.m., and on Tuesday, May 2 at 6:00 p.m., Knights and Princess Academy sponsored by Medieval Times.

Mayor Felix thanked the Parks and Recreation Department and all who helped with the Easter events. It was very well attended. The Vietnam Moving Wall will be here Memorial Day weekend. On June 3, Movie in the Park will show Stars Wars: The Force Awakens, and on July 3 the annual Red, White, and Blue Blast at Heritage Park.

CITIZENS INPUT:

Ben Peacock, 5108 Brook Hollow, thanked Council for help fixing the drainage/run-off on his property.

Bobby Tillman, 6314 Ben Road, stated the Sachse Historical Society is hosting the Vietnam Moving Wall on Memorial Day weekend. He thanked Council, staff, and all involved for the support of the event.

REGULAR AGENDA ITEMS:

17-3765 Discuss and consider approval of a contract for Professional Services with Gateway Planning Group, Inc. for services of crafting zoning regulations for the PGBT and Old Town areas.

Mrs. Nash presented this item stating that Comprehensive Plan recently approved by Council, prioritizes the framework for Old Town and PGBT areas by looking at zoning amendments. The consultant team is familiar with the City and the vision of the catalytic areas due to their involvement over the past year with the Comprehensive Plan with such crafting being a specialty. The project scope would include both the PGBT and Old Town, would involve public input and a meeting with stakeholders and staff, a joint Planning and Zoning and Council meeting with public hearings being held at a Planning and Zoning and Council meeting. Staff is recommending approval of the agreement.

Council discussed the timeline of the project with Mrs. Nash noting that the earliest being by mid to late fall or by the end of 2017.

Councilman Franks made a motion to approve a contract for Professional Services with Gateway Planning Group, Inc. for services of crafting zoning regulations for the PGBT and Old Town areas. Councilman King seconded that motion and the motion was unanimously approved.

17-3763 Receive presentation regarding the 2016 Annual Community Development Report.

Mayor Felix stated this item was completed in the work session.

No further comments were made.

17-3759 Receive presentation regarding the Police Department Volunteers in Policing Program.

Chief Sylvester presented Council with an overview of the Volunteer Police Program, which included benefits of the program, requirements, the application process, training and commitment for the volunteers, and available duties the volunteers will be assigned. Chief Sylvester stated they also will have a volunteer vehicle and uniforms for those in the field.

Council discussed how this program compares to others in surrounding communities, anticipated amount of volunteers, and resources. Council expressed their appreciation to the Police Department and individuals involved in getting the program up and going.

17-3774 Consider approval of an amended and restated license agreement by and between the City of Sachse, Texas, and Dallas MTA, L.P. d/b/a Verizon Wireless for the construction of a cellular network device located at 6420 Sachse Road.

Mr. Peters introduced this item stating that Verizon currently has an agreement with the City. Since the construction of the P-25 radio tower, Verizon is seeking to place their equipment on top of the water tower, which is a very common practice versus the initial standalone tower they proposed. Verizon will still need a ground storage building, which will be located near the current box trailers. There is no change to the amount received from Verizon and the City has reviewed the preliminary plans and recommends approval of the amended and restated agreement.

Council discussed if there would be any increased maintenance costs, security concerns with access, if any additional companies have requested the same and how that is coordinated, and if subleasing was permissible.

Mr. Peters addressed these concerns by stating that there would be no increased maintenance costs, that Verizon would have their own lock to the gates and could come and go as needed. However, the City could ask them to notify when they would access the premise. Additional companies could ask to have their equipment on the tower, but would be done separately per each entity and any subleasing would have to be coordinated with the City.

Council requested that additional language be added to the agreement regarding access to the premise.

Councilman Watkins made a motion to approve an amended and restated license agreement by and between the City of Sachse, Texas, and Dallas MTA, L.P. d/b/a Verizon Wireless for the construction of a cellular network device located at 6420 Sachse Road adding additional language that 'they shall notify the City before entering the premise'. Councilman Franks seconded that motion and the motion was unanimously approved.

17-3775 Discuss infrastructure related to development in the President George Bush Turnpike (PGBT) District.

Mrs. Nash introduced this item stating that this item is to discuss the infrastructure needs of the PGBT. Each item presented is necessary to be done, but options will be presented for the water, sewer and roads. Staff is seeking feedback on which option(s) to continue working on.

Mr. Peters presented Council with an overview of the ten year Capital Improvement Plan and Impact Fee study, which staff is currently working on with a consultant to update. The update to the study will include updated costs for all capital road, water, and sanitary sewer projects. Mr. Peters highlighted the existing and needed infrastructure for the street system. Mr. Peters stated that the Finance Department reviewed the current status of the Utility Fund and in accordance with the rate structure approved by Council in 2014, there is capacity to issue \$12 million in debt

service. Mr. Peters stated that it is important to note that debt issued through the Utility Fund is paid back through the water and sewer rates, and is not paid through property taxes, sales taxes, or the General Fund. Mr. Peters highlighted the existing and needed infrastructure regarding the water and sewer system. Three options were presented regarding the sewer system. The first option would fund and construct 100% of the projects totaling \$11 million, the second option would fund and construct only the portions of the Sewer Capital Improvements needed to provide sewer to the PGBT totaling \$6 million, and the third option would fund and construct only a portion of the PGBT sewer, with a temporary lift station and force main to facilitate development.

Mrs. Nash stated that staff is seeking feedback on moving forward with the design and construction of infrastructure needs related to development in the turnpike district specifically regarding the options presented.

Council discussed the options and how they related to construction costs, the timeframe to complete, funding/financing, and phasing option one into two phases.

Council agreed on option two with the possibility of doing option one depending on funding. Council requested more information regarding the financials of doing option one.

Mrs. Nash that staff would bring back in May a more refined plan and how to move forward regarding the infrastructure development.

17-3776 Discuss landscaping for the upcoming construction of 5th Street and Sachse Road.

Mr. Peters presented Council with an update of the project status for the road improvements at 5th Street and Sachse Road. The project is partnered with Dallas County for 50% of the funding for paving and drainage. The City will contribute the remaining 50% and be responsible for 100% of funding for the landscaping and utility upgrades. Mr. Peters provided examples of recently landscaped corridors that used different elements and stated that staff is looking for feedback on landscaping elements they would like to see incorporated into the project. Staff is recommending to limit grass areas to small patches and utilize drought tolerant groundcover where possible to lessen water needs, utilize mulch beds instead of decomposed granite to minimize weeds and maintenance, include trees along the trail and in the medians, select trees that do not have root structures, include flowering trees, bushes, and plants to bring color to the corridor, and maximize efficiency of irrigation with Drip irrigation and bubblers.

Council discussed cost differentials of decomposed granite versus grass, monies spent on man hours versus mowing, and seeing a centerpiece/focal point in the center of the round-about. Councilman Franks would like to see grass or some kind of centerpiece in the middle of the round-about. Councilman King likes the xeriscape option, but prefers not to use decomposed granite, but another xeriscape option that would be cost effective. Mayor Pro Tem Ross stated any low cost and low maintenance options that seem reasonable and sensible. Councilman Watkins would like to see color within the round-about and/or a centerpiece area and use drought tolerant items within the medians.

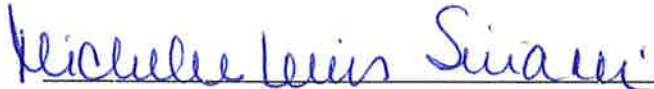
No further comments were made.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 9:57 p.m.


MIKE J FELIX, MAYOR

ATTEST:


Michelle Lewis Sirianni, City Secretary

