

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

DECEMBER 4, 2017

The City Council of the City of Sachse held a regular meeting on Monday, December 4, 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, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Attorney, Joe Gorfida; City Secretary, Michelle Lewis Sirianni; Economic Development Director, Leslyn Blake; Human Resources Director, Melinda Walter; Parks and Recreation Director, Lance Whitworth; Parks and Recreation Supervisor, Cynthia Wiseman; Library Manager, Mignon Morse; Development Services Director, Dusty McAfee; Police Chief, Bryan Sylvester; Assistant Police Chief, Steven Baxter; and Fire Chief, Marty Wade.

Mayor Felix opened the meeting at 7:41 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Councilman King 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.

17-4081 - Approve the minutes of the November 6, 2017 workshop meeting.

17-4082 – Approve the minutes of the November 6, 2017 regular meeting.

17-4083 - Approve the minutes of the November 14, 2017 special meeting.

17-4053 – Reschedule the January 15, 2018 City Council Workshop and Meeting to Tuesday, January 16, 2018.

17-4054 – Cancel the January 1, 2018 City Council Workshop and Meeting.

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Felix introduced and welcomed the City's new Assistant Police Chief, Steven Baxter.

Councilman Adams congratulated the Sachse High School Mustangs for their successful year and for all the citizen support they received.

Councilman King asked citizens to consider donating to the 5 Loaves Food Pantry here in Sachse. They are operated by North Point Church of Christ.

Mayor Felix thanked CERT for helping Public Safety during the Turkey Trot. It had a very successful turnout with up to 850 participants. Mayor Felix announced the upcoming Christmas Extravaganza, which will include the night parade, tree lighting, and lots of other activities, and on Friday, February 9 the Daddy/Daughter dance will take place at the Senior Center.

17-4095 – Recognize of service to the City for Mignon Morse.

Mayor Felix recognized and presented Mignon Morse a plaque for her service to the City due to her retirement.

17-4076 – Administer Oaths of Office to Board and Commission member(s).

Mayor Felix administered oaths of office to recently appointed Board and Commission members.

CITIZENS INPUT:

Becky Bernardi, resident of Copeville, who is in favor of a bridge over Lake Lavon expressed concern on increasing traffic and accidents on SH 78 and how many are having to travel around the lake versus having a more direct route.

REGULAR AGENDA ITEMS:

Councilman Bickerstaff made a motion to move items 17-4091 and 17-4902 to the front of the regular agenda. Mayor Pro Tem Watkins seconded that motion and the motion was unanimously approved.

17-4091 Conduct a public hearing and consider an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 3 titled "Districts" by repealing Section 12 titled "MX- Mixed Use Regulations" and reserving Section 12 for future use by adding a new Section 15 titled "Old Town Zoning District".

Mrs. Nash stated that there will be two different presentations for this item. Kelsey Berry with Gateway Planning and Dusty will present to Council followed by a public hearing.

Mrs. Berry presented Council a review of the Old Town Zoning District which included the vision for the district, implementation goals, minor modifications, the current versus proposed

development process, the four character areas of the proposed new zoning district, sign standards, architectural standards and design guidelines, home conversions, and schedule of uses.

Mr. McAfee presented an overview of the item including a review of the public meetings held and the input received by the consultants. At the Planning and Zoning Commission meeting, nearly 20 people spoke at the public hearing and most had questions and concerns regarding traffic, taxes, the vision, the project pace, notifications, and grandfathering. There were no specific recommendations or suggestions made to the content. The Planning and Zoning Commission recommended approval with a 5-1 vote. Mr. McAfee stated common concerns expressed were that the City would force people out of their homes, being unaware of the zoning project, the vision for a new downtown area was not necessarily familiar to everyone, would reduce property values and/or increase property taxes, the ability to remodel or expand one's home, and questions regarding traffic, lack of pedestrian connectivity, and associated CIP projects, specifically the 5th Street reconstruction. Mr. McAfee stated this item is for the adoption of the Old Town Zoning regulations into Chapter 11 of the Code of Ordinances, and the next item is for the change in zoning of the land within the Old Town area. Staff recommends approval.

Mayor Felix opened the public hearing.

Liz Tobler, 3345 Seventh Street, stated that her neighbor expressed not wanting to be zoned Old Town and asked Council to consider allowing Boone Street between 6th and 7th Street to remain residential.

Scott Everett, 5205 Miles Road, stated he is against the timing of the project.

Kathy Cobb, 3820 Sixth Street, stated there were talks of the caboose moving to the round-about, and asked what kind of lighting would be on the streets. She expressed concern over having neon window lights and how long they would be allowed to stay on, addressing noise levels, parking structures, landscaping, traffic, landscaping, houses becoming businesses, and how are citizens being notified.

Matthew Wagner, 5909 DeWitt Street, stated his concerns are the sidewalks, street lights, and if would be allowed to keep his giraffe.

Mayor Felix opened the public hearing for item 17-4092.

Mike VanBuskirk, 7517 Forest Ridge Trail, is in favor of the zoning. He expressed that the City needs a vision of a downtown that gives identity, attracts people, and helps the commercial base.

Liz Tobler, 3345 Seventh Street, stated that she would like to see guidelines or a list of what is allowed and not allowed in home businesses. She requested Council to delay the item.

Kathy Cobb, 3820 Sixth Street, stated most people were intimidated by the process and didn't know about the item. She would like for people to have a better understanding of what is taking place.

Spencer Hauenstein, 7819 Hillsdale Drive, stated that he is in favor of this item. As a representative of the Sachse Economic Development Corporation, the intention is to develop a walkable area with sidewalks that attracts more stores and restaurants, which will in turn broaden the tax base and make the City more attractive.

Scott Everett, 5205 Miles Road, commented that if the City has a developer, then he is in favor of the project. If not, then he's against it. He would like to see the City focus on the 190 area.

Marcia Harris-Daniel, 5612 Creek Crossing, stated that as a member of the Sachse Economic Development Corporation, there have been many conversations about this item. She appreciates all the public input received and the work done by the City. She expressed that bringing businesses to Sachse is what the community needs all while finding ones the City can be proud to have. She is in favor of this item.

Fernando Gutierrez, 7515 Summit View Lane, stated the City needs a vibrant and live downtown. This area which would provide a medium residential density which is a different kind of lifestyle that is attractive to some. The area will create a mixed-use development with small businesses that would create jobs and overall allow people to enjoy where they live. He is in favor of this item.

Diana Smith, 4802 Sachse Road, stated the City needs this and only sees property values increasing. She is in favor of this item.

Sandra Richardson, 3433 Sachse Road, asked Council to reconsider item until reconstruction of Sachse Road was complete.

Councilman Adams made a motion to close the public hearings for items 17-4091 and 17-4092. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Staff addressed the questions from residents regarding allowable uses, house conversions, streetscape, and types of allowable businesses.

The City Attorney requested several edits to the ordinance that was presented in the council packet and requested that such changes be included in the motion. The requested changes are as follows:

- Section 9.1.3 titled "Architectural Elements and Storefronts"
 - iii. To read as follows: Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and/or others (remaining text the same).
- Section 9.1.4. Building Materials
 - i. At least 70% of each exterior elevation shall be brick and/or stone, when mixed, stone shall be used as a base or foundation material and brick used above the stone. Up to 30% may be stucco, architectural split-face block, glass block, or (remaining text the same).

Councilman Adams made a motion to approve as presented and with changes read by the City Attorney. Councilman King seconded that motion.

Councilman Bickerstaff added that he 100% supports what they are doing and that the process began with the Comprehensive Plan in 2015.

The item was unanimously approved.

17-4092 Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and map to grant a zoning change on approximately 160 acres of land, generally located along and to the north and south of SH 78, Fifth Street, Sachse Road, Billingsley Road, Boone Street, Alexander Street, Second Street, Third Street, Fourth Street, Sixth Street, Seventh Street, Floyd Street, Dewitt Street, and Sachse Street, and their respective intersections, from Commercial 1 (C1), Commercial 2 (C2), Planned Development 2 (PD2), Residential 3 (R3), Residential 5 (R5), Industrial 2 (I2), and Special Use Permits #1024, #1216, #1467, #1594, #1769, #1801, #1959, #1969, and #2058 to Old Town Zoning District.

Councilman Bickerstaff made a motion to approve item 17-4092 as presented. Councilman King seconded that motion and the motion was unanimously approved.

17-4088 Receive presentation from Ron Hobbs regarding public input received for the Community Center.

Council continued discussion from the workshop.

Mayor Pro Tem Watkins stated he likes the synthetic floor option, a walking track, and idea of it being multi-level. He is not in favor of having a fitness center.

Councilman Franks stated he liked a split or multi-level facility, having an elevated or recessed walking track, and asked about placing the gym under the first floor to help control the noise level.

Councilman Bickerstaff stated he likes the idea of a recessed walking track and no fitness center.

Councilman King stated he likes the idea of have a multi-level facility, having a multi-purpose surface on the gymnasium floor, a recessed walking track, restrooms, and kitchenette. He does not prefer the facility to have a nursery, fitness center, and lockers. He would like to see the facility be for all ages.

Council collectively agreed to have Mr. Hobbs explore an outdoor space.

No further comments were made.

17-4089 Consider approval of a resolution dedicating funds collected from the City of Sachse Municipal Development District (MDD) and the imposition of a sales and use tax of a quarter cent be used solely towards the financing of Park and Recreation Development projects within the City of Sachse.

Mrs. Nash stated this item establishes where the funds are to be allocated for the MDD. The funds are designated to a specific area, which has to be done by resolution and can only be changed by a resolution to undo the action.

Councilman Bickerstaff made a motion to approve a resolution dedicating funds collected from the City of Sachse Municipal Development District (MDD) and the imposition of a sales and use tax of a quarter cent be used solely towards the financing of Park and Recreation Development

projects within the City of Sachse. Councilman King seconded that motion and the motion was unanimously approved.

17-4079 Discuss possible creation of a Sachse Special Needs Advisory Committee.

Mrs. Nash stated that Councilman King requested to discuss this item.

Councilman King stated he would like feedback from Council on considering this type of committee. He is not sure what it should be called, but the persons would help guide the City and concentrate on special needs. He asked what Council's thoughts were on if they would be considered a regular board and follow same processes or just be for a specific course of time.

Councilman Adams asked whether they would be appointed as a committee or ad-hoc committee. Councilman King replied as a committee and suggested they could do a survey, flush out ideas and then advise Council.

Mayor Pro Tem Watkins stated that he needs to have a better understanding in order to justify. Councilman King stated his vision is for them to collect information and bring to Council.

Councilman Ross asked if this would be self-organizing or have a staff liaison. He stated if it was done with a staff person, then Mrs. Nash should decide what makes sense and how much time would be available to the committee.

Mr. Gorfida, City Attorney, stated if Council should choose to establish a Board, then they would start with a resolution which would define specific objectives, purposes, and be advisory in nature. The resolution would establish Council desires for the committee.

Councilman Franks stated he doesn't like the idea of having a Board, but more as a Committee. He stated his concerns included if it's a liability, and if the costs of CIP projects would increase dramatically due to more specific ADA compliance requests.

Mayor Felix requested for the item to be brought back to a workshop for further discussion. Mrs. Nash commented that the item would be brought back in February.

17-4078 Consider appointment(s) of Council liaisons to the City's Boards and Commissions.

Councilman Adams stated that due to his recent retirement, he would like to give the Planning and Zoning liaison to Mayor Pro Tem Watkins, and that he would take the WISD.

Councilman Franks asked if they could discuss adding a second person to EDC and that he would like to be considered. Mayor Felix stated he would be as a liaison not a member of the Commission, but could be considered when they do their appointments.

Councilman Adams made a motion to appoint Mayor Pro Tem Watkins as the Planning and Zoning Commission liaison. Councilman King seconded that motion and the motion was unanimously approved.

Mayor Pro Tem Watkins made a motion to appoint Councilman Adams to the WISD. Councilman King seconded that motion and the motion was unanimously approved.

Councilman Franks made a motion to re-appoint Councilman Bickerstaff to EDC and the GISD. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Mayor Pro Tem Watkins made a motion to re-appoint Councilman King as the liaison to the Animal Shelter Board and Advisory Committee; Mayor Felix to NTTA and NCTCOG, Councilman Ross as liaison to the Library Board and TIF Board; and Councilman Franks as liaison to the Parks and Recreation Board. Councilman Adams 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 of the purchase, sale and license of real property generally located in the mid-west part of the City of Sachse.

At 10:25 p.m. City Council recessed into Executive Session.

At 10:47 p.m. City Council reconvened back into regular session.

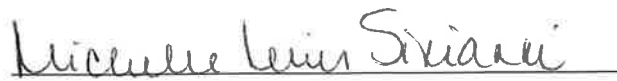
Councilman Adams made a motion to approve purchasing 5600 Boone Street by the Sachse EDC in the amount of \$75,000.00. Councilman King seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 10:48 p.m.


MIKE J FELIX, MAYOR

ATTEST:


Michelle Lewis Sirianni, City Secretary



