

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

DECEMBER 3, 2018

The City Council of the City of Sachse held a combined workshop and regular meeting on Monday, December 3, 2018 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 Attorney, Joe Gorfida; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Sachse Economic Development Corporation CEO, Leslyn Blake; Director of Public Works and Engineering, Greg Peters; Director of Development Services, Matt Robinson; Finance Director, Teresa Savage; Human Resources Director, Melinda Walter; IT Manager, Danny Wheeler; Recreation Supervisor, Cynthia Wiseman; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:37 p.m.

PMB DEVELOPMENT: Receive a presentation from PMB regarding the forthcoming development along the President George Bush Turnpike Corridor.

Taylor Baird presented the City Council with proposed concepts for the development along the PGBT corridor, which they are calling 'The Station' to pay homage to Sachse's railroad heritage. The area consists of approximately 158 acres of land. Mr. Baird stated they will develop with high quality standards and include amenities such as open spaces, with the intent of creating a regional entertainment destination. Mr. Baird indicated the biggest challenges at this time include the size of the area and infrastructure. Conceptual plans were provided with examples of monument signs, streetscapes, open spaces, and options for potential park amenities.

No further comments were made.

ADJOURNMENT:

At 7:03 p.m., Mayor Felix adjourned the workshop meeting.

Mayor Felix opened the regular meeting at 7:31 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Mayor Pro Tem 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 City Councilmember or citizen so requests.

1. Approve the minutes of the November 5, 2018 City Council combined meeting.

2. Move the January 21, 2019 City Council combined meeting to Tuesday, January 22, 2019.

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Pro Tem King expressed his appreciation to the Fire Department, CERT, and all those involved with Pancakes with Santa. He also encouraged everyone to support 5 Loaves, a local food pantry.

Councilwoman Howarth announced upcoming Library events.

Mayor Felix conveyed his appreciation for all those involved with the Turkey Trot and Pancakes with Santa. He commented on the recent Red Kettle Challenge where the City competed against the cities of Rowlett and Garland to raise money for the Salvation Army, and announced the upcoming Christmas Extravaganza event.

Recognize members of Leadership Sachse Class 1.

Mayor Felix recognized the individuals who participated in the first class of Leadership Sachse, and acknowledged the Chamber of Commerce for its collaboration and support of the program.

Recognize Wm. Patrick Cook for receiving the iWrite Literacy Award.

Mayor Felix recognized Wm. Patrick Cook for his achievement and presented him with a Sachse pen to encourage him to continue his writing.

Administer oath of office to boards and commissions members.

Mayor Felix administered the oath of office to newly appointed members of the Animal Shelter, Board of Adjustments, Economic Development Corporation, Library Board, Parks and Recreation Board, Planning and Zoning Commission, and the TIF Board.

CITIZENS INPUT:

No comments were made.

REGULAR AGENDA ITEMS:

Conduct a public hearing and consider an ordinance amending the boundaries of Tax Increment Financing Reinvestment Zone Number One, City of Sachse, Texas ("PGBT Reinvestment Zone").

Mrs. Nash stated this item is to amend the boundaries of the Tax Increment Financing Reinvestment Zone Number One, which will decrease the size of the area. This modification will allow for the creation of the second Tax Increment Financing Reinvestment Zone, which will take place in the next item. Mrs. Nash indicated they both require public hearings and are part of a sequence of events. The City Council will appoint a Chair at the next meeting.

Mayor Felix opened the public hearing. No comments were made.

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

Mayor Pro Tem King made a motion to approve an ordinance amending the boundaries of Tax Increment Financing Reinvestment Zone Number One, City of Sachse, Texas ("PGBT Reinvestment Zone"). Councilman Watkins seconded that motion and the motion was unanimously approved.

Conduct a public hearing and consider an ordinance authorizing the creation of Tax Increment Financing Reinvestment Zone Number Two ("PMB Project") under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas.

Mrs. Nash noted the same comments apply from the previous item.

Mayor Felix opened the public hearing. No comments were made.

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

Councilman Franks made a motion to approve an ordinance authorizing the creation of Tax Increment Financing Reinvestment Zone Number Two ("PMB Project") under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Discuss and consider a resolution awarding the solid waste and recycling services contract per the City of Sachse specifications to Community Waste Disposal ("CWD") and consider authorizing the City Manager to negotiate and enter into an agreement with CWD to provide solid waste and recycling services to the city.

Mrs. Savage presented the City Council with an overview of the RFP process, the evaluation criteria, residential services, and the results of the bids that were received. Mrs. Savage reviewed the additional alternatives for bulk trash and commercial pick-up. Based on the evaluation criteria, staff is recommending Community Waste Disposal (CWD). Mrs. Savage stated since there will be a change in services, the City will have a detailed transition plan, which will include informing the residents and getting them educated.

Mayor Felix asked if there was a preliminary plan on how they would educate the residents and if they had materials and/or resources they would use. Mayor Felix also questioned how residents will direct any issues they may have. Mrs. Savage noted that CWD will have a dedicated customer service line and residents may go directly to them. However, it is not uncommon for residents to call the City. If that should happen, the City will communicate with CWD on their behalf. Mrs. Nash added that the City will hold a transition meeting with both the current and new provider to ensure a smooth transition to the residents.

Mayor Pro Tem King asked if the days of the week would stay the same and if the trucks are tracked by GPS. Mrs. Savage replied yes, overall, the pick-up days should stay the same. There may be one segment of the city that may be moved, but there would be very few homes affected if this occurs. Jason Roemer, Municipal Coordinator with CWD, commented that the trucks are tracked live and screen shots with times of pick-up are captured. Mr. Roemer added that they would also be offering e-waste disposal at the bi-annual events and provided clarification on bulk pick-up bundles.

Councilman Bickerstaff asked when the commercial pick-up would be addressed. Mrs. Savage indicated that they would like to get through the residential transition first before they begin looking at the commercial.

Councilman Watkins asked if there was a specific bulk day. Councilman Adams and Councilwoman Howarth questioned how the volume of the bulk pick-up would be handled, especially if all was not picked up on specific day. Mrs. Savage stated the goal is to get it all on designated day and the expectation is that the collection would occur the next day if some are missed. Councilman Franks asked if there is a policy on bulk trash as far as when it is put out. Mrs. Savage stated it will go out on same day as trash and recycling.

The City Council discussed what is recyclable and cart colors for trash and recycling.

Danny Pitcock, 5008 Natchez, asked if the new provider's rates will lower their water bill. Mrs. Nash replied based on the current rates versus new, the new provider proposed a 13% increase and the current provider proposed a 44% increase.

Tim Shivers, 7005 Wilhelmina Drive, asked if it would decrease the price if the City went to every other week in recycling versus weekly. Mrs. Savage commented that every other week was not an option given in the RFP and that the survey indicated residents prefer weekly recycling pick-up versus every other week.

Councilman Bickerstaff made a motion to approve a resolution awarding the solid waste and recycling services contract per the City of Sachse specifications to Community Waste Disposal ("CWD") and consider authorizing the City Manager to negotiate and enter into an agreement with

CWD to provide solid waste and recycling services to the City. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

Discuss and consider a resolution awarding the Community Center construction contract per the City of Sachse specifications to Ratcliff Constructors and consider authorizing the City Manager to enter into negotiations with Ratcliff Constructors to finalize and execute the final construction agreements on behalf of the City for a bid price, including alternatives one and two, in the amount of Five Million, Seven Hundred One Thousand Dollars (\$5,701,000.00).

Mrs. Nash stated Ron Hobbs will provide an update of the progress of the community center and provide a recommendation for the project. She noted that she will review the financials relative to the project after Mr. Hobbs presentation.

Mr. Hobbs reviewed the changes in the building that were requested by the City Council, the bidding process, and how they got where they are today. Mr. Hobbs stated the project was re-advertised and strong bids were received from the sub-contractors. The bids were within 6% of each other and they interviewed the three lowest bidders. Of those three, Ratcliff Construction was the second lowest bid, but had the most experience and fastest construction time with similar projects. Mr. Hobbs noted the recommendation includes the acceptance of alternatives one and two.

Councilman Watkins asked if the bid included any contingencies. Mr. Hobbs replied that there is an allowance that could be used for that or any unknowns that may arise. Councilman Watkins also asked if there were any penalty clauses and urged staff to head off any unforeseen situations.

Mrs. Nash went over the financials of the project that included the funding source and how the monies were being allocated.

Frank Millsap, 3904 Miles Road, expressed his concern over the cost to build and operate the Community Center. He feels that the City should have taken it to the voters through a bond election. Mr. Millsap stated the City needs to evaluate needs versus wants, and he feels that there is more need for street and alley repairs.

Councilwoman Howarth stated that she agrees that the City should have put the project out on a bond election and does have concerns moving forward. However, she would love to have the Community Center for Sachse.

Cyndi Mitchell, 3128 Welch Lane, stated she has waited 20 years for a community center. She believes that there are other ways the City can recoup the fees and this is a great addition for the Sachse.

Councilman Adams stated he does not know how many people will use the Community Center, but believes there is incorrect information circulating in the community. He commented that all cities have debt, but it is how the debt is managed that affects financial ratings, and the City is currently in good financial standing.

Tim Shivers, 7005 Wilhelmina, asked the City if the operational budget for the Community Center has been considered. He encouraged the City to consider all things before moving forward.

Councilman Adams made a motion to approve a resolution awarding the Community Center construction contract per the City of Sachse specifications to Ratcliff Constructors and consider authorizing the City Manager to enter into negotiations with Ratcliff Constructors to finalize and execute the final construction agreements on behalf of the City for a bid price, including alternates one and two, in the amount of Five Million, Seven Hundred One Thousand Dollars (\$5,701,000.00). Councilman Bickerstaff seconded that motion.

Councilman Howarth stated she would feel more comfortable if it was voted on by the citizens.

The motion was unanimously approved.

Consider a resolution approving a purchase order in an amount not to exceed \$200,000 to McMahon Contracting L.P. for the Sachse Community Center paving improvement project.

Mr. Peters stated this item is to approve funding for a parking lot for the Community Center. The paving improvements were designed in-house. Staff will be utilize an Interlocal Cooperative Purchasing Agreement with Grand Prairie for the purchase of necessary equipment, goods, and services in order to obtain unit pricing. There will be room for contingencies.

No further comments were made.

Councilman Franks made a motion to approve a purchase order in an amount not to exceed \$200,000 to McMahon Contracting L.P. for the Sachse Community Center paving improvement project. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Consider rejecting all bids for the CDBG 2018 project - Brookview Court Alley Paving and Drainage.

Mr. Peters stated of the ten bids received for this project, only six included an acknowledgment of Addendum 1. The lowest bid received did not acknowledge Addendum 1. Therefore, it was determined that the best way to move forward is for the City to reject all bids and re-bid the project. This will ensure that all bidders accurately bid the project. Staff plans to re-advertise the project in December and open bids in January. Mr. Peters noted that he spoke with Dallas County regarding the issue and they approved the re-bid.

No further comments were made.

Councilman Bickerstaff made a motion to reject all bids for the CDBG 2018 project - Brookview Court Alley Paving and Drainage. Councilman Watkins seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 9:20 p.m.


MIKE J. FELIX, MAYOR

ATTEST:


Michelle Lewis Sirianni, City Secretary

