CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

DECEMBER 2, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, December 2, 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 Michelle Howarth, Councilmembers Brett Franks, Paul Watkins, Cullen King, and Jeff Bickerstaff; City Manager, Gina Nash; City Attorney, Kevin Laughlin; City Secretary, Michelle Lewis Sirianni; Strategic Services Manager, Lauren Rose; Finance Director, Teresa Savage; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Public Works and CIP Director, Corey Nesbit; Development Services Director, Matt Robinson; Human Resources Director, Melinda Walter; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:33 p.m.

TRINITY REGIONAL HOSPITAL: Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike.

Mr. Robinson presented this item with an overview of the subject property location and current zoning. The PGBT is identified as one of three catalytic areas in the Comprehensive Plan. Mr. Robinson reviewed the build-out scenarios for the PGBT contemplated within the Comprehensive Plan along with the purpose and intent of the zoning district. Mr. Robinson stated the Preliminary Plat consists of two lots and outlined the ten major modifications requested by the developer. He then compared the standard requirements to the request from the developer. Mr. Robinson stated in evaluating a major modification, the Council/Commission should consider the extent to which the application meets certain criteria. At the November 25, 2019 Planning and Zoning Commission meeting, the Commission voted 3-2 to recommend approval of the major modifications and site plan with the stipulation that sidewalks be provided through the site on the north and south side of the hospital building and that all other outstanding staff comments be addressed. Staff is recommending denial of the requested major modifications and site civil plan due to conflicts with the principles of the Comprehensive Plan and overall non-conformance with the intent of the PGBT zoning district development standards. Mr. Robinson commented that the City Council has the option to approve the layout/proposed major modifications, deny the layout/proposed major modifications, or table the item.

Councilman Bickerstaff asked about the conditions placed on the item by the Planning and Zoning Commission and asked how many site plan reviews had been done. Mr. Robinson responded that only one site plan review has been done and the Commission approved the request with condition that all outstanding staff comments from future plan reviews be addressed and that sidewalks be addressed.

Councilman King suggested the consideration of a development agreement in order to get the aesthetics closer to the character/spirit defined in that area. Mr. Laughlin replied that the City could not enforce building materials simply through a development agreement. The only way to obtain adherence to the building material standards defined within the PGBT zoning district would be through incentives.

Mr. Persefield, with the applicant, presented the City Council with a project review since the last meeting. Mr. Persefield stated the project consists of a five-phase development and will conform to code. They have made a significant investment into the design of the project. The hospital will be operated and managed by Quorum Health Resources. Mr. Persefield stated since the last plan, they have flipped the building. He emphasized the difference in a hospital building versus a retail building with this hospital having nine separate entrances. He reviewed the site plan and stated they will address the forthcoming staff comments during the plan review process. Mr. Persefield then presented a timeline for the project and outlined potential benefits to the city. Mr. Persefield stated the hospital will be the "anchor" for development of a large, regional medical center with the City having many direct and indirect benefits from the growth of that center.

Councilman Bickerstaff asked if Quorum Health would be managing the day to day operations and if the hospital would have a labor/delivery unit. Mr. Persefield replied that Quorum Health would manage the hospital and that the hospital will not have a dedicated labor/delivery unit; however, it would have general surgeries, imaging, and outpatient procedures.

Councilman Bickerstaff asked if the developer had sought out any partnerships and asked when Bunker Hill would be built. Mr. Jim Campbell commented that they were working towards an agreement with PMB, which included PMB building the segment of Bunker Hill that crossed his property. Councilman Bickerstaff asked if there was any written agreement between them. Mr. Campbell replied there is no "official" agreement.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 7:26 p.m.

Mayor Felix opened the regular meeting at 7:43 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS:

Councilman King offered the invocation and Councilman Watkins led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King encouraged residents to adopt from the Animal Shelter and to donate to 5 Loaves Food Pantry.

Mayor Pro Tem Howarth announced upcoming Library events.

Councilman Franks announced the upcoming Daddy/Daughter Dance on Friday, February 21, 2020 at the Community Center.

Mayor Felix announced the Christmas Extravaganza on December 4 at City Hall and Pancakes with Santa on December 7. He also thanked the volunteers, participants and CERT for the supporting the annual Turkey Trot at Sachse High School on Thanksgiving Day.

CITIZENS INPUT:

Tricia Lindsey, 3815 Rockhouse Road, encouraged residents to find alternate routes on Wednesday night for the parade due to Miles Road being closed from 5:50 p.m. to 6:50 p.m.

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 14, 2019, combined meeting.

2. Approve an ordinance amending and restating Ordinance No. 3949 that was passed and approved on November 4, 2019, ordering a Special Election to be held on the 7th day of January 2020, in the City of Sachse, Texas for the purpose of electing a Councilmember to fill the vacancy for the unexpired term for Councilmember Place 4.

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

REGULAR AGENDA ITEMS:

Conduct a public hearing to consider and act on a resolution allowing the addition of 14.933 acres of land to the Sachse Public Improvement District No. 1.

Mrs. Nash stated the City Council accepted the petition for the addition of 14.933 acres of land to be added to the Sachse Public Improvement District (PID) No. 1 and called a public hearing at its November 4, 2019 meeting. The notice of the public hearing was published and a letter was mailed to the owners of the property being added to the PID.

Mayor Felix opened the public hearing.

No comments were made.

Mayor Felix closed the public hearing.

Councilman Bickerstaff made a motion to approve a resolution allowing the addition of 14.933 acres of land to the Sachse Public Improvement District No. 1. Councilman King seconded that motion and the motion was unanimously approved.

Consider and act on a request by Batsu Enterprises for major and minor modifications to the PGBT Zoning District standards for a site civil plan relating to the development of 19.607± acres out of the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, generally located north of the westbound PGBT Frontage Road between Miles Road and Merritt Road

Councilman Watkins requested to see the information on the requested modifications. Mr. Persefield and Mr. Campbell discussed the ten major modifications. The City Council discussed the ad valorem taxes on the property, the parent organization of Quorum Health, concerns about the aesthetics of the building including materials used, landscaping, walkability, and being cohesive with what will be developed around it.

Randy Hale, 5012 Merritt Road, is in favor of the proposed project.

Frank Millsap, 3904 Miles Road, stated he is not against a hospital, but not in favor of the item as presented.

Diane Axline, 7205 Ramblewood Drive, Garland, stated she likes the proximity of the facility and is in favor of the proposed project.

Greg Wilson, 5414 Heritage Circle, is in favor of the proposed project.

Louie Carter, 511 Live Oak Drive, stated the proposed project is not compatible with the PGBT corridor and the Comprehensive Plan, and, therefore, he is opposed to the project.

Mark Phillips, 2320 Elm Grove Road, stated he supports the efforts and encourages the City Council to approve. He is in favor of the proposed project.

Carlos Garcia, 529 Grinnell Drive, Garland, stated he is in favor of the proposed project and the opportunity to decrease wait times at other hospitals.

Victor Candler, 4102 Azalea Lane, Garland, stated he likes the location of the proposed hospital and supports the request.

Raini Day, 5912 Meadowcrest, stated the City needs a hospital and is in favor of the proposed project.

Dr. Ted McLemore, 1055 Clarksville Street, Paris, stated he practices out of Paris, Texas and is always sending patients to Dallas and has trouble finding beds. He will be setting up offices in Sachse to provide medical services to the surrounding area. He commented that he has signed a letter of intent with the proposed hospital. He supports the request.

Charles Smith, stated he is favor of the proposed request and supports the location and proximity to service the surrounding area.

Denise Campbell, 4126 Merritt Road, stated it provides an amenity for the community. She is in favor of the proposed request.

Raleigh Sanford, 10101 Birdie Court, supports the proposed request.

Councilman Franks asked if there were other letters of intent signed, expressed his concerns about Quorum Health, the flood study, and having the plans reviewed.

Mayor Pro Tem Howarth stated her concerns of the building placement and the interconnectivity of the plan. She noted the vision of the Comprehensive Plan and collection of the ad valorem taxes.

Mayor Felix expressed his desire to have a hospital in Sachse.

Councilman Watkins stated a hospital use is allowed in the PGBT area and acknowledged the number of bed shortages at other area hospitals. He supports the request of the hospital.

Councilman Bickerstaff stated he is in favor of a hospital, but not this request that is asking for major modifications to the recently adopted Comprehensive Plan and PGBT zoning district. Based on the Comprehensive Plan, he cannot support as presented.

Councilman Watkins made a motion to approve the proposed major modifications and Site Civil Plan; that the sidewalks be provided on the north and south of the building; that all outstanding staff comments to be addressed, and to tie dedication of ROW as shown on the Site Plan for Bunker Hill Road. Mayor Felix seconded that motion. The motion passes with a 5-1 vote. Councilman Bickerstaff voting in opposition.

Consider and act on a preliminary plat of Trinity Regional Hospital Lot 1, Block A and Lot 1, Block B, being 19.607± acres out of the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, generally located north of the westbound PGBT Frontage Road between Miles Road and Merritt Road.

Councilman Watkins made a motion to approve a preliminary plat of Trinity Regional Hospital Lot 1, Block A and Lot 1, Block B, being 19.607± acres out of the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, generally located north of the westbound PGBT Frontage Road between Miles Road and Merritt Road. Councilman King seconded that motion and the motion was unanimously approved.

Conduct a public hearing to consider and act on a resolution approving the issuance of bonds by the Public Finance Authority to provide funds to Trinity Regional Hospital Sachse, LLC, to finance costs related to design, construction and equipment of a 32-bed acute care hospital to be located at 4825 President George Bush Turnpike, within the City of Sachse.

Mayor Felix opened the public hearing.

No comments were made.

Mayor Felix closed the public hearing.

Councilman Watkins made a motion to approve a resolution approving the issuance of bonds by the Public Finance Authority to provide funds to Trinity Regional Hospital Sachse, LLC, to finance costs related to design, construction and equipment of a 32-bed acute care hospital to be located at 4825 President George Bush Turnpike, within the City of Sachse. Councilman King seconded that motion. The motion passed with a 5-1 vote. Councilman Bickerstaff voted in opposition.

Consider a resolution adopting a policy permitting the consideration of applications for primary depository bank services received from financial institutions that are not doing business within the municipal boundaries of the City.

Mrs. Savage stated the City's current bank depository agreement with American National Bank of Texas expires May 31, 2020, and then staff will begin the RFP process. The Texas Local Government Code requires the City to competitively solicit financial institutions located within the City's municipal boundaries to provide primary depository bank services, however, Chapter 105 does allow the City Council to adopt a written policy permitting the consideration of applications received from financial institutions that are located outside of the City's municipal boundaries when it is deemed to be in the best interest of the City. The number of financial institutions located within the municipal boundaries that can provide depository services are limited. The City is proposing to revise the policy by extending the boundary by five miles.

Councilman Bickerstaff made a motion to approve a resolution adopting a policy permitting the consideration of applications for primary depository bank services received from financial institutions that are not doing business within the municipal boundaries of the city. Mayor Pro Tem Howarth seconded that motion and the motion was unanimously approved.

Consider a resolution casting its vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (DCAD).

Mrs. Lewis Sirianni stated this item is to cast its vote for the DCAD Board of Directors. The City Council had previously nominated Councilman Brett Franks.

Councilman Watkins made a motion to approve a resolution casting its vote for Brett Franks for the fourth member of the Board of Directors for the Dallas County Appraisal District (DCAD). Councilman King seconded that motion and the motion was unanimously approved.

Consider a resolution casting its votes for the Collin Central Appraisal District Board of Directors (CCAD).

Mrs. Lewis Sirianni stated this item is to cast its votes for CCAD Board of Directors. The City Council has twelve votes to cast and may cast them for one person or divide them out. The City Council had previously nominated Mayor Pro Tem Michelle Howarth.

Councilman Franks made a motion to approve a resolution casting its twelve (12) votes to Mayor Pro Tem Michelle Howarth for the Collin Central Appraisal District Board of Directors (CCAD). Councilman King seconded that motion and the motion was unanimously approved.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Trinity.

At 10:23 p.m., the City Council recessed into Executive Session.

At 10:52 p.m., the City Council reconvened back into regular session.

No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 10:53 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni

Michelle Lewis Sirianni, City Secretary

CITY OF SACHSE • TEXAS