

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JANUARY 22, 2019

The City Council of the City of Sachse held a combined workshop and regular meeting on Tuesday, January 22, 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; Assistant to the City Manager, Lauren Rose; 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; Parks and Recreation Director, Lance Whitworth; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:31 p.m.

PUSH-TO-TALK: Test new push-to-talk feature.

Mrs. Rose provided an overview of the new push-to-talk feature followed by Mr. Wheeler commenting on the new features of the system, which include how to enter the queue to speak once recognized and how to turn off the microphones. Mrs. Rose concluded by going through some scenarios allowing the City Council to practice using the system and asking any additional questions.

Mayor Pro Tem King asked about functionality of the system and flexibility of changing any items within the system. Mr. Richard Barnett with Visionality addressed Mayor Pro Tem King's questions.

No further comments were made.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 to deliberate the purchase, exchange, lease, or value of real property generally located within the City of Sachse along State Highway 78.

At 6:49 p.m., the City Council recesses into Executive Session.

At 7:10 p.m., the City Council reconvened back into the workshop session.

ADJOURNMENT:

At 7:11 p.m., Mayor Felix adjourned the workshop meeting.

Mayor Felix opened the regular meeting at 7:30 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Councilman Franks and the pledges by Councilman Bickerstaff.

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 December 17, 2018 City Council combined meeting.**
- 2. Accept the monthly revenue and expenditure report for the period ending November 30, 2018.**

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Pro Tem King recognized those from Boy Scout Troop 1978 that were in attendance.

Councilman Franks announced the Daddy-Daughter Dance taking place on Friday, February 8.

Mayor Felix announced upcoming Library events and the groundbreaking ceremony for the Community Center on Saturday, January 26 at 10:00 a.m.

CITIZENS INPUT:

Greg Wilson, 5414 Heritage Circle, asked to consider taking input from citizens regarding The Station project, especially those who live near the area.

Tricia Lindsey, 3718 Rock House Drive, announced upcoming CERT classes and asked for a project update regarding the traffic light at Hudson and Miles Road.

Kathy Cobb, 3820 Sixth Street, expressed concerns regarding turn lanes at 190.

Diane Smith, 4802 Sachse Road, asked the City Council to consider waiving late fees for federal workers.

REGULAR AGENDA ITEMS:

Receive an update on the Sachse Road and 5th Street project from Dallas County.

Mr. Peters provided a brief overview of the activity occurring along the 5th Street corridor. He indicated that the engineering plans are complete and Dallas County is preparing to out for bids.

John Mears, Assistant Director of Public Works for the Engineering and Construction Department with Dallas County, indicated that the County is currently getting utilities cleared in order to go for bid in October or November. The County has recently put new procedures into place including a pre-project meeting requirement. The current timeline would have notices sent out at the end of February with bidding beginning in April. Award and start of construction would commence shortly thereafter.

Kathy Cobb, 3820 Sixth Street asked if the break in the read at Salmon Street from SH 78 would be widened or allow for a left turn lane as well as if the alley entrance across from Parks Lakes Church was being addressed due to the traffic.

Councilman Adams asked if the construction phase would be 12 to 18 months. Mr. Mears indicated that 12 months is standard, but they are anticipating completion mid-to-late 2020.

Councilman Watkins asked for more information regarding the widening of the breaks per Mrs. Cobb's comments. Mr. Peters commented that there is not enough room for turn lanes due to the street spacing; therefore, additional room was created.

No further comments were made.

Conduct a public hearing to consider an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" by adding a definition for Retail CBD and Hemp Based Products; by amending Schedule 1 titled "Permitted Uses" by amending "Commercial" to include permitted uses for Retail CBD and Hemp Based Products.

Mr. Robinson stated this item is to consider establishing a definition and land use category for retail CBD oil and hemp based products. Staff has received a number of inquiries from potential businesses looking to sell these products. The City's zoning ordinance is currently silent to the type of use that such business would be classified. Mr. Robinson provided background on these products and how it is currently viewed under state and federal law. The Planning and Zoning Commission recommended approval at its January 14, 2019 meeting. The City Council has final authority on this matter.

Mayor Felix opened the public hearing.

Gary Overby, 5000 Natchez Drive, asked the City Council to table the item in order to get additional input from other communities and state representatives.

Frank Millsap, 3904 Miles Road, stated it is a problem to consider supporting sales of an illegal drug. He would like the City to wait until legislative makes a decision and take action.

Jackie Eichelberger, 7121 Bailey Road, questioned why the City was considering this item now and requested the City Council to wait until the legislature takes action.

Mayor Felix closed the public hearing.

Mrs. Nash stated that this item is a land use issue and the City Council is considering whether or not to limit areas within the City where these retail spaces are permissible or not.

Councilman Franks asked if approved as submitted, then would the sale of these products only be allowed in the areas zoned for industrial uses? Mrs. Nash replied yes.

Mayor Pro Tem King asked if the City Council does not approve the item, can a shop go anywhere on SH 78? Mrs. Nash replied yes.

Councilman Adams expressed his concern about the location of where this retail use would be permitted. He indicated that he would like to prohibit these items from being sold along SH 78.

Councilman Bickerstaff stated he agrees with the other comments made and reiterated that the City Council is deciding whether or not to regulate location of this use.

Councilman Watkins asked if these retail centers are illegal and permitted to open in the City? Mrs. Nash responded that, currently, they can open anywhere in the City by right.

Councilman Bickerstaff made a motion to approve an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" by adding a definition for Retail CBD and Hemp Based Products; by amending Schedule 1 titled "Permitted Uses" by amending "Commercial" to include permitted uses for Retail CBD and Hemp Based Products. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

Conduct a public hearing to consider and act on a resolution creating the Sachse Public Improvement District No. 1.

Mrs. Nash stated this item is to conduct a public hearing and consider creating Public Improvement District (PID) No. 1. In September 2018, the City Council authorized a development agreement with PMB. Per the development agreement, the developer intended to establish a public improvement district (PID). At its December 3 meeting, PMB unveiled The Station project and at its December 17 meeting, the City Council accepted the petition for the creation of a PID and called a public hearing to be held.

Mayor Felix opened the public hearing.

No comments were made.

Mayor Felix closed the public hearing.

Mayor Pro Tem King made a motion to approve a resolution creating the Sachse Public Improvement District No. 1. Councilman Franks seconded that motion and the motion was unanimously approved.

Discuss and receive an update on the status of park projects approved by the Municipal Development District.

Mr. Whitworth provided an update on the seven park projects approved using funding from the Municipal Development District. The projects include funding for the Salmon Park Shelter rehab, playground replacement at Dave Sanford Park, playground at Joe Stone Park, additional equipment at Cornwall Lane Park, inclusive playground equipment at Firefighters Park, a future sand volleyball court, and lighting at Joe Stone Park. Mr. Whitworth indicated that the Municipal Development District Board will have early discussions on next year's projects at an upcoming meeting.

Mayor Pro Tem King expressed his excitement about the inclusive equipment at Firefighters Park and would like to see it in The Station area as well.

Councilman Adams stated he believes they are on the right track and the sales tax approved by the voters was needed.

Councilman Watkins echoed Councilman Adams comments and thanked the Park and MDD Board for moving forward with these projects.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 to deliberate the purchase, exchange, lease, or value of real property generally located within the City of Sachse along State Highway 78.

Councilman Franks made a motion to authorize the City Manager to negotiate and execute a purchase and sale agreement with the Sachse Economic Development Corporation for the purchase of 5560 SH 78 subject to a restriction agreement that requires the Sachse Economic Development Corporation to resell of the property to Cross Development Acquisition, LLC, a Texas limited liability company. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

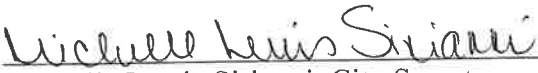
ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 8:33 p.m.



MIKE J. FELIX, MAYOR

ATTEST:



Michelle Lewis Sirianni, City Secretary

