

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JANUARY 17, 2017

The City Council of the City of Sachse held a regular meeting on Tuesday, January 17, 2017 at 7:30 p.m. in the Emergency Operations Center Room within the Public Safety Building at Sachse City Hall, 3815-D Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Council Members Brett Franks, Charlie Ross, Paul Watkins, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Human Resources Director, Stacy Buckley; Community Development Director, Dusty McAfee; Parks and Recreation Director, Lance Whitworth; Finance Director, Teresa Savage; Director of Public Works and Engineering, Greg Peters; EDC Director, Leslyn Blake; Fire Chief, Marty Wade; and Police Chief, Bryan Sylvester.

Mayor Felix opened the meeting at 7:31 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 Council member or citizen so requests.

17-3646 Approve the minutes of the January 3, 2017 regular meeting.

Councilman King made a motion to approve item 17-3646 as submitted. Mayor Pro Tem Ross seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King encouraged citizens to adopt a dog/cat from the City's Animal Shelter.

CITIZENS INPUT:

No comments were made.

REGULAR AGENDA ITEMS:

16-3616 Consider appointment(s) of Council liaisons to the City's Boards and Commissions.

Mrs. Nash introduced this item stating the Council appointed liaisons back in November except to the Animal Shelter Board and Advisory, the Planning and Zoning Commission, and WISD due to the absence of a few Council Members. Councilman Watkins also expressed interest in the Planning and Zoning Commission.

Councilman Watkins reiterated his interest in being a liaison to the Planning and Zoning Commission, but only if Councilman Adams didn't want it any further. Councilman Watkins is currently a liaison to the WISD whose meetings conflict with council meetings.

Councilman Bickerstaff made a motion to appoint Councilman Adams as liaison to the Planning and Zoning Commission; Councilman King to the Animal Shelter Board and Advisory Committee; and Councilman Watkins to the WISD. Councilman Franks seconded that motion and the motion was unanimously approved.

17-3647 Discuss City of Sachse Medical Insurance renewal.

Mrs. Nash stated Andrew Weeger with IPS Advisors, our benefits consultant will brief Council on the current status of the City's medical plan and discuss the upcoming renewal.

Mr. Weeger presented Council historical per capita cost analysis, which included the per capita premium paid versus claims paid, and the plan cost versus the nation. The 2017-2018 budget projection was shown at a conservative level and assuming the current trends and based on the last 24 months of claims, IPS is projecting a 16.10% renewal increase to premium rates. Mr. Weeger outlined the current benefits and strategies with only the dental and vision being up for renewal. The City will stay with UHC medical in the upcoming 2017-2018 year. An RFP is being done to leverage negotiations with a due date in February. IPS will present recommendations to Council in March.

The Council discussed the loss ratio ways to assist with other programs along with the recommendation by IPS to discontinue offering the Buy-Up plan due to low participation. Mrs. Buckley noted that the goal is to educate employees about the plans and help make an educated decision based on their needs.

17-3659 Receive presentation and discuss the Comprehensive Plan.

Mrs. Nash introduced this item stating at the January 3 meeting, the Council saw two of the three main catalytic areas. The consultants will present the third area while seeking feedback on the types of land uses and a timeline moving forward.

Kelsey Berry with Gateway Planning, reviewed the work program to date and where Council is in the process, how the plan will be used within the City process, community engagement feedback, and property owner engagement feedback. Mrs. Berry provided a disclaimer stating that all plans

are conceptual, images show a possible scenario for what development could happen, and the concepts are used to help formulate the vision for each area that will then frame future rezoning projects. Mrs. Berry provided an overview of the catalytic scenarios for the Industrial area and Old Town. Development type scenarios were shown for each area and how these characteristics could align with the City's vision of the each area.

The Council discussed these two areas citing that within the Industrial area they like having the existing trails and trail system done, they see a variety of housing being used in the transitional areas including townhomes and multi-family being within the medium density concept, and using a mixed-use concept. The Council emphasized having "quality" development. Mrs. Nash along with the consultants noted that the Council has the ability to adopt text that would include allowable uses along with the quality thing they want which would serve as a guide of what can and cannot occur for any developer and/or property owner. Within the Old Town area, Council discussed how far long the SH 78 corridor to extend including the stopping point near Ben Davis. Scott Polikov with Gateway Planning reiterated that they can outline some general policies through text which would be scaled and patterned to fit each area to what would make sense. Mr. McAfee added that the Old Town area is different from the Industrial area allowing Council to outline with a smaller scale and intensity of uses to fit the concentrated area. Mr. Polikov addressed the extension of concentration along SH 78 corridor by noting that they looked at all the undeveloped land. He added that they could design a schematic layer to be used to be used on top of core area to help identify those areas if they should ever need to address them. The Council also discussed rezoning ordinances and how they could address certain issues including building height.

Mrs. Berry stated the third catalytic area being the SH 190 corridor. They tested three different visions, all market-driven and confirmed through landowner feedback and testing. The three different scenarios included a retail focused area, a corporate campus, and a traditional big box/medical concept. Development type examples were provided for each. The recommendation for the southeast quadrant was to remain at one acre. Jason Claunch with Catalyst added that density and the use of residential is the main difference between all three. He added that in the long run more density creates more value overall.

Mr. Claunch provided an overall fiscal impact based on the catalytic scenarios, how development patterns, tax base revenues, and cost of service are affected in each one. The fiscal impact assessment utilized three components for each model including a base (no new development), infill (incremental residential only), and a proposed program for each catalytic area. The assessment also uses baseline of the City budget, factors cost of service for office, retail, residential, multi-family, and industrial, calculates fiscal impact from proposed program, and analyzes a 20 year horizon of estimated impacts to the City for all scenarios. Mr. Clauch outlined the assumptions used to calculate each scenario, and provided the recommendations based on these outcomes. The recommendations included financing and funding options, including regional partnerships, for priority infrastructure improvements, provide flexibility for residential housing options, and rezone as mixed use.

The Council expressed that a mixture of all three scenarios would be ideal and discussed how big box retail is changing. Councilman Bickerstaff and King both expressed that they are not keen on big box retail. Mayor Pro Tem Ross stated that overall he likes scenario one being that it has a better fiscal impact. Mayor Pro Tem Ross also asked about the Merritt Road realignment and how

those improvements would affect development. The consultants commented that it is needed to develop the land fully, but can be done in such a way that would be as obtrusive to the surrounding owners.

Mrs. Berry restated the process plan moving forward. The adoption of the Comprehensive Plan is used as a tool to help direct policy and resource allocation for development and how it links to the City's missions and goals creating work plans that feed into the City's strategic planning and budget process.

Mrs. Nash summarized the project calendar with the upcoming meetings and dates. The Council will conduct their public hearing on March 6 with adoption on March 20.

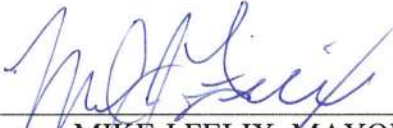
Mayor Felix opened comments up to the public.

Jim Campbell, Merritt Road, stated his concern is the use of multi-family. Mr. Campbell preferred scenario three for the SH 190 corridor being big box retail/medical concept. He stated that the City needs the tax base and businesses that generate employees.

No further discussion or comments were made.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 9:48 p.m.



MIKE J FELIX, MAYOR

ATTEST:


Michelle Lewis Sirianni, City Secretary

