

CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
NOVEMBER 5, 2018

The City Council of the City of Sachse held a combined workshop and regular meeting on Monday, November 5, 2018 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Pro Tem Cullen King, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Bill Adams, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Director of Public Works and Engineering, Greg Peters; Finance Director, Teresa Savage; Human Resources Director, Melinda Walter; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Recreation Supervisor, Cynthia Wiseman; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester. Mayor Mike Felix was absent.

Mayor Pro Tem King opened the workshop meeting at 6:30 p.m.

BOARD/COMMISSION INTERVIEWS: Conduct interviews for the City of Sachse's Boards and Commission including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Library Board, the Board of Adjustments, the Animal Shelter Board, the Tax Increment Financing Board, and the Parks and Recreation Board.

The City Council interviewed candidates wishing to serve on a City Board or Commission.

No further discussion or action was taken.

ADJOURNMENT:

At 7:30 p.m., Mayor Pro Tem King adjourned the workshop meeting.

Mayor Pro Tem King 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 Councilwoman Howarth 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 October 15, 2018 City Council combined meeting.**
- 2. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 3641 adopted on January 5, 2015, creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 28 (PD-28) to Planned Development District 29 (PD-29), and by amending the Comprehensive Zoning ordinance and map, as heretofore amended; by amending and restating Planned Development 29 (PD-29) to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) with a Turnpike Overlay District to a Planned Development District (PD-29) with a Turnpike Overlay District on an approximately 8.44-acre tract of land located on the southeast corner of Merritt Road and President George Bush Turnpike (PGBT).**
- 3. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 377 adopted on May 21, 1984 creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6); and by amending the Comprehensive Zoning Ordinance and map, as heretofore amended; by amending and restating Ordinance 377 creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract 626.4.**
- 4. Accept the monthly revenue and expenditure report for the period ending September 30, 2018.**
- 5. Authorize the purchase of Cisco Meraki networking equipment and installation services through the Texas Department of Information Resources Cooperative Contract #DIR-TSO-2542, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse IT Department.**

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilwoman Howarth announced that the Library will host several events in honor of International Games Week.

Councilman Bickerstaff congratulated the area marching bands for having outstanding years.

Mayor Pro Tem King announced upcoming events including the Veterans Day event hosted by the Sachse Historical Society on November 10; the pancake breakfast at Armstrong Elementary on November 10; the Turkey Trot hosted by the Sachse High School on November 22; City offices will be closed on Thursday, November 22 and Friday, November 23; and the Christmas Extravaganza on December 5. Mayor Pro Tem King also highlighted the new water portal application available to residents, as well as it being National Adoption Awareness Month and Diabetes Awareness Month.

Recognize the 2018 Recycle Art Contest Winners.

Mayor Pro Tem King and Jennifer Wiseman, Assistant Principal at Cheri Cox Elementary, announced and presented certificates to the following art contest winners.

- Kindergarten – Gabriel Jolay
- First Grade – Maddie Dixon
- Second Grade – Addison Flynn
- Third Grade – Lacey St. Clair
- Fourth Grade – Gavin Umbreit
- Honorable Mention: Seya Rivera

Proclamation declaring November 15, 2018 as America Recycles Day.

Mayor Pro Tem King read and presented a Proclamation to the Parks and Recreation Department celebrating America Recycles Day.

CITIZENS INPUT:

Bobby Tillman, 6314 Ben Davis Road, invited everyone to the upcoming Veterans Day event hosted by the Sachse Historical Society on Saturday, November 10 at 11:00 a.m. It will be moved indoors to the Charles Smith Funeral Home if it is raining.

Ben Peacock, 5108 Brookhollow, thanked the City for the drainage work that has been done and asked the City Council to consider tearing out the debris from the dams, as well as expressed concern regarding the amount of mosquitos in this area.

REGULAR AGENDA ITEMS:

Consider appointments to the City's Boards and Commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board.

Councilman Franks made a motion to appoint the following:

Planning and Zoning Commission: Fernando Gutierrez, Scott Ohman, Bill Thrash, and Teddy Kinzer.

Economic Development Corporation: Spencer Hauenstein, Tim Shivers, Michael VanBuskirk, and Tricia Lindsey.

Board of Adjustments: Danny Pitcock, Christopher May, Chris Scorgie, and Paul Watkins.

Library Board: Kyle Graves, Marion Simpson, Shereal Barcenas, and Ruth Glover.

Parks and Recreation Board: Nieves “CJ” Marquez, Diana Smith, Cyndi Mitchell, and Caleb Casteel as a Youth Advisor.

Animal Shelter Board: Rebekah Lopez, Kimberly McClurg, and Ariel O’Brien.

Tax Increment Financing Board: Bobby Tillman, Ed Brown, and Heath Bennett.

Council Watkins seconded that motion and the motion was unanimously approved.

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

Councilman Franks made a motion to appoint the following City Councilmembers as liaisons to:

- **Mayor Felix:** North Texas Tollway Authority and North Central Texas Council of Governments.
- **Mayor Pro Tem King:** Animal Shelter Advisory Committee, Animal Shelter Board, and voting member of the TIF Board.
- **Councilmember Franks:** Parks and Recreation Board and voting member of the Municipal Development District Board.
- **Councilmember Howarth:** Library and TIF Board.
- **Councilmember Watkins:** Planning and Zoning Commission and voting member of the TIF Board.
- **Councilmember Adams:** Wylie Independent School District.
- **Councilmember Bickerstaff:** Garland Independent School District and voting member of the Sachse Economic Development Corporation.

Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Consider authorizing the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000.00) for the City of Sachse Parks and Recreation Department.

Mrs. Nash stated this item is the first of several projects that were submitted by the Municipal Development District (MDD) Board and approved during the budget process by the City Council. This will begin the implementation of those projects.

Mr. Whitworth presented the City Council with an overview of the seven projects recommended by the MDD Board and the playground equipment and rehabilitation that will be included on this first project. Staff received quotes from multiple playground vendors to complete the playground additions and replacements. Mr. Whitworth noted that he is anticipating this to be a three-month process and hoping to have all completed by early spring.

Mr. Whitworth asked for the City Council's feedback regarding the use of rubber surface at Firefighters Park. Staff estimates the costs of this alternative surface to be \$30,000-\$40,000, not including the costs to trench and drain the property.

The City Council discussed Firefighters Park surface costs in terms of what is proposed versus installing a rubber surface and the accessibility factor for those in wheelchairs. Mayor Pro Tem King indicated that he would like to see a more rigid surface as Firefighters Park.

Councilman Franks made a motion to approve authorizing the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000.00) for the City of Sachse Parks and Recreation Department. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Consider a resolution authorizing purchase orders in the amount not to exceed six hundred twenty-four thousand four hundred and ninety-five dollars (\$624,495.00) to Reynolds Asphalt and Construction Company, for asphalt roadway improvement projects; authorizing its execution by the City Manager; and providing an effective date.

Mr. Peters stated this item identifies budgeted asphalt street maintenance projects for the 2018-2019 fiscal year. The three proposed projects include Sachse South Estates, Pecan Grove, and Sable Lane. Mr. Peters stated based on quotes received and funds that have been budgeted, the projects are coming in under budget. The savings are due to high material quantities resulting in lower unit prices than anticipated. Staff is recommending the following: setting aside additional monies for contingency in case there are additional quantities needed on the projects already budgeted; using the available funds to complete patching on minor arterials where rutting and potholes exist; and using the remaining funds to complete additional street panel replacement on Tina Street. Staff will work with the contractor to schedule the work to be completed.

The City Council discussed the additional recommendations regarding if funding was sufficient and scheduling of projects.

Councilman Bickerstaff made a motion to approve a resolution authorizing purchase orders in the amount not to exceed six hundred twenty-four thousand four hundred and ninety-five dollars (\$624,495.00) to Reynolds Asphalt and Construction Company, for asphalt roadway improvement projects. Councilman Adams seconded that motion and the motion was unanimously approved.

Consider a resolution awarding the bid for the construction of the Sachse Water Relocation Project on Sachse Street, 2nd Street, and Dewitt Street to GROD Construction, in an amount not to exceed forty-seven thousand one hundred dollars (\$47,100.00).

Mr. Peters indicated that this project includes the abandonment of an old water main in the alley between Dewitt and Sachse Street from 2nd Street to Ben Davis. Seven homes on this block currently utilize the old water main. Staff has installed new meter boxes and water services from the meter boxes to the water mains in order to reduce the project scope for the contractor and save money. The scope for the contractor will consist of running new water service from the meter box

at the street, routing the lines around to the backside of the homes, and connecting into the existing water service for the home. Staff will notify property owners and coordinate the work with each them until the work is complete.

Councilman Franks made a motion to approve a resolution awarding the bid for the construction of the Sachse Water Relocation Project on Sachse Street, 2nd Street, and Dewitt Street to GROD Construction, in an amount not to exceed forty-seven thousand, one hundred dollars (\$47,100.00). Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Consider a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects.

Mr. Peters stated the fiscal year 2017-2018 budge included funding for panel replacement on Tina Street. This project only included panel replacement from Sachsc Street to just past Leasa Court. Staff is recommending additional panel replacements that will go from Leasa Court to Welch Lane including all of the areas of structural failure in the street. Since Tina is a main access, staff believes this will benefit all citizens in the neighborhood. Staff is recommending approval.

Councilman Franks made a motion to approve a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects. Councilman Watkins seconded that motion and the motion was unanimously approved.

Consider authorizing the City Manager to execute an agreement for professional services with NewGen Strategies and Solutions to provide a Water and Wastewater Cost of Service Rate Study.

Mrs. Savage presented stated the Utility Fund is operated as an enterprise fund, which means all costs are covered by customer charges. The previous study was completed in 2014 and resulted in the adoption of a five-year rate plan for Fiscal Year 2015-2019. This adopted plan was designed to provide funding for 50% of capital and maintenance as well as annual increases. The proposed rate study will analyze and assess the current rate structure, determine updated cost of service, provide electronic copy of updated rate model and rate structures for consideration. A PowerPoint presentation and four public meetings are also included in the services to be provided. Staff recommends engaging NewGen Strategies and Solutions.

Councilman Bickerstaff made a motion to authorize the City Manager to execute an agreement for professional services with NewGen Strategies and Solutions to provide a Water and Wastewater Cost of Service Rate Study. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Receive a presentation regarding Tax Increment Reinvestment Zones and Public Improvement Districts and schedule a Public Hearing for the Regular City Council Meeting on December 3, 2018 for the creation of Tax Increment Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas.

Jason Hughes, Financial Advisor with Hilltop Securities, stated the City recently entered into a Development Agreement for a high quality, mixed-use development located along the President George Bush Turnpike (PGBT). Mr. Hughes stated the funding for the infrastructure will be accomplished using several financing tools including Tax Increment Reinvestment Zones (TIF's/TIRZs) and Public Improvement Districts (PIDs), which will result in a number of action items for City Council consideration. Mr. Hughes outlined a TIF/TIRZ, which is a defined reinvestment zone within a city or extraterritorial jurisdiction (ETJ), with a goal to provide infrastructure improvements to the zone. The base value is established upon creation and it is not an added tax. Mr. Hughes stated that a PID is used to promote higher quality or special public improvements and services within a development. They are also used to levy assessments against properties within their boundaries without factoring growth in actual assessed valuations. Mr. Hughes explained that the City may issue debt for the PID with the debt being repaid by the levy of assessments and does not encumber and City funds.

Mayor Pro Tem King asked if the assessment would show on a tax bill. Mr. Hughes stated it would only on those that are within that defined area.

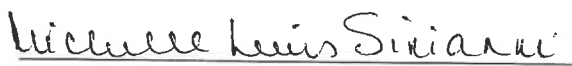
Councilman Franks made a motion to schedule a Public Hearing on December 3, 2018 for the creation of a Tax Increment Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richland Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas. Councilman Adams seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Pro Tem King adjourned the regular meeting at 9:15 p.m.

ATTEST:


CULLEN KING, MAYOR PRO TEM


Michelle Lewis Sirianni, City Secretary

