CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

NOVEMBER 4, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, November 4, 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 Secretary, Michelle Lewis Sirianni; Strategic Services Manager, Lauren Rose; Finance Director, Teresa Savage; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Recreation Manager, Cynthia Wiseman; 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 6:32 p.m.

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

Mr. Jim Campbell and Mr. Bill Persefield presented a proposed five phase development that would include a hospital, two medical office buildings, hospital tower expansion, and a post-acute care facility. The hospital (phase one) would include 32 inpatient beds, an emergency department, trauma center, four operating rooms, outpatient diagnostic facility, a pharmacy, laboratory, and blood bank. The hospital will be operated and managed by Quorum Health Resources. Mr. Persefield reviewed the sponsors, investment bankers, architects, engineers, general contractor, and owners. A schedule outlining timeframes was presented as to when there could be an anticipated completion, and potential benefits to the City. The developer is seeking feedback from the City Council on the proposed layout and the potential variances that will be necessary to accommodate the project.

Councilman Bickerstaff asked what the developer is specifically requesting from the City Council. Councilman Bickerstaff stated that compliance with the City's Comprehensive Plan was important to him.

Mr. Persefield indicated that there are exceptions and changes to the City's zoning that would need to be granted. He also stressed the importance of the timing listed in the presentation relative to their investment partners.

Councilman King stated he is uncomfortable with the rush of the project and requested to see the exceptions that would need approval granted from the City Council.

Mayor Felix stated this item would be continued into the regular meeting for further discussion.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 7:38 p.m.

Mayor Felix opened the regular meeting at 7:47 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:

Mayor Pro Tem Howarth announced upcoming Library events.

Councilman Franks announced the Veterans Day event at the Sachse Historical Society on Saturday, November 9 at 11:00 a.m.

Councilman King recognized the success of Fallfest and encouraged citizens to adopt a cat and/or dog.

Councilman Bickerstaff recognized Wylie East High School marching band for all its hard work and making it to the state competition.

Mayor Felix announced the upcoming Turkey Trot on Thanksgiving at Sachse High School, the Christmas Extravaganza on December 4 at City Hall, and pancakes with Santa on December 7. Mayor Felix also wished his wife, Kelley a very happy birthday.

Proclamation declaring November 15, 2019 as America Recycles Day.

Mayor Felix read and presented proclamation to the Parks and Recreation Department.

Recognize the 2019 Recycle Art Contest Winners.

Mayor Felix recognized the following Recycled Art Contest Winners.

- Kindergarten Winner: Autumn Brasher
- 1st Grade Winner: Gabriel Jolay
- 2nd Grade Winner: Stella Schaefer
- 3rd Grade Winner: Olivia Williams
- 4th Grade Winner: Harper A. McDanal
- Honorable Mention: Lyla Fontenot (3rd Grade)

CITIZENS INPUT:

Butch Kemper, 7107 Longmeadow Drive, requested that the City Council base incentives on measurable outcomes for the Executive Session item.

David Taylor, 5114 Merritt Road, stated the road conditions on Sachse Road and Merritt Road are getting dangerous.

Dorothy Hale, 5012 Merritt Road, likes the hospital and the idea of bringing employees and other businesses to the city.

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 7, 2019, combined meeting.

2. Approve the minutes of the October 21, 2019, combined meeting.

3. Approve a resolution authorizing Dallas County Elections Department to provide election services and to use approved voting system equipment for elections held by the City.

4. Approve an ordinance calling the January 18, 2020, City Council Special Election.

5. Accept the monthly revenue and expenditure report for the period ending September 30, 2019.

6. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District and President George Bush Turnpike Reinvestment Zone Tax Increment Fund Investment Policy ("Sachse Investment Policy").

Councilman King asked when the filing period would be for the special election and when the information would be made available to the public. Mrs. Lewis Sirianni indicated if the item was approved, the filing period would begin November 5 through Monday, November 18 with the Special Election occurring on Saturday, January 18, 2020.

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

Councilman Watkins made a motion to move item the first regular agenda item and consider the public hearing item first. Mayor Pro Tem Howarth seconded that item and the motion was unanimously approved.

REGULAR AGENDA ITEMS:

Conduct a public hearing to consider and act on a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road.

Mr. Robinson presented an overview of the proposed project with details on location, current zoning, and the proposed zoning. Mr. Robinson indicated the Future Land Use Plan (FLUP) designates the subject property for Parks and Open Spaces. The proposed zoning change would only allow for a RV, boat, and car storage facility due to the limitations on the property. The Planning and Zoning Commission voted 3-2 to recommend approval of the request at its September 23, 2019 meeting.

Mayor Felix opened the public hearing.

Rachel Knotson, 4613 Aiken Trail, stated she has concerns with vehicles on the road and is in opposition to the request.

Chris Kamilar, 2242 Elm Grove Road, stated that he is opposed to the rezoning request due to the destruction of the Muddy Creek Preserve.

Cliff Martin, 4040 Avion Drive, stated the request has no significant value to their area and requested the City Council to consider denying this item.

Kenneth Zachary, 5390 Pleasant Valley Road, asked if a flood study has been done and what would happen with the flood plain.

Mark Phillips, 2320 Elm Grove Road, stated this needs to be in an industrial area and is not in the best interest of the City. He is opposed to the request.

Katrine Duncan, 4506 Aiken Trail, is opposed to the request.

Gary Lee Rose, 5400 Pleasant Valley Road, stated he is against the request. He does not want to lose the Muddy Creek Reserve and feels it depreciates the value of their homes.

Kristin Dollith, 6504 Longbranch Court, stated she is opposed to the request. She stated that they need green spaces for their kids. She also commented on the issues with the trucks on this road and the several times they have ended up in her yard.

Quentin Rhoads-Herron, 5101 Rosewood Lane, stated he is opposed to the request due to losing the Muddy Creek Preserve.

Robert Cojocaru, 3711 Pleasant Valley, is opposed to the request due to the increase in traffic it will cause and add to the sound of empty trash trucks on the road.

Theresa Carter, 228 Red Bud Pass, Wylie, is concerned about wildlife preservation, flooding, and keeping the environment and land as it is. She is opposed to the request.

Bonnie Ferraro, 6603 Brentford Road, moved to this location solely for the Muddy Creek Preserve and is concerned about the additional traffic. She is opposed to the request.

Richard Gereg, 6604 Pleasant Valley Place, stated he is opposed to the request due to the traffic already on Pleasant Valley Road along with the repairs needed on the road.

Martha Lloyd, 6605 Eastview Drive, is opposed to the request.

Mayor Felix closed the public hearing.

Councilman Franks made a motion to deny a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road. Councilman Bickerstaff seconded that motion.

Tony Fikes, the applicant stated that they spoke to surrounding residents when they began the process to explain their proposal. They have looked at all the ways they could use the land. Mr. Fikes stated he does not own the Muddy Creek Preserve, but a piece of private property outside of the preserve. Mr. Jonathan Hake, with the applicant, stated the development footprint is not part of the floodplain. They would be adhering to all the City ordinances as it pertains to drainage. They are a low traffic generator and since they are not part of the reserve, it would not be going away. They will have a 400-foot buffer from the development footprint to where the reserve is located. There would be no development in the floodplain and all the trees would remain as a buffer. They would be willing to install additional berms to help shield the development.

Motion carried 6-0 to deny the request.

Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike. (Continuation from Workshop if needed.)

Councilman Franks stated his concerns over the timeline and confusion over ownership. He indicated that he is cautiously optimistic if major timing issues could be addressed.

Councilman Watkins questioned the timing as well. He noted that the City would benefit from a hospital, but asked if this is the right project for this location given the timing constraints. Councilman Watkins would like more financial analysis regarding the project.

Mayor Felix opened comments to the public.

David Taylor, stated he is in favor of the project.

Max Caennault, 7510 Sugarbush Drive, stated that it seems like a good area, and would bring revenue to Sachse. Therefore, he is in favor of the project.

Michael Fulbright, 3412 Elmwood Court, stated he is in the medical field and the city needs a hospital, but questioned if it is the best fit for the city.

Kathy Mayhew, 3318 Rosewood Lane, asked if a traffic study has been done due to evaluate the potential impacts of traffic generated by a hospital.

Linda Crank, 5006 Heritage Circle, asked if there has been a community benefit statement written, inquired about the percentage of Medicaid beds, and if they would be servicing indigent individuals.

Ted McLemore, Paris, Texas, stated his support of the project.

Mr. Persefield stated that it will be a community hospital. It will not be a level one trauma center. It will be a non-profit where the money made goes back into servicing the hospital through several options.

Mayor Felix asked if they will have a helipad and indicated that the community has been waiting since 2012 to find an owner.

Valerie Young, 3412 Elmwood Court, stated she would like to see the City take their time and not rush the process of the project.

No further comments were made.

Consider approval of an amendment to the construction contract for the of the Southeast Sewer Expansion - Phase 1 project with S.J. Louis Construction of Texas, LTD. in the amount not to exceed seven hundred thirty-seven thousand, four hundred sixteen dollars and twenty-one cents ($737,416.21) and authorizing the City Manager to execute such agreement.

Mr. Nesbit stated throughout the project, several changes were required to facilitate construction. This contract adjusts project quantities (over and under), adds new construction items, requests by residents, and unforeseen issues encountered in the field. This amendment will allow staff to complete the project and move forward with final acceptance.

The largest change in the construction contract was to address the change in the alignment of the force main and gravity sewer lines. At the time of construction, the City was not able to acquire all the required easements per the original design. In order to keep the project on track, an alternate alignment had to be designed and new easements had to be purchased.

Mr. Nesbit outlined the construction contract changes and the project funding. The additional funding will be utilized from the Utility Fund to cover the cost of this change order. Staff is recommending approval.

Councilman Bickerstaff made a motion to approve an amendment to the construction contract for the of the Southeast Sewer Expansion - Phase 1 project with S.J. Louis Construction of Texas, LTD. in the amount not to exceed seven hundred thirty-seven thousand, four hundred sixteen dollars and twenty-one cents ($737,416.21) and authorizing the City Manager to execute such agreement. Councilman King seconded that motion and the motion was unanimously approved.

Consider adoption of a resolution accepting for filing a landowner petition requesting the addition of land to Sachse Public Improvement District No. 1 within the City of Sachse pursuant to Chapter 372 Texas Local Government Code; calling a public hearing to consider the addition of land to Sachse Public Improvement District No. 1; authorizing and directing that notices of the public hearing be given as required by law; and providing for an immediate effective date.

Mrs. Nash stated during the September 17, 2019, City Council meeting, the City Council authorized her to negotiate and execute on behalf of the City a Development Agreement with PMB Acquisitions, LLC. Per the Development Agreement, the developer intends to establish a public improvement district (PID) to assist with the financing of the capital improvements needed to support the activation of the PGBT area. This item is to consider the addition of land to the PID. Staff recommends that the public hearing be held during the regular City Council meeting on Monday, December 2, 2019.

Mayor Pro Tem Howarth made a motion to approve a resolution accepting for filing a landowner petition requesting the addition of land to Sachse Public Improvement District No. 1 within the City of Sachse pursuant to Chapter 372 Texas Local Government code; calling a public hearing during the regular City Council meeting on Monday, December 2, 2019 to consider the addition of land to Sachse Public Improvement District No. 1; authorizing and directing that notices of the public hearing be given as required by law; and providing for an immediate effective date. Councilman King seconded that motion and the motion was unanimously approved.

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 Watkins made a motion to appoint the following:

Planning and Zoning Commission: Butch Kemper, Travis Mondok, and Jeanie Marten.

Economic Development Corporation: Tricia Lindsey, Niloufer Watkins, Marcia Harris-Daniel, and Michael Rassmusen.

Board of Adjustments: Paul Watkins.

Library Board: Jason Thompson and Jarvis Chambers.

Parks and Recreation: Lindsay Buhler, Joe Lira, Candace Shaeffer, and Jermaine McDaniel.

TIF Board: Masha Taruntayeva, Cullen King, and Paul Watkins.

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

Consider appointment(s) of Council liaisons to the City's boards and commissions.

Councilman Watkins made a motion to appoint Councilman King as liaison to WISD and Councilman Bickerstaff as liaison to the EDC. 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 §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Trinity.**

At 10:36 p.m., the City Council recessed into Executive Session.

At 11:35 p.m., the City Council reconvened into regular session.

No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 11:36 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

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