



**Monday, October 1, 2018
Regular Combined Meeting**

**3815 Sachse Road, Building B
Council Chambers
6:30 p.m.**

The City of Sachse reserves the right to reconvene, recess or realign the workshop meeting, regular meeting, called Executive Session or order of business at any time prior to adjournment.

As authorized by Section §551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

A. 6:30 PM WORKSHOP MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, October 1, 2018 at 6:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Executive Session: The City Council will convene into Executive Session pursuant to Texas Government Code Section §551.071(1)(A) to consult with the City Attorney regarding the following: In Re: Joshua Arsenault; Cause No. DC-18-09821, filed in the 192nd Judicial District, Dallas County, Texas.
3. Discussion of City Council meeting agenda items.
4. Adjournment.

B. 7:30 PM REGULAR MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, October 1, 2018 at 7:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledges of Allegiance.

C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

1. Approve the minutes of the September 17, 2018 combined meeting.
2. Cancel the November 19, 2018 City Council combined meeting.
3. Approve the renewal of an Interlocal Agreement between Dallas County and the City of Sachse for Household Hazardous Waste Disposal Services for Fiscal Year 2018-2019.
4. Accept the monthly revenue and expenditure report for the period ending August 31, 2018.
5. Approve the Consent Agenda Items as presented.

D. Special Announcements

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Recognize representatives from the Sachse Police Department and the Sachse Fire Department for their life-saving actions.

E. Citizen Input

1. Citizen Input -The public is invited at this time to address the Council. The Mayor will ask you to come to the microphone and state your name and address for the record. If your remarks pertain to a specific agenda item, please hold them until that item, at which time the Mayor may solicit your comments. Time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take them under advisement. Issues raised may be referred to City Staff for research and possible future action.

F. Regular Agenda Items

1. Take any action as a result of Executive Session.
2. Conduct a public hearing and consider an ordinance amending the Zoning Ordinance and map, as heretofore amended, by granting a Special Use Permit ("SUP") to allow kindergarten, preschool or child care center on land zoned C-1 Commercial ("C-1"), on 2.0 +/- acres of land, located at the southwest corner of Miles Road and Rosewood Lane.
3. Receive an update on the Municipal Development District (MDD) Board and approve a list of proposed park projects to be funded by the MDD for the fiscal year 2018-2019.

G. Regular Meeting Closing

1. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**Agenda Item Details**

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	2. Executive Session: The City Council will convene into Executive Session pursuant to Texas Government Code Section §551.071(1)(A) to consult with the City Attorney regarding the following: In Re: Joshua Arsenault; Cause No. DC-18-09821, filed in the 192nd Judicial District, Dallas County, Texas.
Access	Public
Type	Discussion, Information

Public Content

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**Agenda Item Details**

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	1. Approve the minutes of the September 17, 2018 combined meeting.
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the minutes of the September 17, 2018 combined meeting.
Minutes	View Minutes for Sep 17, 2018 - Regular Combined Meeting

Public Content**BACKGROUND**

Minutes of the September 17, 2018 combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the September 17, 2018 combined meeting.

[09.17.18 Combined Minutes.pdf \(266 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
SEPTEMBER 17, 2018

The City Council of the City of Sachse held a combined workshop and regular meeting on Tuesday, September 17, 2018 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; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Interim Development Services Director, Lata Krishnarao; Director of Public Works and Engineering, Greg Peters; Finance Director, Teresa Savage; Finance Manager, Berna Fitzpatrick; Accountant, Karen Ramirez; Human Resources Director, Melinda Walter; Parks and Recreation Director, Lance Whitworth; Recreation Supervisor, Cynthia Wiseman; Library Manager, Daniel Laney; Fire Chief, Marty Wade; Fire Prevention Coordinator, Diana Navarrete, and Police Chief, Bryan Sylvester.

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

Discuss the Sachse Community Center project.

Mr. Ron Hobbs presented the City Council with potential value engineering options, timelines, and bid process options. Mr. Hobbs requested feedback on four specific items, which included the roof on the gym, windows in the gym, the folding walls in the classrooms, and the under-slab plumbing support system. Mr. Hobbs indicated that the proposed schedule is to advertise for bids by October 19 with a pre-bid conference on October 30, 2018. The bids would be received by November 15, with the construction contract to be awarded on December 3, 2018.

The City Council discussed the various options presented. The consensus on the four items listed above was to move forward with a flat roof, reduce the windows in the gym, leave in the folding walls, and eliminate the under-slab plumbing system.

ADJOURNMENT:

At 7:32 p.m., Mayor Felix adjourned the workshop meeting.

Mayor Felix opened the regular meeting at 7:48 p.m.

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

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.

A. - Approve the minutes of the September 4, 2018 combined meeting.

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilwoman Howarth announced upcoming Library events including the Willy Wonka Party and the “Tallulah the Owllet” themed yoga for kids on September 25.

Councilman King announced the upcoming Animal Shelter low cost shot clinic on October 6, encouraged fall class registrations through the Parks and Recreation Department, and shared information about the the Sachse Historical event: Cotton Farm to Market on September 22 from 10:00 a.m. to noon.

Councilman Bickerstaff stated that he, along with Mayor Felix and Mayor Pro Tem King, participated in the Five Loaves Pantry Fund-a-thon. The goal of the event was to raise \$20,000. That goal was met and exceeded.

Mayor Felix announced upcoming events which included National Night Out (NNO) on October 2, the Pumpkin Prowl on October 20, and Fall Fest put on by the Sachse Chamber of Commerce on October 27.

Mrs. Nash introduced the City’s Interim Development Services Director, Lata Krishnarao. She recently retired from the City of Pearland after 14 years of service and now does interim work for cities.

CITIZENS INPUT:

Butch Kemper, 7107 Longmeadow Drive, cautioned the City Council on using value engineering for the Community Center. Mr. Kemper stated that it is a great tool, but encouraged the City Council to be careful and not over value engineer the building.

REGULAR AGENDA ITEMS:

Conduct a public hearing to consider and act on a request by Tracy Burns to rezone approximately 1.23 acres of land from R-1 (Residential 1) and R-2A (Residential 2A) to R-15 (Residential 15) for the purposes of building an additional home.

Ms. Krishnarao presented an overview of the subject property indicating that the property is currently zoned R-1 and R-2A, which are inactive single-family zoning districts. The applicant is requesting to rezone the property to R-15, which could then be legally subdivided into two lots. The Future Land Use Plan (FLUP) supports the rezoning request. Ms. Krishnarao stated that the Planning and Zoning Commission unanimously recommended approval at its August 27 meeting with six people speaking during the public hearing. Of those six, three were opposed, two in favor, and one asked if the rezoning was for apartments. Those in opposition cited concerns over property value impacts, loss of privacy, and the importance of maintaining a country feel. Staff is recommending approval of the rezoning request.

Mayor Felix opened the public hearing.

Russell Hill, 4706 Sachse Road, stated he is in favor of the request.

Tracy Burns, 4706 Sachse Road, owner of the property, stated she believes this will improve the community and neighborhood, and will also allow them to update and build a new home.

Mayor Felix closed the public hearing.

Councilman Bickerstaff made a motion to approve an ordinance granting a change of zoning from Residential 1 (R-1) and Residential 2A (R-2A) to Residential 15 (R-15) on approximately 1.23 acres of land, generally located at the southeast corner of Sachse Road and Getha Lane, more commonly known as 4706 Sachse Road. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

Receive a presentation about the findings from the People with Disabilities Community Round Table event.

Mrs. Rose provided a recap of the People with Disabilities Community Round Table event. The event was held on August 23 with the discussion focused on Parks and Recreation, the Library, Public Safety, and Public Infrastructure. Approximately 12 guests attended and the conversation lasted about two hours. The event was co-hosted with the Texas Governor's Committee on People with Disabilities and supported with representatives from REACH Plano, the Texas Workforce Commission, and My Possibilities. The event was also live-streamed and can be found on the City's website. Mrs. Rose outlined feedback received from each area and categorized items into short-term, mid-term, or long-term actions relative to fiscal year feasibility. Mrs. Rose stated that staff would begin working on the action items presented.

Councilman King thanked Mrs. Rose for her work and commented on the feedback from the event. Councilman Franks asked if the entities involved would be able to guide or give direction for any grants possible in this area. Mrs. Rose responded yes.

No further comments were made.

Receive presentation from the Fire Department regarding Fire Prevention Week.

Chief Wade and Diana Navarrete, Fire Prevention Coordinator, presented an overview of Fire Prevention Week to the City Council. Ms. Navarrete focused on the programs within the Fire Department including community outreach programs they are currently involved with and other community functions the Fire Department routinely attends throughout the year.

Councilman Watkins expressed his gratitude and appreciation to the Fire Department for a recent event at his residence. Mayor Pro Tem King commended Chief Wade for reaching out to him about the inclusion of the home school population in Sachse and is looking forward to their further involvement in fire prevention activities. Councilman Adams expressed his appreciation as well.

No further comments were made.

Consider an ordinance approving and adopting the budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019.

Mrs. Savage stated the next items are linked together and are in a specific order for the City Council's consideration. Mrs. Savage stated two of the items refer to an increase, but that language must be included due to state requirements associated with the effective rate. It is not reflective of an actual property tax rate increase.

Councilman Watkins made a motion to approve an ordinance adopting the budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019. Councilman Franks seconded that motion and the motion was unanimously approved.

Make a motion to ratify the property tax increase in the budget for Fiscal Year 2018-2019.

Councilman Franks made a motion to ratify the property tax increase in the budget for Fiscal Year 2018-2019. Councilman Adams seconded that motion and the motion was unanimously approved.

Consider an ordinance levying ad valorem taxes for the year 2018 (Fiscal Year 2018-2019) at a rate of \$0.72 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2018.

Mayor Pro Tem King made a motion to approve the property tax rate be increased by the adoption of a tax rate of \$0.72 per one hundred dollars (\$100) assessed valuation on all taxable property, which is effectively a 2.13 percent increase in the tax rate. Councilman Bickerstaff seconded that motion.

Councilwoman Howarth stated even though they have a 2 and ¼ cent reduction in the tax rate, she would like to see the City get to the effective tax rate moving forward.

The motion was unanimously approved.

Consider a resolution amending the Master Fee Schedule by amending health permits, new home construction/remodel/addition; general contractor registration; preliminary plat application fees; printing/copying charges in library, three inch and above meter installation performed in-house; meter supply costs; refuse service fees; water and wastewater rates; and 5/8" meter deposits and providing an effective date.

Mrs. Savage stated the proposed fee schedule includes the change of water rates for next year including the freeze in tier one.

Mayor Pro Tem King made a motion to approve a resolution amending the Master Fee Schedule by amending health permits, new home construction/remodel/addition; general contractor registration; preliminary plat application fees; printing/copying charges in library, three inch and above meter installation performed in-house; meter supply costs; refuse service fees; water and wastewater rates; and 5/8" meter deposits and providing an effective date. Councilman Watkins seconded that motion and the motion was unanimously approved.

Consider an ordinance amending the Code of Ordinances, Chapter 10, "Utilities," by amending Section 2 "Sewer Service Fees," by amending Section 3 "Water and Sewer Service Billing Procedures," and by amending Section 6 "Regulating the Discharge of Industrial Wastes into Public Sewers" to provide for service billing policies and procedures.

Mrs. Savage stated there have been no changes since the City Council last saw this item on August 20. The amendments are procedural in nature.

Councilman Bickerstaff made a motion to approve an ordinance amending the Code of Ordinances, Chapter 10, "Utilities," by amending Section 2 "Sewer Service Fees," by amending Section 3 "Water and Sewer Service Billing Procedures," and by amending Section 6 "Regulating the Discharge of Industrial Wastes into Public Sewers" to provide for service billing policies and procedures. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

Consider a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2018 Rate Review Mechanism filings.

Mrs. Savage stated the City Council approved a new Rate Review Mechanism (RRM) annual review process in March 2018. In April 2018, Atmos applied for the first annual review under the new RRM. The Atmos Cities Steering Committee (ACSC) reviewed the initial application by Atmos and proposed a settlement that they deemed fair and reasonable, which will increase the

residential customer charge by \$0.50 per month and the commodity charge will increase by \$0.011. New rates will become effective October 1, 2018. The ACSC Executive Committee is urging members to pass the proposed resolution.

Mayor Pro Tem King made a motion to approve a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2018 Rate Review Mechanism filings. Councilwoman Howarth seconded that motion.

The motion carries with a 6-1 vote. Councilman Watkins abstained.

Consider an ordinance amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" by adding a definition for Alternate Financial Services and amending the definition for Microbrewery; by amending Article 3 titled "[Districts]" by amending Section 10 titled "Planned Development District" by amending Subsection 10.2 titled "Creation" by removing the required acreage requirement for a Planned Development District; by deleting Section 13 titled "OP Office Park District" in its entirety and renaming Section 13 "Use Designations" to set forth regulations for each zoning district and to add new Use Charts showing the permitted uses for each district by adding Subsection 13.2 titled "Land Uses", by adding Subsection 13.2 titled "Use Charts Organization" to include Use Chart 13.2.1 titled "Primary Residential Uses", Use Chart 13.2.2 titled "Accessory and Incidental Uses", Use Chart 13.2.3 titled "Institutional and Special Uses", Use Chart 13.2.4 titled "Commercial Uses", Use Chart 13.2.5 titled "Transportation Uses" and Use Chart 13.2.6 titled "Industrial and Utility Uses", by adding Subsection 13.3 titled "Classification of New/Unlisted Uses" and by adding Subsection 13.4 titled "Special Zoning Districts"; by amending Section 14 titled "PGBT Zoning District" by amending Subsection 14.5 titled "Schedule of Uses" by amending table 14.5.1 titled "Schedule of Uses" by deleting "Religious Institutions"; by amending Section 15 titled "Old Town Zoning District" by amending Subsection 15.4 titled "Schedule of Uses" by amending table 15.4.4 titled "Schedule of Uses" by deleting "Religious Institutions"; and by deleting Schedule 1 titled "Permitted Uses" in its entirety.

Ms. Krishnarao presented an overview regarding the proposed ordinance changes to the Use Chart. The Use Chart determines what land uses are allowed in each zoning district and lists out uses of land as rows with different zoning districts as columns. Ms. Krishnarao also outlined land uses, as they are categorized and designated. It is important to note that existing Planned Developments (PD) sometimes have their own use charts i.e. PGBT and Old Town. Formatting changes were also made to provide a more modern and user-friendly document. General updates were done in order to provide clarification including updating definitions, how to use and interpret the Use Chart, as well as using broad land use categories in lieu of long lists of every possible land use.

Ms. Krishnarao stated the following line item changes made were: assisted living proposed to require an SUP, allowing municipal facilities by right in all districts, microbrewery definition revised to match TABC's definition, greater flexibility for when Planned Development Districts are allowed, Minor Auto Repair allowed in C-1, Major Auto Repair must obtain an SUP from the

City Council in C-1 and C-2, and deletion of the old Office Park district. No changes were made for the following: car washes, gas stations, assembly uses, childcare centers, and consolidation of zoning districts.

The Planning and Zoning Commission held a public hearing and unanimously recommended approval of the proposed Use Chart. The Commission arrived at the same conclusion as the City Council on all line items except one regarding the SUP requirement for drive-thru restaurants.

Staff is recommending approval as the ordinance is proposed, which is currently written to keep the SUP requirement on drive-thru restaurants. If the City Council does not wish to require an SUP, then a minor revision to the definition will need to be done.

Mayor Felix opened the public hearing. No comments were made.

Mayor Felix closed the public hearing.

Councilman Bickerstaff made a motion to approve an ordinance amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" by adding a definition for Alternate Financial Services and amending the definition for Microbrewery; by amending Article 3 titled "[Districts]" by amending Section 10 titled "Planned Development District" by amending Subsection 10.2 titled "Creation" by removing the required acreage requirement for a Planned Development District; by deleting Section 13 titled "OP Office Park District" in its entirety and renaming Section 13 "Use Designations" to set forth regulations for each zoning district and to add new Use Charts showing the permitted uses for each district by adding Subsection 13.2 titled "Land Uses", by adding Subsection 13.2 titled "Use Charts Organization" to include Use Chart 13.2.1 titled "Primary Residential Uses", Use Chart 13.2.2 titled "Accessory and Incidental Uses", Use Chart 13.2.3 titled "Institutional and Special Uses", Use Chart 13.2.4 titled "Commercial Uses", Use Chart 13.2.5 titled "Transportation Uses" and Use Chart 13.2.6 titled "Industrial and Utility Uses", by adding Subsection 13.3 titled "Classification of New/Unlisted Uses" and by adding Subsection 13.4 titled "Special Zoning Districts"; by amending Section 14 titled "PGBT Zoning District" by amending Subsection 14.5 titled "Schedule of Uses" by amending table 14.5.1 titled "Schedule of Uses" by deleting "Religious Institutions"; by amending Section 15 titled "Old Town Zoning District" by amending Subsection 15.4 titled "Schedule of Uses" by amending table 15.4.4 titled "Schedule of Uses" by deleting "Religious Institutions"; and by deleting Schedule 1 titled "Permitted Uses" in its entirety. Councilwoman Howarth 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: Discussion of a Development Agreement between the City of Sachse and PMB Acquisitions LLC and/or its affiliates to provide

incentives related to the development of approximately 119 acres of land within the PGBT Area Zoning District.

At 9:14 p.m., the City Council recessed into Executive Session.

At 10:09 p.m., the City Council reconvened back into Regular Session.

Councilman Adams made a motion to authorize the City Manager to negotiate and execute on behalf of the City a Development Agreement with PMB Acquisitions, LLC relating to the development of approximately 119 acres in the PGBT Zoning District and related financing substantially in the form presented at this meeting and with further authority to finalize the remaining terms to be negotiated, all subject to approval as to form by the City Attorney. Councilman Franks seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

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

MIKE J FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	2. Cancel the November 19, 2018 City Council combined meeting.
Access	Public
Type	Action (Consent)
Recommended Action	Cancel the November 19, 2018 City Council combined meeting.

Public Content**BACKGROUND**

The City Council began canceling the second meeting in November last year due to the Thanksgiving holiday falling on the same week. This year, the timing of the second meeting and the Thanksgiving holiday are similar. As a result, staff recommends canceling the second meeting in November to avoid hosting a meeting the same week as Thanksgiving.

OVERVIEW

Due to the Christmas holiday falling the week after the regularly scheduled meeting, the City Council will have two meetings in December this year on the regularly scheduled meeting dates of December 3 and December 17, 2018.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Cancel the November 19, 2018 City Council combined meeting.

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

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**Agenda Item Details**

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	3. Approve the renewal of an Interlocal Agreement between Dallas County and the City of Sachse for Household Hazardous Waste Disposal Services for Fiscal Year 2018-2019.
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	18,000.00
Budgeted	Yes
Budget Source	Contractual Services within the Streets Department
Recommended Action	Approve renewal of an Interlocal Agreement between Dallas County and the City of Sachse for Household Hazardous Waste Disposal Services for Fiscal Year 2018-2019.

Public Content**BACKGROUND**

The City of Sachse has participated in this program since Fiscal Year 2002-2003. Sachse residents can visit the disposal facility and drop off acceptable items. Several surrounding municipalities in Dallas County also participate in this program.

OVERVIEW

The City has the option to renew this agreement on/by October 1 of each year through the approval of the attached amendment. The City has the option to withdraw at any time from the agreement without cause, provided that it has notified the other party in writing at least sixty (60) days prior to its intended withdrawal date. The City last renewed this agreement for Fiscal Year 2017-2018 with the option to renew for the next four years of a five year contract. This is the first amendment to that agreement.

There have been no major changes to the agreement.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the renewal of an Interlocal Agreement between Dallas County and the City of Sachse for Household Hazardous Waste Disposal Services for Fiscal Year 2018-2019.

Household Hazardous Waste Interlocal Agreement FY 2018-2019.pdf (171 KB)

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**AMENDMENT NO. 1
TO THE HOUSEHOLD HAZARDOUS WASTE INTERLOCAL AGREEMENT
(The "Agreement")
BETWEEN
DALLAS COUNTY
AND
CITY OF SACHSE
(The "City")
A MEMBER CITY OF
THE DALLAS AREA HOUSEHOLD HAZARDOUS WASTE NETWORK**

WHEREAS, on, August 7, 2018, the Dallas County Commissioners Court was briefed on a request from the cities of the Dallas Area Household Hazardous Waste Network to renew and revise the effective term and specify new fiscal year budgets for the Household Hazardous Waste Program Interlocal Agreement ("Agreement") that permits four additional one-year renewals for a five-year total contract term and was authorized by Court Order 2017-0979; and

WHEREAS, the proposed Amendment No. 1, along with the attachment C2019, will serve to continue the Household Hazardous Waste Program through fiscal year 2019, while updating overall program budget amounts and individual city budget limits for the new fiscal year; and

WHEREAS, proposed Amendment No. 1 contains no other changes in the basic terms and conditions of the Agreement and incurs no cost to Dallas County;

NOW THEREFORE, by execution of this Amendment No. 1, the Agreement is amended hereby with respect to the items and features described in the Articles below.

**I.
PURPOSE**

The purpose of this Amendment is to amend the effective term and fiscal year budget of the Agreement without change to the basic terms and provisions. No other sections, provisions, clauses or conditions of the Agreement are waived, deleted or changed hereby, and they shall remain in full force and effect throughout the term of the Agreement and any duly authorized amendments.

**II.
AMENDED PROVISIONS**

- A. The new term of the Agreement shall be October 1, 2018, through September 30, 2019.

B. The language contained in Paragraph 1, *Section IV. City Responsibilities* shall be deleted in its entirety and replaced with the following language:

1. "A sum not to exceed \$ 18,000.00 for disposal, setup, operational, capital and transportation costs for HHW collection for residents of the City during the period from October 1, 2018 through September 30, 2019.
 - a. Collection, setup, and disposal costs will be paid after-the-fact, based on actual usage by the City at events and at the collection center.
 - b. Operational and capital costs shall be paid quarterly in advance.
 - c. In the event of early withdrawal, the operational and capital costs will not be pro-rated for partial quarter participation but will become immediately due and payable in full."

C. The language contained in Exhibit C2018 of the Agreement entitled *FY2018 HHW Program Budget Summary* shall be deleted in its entirety and shall be replaced with the attached Exhibit C2019 entitled *FY2019 HHW Program Budget Summary*.

IN WITNESS WHEREOF, by their signatures below, the duly authorized representatives of Dallas County and **City of Sachse**, a member city of the Dallas Area Household Hazardous Waste Network, do hereby agree and append this Amendment No.1 to the Agreement.

EXECUTED THIS _____ **day of** _____, 2018.

DALLAS COUNTY:

CITY OF SACHSE:

BY: Clay Lewis Jenkins
County Judge

BY:
TITLE:

APPROVED AS TO FORM:*

Faith Johnson
District Attorney

BY: Lacey B. Lucas
Assistant District Attorney

* By law, the Dallas County District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

Exhibit C2019

FY2019 HHW PROGRAM BUDGET SUMMARY

This exhibit summarizes the total program funding for FY2019 as approved by the Dallas Area Household Hazardous Waste Network at its regular meeting on May 10, 2018, and replaces the language contained in Exhibit C2018 of the Household Hazardous Waste Program Interlocal Agreement that was authorized by Court Order 2017-0979.

Fixed Costs include personnel expense, operating costs, and capital budget, which are shared by the Network cities based on single-family household projections published by North Central Texas Council of Governments.

- Personnel Expense includes all HHW staff salaries and fringe.
- Operating Expense includes supplies, equipment, advertising, public education, volunteer support, staff development, printing, postage, facility maintenance, utilities, and all other direct programming costs.
- Capital Expense includes building repairs, equipment repair or replacement, mechanical upgrades, and expansion projects.

Variable costs include estimated direct costs for collection and disposal of hazardous household wastes, which vary according to actual usage and are indicated in the budget summary for planning purposes only. ***Funding for actual collection, contract labor, and disposal costs will be collected from the cities after the fact, on an as-used basis.***

- Collection/Mobilization/Disposal Budget includes estimated costs for staging of events, recycling services, waste containers, waste transportation, and disposal.
- Contract Labor Expense is for part-time, seasonal labor provided by the disposal vendor.

Budget adjustments made to the Operational Budget during the term of the agreement shall not result in a City Funding amount that exceeds the approved budget total shown herein. The County may make line item transfers within the operating budget when these transfers do not exceed \$5,000. Budget adjustments in excess of \$5,000 must be approved by the HHW Network.

BUDGET SECTION	CITY FUNDING
FIXED COSTS (OPERATIONAL BUDGET)	
Personnel Costs	\$ 487,396
Operating Costs	\$ 209,925
Capital Expense	\$ 93,000
Sub-Total	\$ 790,321
ESTIMATED VARIABLE COSTS (COLLECTION / LABOR / DISPOSAL BUDGET)	\$ 1,029,000
TOTAL PROGRAM BUDGET	\$1,819,321

**Agenda Item Details**

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	4. Accept the monthly revenue and expenditure report for the period ending August 31, 2018.
Access	Public
Type	Action (Consent)
Preferred Date	Oct 01, 2018
Absolute Date	Oct 15, 2018
Fiscal Impact	No
Budgeted	No
Recommended Action	Accept the monthly revenue and expenditure report for the period ending August 31, 2018.

Public Content**BACKGROUND**

The Finance Department prepares a report each month to update the City Council regarding revenues and expenditures for the City. Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, and the Sachse Economic Development Corporation, as well as an analysis of sales tax revenues received year-to-date.

POLICY CONSIDERATIONS

The City Charter requires that the City Manager submit a monthly report covering revenues and expenditures.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending August 31, 2018.

[Sales Tax Analysis Sept 2018.pdf \(77 KB\)](#)[All Funds 8-31-18-LR.pdf \(220 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

CITY OF SACHSE
2017/2018 SALES TAX ANALYSIS

	Total	General Fund	General Fund	YTD Percent		Total	General Fund	General Fund	YTD Percent
	Sales Tax	Sales Tax	Year-To-Date	of Budget		Sales Tax	Sales Tax	Year-To-Date	of Budget
FY 2017					FY 2018				
October	204,011	116,572	116,572	9.56%	October	192,025	109,723	109,723	9.00%
November	269,073	153,748	270,320	19.53%	November	419,139	239,496	349,219	24.94%
December	195,780	111,868	382,188	27.62%	December	192,626	110,067	459,286	32.81%
January	198,694	113,534	495,722	35.82%	January	208,475	119,123	578,409	41.31%
February	295,944	169,102	664,824	48.04%	February	313,995	179,416	757,825	54.13%
March	202,397	115,649	780,473	56.40%	March	181,691	103,818	861,644	61.55%
April	169,232	96,699	877,172	63.38%	April	185,503	105,996	967,640	69.12%
May	248,537	142,014	1,019,186	73.65%	May	268,970	153,689	1,121,329	80.09%
June	190,343	108,762	1,127,948	81.51%	June	222,767	127,295	1,248,624	89.19%
July	196,493	112,276	1,240,224	89.62%	July	241,223	137,835	1,386,459	99.03%
August	265,411	151,656	1,391,880	100.58%	August	281,001	160,564	1,547,023	110.50%
September	188,666	107,804	1,499,683	108.37%	September	208,158	118,941	1,665,964	119.00%
TOTAL	2,624,580	1,499,683			TOTAL	2,915,572	1,665,964		
BUDGET		1,383,888			BUDGET		1,400,000		

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2018
(Unaudited)

GENERAL FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 11,107,591	\$ 33,682	\$ 11,522,746	103.74%	A
Sales Tax	1,434,000	160,564	1,570,669	109.53%	
Franchise Fees	1,694,233	172,893	1,791,139	105.72%	
Licenses and Permits	615,500	48,859	536,531	87.17%	
Service Fees	676,000	72,044	755,623	111.78%	
Fines	250,000	21,723	238,731	95.49%	
Interest Income	25,000	14,152	145,030	580.12%	
Miscellaneous Income	281,118	21,006	296,963	105.64%	
Intergovernmental Revenue	1,078,989	89,916	989,073	91.67%	
Total Revenue	\$ 17,162,431	\$ 634,839	\$ 17,846,505	103.99%	
Expenditure Summary					
City Manager	\$ 414,560	\$ 33,645	\$ 386,686	93.28%	
City Secretary	192,072	9,593	179,323	93.36%	
Human Resources	361,047	24,866	305,918	84.73%	
Finance	560,930	32,556	521,705	93.01%	
Municipal Court	231,179	17,061	201,494	87.16%	
Parks & Recreation	1,660,984	115,898	1,541,022	92.78%	
Senior Programs	151,626	9,689	139,274	91.85%	
Library Services	470,203	37,290	413,685	87.98%	
Community Development	879,108	66,605	783,994	89.18%	
Streets & Drainage	2,964,286	97,122	1,793,009	60.49%	
Facility Maintenance	539,325	34,889	460,733	85.43%	
Police	5,083,481	355,663	4,434,386	87.23%	
Animal Control	220,972	15,414	187,085	84.66%	
Fire/EMS	4,029,667	312,350	3,659,375	90.81%	
Combined Services	396,672	19,737	353,368	89.08%	
City Engineer	241,594	18,032	215,549	89.22%	
Information Technology	478,270	34,800	353,134	73.84%	
Total Expenditures	\$ 18,875,976	\$ 1,235,208	\$ 15,929,740	84.39%	
Total Revenue Over/Under Expenses	\$ (1,713,545)	\$ (600,369)	\$ 1,916,764		

Explanation of Major Variances:

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2018
(Unaudited)

UTILITY FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Water Revenue	\$ 6,204,912	\$ 1,168,126	\$ 7,627,910	122.93%	
Sewer Revenue	4,565,736	395,531	4,372,707	95.77%	
Drainage Revenue	-	17,236	137,203	n/a	
Fees	158,500	27,446	191,441	120.78%	
Interest Income	10,000	27,730	300,077	3000.77%	
Transfer In-Impact Fees			2,623,480		
Miscellaneous Income	-	-	10,231		
Total Revenue	\$ 10,939,148	\$ 1,636,069	\$ 15,263,050	139.53%	
Expenditure Summary					
Utility Administration	\$ 350,365	\$ 31,467	\$ 304,176	86.82%	
Water Operations	7,822,028	589,495	6,907,468	88.31%	A
Sewer Operations	15,687,032	443,643	4,320,070	27.54%	A
Drainage Operations		46,020	68,220	n/a	
Meter Reading	2,457,045	127,199	2,343,681	95.39%	B
Total Expenditures	\$ 26,316,470	\$ 1,237,825	\$ 13,943,616	52.98%	
Total Revenue Over/Under Expenses	\$ (15,377,322)	\$ 398,244	\$ 1,319,434		

Explanation of Major Variances:

- A** Budget includes capital allocations
- B** AMI project expenditures included in budget and actual

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2018
(Unaudited)

DEBT SERVICE FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 3,922,133	\$ 11,372	\$ 4,070,275	103.78%	
Interest Income	1,000	-	4,520	451.99%	
Miscellaneous Receipts		-	3,543		
Total Revenue	\$ 3,923,133	\$ 11,372	\$ 4,078,338	103.96%	
Expenditure Summary					
Fees	\$ 3,500	\$ -	\$ 2,256	64.46%	
Principal	2,330,000	-	2,330,000	100.00%	A
Interest	1,433,496	731,204	1,433,496	100.00%	A
Transfer Out-Utility Fund					
Total Expenditures	\$ 3,766,996	\$ 731,204	\$ 3,765,752	99.97%	
Total Revenue Over/Under Expenses	\$ 156,137	\$ (719,832)	\$ 312,586		

A Principal payments are due in February and interest payments in February and August

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2018
(Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	\$ 700,000	\$ 80,282	\$ 773,511	110.50%	A
Other Income	\$ -	\$ 6,358	\$ 23,210		
Interest Income	1,500	55	4,261	284.06%	
Total Revenue	\$ 701,500	\$ 86,695	\$ 800,982	114.18%	
Expenditure Summary					
Expenditures	701,609	67,859	511,202	72.86%	
Total Expenditures	\$ 701,609	\$ 67,859	\$ 511,202	72.86%	
Total Revenue Over/Under Expenses	\$ (109)	\$ 18,836	\$ 289,780		

Explanation of Major Variances:

A Rental income on EDC property

**Agenda Item Details**

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	D. Special Announcements
Subject	2. Recognize representatives from the Sachse Police Department and the Sachse Fire Department for their life-saving actions.
Access	Public
Type	Information, Recognition

Public Content**BACKGROUND**

On September 10, at around 5:30 p.m., representatives from the Sachse Police Department and the Sachse Fire Department responded to a call regarding a choking infant. Call Taker Sarah Tristan provided CPR instructions to the mother and father and kept them calm during this emergency while Dispatcher Jack Cottongame immediately dispatched units. Officer James Glover arrived on scene, assisted the mother with CPR, and carried the child to the ambulance as it arrived. In the back of the ambulance, the Firefighter EMT-Paramedics (Fullen, Haynes, Hood, Cave and Duncan) worked as a team to assist the child in clearing obstruction. As they were en route to the hospital, the team was able to stop the choking and the child's condition greatly improved.

OVERVIEW

Sachse resident and mother of the child, Clarissa Bailey, would like to thank and recognize those who were involved:

- **Sachse Fire Personnel**

Austin Fullen
Colton Haynes
Bradley Hood
Cory Cave
Colton Duncan

- **Sachse Police Personnel**

James Glover (Police Officer)
Jack Cottongame (Dispatcher)
Sarah Tristan (Call Taker)

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	F. Regular Agenda Items
Subject	2. Conduct a public hearing and consider an ordinance amending the Zoning Ordinance and map, as heretofore amended, by granting a Special Use Permit ("SUP") to allow kindergarten, preschool or child care center on land zoned C-1 Commercial ("C-1"), on 2.0 +/- acres of land, located at the southwest corner of Miles Road and Rosewood Lane.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Recommended Action	Approve an ordinance amending the Zoning Ordinance and map, as heretofore amended, by granting a Special Use Permit ("SUP") to allow kindergarten, preschool or child care center on land zoned C-1 Commercial ("C-1"), on 2.0 +/- acres of land, located at the southwest corner of Miles Road and Rosewood Lane.

Public Content

BACKGROUND

- Applicant: Alex Freeman, Ph.D.
- Owner: Keles Group, Inc.
- Size: Approximately 2 acres
- Current Zoning: Commercial (C-1)
- Site Attributes: Undeveloped non-residential tract
- 273 property owners noticed at 1,000' (no negative responses received)
- Pinnacle operates other locations regionally in Allen, Frisco, and Murphy

POLICY CONSIDERATIONS

- The Future Land Use Plan (FLUP) supports the SUP request, as it reserves the subject property for non-residential land uses
- The subject property does not propose cross-access to the high school
- Traffic patterns are directed to Rosewood Lane and the median break on Miles Road, which is optimal
- Additional land is reserved for future retail/office on the same tract
- The proposed use is considered a complimentary use
- Several residents spoke in opposition to the SUP during the Planning & Zoning Commission's public hearing on September 10, citing traffic concerns
- The Planning & Zoning Commission unanimously recommended approval of the requested SUP on September 10th

RECOMMENDATION

- Staff recommends approval of the SUP

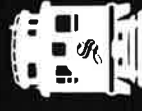
[Staff Presentation SUP.pdf \(1,149 KB\)](#)

[Ordinance SUP for Pinnacle Montessori .pdf \(397 KB\)](#)

Pinnacle Montessori

CITY COUNCIL

OCTOBER 1, 2018



Applicant Request

Conduct a public hearing and consider an ordinance amending the Zoning Ordinance and map, as heretofore amended, by granting a Special Use Permit (“SUP”) to allow kindergarten, preschool or child care center on land zoned C-1 Commercial (“C-1”), on 2.0 +/- acres of land, located at the southwest corner of Miles Road and Rosewood Lane.

SUP Overview

Chapter 11 of the Sachse Code of Ordinances requires a kindergarten, preschool or child care center to obtain a Special Use Permit (SUP) to legally operate in the C-1 district.

An SUP is required of uses that the zoning ordinance may allow, but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal. Thus, Council has broad discretionary approval of the requested SUP.

Project Information

- SUP for a kindergarten, preschool or child care center (Montessori Academy)
- Applicant: Alex Freeman, Ph.D.
- Owner: Keles Group, Inc.
- Size: Approximately 2 acres
- Current Zoning: Commercial (C-1)
- Site Attributes: undeveloped non-residential tract
- 273 property owners noticed @ 1,000' (no negative responses received)
- Pinnacle operates other locations regionally in Allen, Frisco, and Murphy

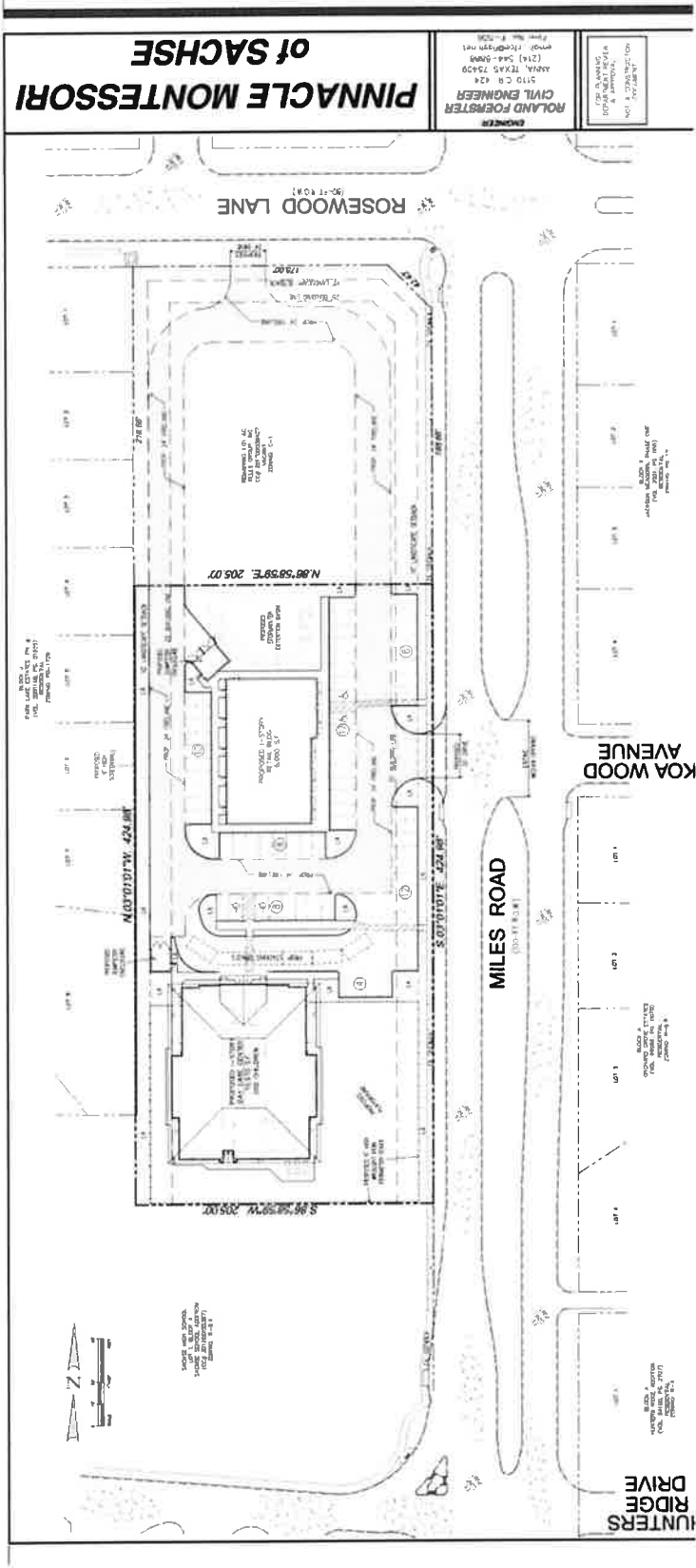
Aerial Map

The subject property is:

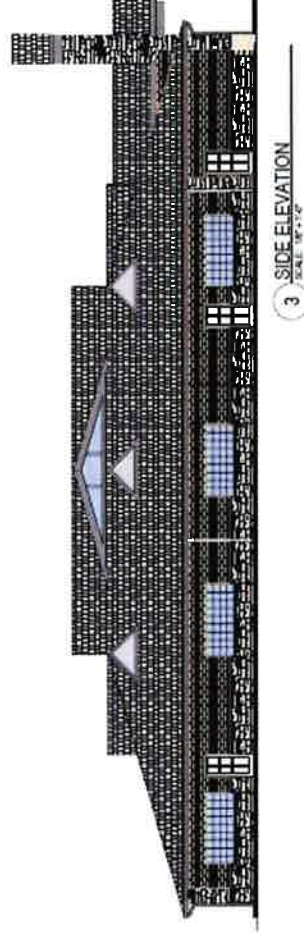
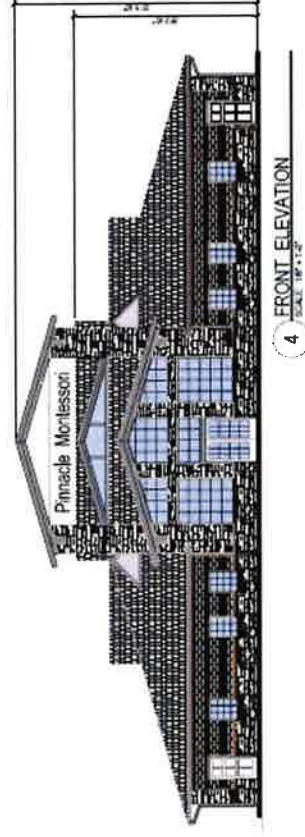
- Mid-block
- Situated at a minor intersection
- Served by a median break aligned with Koawood Avenue
- Conducive for less intense non-residential uses like professional office, inline retail, and neighborhood services



Concept Plan



Concept Elevations



Policy Considerations

- The Future Land Use Plan (FLUP) supports the SUP request, as it reserves the subject property for non-residential land uses
- The subject property does not propose cross-access to the high school
- Traffic patterns are limited to Rosewood Lane and the median break on Miles Road, which is optimal
- Additional land is reserved for future retail/office on the same tract
- The proposed use is considered a complimentary use

Additional Notes

- The subject property shall generally develop per the Concept Plan and Concept Elevations
- Final plans are reviewed and approved during the permitting process
- Commercial design standards apply through the Sachse Code of Ordinances (landscaping, architecture, signage, parking, lighting, drainage, utilities, screening, building codes, fire code, etc.)
- The SUP discussion should focus on the requested use of a kindergarten, preschool or child care center (Montessori Academy) - is it appropriate for the proposed location?

P&Z Public Hearing

- Several residents spoke in opposition to the SUP request with most of the feedback focused on traffic concerns along Miles Road
- The Commission's discussion noted that other non-residential uses allowed on the property might generate even more traffic, that the future Merritt Road expansion would help alleviate existing congestion on Miles Road, and that the layout was designed well to accommodate vehicular maneuvering on-site

P&Z Recommendation

- The Planning & Zoning Commission unanimously (6-0) recommended approval of the requested SUP at its regular meeting on September 10, 2018, conditioned upon keeping one entrance on Miles (aligned with the median break) and one entrance on Rosewood, with the rationale being that multiple drive cuts off Miles Road should be discouraged

Staff Recommendation

- Staff recommends approval of the SUP
- The City Council is the final approval authority for the SUP



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF SACHSE, AS HERETOFORE AMENDED, BY GRANTING A SPECIAL USE PERMIT ("SUP") TO ALLOW FOR A KINDERGARTEN, PRESCHOOL OR CHILD CARE CENTER ON LAND ZONED C-1 COMMERCIAL ("C-1"), ON ±2.0 ACRES OF LAND, LOCATED AT THE SOUTHWEST CORNER OF MILES ROAD AND ROSEWOOD LANE, SACHSE, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN ATTACHED AS EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF THE CONCEPT ELEVATIONS PLAN ATTACHED AS EXHIBIT "C"; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council of the City of Sachse has concluded that the Comprehensive Zoning Ordinance and Map should be amended as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended by granting a Special Use Permit ("SUP") to allow for a kindergarten, preschool or child care center on land zoned C-1 Commercial ("C-1"), consisting of ±2.0 acres of land, located at the southwest corner of Miles Road and Rosewood Lane, Sachse, Dallas County, Texas, (the "Property"), and being more particularly described in Exhibit "A" which is attached hereto and incorporated herein.

SECTION 2. That the above-described Property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

- (1) the Special Use Permit ("SUP") shall only be for a kindergarten, preschool or child care center;

- (2) the Property shall be developed in accordance with requirements of the C-1 Commercial District ("C-1");
- (3) the Property shall be developed in accordance with the Concept Plan attached hereto and incorporated herein as Exhibit "B", and which is hereby approved;
- (4) the Property shall be developed in accordance with the Concept Elevations Plan attached hereto and incorporated herein as Exhibit "C", and which is hereby approved; and
- (5) in the event a conflict exists between the City's Code of Ordinances and either the Concept Plan or the Concept Elevations Plan, the Code of Ordinances shall govern the development of the Property.

SECTION 3. That, to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2018.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(09-19-2017:TM102822)

EXHIBIT “A”
Legal Description

EXHIBIT "B"
Concept Plan

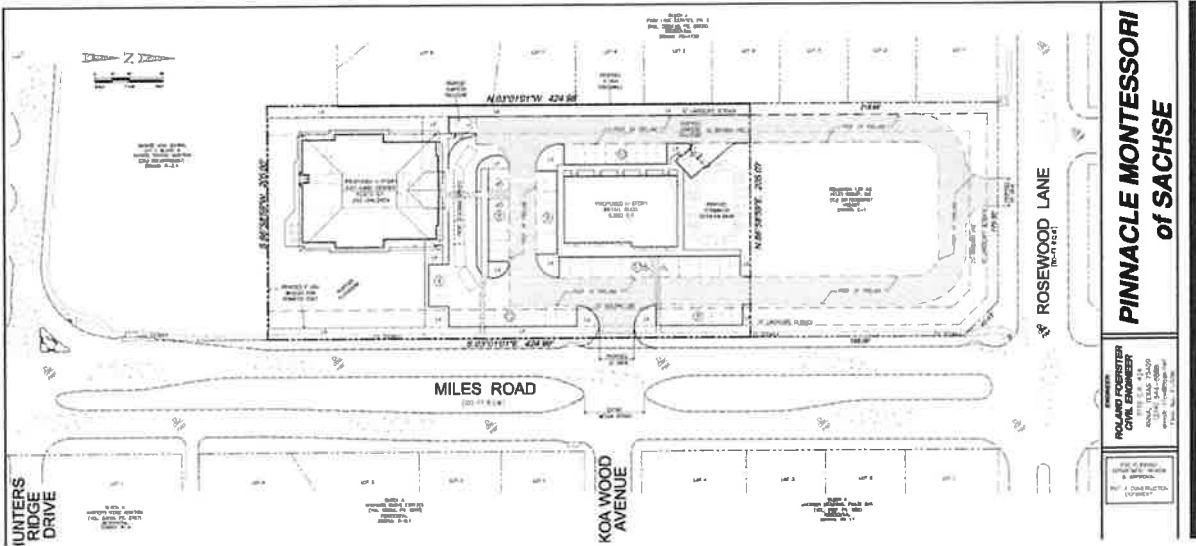


EXHIBIT "C"
Concept Elevations Plan

Concept Elevations



**Agenda Item Details**

Meeting	Oct 01, 2018 - Regular Combined Meeting
Category	F. Regular Agenda Items
Subject	3. Receive an update on the Municipal Development District (MDD) Board and approve a list of proposed park projects to be funded by the MDD for the fiscal year 2018-2019.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	Yes
Dollar Amount	404,172.49
Budgeted	Yes
Budget Source	Municipal Development District Fund
Recommended Action	Approve the proposed park project list with the associated budget of \$404,172.49 as recommended by the Municipal Development District (MDD) Board at its September 6, 2018 meeting.
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

Public Content**BACKGROUND**

The MDD Board has met twice since its establishment by the City Council. The first meeting was held on Thursday, August 2 and the second meeting was held on Thursday, September 6. At the September 6 MDD meeting, the Board recommended to City Council the use of MDD funds to complete as many of the following park projects within the approved MDD fiscal year 2018-2019 budget of \$404,172.49. Projects include inclusive playground structures at Firefighters Park, a sand volleyball court (location TBD), Dave Sanford Park playground replacement, Joe & Patricia Stone Park playground replacement, Salmon Park shelter rehabilitation, Cornwall Lane Park playground replacement, and Joe & Patricia Stone Park playground/pavilion lighting.

OVERVIEW

The Parks and Recreation Department will continue to move forward in meeting with vendors on these projects and obtain quotes to determine costs. This is an extensive list of projects that will require various types of contract work. Staff will solicit for estimates, however some of these projects are specialized and may require specific vendors. Staff expects to have bids for most of these projects by the end of the 2018 calendar year and anticipates projects to be underway in early spring, with estimated completion by the end of the Summer 2019.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the proposed park project list with the associated budget of \$404,172.49 as recommended by the Municipal Development District (MDD) Board at its September 6, 2018 meeting.

Presentation - Park Projects.pdf (2,646 KB)

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

Park Projects

(As recommended by the MDD Board)

OCTOBER 1, 2018



MDD Board Update

- MDD Board has held two meetings since its establishment:
 - Thursday, August 2
 - Thursday, September 6
- The MDD Board took a tour of the City's parks facilities
- The MDD Board, after receiving a recommendation from the Parks Board, is recommending a list of proposed projects for the City Council's consideration

Process of Recommendation and Approval



History

7.12.18 – Staff presented the current Parks Capital Improvement Project (CIP) List to the Parks and Recreation Board

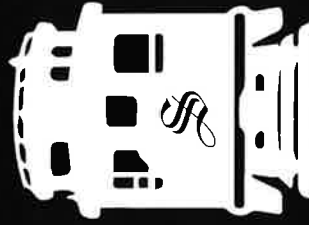
Parks and Recreation Board discussed and created recommendations to present to the Municipal Development District(MDD) Board

8.2.18 – Municipal Development District (MDD) Board approved the Fiscal Year 2018/19 Budget of \$404,172.49

9.6.18 – Municipal Development District (MDD) Board approved the Park Projects List



Park Projects List



Priority	Park Projects	Estimated Capital Project Cost
1	Inclusive Playground - Firefighters Park	\$ 40,000.00
2	Sand Volleyball Court	\$ 25,000-50,000
3	Dave Sanford Park Playground Rehabilitation	\$ 80,000.00
4	Joe & Patricia Stone Park Playground Rehabilitation	\$ 70,000.00
5	Salmon Park Shelter Replacement	\$ 45,000.00
6	Cornwall Lane Park Playground Rehabilitation	\$ 20,000.00
7	Joe & Patricia Stone Park Playground/Pavilion Lighting	\$ 65,000.00
8	Heritage Park Shelter Replacement	\$ 30,000.00
9	Heritage Park Playground Rehabilitation	\$ 80,000.00
10	Joe & Patricia Stone Park Restroom- Electric and Water	\$ 110,000.00
11	Salmon Park Playground Rehabilitation	\$ 80,000.00
12	Splash Pad	\$ 500,000.00
13	Heritage Park Lighting	\$ 450,000.00

7 Park Projects the MDD Approved

Priority	Park Projects	Estimated Capital Project Cost
1	Inclusive Playground - Firefighters Park	\$ 40,000.00
2	Sand Volleyball Court	\$ 25,000-50,000
3	Dave Sanford Park Playground Replacement	\$ 80,000.00
4	Joe Stone Park Playground Replacement	\$ 70,000.00
5	Salmon Park Shelter Rehabilitation	\$ 45,000.00
6	Cornwall Lane Park Playground Addition	\$ 20,000.00
7	Joe & Patricia Stone Park Playground/Pavilion Lighting	\$ 65,000.00



1. Inclusive Playground – Firefighters Park

Estimated cost: \$40,000



2. Sand Volleyball Court

Estimated cost: \$25,000 - \$50,000



3. Dave Sanford Park Playground Replacement

Estimated cost: \$80,000



4. Joe & Patricia Stone Park Playground Replacement

Estimated cost: \$70,000



5. Salmon Park Shelter Rehabilitation

Estimated cost: \$45,000



6. Cornwall Lane Park Playground Addition

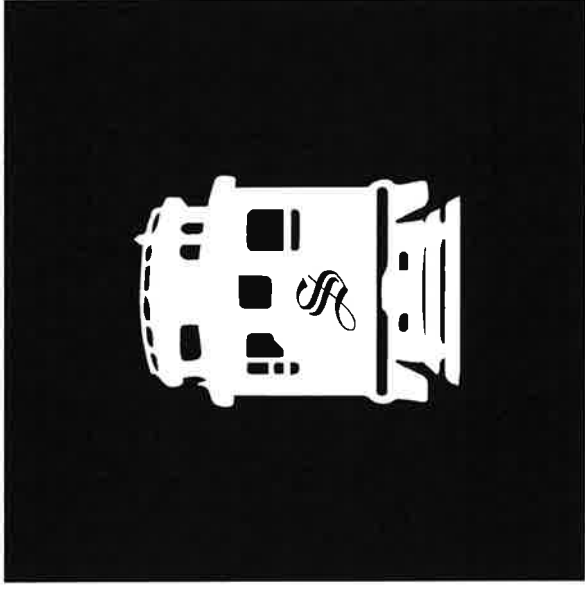
Estimated cost: \$20,000



7. Joe & Patricia Stone Park Playground/Pavilion Lighting

Estimated cost: \$65,000





Questions