

CITY COUNCIL OF THE CITY OF SACHSE

SPECIAL MEETING MINUTES

September 1, 2015

The City Council of the City of Sachse held a special meeting on Monday, September 1, 2015 at 7:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Brett Franks, Council Members Charlie Ross, Paul Watkins, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; Interim City Secretary, Michelle Lewis Sirianni; City Engineer, Greg Peters; Parks and Recreation Director, Lance Whitworth; Human Resources Manager, Stacy Buckley; Fire Chief, Rick Coleman; Police Chief, Bryan Sylvester; Library Manager, Mignon Morse; and, Finance Director, Teresa Savage.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Councilman King 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 council member or citizen so requests. **15-2982** Approve the minutes of the August 17, 2015 regular meeting. **15-2983** Approve the minutes of the August 22, 2015 special Council meeting. **15-2986** Consider receiving the Monthly Revenue and Expenditure report for the period ending July 31, 2015.

Councilman Bickerstaff made a motion to approve items 15-2982, 15-2983, and 15-2986 as submitted. Councilman King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS, CURRENT ACTIVITIES AND LOCAL ACHIEVEMENTS:

Mayor Pro Tem Franks spoke about the Park and Recreation programs within the Guide to Fun and announced that the Senior Center would be hosting a Blue Grass concert on Saturday, September 19 from 7:30 p.m. to 10:30 p.m.

Councilman King stated that the Historical Society has a new exhibit featuring the Sachse Christian Church bell, and encouraged all to visit.

Councilman Bickerstaff announced that the Sachse Public Library would be closed Saturday, September 5 through Monday, September 7 for the Labor Day Holiday. Councilman Bickerstaff also announced the Library will be hosting PAWS to Read Program on Tuesday, September 8 at 6:00 p.m. along with the Fall Crafts program on Tuesday, September 15.

Mayor Felix announced that on Saturday, September 12 from 11:00 a.m. to 1:00 p.m. the Sachse Park Pals will be hosting a memorial dedication at Firefighter's Park.

15-2971 Proclamation declaring September, 2015 as Childhood Cancer Awareness month.

Mayor Felix read the proclamation.

15-2977 Proclamation declaring September, 2015, as Blood Cancer Awareness month.

Mayor Felix read and presented a proclamation to Alyson Joyner representing The Leukemia & Lymphoma Society.

15-2978 Presentation from the Sachse Amateur Radio Association.

Mr. Butch Johns presented the Council with the 2014 Spirit of Sachse award that was given to the Sachse Amateur Radio Association from the Sachse Chamber of Commerce so that it could be displayed at City Hall.

15-2990 Presentation on the Sachse Police Department's "Safe Trade" initiative.

Bryan Sylvester, Police Chief, stated that the Police Department is introducing a new program known as the "Safe Trade" program. This will provide residents with a safe place to trade from transactions or purchases they have made. Chief Sylvester also noted that this is a great place to also do custody exchanges, etc. There will be two marked locations with signs, which will be monitored 24/7. Chief Sylvester displayed the signs for the Council and residents in attendance.

CITIZENS INPUT:

Corrine Smith, 4008 Blossom Drive, inquired about a possible violation of the Open Meetings Act of the Planning and Zoning Commission meeting held August 24, 2015. Ms. Smith stated that an up or down vote was not taken on the agenda item posted 15-2972, and during a motion to table the item a discussion period was opened up. It was during this time that a new business item was introduced for discussion that was not placed on the agenda for that meeting being held. A motion was introduced and passed as a Commercial 1 no Special Use Permit (SUP). She said the citizens would like a record of the up or down vote on the agenda item as posted Commercial 2, Special Use Permit (SUP), and on their next scheduled meeting that the Planning and Zoning introduce on their agenda item the Commercial 1 no Special Use Permit.

Jerry McGrath, 6322 Meadow Crest, stated that the Sachse CERT was at the Sachse Wal-Mart on August 30 to talk about the upcoming Preparedness Month. This year's theme is "Don't Wait, Communicate, Make Your Emergency Plan Today." Fourteen people had signed up to receive

more information about Sachse CERT. Classes will be held on Saturday, September 19 and Sunday, September 20 from 2:00 to 4:00 p.m. at the Fire Administration Building located at 3815-D Sachse Road. This is an educational class to teach you how to be prepared in the event of an emergency. On Saturday, September 26 in conjunction with the Fire Department, the Sachse CERT will have a preparedness booth at Fire Station #1. September 30 is American Preparedness Day. The theme this year is "Be Smart, Take Part and Prepare". This annual campaign is to encourage Americans to take steps to provide for emergencies in their homes, schools, organizations, businesses, and the community. These events are all held to encourage everyone to be prepared in case of an emergency.

Kathy Cobb, 3820 6th Street, mentioned two observations: One being that while driving Pleasant Valley into the City of Garland and she has noticed at Old Miles Road there was a barricade up for a long time that is no longer there that helps block a cement barricade that someone could run into. Ms. Cobb requested that something be put back up so that the little road is not used. She believes that it is currently used for parking for those who go fishing. Ms. Cobb stated that she has spoken with Public Works regarding this item, but she is not sure where it stands. Ms. Cobb stated that she would like to see a right turn lane added at 190 and Merritt as you approach it and stop going into town to aid in additional traffic as development occurs.

Tricia Lindsey, 3718 Rock House Road, invited all to attend the dedication for the volunteer Fire Department being held on Saturday, September 12 from 11:00 a.m. to 1:00 p.m. by the Sachse Park Pals. The Ladies Auxiliary will provide hot dogs, chips, and bottled water.

REGULAR AGENDA ITEMS:

15-2967 Conduct the second Public Hearing on the Proposed Tax Rate for the 2015-2016 Fiscal Year.

Ms. Savage stated that the council will conduct their second public hearing as needed on the Proposed Tax Rate for the 2015-2016 Fiscal Year.

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

Councilman Ross made a motion to close the public hearing. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

15-2968 Conduct a public hearing on the Proposed Fiscal Year 2015-2016 budget.

Ms. Savage stated that there have been no changes since the last time this item was presented. She stated that council will see an ordinance when this item is adopted.

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

Mayor Pro Tem Franks made a motion to close the public hearing. Councilman Adams seconded that motion and the motion was unanimously approved.

15-2987 Conduct a public hearing and consider an ordinance amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Mr. Peters introduced this item stating that the proposed amendment will shift the proposed collector road approximately 1,000 feet from Ranch Road to Industrial Drive. The proposed amendment would provide a second access point for the Industrial Park, improve traffic movement and result in a more centrally located collector road within the undeveloped property along Ranch Road. The Planning and Zoning Commission voted unanimously to approve this item at their August 24, 2015 meeting. Mr. Peters commented that future Planning and Development of this area may result in further changes to the Master Thoroughfare Plan in the area, as land use and transportation needs are more clearly defined. Staff recommends approval.

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

Councilman Adams made a motion to close the public hearing. Councilman Ross seconded that motion and the motion was unanimously approved.

Councilman Bickerstaff made a motion to approve an ordinance amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan. Councilman King seconded that motion and the motion was unanimously approved.

15-2945 Consider a resolution approving an Interlocal Agreement with League City to offer purchase authorization for the Radio Frequency Identification system (RFID).

Ms. Morse introduced this item stating that Council approved funds to purchase the RFID system on May 18, 2015 and an initial resolution was approved to purchase the system through Alpha Data Corporation. However, the supplier relationship with Alpha Data was negated. The City then coordinated with the City of League City in order to purchase the RFID system. There will be no additional costs incurred in order to purchase and Ms. Morse anticipates the system will be installed and operational in the Fall of 2015.

Councilman Watkins asked if the operating system has all been checked to work with the library's current operating system(s). Ms. Morse ensured him that the RFID system will be compatible.

Councilman King made a motion to approve an Interlocal Agreement with the City of League City to allow for the purchase of the RFID system. Councilman Ross seconded that motion and the motion was unanimously approved.

15-2980 Consider a resolution nominating a candidate as a member of the Board of Directors of the Dallas Central Appraisal District.

Ms. Lewis Sirianni presented this item stating that Council has the right to nominate a candidate to the Board of Directors, and this occurs every two years. In years past, the City has nominated

or voted for Mr. Michael Hurtt, who currently serves on the Dallas Central Appraisal District Board.

Councilman Bickerstaff made a motion to nominate Michael Hurtt as a member of the Board of Directors of the Dallas Central Appraisal District. Councilman King seconded that motion and the motion was unanimously approved.

15-2989 Consider a resolution approving the terms and conditions of a Development Agreement by and between the City of Sachse, Texas, and the Trull Foundation; authorizing its execution by the City Manager.

Mr. Peters introduced this item stating that the proposed Development Agreement is related to the capital sewer construction project for the third sanitary sewer connection to the City of Garland. Mr. Peters discussed the location of this project and pointed out that the owner/developer dedicates to the City all necessary sanitary sewer and temporary construction easements for the capital sewer project, they will reimburse the City for \$300,000.00 in construction costs of the sewer project in two installments, and is not required to pay impact fees. However, if the property is sold and developed by another entity, impact fees may be charged by the City to the new entity.

Mayor Pro Tem Franks asked if there was any floodplain. Mr. Peters responded there is no floodplain in this project location.

Councilman Watkins made a motion to approve a Development Agreement with the Trull Foundation. Mayor Pro Tem Franks seconded that motion and the motion was unanimously approved.

15-2984 Discuss a 380 Grant Agreement with First Texas Homes.

Ms. Savage stated that the City has been approached by First Texas Homes regarding a possible Economic Development Agreement with the City. First Texas Homes is seeking a direct sales tax permit and agreements with multiple cities in the Dallas/ Fort Worth area. Ms. Savage stated that First Texas will obtain direct payment sales tax permit and file use tax instead of sales tax. The City gains a total of .95% use tax on building materials delivered to Sachse and First Texas Homes receives a rebate from the City of .8%. Ms. Savage compared sales tax versus use tax, and indicated that rebates would be issued twice a year and would require extensive record-keeping by First Texas Homes and minimal additional work for the City. Ms. Savage stated that allocation of the rebate is possible with a separate Economic Development Agreement if Council chooses to separate the allocation between the City and EDC. The allocation agreement with EDC would result in \$29,558.24 net to the General Fund and \$14,779.13 to EDC. Ms. Savage provided a time outline if Council chooses to move forward with this proposal.

Councilman Ross asked if the percentages mentioned are about the same with other cities or are they negotiated, and if there are any agreements in place with other cities. Ms. Savage stated there

are a few cities that have entered into agreements and some in the process. Ms. Savage indicated that there is no real downside to entering into this agreement.

Council agreed that they would like to bring this back to the next meeting as an action item and would like to see the allocation agreement with EDC.

15-2981 Consider and take action on the appointment of Michelle Lewis Sirianni as City Secretary of the City of Sachse.

Councilman Bickerstaff made a motion to appointment Michelle Lewis Sirianni as City Secretary effective September 2, 2015. Councilman Watkins seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

At 8:51 p.m. Councilman Watkins made a motion to adjourn the meeting. Councilman Ross seconded that motion and the motion was unanimously approved.

ATTEST:

Michelle Lewis Sirianni
Michelle Lewis Sirianni, Interim City Secretary

Mike Felix
MIKE FELIX, MAYOR

