

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

October 5, 2015

The City Council of the City of Sachse held a regular meeting on Monday, October 5, 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, and Cullen King; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; City Engineer, Greg Peters; Community Development Director, Dustin McAfee; Parks and Recreation Director, Lance Whitworth; Human Resources Director, Stacy Buckley; Fire Chief, Rick Coleman; Police Chief, Bryan Sylvester; and Finance Director, Teresa Savage. Councilman Jeff Bickerstaff was absent.

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

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. **15-3041** Approve the minutes of the September 8, 2015 special Council meeting. **15-3040** Approve the minutes of the September 14, 2015 special workshop meeting. **15-3057** Consider receiving the Monthly Revenue and Expenditure report for the period ending August 31, 2015. **15-3037** Consider a resolution adopting the City of Sachse, Sachse Economic Development Corporation, and President George Bush Turnpike Reinvestment Zone Tax Increment Policy declaring that the City Council has completed its review of the Investment policy and investment strategies of the City.

Councilman Adams made a motion to approve items 15-3041, 15-3040, 15-3057, and 15-3037 as submitted. Councilman Ross seconded that motion and the motion was unanimously approved.

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

Councilman King commented on the success of the shot clinic held by the Sachse Animal Control. There were over 94 animals that visited the clinic.

Councilman Adams recognized the Woodbridge Homeowners for their Back the Blue Event for the Garland police officers, as well as Charles Smith and Mayor Felix for hosting a Back the Blue Event at Firefighters Park.

Mayor Felix stated that Tuesday, October 6 is National Night Out and encouraged all to get out and meet their neighbors; and Wednesday, October 7 is National Walk/Bike to school day.

15-3038 Proclamation recognizing Sachse Park Pals and Volunteers for their contributions.

Mayor Felix presented a proclamation to Mike Kellam of the Sachse Park Pals.

15-3039 Proclamation recognizing October, 2015, as National Breast Cancer Awareness Month.

Mayor Felix presented a proclamation to Martha Wolf recognizing October, 2015 as National Breast Cancer Awareness Month. Ms. Wolf is heavily involved with the area local Relay for Life.

15-3033 Recognize employees for their service to the City of Sachse.

Mayor Felix presented awards to employees in recognition of their service to the City. Teresa Savage and Sandra Ritchie for five years of service. Angel Barba and Michael Spencer for ten years of service. Chris Hall for Employee of the Quarter. Greg Peters and Michael Spencer for their time serving as Interim Community Development Director.

Gina Nash introduced Dustin McAfee, the new Community Development Director, to council and all those in attendance.

15-3042 Presentation of Texas Police Chief's Association Best Practices "Recognized" status.

Chief David James, representing the Texas Police Chiefs Association, presented to the City Council and Sachse Police Department a certificate acknowledging the Police Department as a "recognized agency", having completed the requirements of the Texas Law Enforcement Best Practices Recognition Program.

CITIZENS INPUT:

Corrine Smith, 4008 Blossom Drive, extended an invite asking local police officials and City Council to support local law enforcement to ensure officers receive positive and enduring support for all by attending an event on Tuesday, October 13 at noon. Mr. Art Thompson will be the guest speaker.

Chris Benator, 3605 Pleasant Valley Road, expressed her concern and safety for all those living on Pleasant Valley Road. Ms. Benator provided examples of items that are spilling out from the

dump trucks traveling at high speeds along this road. Ms. Benator asked council to protect the citizens, urging them to stop allowing these trucks to travel on Pleasant Valley Road.

Cathy Cobb, 3820 6th Street, stated that on Saturday, November 7 at 11 am, the Historical Society will host a Veteran's Day Event.

REGULAR AGENDA ITEMS:

15-3058 Receive and discuss staff update on water usage and take any action necessary.

Mrs. Savage provided an update regarding recent water usage. Mrs. Savage discussed the action/steps that staff has been taking over the past month, which include returning citizen calls, emails, walk-ins and home visits, meter re-reads, generating monthly consumption reports, providing daily usage reports, performing 10-gallon bucket tests, irrigation tests, and leak detections. Mrs. Savage stated the City has received two proposals in regards to a water billing audit. The scope of the audit would include collecting and processing water meter data, processing water bills according to water usage, analyzing and monitoring water usage, annual water bill evaluation and implementation, and the purchasing and selling of water from NTMWD. Mrs. Savage stated that staff will continue to review accounts/meters as time and workload allow, adjust accounts as issues are discovered or leaks confirmed, and set up payment arrangements for outstanding August balances at customer's request. Mrs. Savage stated staff is seeking feedback and/or direction from council on how they would like to proceed with a water audit.

Council discussed how many outstanding complaints were still needing to be addressed, what would be the full scope of services performed in an audit, as well as the possibility of returning to Stage 3 restrictions. Council requested to see the balance of completed investigative complaints before moving forward with an audit. Council also requested staff to gather data on the cost of meters and more specifics as part of the audit and scope of services.

Mayor Felix opened discussion to the public.

Jeff Emmett, 2519 Sandi Lane, expressed his concern over his usage, which was five times over his average. Mr. Emmett stated he called, and submitted a written notice and would like an explanation. Mr. Emmett encouraged council to focus from the top down and investigate the software being used.

Robert Wilkinson, 3418 Cedar Hill Court, expressed that he was very upset. Mr. Wilkinson stated that his bill has doubled and is even higher than his electric bill. Mr. Wilkinson has his meter checked and inquired regarding the billing system.

Corrine Smith, 4008 Blossom, stated that she feels it would be unfair to keep the city under a Stage 3 restrictions when there are residents trying to conserve water. Ms. Smith's biggest question was regarding the bonds that were issued in 1991 and how they were being used. Ms. Smith believes that smart meters are not a good idea and questions what the citizens are being mandated by.

Cathy Cobb, 6320 6th Street, stated that their bill was more than double, but questions how the meters are calibrated and/or tested. Ms. Cobb suggested having an independent auditor that would help oversee and educate the citizens.

Joe Mathis encouraged residents to monitor their water usage so that they know how much water they are using when they run the dishwasher or water their lawn, and not to rely completely on the City to do it for them.

Mrs. Nash addressed the public and council by stating that information was placed on the City website and encouraged residents to view the information being displayed as well as to call so that they could address the resident's concerns. Mrs. Nash stated the Utility Billing Department is working very hard to reach back out to everyone while still maintaining the day-to-day operations.

15-3035 Consider a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering for engineering design related to pedestrian crossing and traffic signal improvements on Miles Road.

Mr. Peters stated this item was discussed in the workshop. This item is to allow Lee Engineering to complete the engineering design for transportation improvements on Miles Road that would include the design of traffic signals at Hunters Ridge and Haverhill and to extend the left turn lane into Sachse High School. This is related to the pedestrian and vehicular traffic volume that the City is seeing in front of the high school. Mr. Peters stated that staff would be working with the engineer on the design and upon its completion, staff would work with Garland ISD and Dallas County as potential funding partners.

Mayor Pro Tem Franks made a motion to approve an agreement for professional services between the City of Sachse and Lee Engineering for engineering design related to pedestrian crossing and traffic signal improvements on Miles Road. Councilman King seconded that motion and the motion was unanimously approved.

15-3034 Consider a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas and BW2 Engineers, Incorporated, to complete land surveying and preliminary engineering design for the construction of the western two lanes of Maxwell Creek Road from Keith Lane to the north city limit.

Mr. Peters stated this item is an engineering design project that is in the Capital Improvement Plan to be funded in FY 2015-2016. The lower portion of this road was recently completed. The remaining portion of Keith Lane to the north city limit remains two lanes. The proposed additional two lanes will be on the west side, which will expand it to a four lane divided roadway. There is an existing sanitary sewer lift station located immediately north of Keith Lane, very close to Maxwell Creek Road. The preliminary engineering scope included in this agreement includes an investigation of the road alignment, the existing lift station and the existing surrounding sanitary sewer mains. This information will be utilized to determine the optimal road alignment and utility scope for final design and construction. Mr. Peters stated that

the city has partnered with Collin County on this project and they will reimburse funds up to \$588,000.

Councilman Adams made a motion to approve an agreement for professional services between the City of Sachse and BW2 Engineers, Incorporated, to complete land surveying and preliminary engineering design for the construction of the western two lanes of Maxwell Creek Road from Keith Lane to the north city limit. Councilman King seconded that motion and the motion was unanimously approved.

15-3036 Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and Map, to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract located along the west side of Merritt Road just south of Heritage Circle.

Mr. Peters stated the applicant, Paul Taylor Homes is requesting to rezone the subject property and would be comprised of single-family lots with sizes of 10,000 and 17,000 square feet. Mr. Peters stated the applicant previously submitted a zoning case for this subject property, which was recommended by the Planning and Zoning Commission for approval on March 9, 2015, and denied by City Council on April 6, 2015. The applicant has submitted a new zoning case for consideration. The new case includes a new layout which specifically addresses previous concerns regarding adjacency and lot size. Mr. Peters identified current and surrounding zoning for the subject property as well as the three zoning districts considered low density residential, which include R-10, R-12, and R-15. The proposed new layout will consist of 37 lots for single family homes, one lot is proposed for drainage retention, and access will be provided to Merritt Road via a loop road with two entrances. The development standards deviating from the R-10 zoning district include: minimum lot sizes of 10,000 and 17,000 square feet, rear yard setbacks of 25 feet, maximum height shall be two stories or 35 feet, minimum 2,500 and 3,000 square feet of dwelling space, and maximum lot coverage of 40% instead of 35%.

Mr. Peters stated that property owners within 1,000-feet were notified. Staff received 23 responses in opposition to the request and one (1) in favor. At the September 15, 2015 Planning and Zoning Commission meeting, the Commission voted 4-2 to recommend approval of the request. Citizens voiced concerns regarding traffic on Merritt Road, and requested an updated traffic count be performed. Staff did complete this request and found that the average weekday traffic volume for this time period was 8,042 vehicles per day. At 10 trips per house per day, the proposed development would add 370 vehicles per day, and increase of 4.6%.

Mr. Peters stated that staff finds the developer has increased the minimum lot size of lots 1-8 from 15,000 SF to 17,000 SF, and has matched the side lot lines for lots 1-6 with the side lot lines of Heritage Country Estates, to match the lot widths of the adjacent existing development, which is zoned R-2 (1/2 acre lots). The proposed development is consistent with the Future Land Use Plan. The Future Land Use Plan is utilized to determine appropriate future zoning and development in the City. The single-family residential lot sizes associated with the proposed Planned Development rezoning are consistent with the regulations in place that the City of Sachse uses to define low density residential development. Lots 1 through 8 exceed the size requirements for Low Density Residential. Mr. Peters noted that since 32% of properties within

200 feet of the requested zoning change wrote responses in opposition to the request, a ¾ majority vote is required for approval. Staff recommends approval of the zoning request.

Bill Dower, representative for Paul Taylor Homes presented the request to council addressing previous concerns of lot sizes, traffic flow, and home values. Mr. Dower stated that the requested zoning change meets the requirements of the City and the Comprehensive Plan. Therefore, requests approval of this plan by council.

Mayor Felix opened the public hearing.

Susan Roberts, 4830 Merritt Road, stated that she lives directly across the street and planted the blue bonnets that grow each year. She would like to keep it a rural setting and is opposed to the request.

Janis Wood, 4910 Merritt Road, is opposed. Her main concern is traffic.

Michael Carpenter, 4915 Heritage Circle, is opposed due to traffic.

Barbara Hodge, 4624 Merritt Road, stated she enjoys the rural environment and is opposed due to the traffic.

Corrine Smith, 4008 Blossom Drive, is in favor to the proposed request. She stated that having residential in this area was better than commercial, but would like to see the developer work with the city regarding placing the overhead power lines underground.

Cathy Taylor, 5114 Merritt Road, is opposed due to the traffic and what it will do to the value of their homes.

John Hodge, 4624 Merritt Road, is opposed. His concern is the size of the lots.

Jackie Eickelberger, 7121 Bailey Road, stated her concern is the traffic.

Gene Reeves, 5119 Heritage Circle, is opposed. He stated his concerns are traffic and the safety at night due to not having any lights.

Randy Hale, 5012 Merritt Road, is opposed. His concern is traffic and would like to see half acre lots.

Rhodonna Reeves, 5119 Heritage Circle, is opposed. Mrs. Reeves stated that she believes that infrastructure needs to be in place first and asked if the power lines on the property were placed underground, would that allow the property to have half acre lots.

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

The Council discussed the Future Land Use Plan within the Comprehensive Plan and the surrounding zoning to this subject property and what other alternatives there could be placed on this subject property, if the developer would consider half acre lots, and addressing the lighting concerns in this area.

Councilman Adams made a motion to approve an ordinance amending the Comprehensive Zoning Ordinance and Map, to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract located along the west side of Merritt Road just south of Heritage Circle.

Councilman King requested the safety items including the street lighting at the proposed intersections be identified and that a traffic impact analysis study be completed and submitted with the engineering plans.

Councilman Adams made a motion to approve as amended. Councilman King seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

At 11:07 p.m. Councilman Ross made a motion to adjourn the meeting. Councilman King seconded that motion and the motion was unanimously approved.

ATTEST:

Michelle Lewis Sirianni
Michelle Lewis Sirianni, City Secretary


MIKE FELIX, MAYOR

