

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JULY 5, 2016

The City Council of the City of Sachse held a regular meeting on Tuesday, July 5, 2016 at 7:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Council Members Brett Franks, Charlie Ross, Paul Watkins, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Park and Recreation Director, Lance Whitworth; Public Works Director and Director of Public Works and Engineering, Greg Peters; Community Development Director, Dustin McAfee; Human Resources Manager, Stacy Buckley; Finance Director, Teresa Savage; Fire Chief, Marty Wade and Police Chief, Bryan Sylvester.

Mayor Felix opened the meeting at 7:51 p.m.

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

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. **16-3396** Approve the minutes of the June 20, 2016 workshop meeting. **16-3397** Approve the minutes of the June 20, 2016 regular meeting. **16-3398** Approve the Monthly Revenue and Expenditure Report for the period ending May 31, 2016.

Councilman King made a motion to approve items 16-3396, 16-3397, and 16-3398 as submitted. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS,

Mayor Pro Tem Ross stated that the Library will be hosting a bike rodeo on Thursday, July 7 at 11:00 a.m. and encouraged everyone to bring out their bike, tricycle or scooter to the event. On Tuesday, July 26, In & Out Burger will be at the Library at noon. Come out for a free burger, chips and drink while supplies last.

Councilman King thanked everyone for the Red, White, and Blue Blast, and for the high school fundraiser with the dunking booth. Everyone had a great time.

Councilman Adams thanked all those involved with the event as well and noted that the people were out taking the surveys regarding the City's Comprehensive Plan. He commented that upon talking to one of individuals that of the people they were approaching to take the survey, it was about half Sachse residents and half non-Sachse residents.

Councilman Franks thanked the Police Department for the Cops n Campers program. He commented that his daughter has had a great time at the camp and encouraged residents to sign up their children if there are still spots available.

Councilman Bickerstaff thanked the CERT team for their assistance and volunteering at the Red, White, and Blue Blast.

Mayor Felix thanked all the public safety staff, Lance and Cynthia with the Parks and Recreation Department, the Chamber of Commerce, and all the sponsors at the Red, White, and Blue Blast for all their hard work and making it a great event.

16-3403 Recognize employees for their service to the City of Sachse.

Mayor Felix presented certificates of appreciation to Donna Fountain for twenty years of service and to DeAubrey Bethley for employee of the quarter.

CITIZENS INPUT:

Diane Smith, 4802 Sachse Road, asked Council to consider making Martin Luther King Day a holiday for city staff and moving their regular council meeting to Tuesday night.

REGULAR AGENDA ITEMS:

16-3401 Presentation and discussion on a request by Serene Global Group to rezone approximately 10.26 acres of land from Commercial to a Planned Development District (PD) to allow for a residential townhouse subdivision, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within Sachse City limits.

Mrs. Nash introduced this item stating a public hearing is scheduled for the July 18 Council meeting and the presentation tonight will give Council an opportunity to hear the request, provide feedback, and ask any questions they may have. The Planning and Zoning recommended approval of this request with a 6-0 vote with one being absent.

Mr. McAfee stated that this request is for a residential townhouse subdivision. The subject property is currently undeveloped land and contains a cell tower, and a PD allows for such request. The subject property is odd-shaped with multiple owners. There is currently commercial to the north and no residential adjacency. The applicant plans to design around the existing cell tower. The applicant is currently proposing 121 single family townhomes that will have individual ownership, and will require an HOA. The proposed layout of the project was described including the amenities, open spaces, landscaping and architectural designs. Mr. McAfee presented policy considerations and a fiscal impact analysis from possible fees that would be collected from the project resulting in total revenues collected by the City if the project was approved. The Planning and Zoning Commission unanimously recommended approval with one minor modification to

require all rear facades to be masonry. The public hearing is scheduled for the July 18 regular Council meeting. Staff is seeking any feedback from Council regarding the proposed request.

Councilman Adams stated that it seems like a quality project and if the applicant has agreed to all the request, than likes using the PD for the project. Councilman Franks asked if part of the property was EDC land and if it was an EDC project. Mr. McAfee replied that part of the property is EDC, but is not an EDC project. The fencing and masonry wall was discussed as part of the landscape buffer. Councilman Franks stated the he likes the PD, but does not like stucco. The Council also discussed the size of the proposed buildings and the overall quality of the project. Councilman Bickerstaff also stated he does not like stucco and would like no more than two stories. Councilman King likes the diversity of the product and Councilman Watkins feels the proposed request is a great use for the subject property. Mayor Pro Tem Ross asked if they applicant had other similar projects that Council could view.

Mrs. Nash summarized Council's requests by confirming that that they would like to see changes to the building materials and height, an established HOA, examples of like builds and any places similar they could visit, and to address public safety concerns.

No formal action taken by Council.

16-3405 Discuss the City of Sachse financial forecast.

Mrs. Nash introduced this item stating Council will receive an overview of economic and financial factors and the budget is currently being reviewed by the City Manager.

Mrs. Savage presented the financial forecast by highlighting regional economic indicators, assessed property values, property tax assumptions and revenue, debt service payment current and proposed, sales tax receipts, trends, franchise revenue, permits and development revenues, a preliminary budget revenue and expenditure summary, a summary of the general fund including an analysis and three year projection, utility fund results, water revenue and expenses, sewer revenue and expenses, and a summary of the utility fun and three year projection.

Council discussed the fund balance and best practices. Mrs. Savage explained that keeping it at 25-35% of operating is ideal. Councilman Watkins asked if 35% was high enough. Mrs. Savage replied yes. Councilman Watkins requested that he would like to see a presentation from North Texas Municipal Water District regarding their plans, cost, etc.

16-3400 Discuss and consider Driver/Engineer position reclassifications for the Fire Department.

Mrs. Nash introduced this item stating the Council will discuss the reclassification of a Driver/Engineer position within the Fire Department.

Chief Wade presented Council with objectives of why to consider a Driver/Engineer position(s). Chief Wade outlined a typical aerial fire apparatus, emergency vehicles safety initiatives, the benefits of having such positions, and the budgetary impact. Chief Wade stated the request is to create six Driver positions in FY 2016-2017. On October 1, 2016 they would reclassify three

Firefighter positions to Driver Engineers and then on April 1, 2017 they would reclassify three more.

Mrs. Nash stated if Council considers this request, a supplemental budget request would be included in the proposed budget at the upcoming budget workshop session.

Council discussed how this would change the work flow within the department positions, and the budgetary impacts.

Council consensus was that they are in favor of the proposed request.

16-3371 Consider a resolution authorizing the Chief of Police to apply for and accept a grant through the Office of the Governor-Criminal Justice Division for the purchase of Body Cameras and associated equipment.

Mrs. Nash presented the item stating the Police Department submitted a preliminary grant application, which has been approved. Staff is recommending approval of the proposed resolution.

Chief Sylvester presented Council with the types of body cameras currently worn by the department. Chief Sylvester explained numerous cameras are five to seven years old, the system is not compatible with the in-car system nor allows for storage based storage/retrieval, and has limited service through vendors. The proposed Watchguard VISTA HD extended capacity system is server based and will integrate with the in-car camera system, and has current technology. Chief Sylvester outlined the specifics of the grant including the grant requirements. Chief Sylvester added that the match amount for the grant will be derived from personnel salary savings within the existing budget.

Council discussed the maintenance of the server and equipment.

Councilman Adams made a motion to approve a resolution applying for and accepting a grant through the Office of the Governor-Criminal Justice Division for the purchase of body cameras and associated equipment. Councilman Franks seconded that motion and the motion was unanimously approved.

16-3402 Receive a status update on the Comprehensive Plan from staff.

Mrs. Nash stated that staff will be provided monthly updates with the consultants updated when more tangible information is available.

Mr. McAfee presented a public input timeline which outlined to date the tasks done for the Comprehensive Plan involving public input including town hall meetings, charrettes, and Facebook surveys. Mr. McAfee stated that the consultant team attended the Red, White, and Blue Blast to survey the public and will be holding two Woodbridge focus groups the second week of July. More detailed surveys will hit Facebook throughout the rest of the summer with similar presentations being provided to the Planning and Zoning Commission and EDC in late July. Mr. McAfee shared general feedback received from the public and highlighted parts of the update that have occurred thus far.

Councilman Watkins asked for the details of the Woodbridge meetings. Mr. McAfee stated that they will be held on Thursday, July 14 at City Hall. There will be one at 9:30 a.m. and one at 6:30 p.m.

16-3404 Receive a presentation from Trepex regarding a senior living concept.

Mrs. Nash stated the following item is for Council discussion regarding a possible senior living concept that would consist of independent housing for individuals 55 years and older and assisted living homes.

Mr. McAfee presented the item stating the proposed project location is located south of Sewell Elementary, east of Miles Road, and west of Heritage Park and is on approximately 9.5 acres of land. The applicant, Trepex, specializes in senior housing developments. Staff is seeking feedback as to whether this fits into their vision for the area. The proposed tract is located in the "Transition Zone" of the Turnpike Overlay District and not in the TIF zone with a base zoning of C-2. The tract's retail potential is slightly challenged due to the where it sits off the George Bush Turnpike (GBT). Mr. McAfee provided a product overview which would entail a mix of assisted living (not allowed "by right") and senior housing (allowed "by right"). A PD could be used to incorporate the senior housing into the assisted living project. Mr. McAfee also provided information on the Transition Zone, which was intended to be used between intense commercial along the GBT and the residential neighborhoods. It also requires open space to equal the square footage of the building blueprint and limits building height to two stories within 300' of residential uses.

Mrs. Nash commented that senior housing has dramatically changed and staff is seeking direction regarding the proposed senior living concept.

Mayor Felix commented that he believes this would be a good buffer in this zone and would like to explore further. Councilman Franks also stated he would like to entertain further conversations and options. Councilman King agreed. Councilman Watkins agreed and asked what percentage of the development would be senior housing versus assisted living. Mayor Pro Tem Ross would like to see the development standards increased and asked if assisted living was considered multi-family. Mr. McAfee replied no. Councilman Bickerstaff asked about the age restriction and seeing a copy of the presentation from the applicant. Councilman Adams stated he would be in favor of the development being established with a PD.

The applicant presented Council with the proposed assisted living, memory care, and independent living facility development. The applicant is proposing 123 independent living units, 77 assisted living and memory care units, and the facility is designed to specific site conditions to fit within each community. The applicant also discussed the proposed subject property, a typical site plan layout, elevations, and architecture designs from other projects they have done.

Council discussed the market and demand for proposed facility. Councilman Franks added that he would prefer one story and more residential feel such as single-family residential housing/townhomes as well as upgraded building materials.

16-3395 Discuss pavement evaluations for City streets and the Street Maintenance Tax Fund.

Mrs. Nash stated staff is providing an update on the PASER ratings of the City streets and a list for Council to possibly include in the Capital Improvement Plan (CIP).

Mr. Peters presented an update of the street maintenance by providing an overview and progress of the street(s) evaluation(s). To date staff has completed an assessment of 113 streets, including 71 concrete streets and 42 asphalt streets. A map of the areas assessed to date and their current PASER ratings were discussed. Mr. Peters stated that in May 2013 the voter approved the Street Maintenance Sales Tax. A re-approval by vote will be required for the tax to be included in the FY 2017-2018 budget. To meet this requirement, the item would need to be placed on the May 2017 General Election. Mr. Peters outlined the completed street maintenance tax projects and estimated funding for the FY 2016-2017. Staff is seeking feedback on the placing of the Street Maintenance Tax on a future ballot and projects they would like to see considered in the CIP for FY 2016-2017.

Mayor Pro Tem Ross asked how often the list would be updated/streets re-evaluated, and timeframe before all streets are completed. Mr. Peters replied approximately two years to complete and the list would be updated with new PASER ratings as streets are repaired.

Council agreed to place the Street Maintenance Sales Tax on the May 2017 ballot and requested staff to bring back projects for consideration.

ADJOURNMENT:

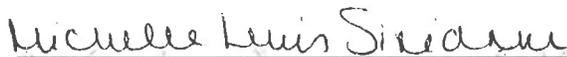
Councilman Adams made a motion to adjourn. Councilman King seconded that motion.

Mayor Felix adjourned the meeting at 10:44 p.m.



MIKE J FELIX, MAYOR

ATTEST:


Michelle Lewis Sirianni, City Secretary

