

# CITY COUNCIL OF THE CITY OF SACHSE

## MEETING MINUTES

JULY 18, 2016

The City Council of the City of Sachse held a regular meeting on Tuesday, July 18, 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; and Cullen King. 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; Economic Development Coordinator, Leslyn Blake; Human Resources Manager, Stacy Buckley; Finance Director, Teresa Savage; Fire Chief, Marty Wade and Police Lieutenant, Marty Cassidy. Councilman Bill Adams and Jeff Bickerstaff were absent.

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

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

**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. **16-3411** Approve the minutes of the July 5, 2016 workshop meeting. **16-3412** Approve the minutes of the July 5, 2016 special meeting. **16-3413** Approve an agreement from Oncor regarding the audit of City street lights. **16-3429** Approve an ordinance abandoning a sanitary sewer easement of two thousand and four square feet, more or less, as more particularly described in Exhibit "A" and depicted in Exhibit "B" to the property owners Orville Craig Jones and Kibbie Jones Hipp.

Councilman King made a motion to approve items 16-3411, 16-3412, 16-3413, and 16-3429 as submitted. Mayor Pro Tem Ross seconded that motion and the motion was unanimously approved.

### **MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS,**

Councilman King congratulated Jackie Eichelberger and the General on their 62 years of marriage.

Mayor Pro Tem Ross stated the Library's summer program wraps up on Saturday, July 23 and reminded those participating to turn in their reading logs. On Thursday, July 21 the Library is hosing magic with Todd McKinney, on Tuesday, July 26, In-n-Out Burger will be at the Library starting at noon while supplies last, and on Thursday, July 28 at 11:00 a.m., the summer finale will feature the petting zoo.

Mayor Felix added on Saturday, July 23 from 10 a.m. to 6:00 p.m. the Animal Shelter is hosting the Clear the Shelter event and on Saturday, July 30 the Sachse Chamber is hosting Cars under the Stars in the Kroger shopping center parking lot.

#### **16-3414 Proclaim July 2016 Parks and Recreation Month.**

Mayor Felix presented the Parks and Recreation Department a proclamation recognizing July as Parks and Recreation Month.

Mayor Felix then presented certificates of appreciation to Devin Hayes, Eva Hayes, Nathan Cook, and Clark Packard for raising \$1500 for the families of the fallen Dallas PD through their lemonade stand, lollipops, and popsicles.

#### **CITIZENS INPUT:**

Mike Kellam, 5419 Pinnacle Circle, requested Council to make local park grants a priority and to use the Friends of the Parks as leverage.

Jerry Nichols, 2005 Portsmouth Drive, Richardson, invited everyone to attend the eighth annual Senior Awareness Day sponsored by the City of Garland and Texas State Representative Angie Chen Button. The event is being held on Friday, July 29 from 9 a.m. to noon at the Atrium at the Granville Arts Center in Garland. There will be exhibitors, entertainment, door prizes, and refreshments that is free to the public.

Bob Jensen, 7200 Bailey Road, asked Council to look at making Hooper Road Bailey Road, to resurface Bailey Road, and remove speed bumps and stops signs off of Bailey Road.

#### **REGULAR AGENDA ITEMS:**

**16-3415 Consider an ordinance authorizing the issuance and sale of City of Sachse, Texas General Obligation Refunding Bonds, Series 2016; levying annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and enacting other provision relating to the subject.**

Mrs. Nash presented this item stating the next two agenda items will allow for the City to replace the ladder truck and will result in a net saving in debt service payments.

Jason Hughes of Hilltop Securities formerly First Southwest presented council with an overview of the General Obligation Refunding Bonds (GO), Series 2016 and the Tax Notes, Series 2016. Mr. Hughes stated the City will have a value savings of over \$2.652 million and see no extension of debt. The GO bonds were purchased through Citigroup with a TIC of 2.212%. The Tax Notes were purchased through RW Baird for a seven year term with a TIC of 1.595%, and because the notes sold with premium, the City will get the full \$1.2 million in project proceeds. Mr. Hughes commented that the City also received an upgrade in credit rating from "Aa3" to "Aa2" from Moody's.

Councilman Watkins made a motion to approve item 16-3415 as submitted. Mayor Pro Tem Ross seconded that motion and the motion was unanimously approved.

**16-3417 Consider an ordinance authorizing the issuance and sale of City of Sachse, Texas Limited Tax Notes, Series 2016; levying an annual ad valorem tax and providing for the security for and payment of said notes; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.**

Councilman Watkins made a motion to approve item 16-3417 as written. Councilman King seconded that motion and the motion was unanimously approved.

**16-3418 Conduct a public hearing and take action 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 stated that this is a continuation of discussion from the last meeting. Staff took recommendations from Council and put into a PD for Council consideration.

Mr. McAfee presented this item by providing an overview of the project information as well as indicating where the subject property is located. The PD will allow for 121 single family townhomes that will be individually owned and require an HOA. Mr. McAfee stated the PD will required LED streetlights, trees in front yards and within open spaces, sidewalks along three perimeter right-of-ways and interior right-of-ways, and have a centralized mail kiosk to avoid crowding the street and creating parking conflicts. The perimeter screening and buffering and the architecture details were defined with two options given for the architecture. One being that the exterior finishes of all buildings shall be a mix of brick and stone only or 75% of the front façade shall be a mix of bring or stone with the remainder allowed to be stucco. Other facades shall be a minimum of 50% brick/stone with no more than 50% stucco (or other percentage split desired by Council). At the June 27<sup>th</sup> Planning and Zoning Commission meeting, the commission unanimously recommended approval of the proposed PD with the special ordinance provisions outlined. One person spoke at their public hearing with questions about the Future Land Use Plan (FLUP) process. Staff is recommending approval with the special ordinance provision and asking Council to consider the proposed PD and architectural options as presented.

Mr. Jim Cook with Serene Development provided a presentation to Council regarding the proposed development and stated that they want to blend with existing neighborhood with the exterior finishes of all building being a mix of brick and stone, at least two exterior finishing materials applied to the front façade of all buildings, and the rear façade of building being masonry. Mr. Cook stated that to better blend with the neighboring architecture and not restrict the design limits, they are requesting a percentage of stone/brick rather than limiting to just stone and brick. Mr. Cook showed neighboring examples including Kroger, Walgreens/CVS, and Oxford Glen. Other townhouse projects completed by Serene were also shown and examples of nearby townhome developments in the area.

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

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

Council discussed the HOA and maintenance responsibilities and guidelines, drainage, and elevation design. Councilman King stated he has no issue with hardy plank, but prefers 25% or less of any stucco. Councilman Franks stated he preferred 75% brick or stone and 25% stucco. Councilman Watkins agreed with the 75/25 on the front façade with a 60/40 on the remaining sides. Mayor Pro Tem Ross stated he prefers stucco to hardy plank and favors the 75/25 on the front façade and 60/40 on remaining. Councilman King stated the 60/40 on remaining sides would address his concerns and agrees with the 75/25 on the front façade.

Councilman King made a motion to approve the Planned Development as submitted with 75% of the front façade being a mix of brick or stone and the other facades being 60% brick or stone with no more than 40% stucco. Councilman Franks seconded that motion with direction for staff to check park trail connections. Motion was unanimously approved.

**ADJOURNMENT:**

Mayor Felix adjourned the meeting at 9:24 p.m.

ATTEST:

  
Michelle Lewis Sirianni, City Secretary

  
MIKE J. FELIX, MAYOR

