

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

DECEMBER 5, 2016

The City Council of the City of Sachse held a regular meeting on Monday, December 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, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Human Resources Director, Stacy Buckley; Community Development Director, Dusty McAfee; Parks and Recreation Director, Lance Whitworth; Finance Director, Teresa Savage; Director of Public Works and Engineering, Greg Peters; Fire Chief, Marty Wade; and Police Chief, Bryan Sylvester. Councilman Paul Watkins was absent.

Mayor Felix opened the meeting at 7:41 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.

16-3614 Approve the minutes of the November 21, 2016 workshop meeting.

16-3615 Approve the minutes of the November 21, 2016 regular meeting.

16-3617 Accept the Monthly Revenue and Expenditure Report for the period ending October 31, 2016.

16-3612 Reschedule the January 2, 2017 City Council Workshop and Meeting to Tuesday, January 3, 2017.

16-3623 Approve an ordinance updating the City's Personnel Policies and Procedures Manual.

Councilman Bickerstaff made a motion to approve items 16-3614, 16-3615, 16-3617, 16-3612, and 16-3623 as submitted. Councilman King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Pro Tem Ross stated that the Polar Express event at the Library had over 400 people in attendance and was very successful. On December 6, the Library will have a cooking decorating

for ages nine and up with spaces limited to the first 30 participants. On December 13 at 6:00 p.m., the Library is hosting the Nutcracker event. The Library will be closed Friday, December 16 for staff development. Mayor Pro Tem Ross added upcoming Holiday hours at the Library will include closing at 5 p.m. on December 22 and closed December 23-26 and December 31.

Councilman Franks thanked the choirs for singing at the Christmas tree lighting and for all those who attended and staff, which was roughly 350 plus people. Councilman Franks invited all out for the annual Christmas parade and Cookies with Santa event on Saturday, December 10.

Councilman Adams thanked all who came out for the annual pancakes with Santa. It was very well attended and the children enjoyed being able to see and get on the fire trucks.

Mayor Felix thanked staff for all they did for the Christmas lighting and added that the Sachse FOP is collecting toys and nonperishable foods for Christmas. Donations may be delivered to the Sachse Police Department any time day or night.

CITIZENS INPUT:

No comments were made.

REGULAR AGENDA ITEMS:

16-3619 Discuss the logo on the City of Sachse's Caboose located at the intersection of Highway 78 and 5th Street.

Mrs. Nash introduced this item stating Council previously discussed some improvements that they would like to see to the caboose. Staff is looking for direction on the logo and any options they would like to see on the caboose. Council could choose a different logo eventually if a branding campaign happens in the future.

Mr. Whitworth presented the options of the Sachse Shines logo, which has been on the caboose and the City of Sachse logo. The contractor is currently repainting the caboose and will move next to the logo once Council selects the option they wish to see. The logo will be painted on both sides of the caboose.

Mayor Felix stated he likes the Sachse Shines logo. Councilman Adams, King and Bickerstaff agreed. Mayor Pro Tem Ross stated that he would prefer to look at later if a branding campaign took place, but of the two logos presented, he likes the Sachse Shines best. Councilman Franks stated that he would like to wait until the Comprehensive Plan was complete to decide and would like the number of the caboose placed on it as well.

Based on feedback from Council, the consensus was to move forward with the Sachse Shines logo.

16-3618 Consider an ordinance amending Chapter 7 of the Code of Ordinances by adding Section 7-5 titled "Police Volunteers".

Chief Sylvester presented the Volunteer Program within the Police Department and what the ordinance provisions creating the program entail, the initial proposed duties of the program, and the development of the programs policies, forms, and application process. The department will roll out the program in the spring of 2017. Chief Sylvester stated that upon an appropriate background check, volunteers will assist the Police Department by performing clerical, administrative, and designated field duties, but will not perform any law enforcement function.

The Council discussed how the volunteers would communicate with dispatch, if the volunteers would be able to assist with Animal Control, the extensiveness of the background checks, and the minimum age requirement. Chief Sylvester replied that volunteers must be 18 years of age or older to apply and have the ability to donate time regularly. Councilman Franks added that he would to see a youth program spur off this program.

Councilman Franks made a motion to approve an ordinance amending Chapter 7 of the Code of Ordinances by adding Section 7-5 titled "Police Volunteers". Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

16-3620 Conduct a public hearing to consider and act on a request by Frank Millsap, to rezone approximately 9.87 acres of land from AG (Agriculture) and Special Use Permit (Ord. #802 & #3052) to Planned Development district (PD) to allow for an expansion of the existing facility using similar construction materials, located at 3904 Miles Road, generally north of Hudson Middle school.

Mr. McAfee presented this item by briefing Council with the project information. Due to the public hearing, property owners within a 1,000 feet were notified and no negative responses were received. The subject property location was identified and noted that the rear majority of the property is undeveloped, raw land. The front of the subject property is predominantly mature trees with an existing single family residence setback from the road. The visibility of the mechanic shop portion is limited. Mr. McAfee provided a history of the Rod Shop, an overview of the PD, and policy considerations. The Planning and Zoning Commission unanimously recommended approval at its November 14 meeting. Staff recommends approval of the proposed PD with the special ordinance provisions outlined in the proposed ordinance.

Mayor Felix opened the public hearing.

No comments were made.

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

No further discussion or comments were made by Council.

Councilman King made a motion to approve a request to rezone approximately 9.87 acres of land from AG (Agriculture) and Special Use Permit (Ord. #802 & #3052) to Planned Development

district (PD) to allow for an expansion of the existing facility using similar construction materials. Mayor Pro Tem Ross seconded that motion and the motion was unanimously approved.

16-3621 Conduct a public hearing to consider and act on a request by Trepex, to rezone approximately 9.82 acres of land from C2 (Commercial) with Turnpike Overlay (Transition Zone) to Planned Development district (PD) to allow for a senior housing complex, generally located south of Sewell Elementary and east of Mile Road, within Sachse city limits.

Mr. McAfee presented this item by briefing Council with the project information. Due to the public hearing property owners within a 1,000 feet were notified and no negative responses were received. The subject property location was identified and noted that the tract of land is located in the "Transition Zone" of the Turnpike Overlay district. The subject property is not in the Turnpike TIF. Mr. McAfee provided an overview of the classifications of senior housing, entitlements to the applicant including that assisted living is allowed by right in all zoning districts, and an overview of the PD. Mr. McAfee discussed the fiscal impact and policy considerations of the proposed project. The Planning and Zoning Commission unanimously recommended approval at their November 14 meeting. Staff is recommending approval of the proposed PD with the special ordinance provisions outlined in the proposed ordinance.

Mayor Felix opened the public hearing.

No comments were made.

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

Council discussed the senior housing classifications, the possibility of adding a turn lane, and the possible amount of public safety calls and/or visits that could be made to such facility. Council also discussed maximum building height. Mayor Felix noted and asked the applicant if they were comfortable with having the park as a buffer. The applicant replied that yes they are.

Councilman King made a motion to approve a request to rezone approximately 9.82 acres of land from C2 (Commercial) with Turnpike Overlay (Transition Zone) to Planned Development district (PD) to allow for a senior housing complex. Councilman Adams seconded that motion and the motion was unanimously approved.

16-3624 Consider a resolution awarding the bid for the construction of the Bunker Hill Turn Lane Improvements Project to McMahan Contracting, L.P., in an amount not to exceed one hundred six thousand six hundred thirty-seven dollars and forty cents (\$106,637.40).

Mr. Peters presented this item providing an overview of the project including the project scope and engineering design and the review completed by TxDOT. Mr. Peters discussed the bid process with McMahan Contracting being the lowest qualified bidder. Staff recommends approving a resolution awarding bid for the construction of the Bunker Hill Turn Lane Improvements Project to McMahan Contracting, L.P., in an amount not to exceed one hundred six thousand six hundred thirty-seven dollars and forty cents (\$106,637.40).

Councilman Franks expressed his thanks for getting this project underway. Councilman Bickerstaff asked what the total timeframe of completion would be on the project. Mr. Peters replied that the contractor has 120 days to complete, but it should not take that long and will continue to work with the contractor on the timing of completion.

Councilman Adams made a motion to approve a resolution awarding the bid for the construction of the Bunker Hill Turn Lane Improvements Project to McMahon Contracting, L.P., in an amount not to exceed one hundred six thousand six hundred thirty-seven dollars and forty cents (\$106,637.40). Councilman Franks seconded that motion and the motion was unanimously approved.

16-3622 Consider the application of the Skorburg Company requesting a waiver from the Code of Ordinances, Chapter 8 Subdivisions, to permit the design and construction of a non-standard roadway in the City of Sachse, Texas.

Mr. Peters presented this item stating that the necessary infrastructure was never constructed and the lots have been owned by individuals who have been unable to use or build a home on the property. The plat was filed in the 1960's. The subject property was identified along with two streets that were never originally constructed. Several lots remain undeveloped in the subdivision. Mr. Peters provided Council with a brief history of the subject property along with the applicant's efforts on working with staff and landowners. The waiver request is to allow for a street section that is different from the City standard. The requested section would entail 60' of right-of-way (per platted subdivision), 24' wide concrete streets, and no curbs; bar ditches on both sides, and no sidewalks. The current City standard street section is 50' of right-of-way, 31' concrete streets with curb and gutter, an underground storm system, and 4' sidewalks. Mr. Peters outlined the waiver process and policy considerations along with budgetary impacts. Staff evaluated the waiver application and finds that there are special circumstances affecting the land. The original developer of the property platted and subdivided the land without constructing the public improvements subsequently creating the properties un-useable for their intended purpose. Staff also found that the approval of the waiver would cause the construction of a public road in a difficult situation, providing access to private property that currently has no public access and the waiver would not prevent the orderly subdivision of other lands in the area. The approval of the waiver would allow for the construction of public streets to a standard consistent with the surrounding streets, with a higher standard pavement surface. Therefore, staff does recommend approval of the waiver based on the special circumstances created by the original developer, the surrounding street systems, and the hardships placed on all property owners of lots.

Rich Darragh with Skorburg Company presented Council with an overview of what they are projecting to do if the waiver is granted.

Mayor Felix opened the floor for public comments.

Herb Whitacker, 7202 Sable Lane, stated his concern is the drainage and the current flow of water.

Jim Tawwater, 7204 Sable Lane, stated his concerns are the drainage and having no sidewalks and the safety for the children. He has no issue with the area being developed.

Chuck Schaefer, 4811 Williford Road, stated his concern is the drainage and the flow of water. He would like to see the City keep with their standards, but is not opposed to development.

James Petre, 7209 Bailey Road, stated his concerns are the drainage and sidewalks.

Jackie Eickelberger, 7121 Bailey Road, stated she would like to see the City follow current building standards and major concern being the flow of water. She feels if the properties are developed, it will add to the current flooding they experience. She suggested the possibility of installing a detention pond.

Robert Corbin, 4951 Williford Road, stated his concerns are the increased traffic, the bar ditches, and the water control for that area.

Greg Stewart, 6615 Bradford Lane, stated his concern is the current flooding and would like to see the City stay with current standards.

The Council discussed how to develop the area correctly without affecting drainage to the other surrounding areas as well as locating the actual origination of the drainage problems. Council discussed waiting until the stormwater utility rate study was complete. Councilman Franks commented that the plat is filed. The developer would have to build to City standards, but it is a matter of water concerns.

Councilman Franks made a motion to deny a waiver request from the Code of Ordinances, Chapter 8 Subdivisions, to permit the design and construction of a non-standard roadway. Councilman Adams seconded that motion and the motion was unanimously approved.

16-3610 Consider appointments to the Citizen Steering Committee for the Sachse Stormwater Utility Study.

Mrs. Nash stated that as part of the study, staff is requesting for Council to each appoint a member to a Citizen Steering Committee. Staff will work with the members and the consultant to put together a timeline for committee meetings. Beginning in January, it is anticipated that they will meet 4-5 times.

Councilman Adams appointed Mike Paroski.

Councilman Bickerstaff appointed Heath Bennett.

Councilman King appointed Pat Covington.

Mayor Pro Tem Ross appointed Scott Everett.

Councilman Franks appointed Eric Arnold.

Mayor Felix appointed Jackie Eickelberger.

Councilman Bickerstaff made a motion to approve appointments as listed. Mayor Pro Tem Ross seconded that motion and the motion was unanimously approved.

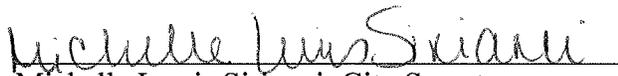
ADJOURNMENT:

Mayor Felix adjourned the meeting at 10:14 p.m.



MIKE J FELIX, MAYOR

ATTEST:



Michelle Lewis Sirianni, City Secretary

