



Sachse, Texas

Sachse City Hall
3815 Sachse Road
Building B
Sachse, Texas 75048

Meeting Agenda City Council

Monday, May 7, 2012

7:30 PM

Council Chambers

The Mayor and Sachse City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The City Council of the City of Sachse will hold a Regular Meeting on Monday, May 7, 2012, at 7:30 p.m. in the Council Chambers at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

Invocation and Pledges of Allegiance to U.S. and Texas Flags.

A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.

B. Pledge of Allegiance to the Texas State Flag: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

1. CONSENT AGENDA.

- 1.a ALL ITEMS LISTED ON THE CONSENT AGENDA WILL BE CONSIDERED BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION, THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS.

[12-0826](#)

Consider approval of the minutes of the April 16, 2012 regular meeting.

Executive Summary

Minutes of the last regular Council meeting.

Attachments: [Min.4.16.12.pdf](#)

[12-0850](#)

Consider acceptance of the City Quarterly Budget and Investment Report as presented for the 2nd quarter period ending 3/31/2012.

Executive Summary

Cash on hand at 3/31/2012 was \$32,600,498 in all funds, of this amount \$27,600,498 was available for investing. The remaining \$5,000,000 is held in a non-interest bearing analysis account per contract with American National Bank. The average interest

rate/yield on all investments was .27%, and investment earnings totaled \$18,954.

General Fund revenues are at 75% of budget and expenditures are at 48% as of 3/31/2012. Utility Fund revenues are at 42% of budget and expenditures are at 51%. The year-to-date budget status for both funds is typical for this point in the fiscal year.

Attachments: [Memo-Budget Report 3-31-2012.pdf](#)
[2nd Quarter Budget Report 3-31-2012.pdf](#)
[Memo Investment Report 3312012.pdf](#)
[2nd Quarter Investment Report 3-31-2012.pdf](#)

12-0832

Consider a resolution approving a First Amendment to the Construction Escrow Agreement for the installation of the public infrastructure for Woodbridge Commons, Phase 2 (Wal-Mart Development).

Executive Summary

A Construction Escrow Agreement was approved by the City Council, the developer, and Wal-Mart for the installation of the public infrastructure for the Woodbridge Commons, Phase 2 development, which includes the construction of Woodbridge Parkway north of State Highway 78 and across the Kansas City Southern (KCS) Railroad to Cody Lane. The existing agreement needs to be revised to allow the developer to draw funds from the escrow account for the cost to install the KCS Railroad crossing prior to construction so the funds can be transferred to the City. In turn, the City will enter into an agreement with KCS Railroad and pay KCS Railroad to construct the railroad crossing.

Attachments: [Sachse Resolution for Escrow Amendment 1](#)
[Attachment 1 - Project Map](#)
[Attachment 2 -Executed Copy of Construction Escrow Agreement City of Sachs](#)
[Exhibit A.pdf](#)

12-0846

Consider a resolution to approve an Interlocal Agreement by and between the City of Sachse and Dallas County for the purpose of installing a traffic signal at the intersection of Sachse Road and Miles Road/Bryan Street.

Executive Summary

The City plans to install a traffic signal at the intersection of Sachse Road and Miles Road/Bryan Street as shown in the City's Capital Improvement Plan (CIP). Dallas County partners with cities for

transportation related projects and has verbally agreed to fund 50% of the installation cost. This item is to approve an Interlocal Agreement with Dallas County for funding their contribution to the project, which totals \$123,075.

Attachments: [presentation Sachse - Miles traffic signal ILA](#)
[RESOLUTION for ILA with Dallas County for Sachse-Miles Signal](#)
[Exhibit A](#)

12-0845

Consider a resolution to approve an Interlocal Agreement by and between the City of Sachse and Dallas County for the purpose of reconstructing Merritt Road from Sachse Road to approximately 300 feet north of Pleasant Valley Road.

Executive Summary

The City plans to reconstruct Merritt Road from Sachse Road to approximately 300 feet north of Pleasant Valley Road as shown in the City's Capital Improvement Plan (CIP). Dallas County partners with cities for reconstructing roadways and has agreed to fund 50% of the reconstruction cost. This item is to approve an Interlocal Agreement with Dallas County for funding their contribution to the project, which totals \$250,000.

Attachments: [Attachment 1 - Project Map](#)
[RESOLUTION for Merritt ILA with Dallas County](#)
[Presentation Merritt Road ILA](#)
[Exhibit A](#)

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

12-0827

Proclamation recognizing the Sachse High School Girls Soccer Team successful season.

Executive Summary

Sachse High School Girls Soccer team was a regional finalist.

Attachments: [SHS Soccer.pdf](#)

12-0830

Recognize Janet Kendrick for Retirement

Executive Summary

After almost 20 years with The City of Sachse Janet Kendrick, Utility Billing Supervisor is retiring.

Attachments: [JK Retirement](#)

12-0829 Staff Briefing: Human Resources*Executive Summary*

Each month a briefing is given to City Council providing an update of recent actions and events for a specific department. This month the Human Resources Department will brief the council.

Attachments: [Human Resources Update](#)

3. CITIZEN INPUT.

The public is invited at this time to address the Council. The Mayor will ask you to come to the Microphone and state your name and address for the record. If your remarks pertain to a specific Agenda item, please hold them until that item, at which time the Mayor may solicit your comments.

The City Council is prohibited from discussing any item not on the posted agenda according to the Texas Open Meetings Act.

4. REGULAR AGENDA ITEMS.

12-0777 Conduct a public hearing and consider approval of the application of Jackson Meadows Partners, LP, for an Amending Plat for Jackson Hills Phase 3A-1, being 55 single-family residential lots, 2 HOA Common Area lots and 1 lot for future development on approximately 33.127 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Executive Summary

The applicant is requesting to subdivide an approximately 33.127-acre tract to consist of 55 single-family residential lots, 2 HOA Common Area lots and 1 lot for future development generally located on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Attachments: [Amending Plat JacksonHills3A-1-sheet1of2 - final041012.pdf](#)
[Amending Plat JacksonHills3A-1-sheet2of2 - final041012.pdf](#)
[AERIAL MAP-JACKSON HILLS PH3A1 PLAT.pdf](#)
[ZONING MAP-JACKSON HILLS PH3A1 PLAT.pdf](#)
[PlatApplication - JH3A-1.pdf](#)
[Standard Conditions for Final Plat.pdf](#)

12-0848 Conduct a Public Hearing and consider a resolution authorizing submittal of projects to Dallas County for proposed Community Development Block Grant program funding for Fiscal Year 2012-2013.

Executive Summary

Dallas County distributes federal funding from the Department of Housing and Urban Development (HUD) through its Community Development Block Grant (CDBG) program for use in areas of low to moderate income households for public infrastructure improvements. A public hearing is required to be conducted and the City Council must authorize submittal of the projects to Dallas County each year for consideration for funding.

Attachments: [ATTACHMENT 1 – PROJECT MAP](#)
 [RESOLUTION for CDBG submittal](#)
 [Attachment 2](#)
 [2013 CDBG projects.pdf](#)

12-0854

Consider a resolution of the City Council of the City of Sachse, Texas, denying Atmos Energy Corp., Mid-Tex Division's ("Atmos Mid-Tex") requested rate change and requiring the company to reimburse the city's reasonable ratemaking expenses.

Executive Summary

The City of Sachse, along with over 150 other cities served by Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC" or "Steering Committee"). On or about January 31, 2012, Atmos Mid-Tex filed with the City a Statement of Intent to increase rates within the City.

At the February 20, 2012 City Council meeting, the City Council passed a suspension resolution suspending the effective date of the Company's proposed March 6, 2012 effective date for the rate increase. Since that time, the ACSC has been negotiating with Atmos Mid-Tex to find a suitable rate. An agreement has not been reached. The purpose of this item is to consider a resolution denying Atmos Mid-Tex's proposed rate increase pending further settlement discussions and to prevent the Company's proposed rate increase from automatically taking effect on June 11, 2012.

Attachments: [Atmos Denial Request Transmittal](#)
 [Atmos Suspension Coversheet 2-20-2012](#)
 [Exhibit A Committee Recommendations](#)
 [Atmos Denial Resolution](#)

12-0831

Consider a Resolution regarding an incentive policy for business recruitment.

Executive Summary

It is the objective of the Sachse Economic Development Corporation to develop an incentive policy for the purpose of business recruitment. The Board has determined that in order to promote and recruit a new business venture to Sachse, some type of incentive program should be adopted. The attached incentive policy did not change from the presentation to the City Council on April 16, 2012.

Attachments: [IncentiveABATEMENT ANALYSIS](#)
[IncentiveMatrix3](#)
[IncentivePresentation](#)
[51Sachse Resolution approving Economic Development Policy55181](#)
[51SEDC Resolution approving economic development policy55174](#)

12-0828

Consider nomination to the North Central Texas Council of Governments Executive Board.

Executive Summary

The North Central Texas Council of Governments is accepting nominations for the Executive Board.

Attachments: [NCTCOG.pdf](#)

5. ADJOURNMENT.

Vision Statement: Sachse is a friendly, vibrant community offering a safe and enjoyable quality of life to all who call Sachse home.

The City of Sachse reserves the right to reconvene, recess or realign the regular session or called Executive Session or order of business at any time prior to adjournment.

Note: The Sachse City Council reserves the right to convene into Executive Session pursuant to the Texas Government Code, Title 5, Chapter 551 regarding posted items on the regular meeting agenda.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time. Therefore, during Citizen Input for example, the Council is prohibited by state law to deliberate or take action on any issues introduced by the public other than to take them under advisement. Posted: May 4, 2012; 5:00 p.m. Terry Smith, City Secretary _____.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary, at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.

