



Sachse, Texas

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

Meeting Agenda City Council

Monday, August 4, 2014

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, August 4, 2014, 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.

[14-2344](#) Consider approval of the minutes of the July 21, 2014, regular meeting.

Executive Summary

Minutes from the recent Council meeting.

Attachments: [Minutes 07.21.14.pdf](#)

[14-2337](#) Consider acceptance of the Quarterly Budget and Investment Reports for the quarter ended June 30, 2014.

Executive Summary

Cash on hand at 06/30/2014 was \$26,074,593 in all funds; of this amount \$21,074,593 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/yield on all investments was .28%, and investment earnings totaled

\$14,714.

General Fund revenues are at 94% of budget and expenditures are at 70% as of 06/30/2014. Utility Fund revenues are at 67% of budget and expenditures are at 69%. The year-to-date budget status for both funds is typical for this point in the fiscal year.

Attachments: [3rd Qtr Budget Report.pdf](#)

[06.30.2014 Quarterly Investment Report.pdf](#)

[14-2345](#)

Consider acceptance of the resignation of Lesley Pettengill from the Animal Shelter Advisory Committee.

Executive Summary

Ms. Lesley Pettengill has resigned her seat on the Animal Shelter Advisory Committee.

Attachments: [L. Pettengill resignation.pdf](#)

[14-2342](#)

Consider receiving the Monthly Revenue and Expenditure Report for the period ending June 30, 2014.

Executive Summary

The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures for the City. The attached report is for the month ended June 30, 2014.

Attachments: [GF 06-30-2014.pdf](#)

[UF 6-30-2014.pdf](#)

[DS 06-30-2014.pdf](#)

[SEDC 06-30-2014.pdf](#)

[14-2340](#)

Consider acceptance of the 2014 Certified tax rolls as approved by the Dallas and Collin County Appraisal Districts.

Executive Summary

The City has received the certified 2014 appraisal rolls from Dallas and Collin County Chief Appraisers. Combined taxable values total, \$1,424,592,045.

Attachments: [CCAD 2014 Certified Appraisal Rolls.pdf](#)

[DCAD 2014 Certified Appraisal Rolls.pdf](#)

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

[14-2346](#)

Recognition of service to the City for Ms. Lesley Pettengill.

Executive Summary

Ms. Pettengill has resigned her seat on the the Animal Shelter Advisory Committee, and this item is to recognize her service to the City.

Attachments: [L. Pettengill recognition..pdf](#)

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. Time limit is 3 minutes per speaker.

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.

- [14-2339](#) Consider Receipt of and discuss the City Manager's Proposed Budget for Programs and Services for the 2014-2015 Fiscal Year.

Executive Summary

The City Manager will present the Proposed Budget for the 2014-2015 Fiscal Year. Approval of the final budget is scheduled to be at the City Council meeting on September 15, 2014.

Attachments: [Overview Presentation 2014 August 4 Discussion.pdf](#)

- [14-2331](#) Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.390-acre (17,000 square feet) property located at 6534 Industrial Drive. The applicant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Attachments: [CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - PRESENTATION.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - ATTACHMENT 1.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - ATTACHMENT 2.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - ATTACHMENT 3.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - ATTACHMENT 4.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - ATTACHMENT 5.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - EXHIBIT A.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - EXHIBIT B.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL CC - DRAFT ORD.pdf](#)

14-2354

Consider a resolution of the City Council of the City of Sachse, Texas approving the Agreement of Cooperation with Dallas County for the administration of the CDBG and HOME programs for fiscal years 2015, 2016 and 2017; authorizing its execution by the Mayor; and providing an effective date.

Executive Summary

This item continues the City's participation in the Community Development Block Grant/HOME Program administered through Dallas County. At the July 21, 2014 City Council meeting, the City Council carried a motion to postpone consideration until a future date.

Attachments: [CDBG Notification Letter.pdf](#)
[CDBG Agreement.pdf](#)
[CDBG Resolution.pdf](#)

14-2343

Conduct a public hearing and consider the application of Woodbridge Montessori School requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C(4) to permit an advertising sign, for the property generally located on the northwest side of SH78/KCS Railroad, and on the south side of Ranch Road adjacent to the SH78/KCS Railroad rights-of-way.

Executive Summary

A sign variance is being requested by the property owner to permit a general business -style sign to be constructed at an off-premise location.

Attachments: [CD - WB MONTESSORI SIGN VARIANCE CC PRESENTATION-](#)
[CD - WB MONTESSORI SIGN VARIANCE CC ATTACHMENT 1](#)
[CD - WB MONTESSORI SIGN VARIANCE CC ATTACHMENT 2](#)
[CD - WB MONTESSORI SIGN VARIANCE CC ATTACHMENT 3](#)
[CD - WB MONTESSORI SIGN VARIANCE CC ATTACHMENT 4](#)

[14-2352](#)

Conduct a public hearing and consider the application of Protron Prc., Ltd requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10. Table 1. General Sign Provisions to permit a Multi-Purpose sign, for the property generally located along the south side of State Highway 78 just west of Salmon Street.

Executive Summary

A sign variance is being requested by the property owner to permit a multi-purpose -style sign to be constructed within the required 30 foot front yard setback.

Attachments: [CD- 6406 SH 78 SIGN VARIANCE PRESENTATION-](#)
[CD- 6406 SH 78 SIGN VARIANCE ATTACHMENT 1](#)
[CD- 6406 SH 78 SIGN VARIANCE ATTACHMENT 2](#)
[CD- 6406 SH 78 SIGN VARIANCE ATTACHMENT 3](#)
[CD- 6406 SH 78 SIGN VARIANCE ATTACHMENT 4](#)
[CD- 6406 SH 78 SIGN VARIANCE ATTACHMENT 5](#)

[14-2338](#)

Consider a motion and vote to place as an action item on the September 15, 2014 City Council meeting agenda a proposal to adopt a tax rate of .770819 per \$100 assessed property values for the 2014-2015 fiscal year, and to schedule two public hearings to be held on August 18, 2014 at 7:30 p.m. and September 2, 2014 at 7:30 p.m. at City of Sachse City Hall, 3815-B Sachse Road, Sachse, Texas.

Executive Summary

City Council should adopt a tax rate that will, at a minimum, support the operations and cover the debt obligations of the City for the 2014-2015 fiscal year. The proposed tax rate in the amount of .770819 per \$100 of assessed property values accomplishes this. The tax rate exceeds the Effective Tax rate as determined by the Dallas County Tax Assessor/Collector; therefore, public hearings must be scheduled and the public notified.

Attachments: [TNT Workbook for Proposed Budget.pdf](#)
[2014 Notice of Public Hearing on Tax Increase.pdf](#)

[14-2349](#)

Consider an Ordinance of the City Council of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 10 "Utilities" by amending Section 10-1 titled "Water service fees," by amending Section 10-2 titled "Sewer service fees," by amending Section 10-3 titled "Water and sewer service billing procedures," and by amending Section 10-4 titled "Requirements for water and sewer service," by providing for fees under the Master Fee Schedule; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty or fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date.

Executive Summary

Economists.com recently completed a rate study and financial forecast for the City of Sachse Utility Fund. The findings recommend a series of annual rate adjustments for five years. Chapter 10 "Utilities" of the Code of Ordinances previously included specific rate information which became outdated when adjustments were necessary. The amendments proposed involve moving rate information to the Master Fee Schedule and a few grammatical clarifications of policy. There will be a separate action adopting the Master Fee Schedule with the proposed five year rate plan.

Attachments: [51SACHSE Ordinance Re Chapter 10 Utilities Re Water Sewer Service Fees At Presentation Amending Ordinance Chapter 10.pdf](#)

[14-2350](#)

Consider a Resolution of the City Council of the City of Sachse, Texas, amending the master fee schedule by adopting amended utility rates for residential and non-residential water and sewer services, including water base rate, tier rate detail, water meter deposits, water meter installation fee, and fire hydrant fee; and providing for an effective date.

Executive Summary

Discussion of proposed utility rate adjustments has been included in the past three City Council meeting agendas. Because the proposed rates involve annual adjustments, staff has recommended removing the actual charges and rates from the body of the Ordinance and including as a section of the master fee schedule.

Attachments: [51SACHSE Resolution Amending Master Fee Schedule Re Utility Rates Aug 4 ;
Revising Master Fee Schedule Version 2.pdf](#)

- [14-2348](#) Consider appointment of youth advisors to the Parks and Recreation Board.

Executive Summary

The City Council conducted interviews in the workshop session and now can make appointments.

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, 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: August 1, 2014; 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.