



AGENDA

Town Council

Monday, December 11, 2023

5:30 p.m. Council Photos

6 p.m. Work Session

7 p.m. Regular Meeting

Town Hall - 127 N. Collins Rd.

Page

Work Session

1. Hold a discussion and provide direction to Staff regarding the Unified Development Ordinance (UDO) amendment related to residential platting requirements
2. Hold a discussion and provide direction to Staff related to 2024 Special Events.
3. Hold a discussion and provide direction to Staff related to the appointment of a Home Rule Charter Committee and other board and commission vacancies.
4. Hold a discussion and provide direction to Staff related to a change order for the DMAIC road project phases 2B and 2C.

Regular Meeting

A. Invocation

B. Pledge Of Allegiance

C. Call Meeting To Order

D. Recognitions

5. Recognition of Mayor George for receiving the Outstanding Service of the Year award from the Chamber of Commerce.

6. Recognition and badge pinning for recent promotions within the police department:
- Lieutenant BJ Brumit
 - Corporal Wesley Martinez

E. Introductions

7. Introduction of New Employees:
- Justin Klosterman, Police Officer
 - Kyle Garner, Police Officer
 - Rachel Kulhavy, Assistant Director of Finance

F. Announcements and Acknowledgements

Pursuant to Texas Government Code Section 551.0415 the Mayor, Council and Staff may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

G. Public Comment

The Town Council invites citizens to address the Town Council on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. Council may choose to place the item on a future agenda.

H. Consent Agenda Items

All items on the consent agenda are considered routine items and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the consent agenda and discussed separately.

7 - 15

8. Consider and act upon the minutes from the Nov. 13, 2023 Town Council Meeting.
[Agenda Item Report - AIR-23-148 - Pdf](#)

16 - 20

9. Consider and act upon the second reading of Ordinance 2023-17

adopting non-retroactive repeating COLAS for retirees and their beneficiaries under TMRS Act §853.404(f) and (f-1), and authorizing annually accruing updated service credits and transfer updated service credits.

[Agenda Item Report - AIR-23-149 - Pdf](#)

- 21 - 25 10. Consider and act upon the second reading of Ordinance 2023-18; an ordinance amending the Code of Ordinances, Appendix A, "Fee Schedule" by amending Section 6.001 Ambulance Fees; and providing for an effective date.

[Agenda Item Report - AIR-23-150 - Pdf](#)

- 26 - 29 11. Consider and act upon the approval of a preliminary plat for Lots 1, 2, Block A, Blackbird Business Park, consisting of 15.62-acres tract of land, within Local Retail (LR) zoning district, located at 3217 Belt Line Road. **Case 1781-PLT/Blackbird Business Park.**

[Agenda Item Report - AIR-23-143 - Pdf](#)

- 30 - 34 12. Consider and act upon approval of a preliminary plat for Lots 1R, 2, 3 Block A, Daniel Steel Addition, consisting of 56.23-acres tract of land, within General Business (GB) zoning district, located at 4640 N Belt Line Road. **Case 1785-PLT/Daniel Steel Addition.**

[Agenda Item Report - AIR-23-144 - Pdf](#)

- 35 - 37 13. Consider and act upon a Resolution 2023-29 approving and authorizing the Town Manager, Assistant Town Manager, Director of Administration, Director of Finance, and the Assistant Director of Finance as designated authorized representatives to execute any and all agreements and other documents incident to establishing bank and investment account(s) with Ennis State Bank for the purpose of investing in authorized investments and financial institution deposits.

[Agenda Item Report - AIR-23-145 - Pdf](#)

I. Public Hearing Items

- 38 - 242 14. Hold a public hearing, discuss, consider, and act upon the first reading of Ordinance No. 2023-19 granting a Special Use Permit (SUP) request for a proposed car wash located at 3217 Beltline Road, on an approximate 1.86-acre property, within Local Retail (LR) zoning district. **Case 1782-SUP/Tommy's Xpress Car Wash SUP.**

[Agenda Item Report - AIR-23-146 - Pdf](#)

- 243 - 268 15. Hold a public hearing, discuss, consider, and act upon the first reading of Ordinance No. 2023-20 approving a Zoning Map Amendment from General Business (GB) zoning district to Planned Development (PD) zoning district, for an approximate 53.26-acre property, generally located at 4640 N. Beltline Road, Town of Sunnyvale, consisting of the

Daniel Steel Industries. Case 1783-Z/Daniel Steel Expansion – Zoning Map Amendment from GB to PD zoning district.

[Agenda Item Report - AIR-23-147 - Pdf](#)

J. Discussion and Action Items

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| 269 - 273 | 16. Discuss, consider and act upon a bid from FNH Construction, LLC in the amount of \$5,722,715.00 for the Harris Addition – Phase 2 (West) Sanitary Sewer Rehabilitation and Tripp/Jobson Road Drainage Improvements Project.
Agenda Item Report - AIR-23-153 - Pdf |
| 274 - 277 | 17. Discuss, consider, and act upon a change order in an amount not to exceed \$106,424.66 with Reliable Paving for the DMAIC Phase 2B, Bid 2021-03 to amend the scope of the project.
Agenda Item Report - AIR-23-151 - Pdf |
| 278 - 280 | 18. Discuss, consider, and act upon a change order in an amount not to exceed \$169,620.25 with Reliable Paving for the DMAIC Phase 2C, Bid 2023-04 to amend the scope of the project.
Agenda Item Report - AIR-23-152 - Pdf |
| 281 - 292 | 19. Discuss, consider and act upon an Interlocal Agreement (ILA) with the City of Mesquite to provide Jail Services for the Town of Sunnyvale and authorize the Town Manager to execute the ILA.
Agenda Item Report - AIR-23-154 - Pdf |
| 293 - 302 | 20. Discuss, consider and act upon an Interlocal Agreement (ILA) with the City of Mesquite to provide 911 Dispatching Services for the Town of Sunnyvale and authorize the Town Manager to execute the ILA.
Agenda Item Report - AIR-23-156 - Pdf |
| 303 - 317 | 21. Discuss, consider and act upon a contract with Motorola Spillman-Flex for records management, dispatch software and radio encryption in an amount not to exceed \$445,000 for the Police Department and authorize the Town Manager to execute the contract.
Agenda Item Report - AIR-23-155 - Pdf |
| | 22. Mayor and Council requests for future Staff updates and agenda items. |

K. Executive Session

23. Section 551.071 – Consultation with Attorney
To seek the advice of the Town's attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas

Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter.

- 150 Lawson Rd., Sunnyvale, Texas, 75182
- Request for Certification for Case No. 1777-SP/Taco Bell Site Plan
- Town of Sunnyvale v. Zaxo Group Inc. claim
- 244 Barnes Bridge Rd., Sunnyvale, Texas, 75182

24. Section 551.087 – Economic Development
To deliberate the offer of a financial or other incentive to a business prospect.

- Gateway Park

25. Section 551.074 – Personnel Matters
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- Fire Chief Search

L. End of Executive Session

26. Consider official action, if any, on matters discussed in executive session.

Section 551.071 – Consultation with Attorney

- 150 Lawson Rd., Sunnyvale, Texas, 75182
- Request for Certification for Case No. 1777-SP/Taco Bell Site Plan
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Section 551.087 – Economic Development

- Gateway Park

Section 551.074 – Personnel Matters

- Fire Chief Search

M. Adjourn

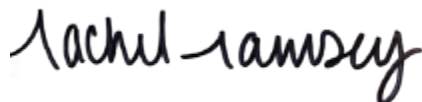
NOTE: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076

(deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale Town Council will conduct its Regular Meeting on Monday, Dec. 11, 2023 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to rachel.ramsey@townofsunnyvale.org by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting:



Rachel Ramsey, Director of Administration/Town Secretary

Date Posted: Dec. 8, 2023

Time Posted: _____

Date Removed from Bulletin Board: _____

Removed By: _____