



**TOWN OF SUNNYVALE  
SUNNYVALE TOWN COUNCIL  
SPECIAL MEETING  
CONFERENCE ROOM - 127 N. COLLINS RD  
MONDAY, JANUARY 25, 2016  
6:00 P.M.**

<b>MAYOR</b>	<b>JIM PHAUP</b>
<b>MAYOR PRO-TEM, &amp; PLACE 2</b>	<b>SAJI GEORGE</b>
<b>COUNCILMEMBER, PLACE 1</b>	<b>KARA RANTA</b>
<b>COUNCILMEMBER, PLACE 3</b>	<b>MARK EGAN</b>
<b>COUNCILMEMBER, PLACE 4</b>	<b>JIM WADE</b>
<b>COUNCILMEMBER, PLACE 5</b>	<b>KAREN HILL</b>
<b>COUNCILMEMBER, PLACE 6</b>	<b>CHRIS MCNEILL</b>

**CALL MEETING TO ORDER**

Mayor Phaup called the meeting to order at 6:02 p.m. Councilmember McNeill arrived at 6:10 p.m. All other Councilmembers were present.

**EXECUTIVE SESSION**

Recess into executive session pursuant to Chapter 551, Subchapter D of the Texas Government Code:

**EXECUTIVE SESSION AGENDA:**

**A. SECTION 551.087 ECONOMIC DEVELOPMENT**

To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

**PROSPECT AT SUNNYVALE CENTER INDUSTRIAL PARK  
PROSPECT AT SUNNYVALE CENTRE**

**B. SECTION 551.072 REAL PROPERTY**

To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**SOUTHEAST CORNER OF U.S. HWY 80 & COLLINS ROAD**

Councilmember Egan made a motion, seconded by Mayor Pro-Tem George, to recess into Executive Session at 6:03 p.m. Mayor Phaup called for a vote, and with all members voting affirmative, the motion passed 6/0. Councilmember McNeill arrived at 6:10 p.m.

**END OF EXECUTIVE SESSION**

Reconvene into open session and take any action necessary as a result of the Executive Session.

**1. CONSIDER ANY OFFICIAL ACTION ON THE EXECUTIVE SESSION CLOSED MEETING ITEMS:**

**A. SECTION 551.087 ECONOMIC DEVELOPMENT**

To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

**PROSPECT AT SUNNYVALE CENTER INDUSTRIAL PARK  
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**B. SECTION 551.072 REAL PROPERTY**

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**SOUTHEAST CORNER OF U.S. HWY 80 & COLLINS ROAD**

Mayor Phaup reconvened the meeting at 7:16 p.m. Councilmember Hill made a made a motion, seconded by Mayor Pro-Tem George, to approve a 4A Development Corporation infrastructure grant to Palmetto Capital in an amount not to exceed \$40,000, conditional upon the recipient maintaining a property value of no less than \$2,000,000 for the next five years. Mayor Phaup called for a vote, and with all members voting affirmative, the motion passed 7/0.

**ADJOURN**

Mayor Phaup adjourned the meeting at 7:18 p.m.

The undersigned presiding officer certifies that this is a true and correct record of the proceedings.

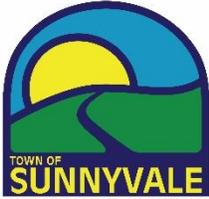
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Mayor Jim Phaup

ATTEST:

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Leslie Black, Town Secretary



**TOWN OF SUNNYVALE  
SUNNYVALE TOWN COUNCIL  
REGULAR MEETING  
MONDAY, JANUARY 25, 2016  
TOWN HALL - 127 N. COLLINS RD.  
7:00 P.M.**

<b>MAYOR</b>	<b>JIM PHAUP</b>
<b>MAYOR PRO-TEM, &amp; PLACE 2</b>	<b>SAJI GEORGE</b>
<b>COUNCILMEMBER, PLACE 1</b>	<b>KARA RANTA</b>
<b>COUNCILMEMBER, PLACE 3</b>	<b>MARK EGAN</b>
<b>COUNCILMEMBER, PLACE 4</b>	<b>JIM WADE</b>
<b>COUNCILMEMBER, PLACE 5</b>	<b>KAREN HILL</b>
<b>COUNCILMEMBER, PLACE 6</b>	<b>CHRIS MCNEILL</b>

**INVOCATION**

Councilmember Hill led the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Jim Phaup led the Pledge of Allegiance.

**CALL MEETING TO ORDER**

Mayor Phaup called the meeting to order at 7:26 p.m. All Councilmembers were present.

**PUBLIC FORUM**

None.

**RECOGNITION OF NEW EMPLOYEES**

Kandi Jackson – Assistant Town Secretary  
Gabriel Saldana – Parks Technician  
Blake Thompson - Maintenance Technician

**PUBLIC HEARING**

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

1. APPLICANT :           STEPHEN FLUCKIGER  
AT OR ABOUT:       555 & 579 NORTH COLLINS ROAD  
REQUEST:             REPLAT- FLUCKIGER ADDITION, LOT 2R AND 3R, BLOCK1

**Director of Development Services Rashad Jackson introduced the item.** The applicant is the owner of a 2 residential lots located at 555 North Collins and 579 North Collins. The property is zoned within a SF-2 Single Family Residential District. The minimum lot size for the SF-2 District is one (1) acre. The minimum lot width for a property within this district is 250' and the lot depth shall be greater than the width. The applicant proposes to subdivide the property with the intent to create two (2), two acre lots that have visibility and direct access to North Collins Road. As it exists now, one lot sits in front of another lot, subsequently blocking the home in the rear.

The applicant plans to develop the residential lot (555 N. Collins) on the side of their existing lot (579 N. Collins). Once replatted, the lot width for both properties will be short of what is required by the zoning ordinance. The applicant received a lot width and side yard setback variance for the subject property from the Board of Adjustment on September 8, 2015.

The applicants proposed plat has been developed in accordance with the Board of Adjustment approval and other Town zoning and subdivision ordinance requirements.

Notice was published within the Town's Official Newspaper on Wednesday, December 2<sup>nd</sup>. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Sixteen (16) letters were sent out. One letter was received in favor of the request.

Town staff had the following comments/recommendation for consideration:

1. Staff recommendation is approval. The applicants proposal is actually creating two lots that are more consistent with proper residential development. As it exists, the current lot configuration would be considered a "flag lot" with one lot behind the other which is not a proper way to develop residential lots. The applicant has gone through the variance and replat process so that they may develop (and sell) the lots appropriately.

The applicant went before the Board of Adjustment on September 8, 2015 and received a variance to widen lot 555 N. Collins. One letter was received in favor of this request.

Councilmember Hill asked if the lot width was being lowered from 250 feet to 50 feet. Director of Development Services Rashad Jackson explained that the existing condition is already 50 feet. They are proposing to widen 579 N. Collins and create the 50 feet on the newer lot. As it widens out it is actually a more appropriate configuration of the lots.

Mayor Phaup opened the Public Hearing. No comments were made. Mayor Phaup closed the Public Hearing.

Councilmember Egan made a motion, seconded by Councilmember Ranta to approve property at 555 and 579 North Collins Road, Replat -Fluckiger Addition, Lot 2R and 3R, Block 1 subject to Staff's recommendations. Mayor Phaup called for a vote, and with all members voting affirmative, the item passed 7/0.

2. APPLICANT: MARK TAYLOR  
NAAM GROUP DEVELOPMENT  
AT OR ABOUT: 3615 BELTLINE ROAD  
REQUEST: SITE PLAN – NAAM GROUP RETAIL ADDITION

**Director of Development Services Rashad Jackson introduced the item.** The subject property is located at or about 3615 and 3700 Beltline Road. In October 2015, the applicant submitted a minor plat request for the subject property to consolidate three existing three parcels in this area into one developable lot. The minor plat was approved. The applicant has returned with a proposed site plan for approval. The subject property, located within a Local Retail zoning district is 1.1484 acres in size. The applicant proposes to develop a medical office center.

*Beltline Design Overlay District:* The proposed building lies within the Beltline Design Overlay District. The primary objective of the district is to create and reflect a high level of architectural design appeal throughout the Town. The guidelines intend to implement consistent landscaping, pedestrian walks, low profile buildings and pedestrian scale.

The applicant proposes to construct a 10,000 square foot building on the subject property. The building will be designed in accordance with the Beltline Design Overlay district guidelines for aesthetics, landscaping and site design. Plans show a one-story masonry building with articulated facades at three vestibule entries. Each entry along the front façade will be covered by a standing seam metal roof. Details of the design are as follows:

- Building height: Single story with parapet style roof
- Main entrance will face Beltline Road.
- The service entrance and trash pickup will be in the rear on the west side of the development.
- Building exterior / façade: The proposed facades are primarily clad with a brick veneer. A cornice ledge, front façade vestibules and corner details will provide articulation and design detail on the exterior of the building. Metal awnings will be located above each office/storefront window.
- Off-street parking: Required parking shall be 1 space per 200 sq.ft. (52 spaces). The applicant has submitted plans meeting this requirement. The parking will accommodate the proposed use for the site, medical offices.
- Landscape and Buffers: Proposed details meet the standards set forth in the zoning and overlay districts. The applicant will maintain the existing landscape at the entry into the site. Shrubs will screen the parking spaces and additional trees will be added throughout the site.
- Building setbacks: Front – 50'  
Side – 25'  
Rear – 25'
- Sidewalks: A 6' sidewalk will be located along Beltline Road Blvd per overlay district requirements. The sidewalk will tie into the existing sidewalks in front of CVS and the New Hope shopping center.
- Lighting: The preliminary lighting plan shows two light fixture styles to be used on site. All lighting will be located on the subject property and not in the public ROW. The overlay district requires Oncor approved Hanover Eurotique (antique) series style street light fixtures in the public ROW. Staff notes that all outside lights shall be made up of a light source and reflector so selected that acting together, the light beam is controlled and not directed across any bounding property line above a height of three (3) feet. The allowable maximum intensity measured at the property line shall be 0.2 foot candles. The proposed plans are consistent with the noted requirement.

Notice was published within the Town's Official Newspaper on December 23<sup>rd</sup>. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Sixteen (16) letters were sent. As of the writing of this staff memo, one (1) letter had been returned either in favor of the request.

Town staff has the following comments/recommendation for consideration:

1. Town staff comments, as stated within the letter sent to the applicant on 01.04.16, must be satisfactorily addressed prior to construction.
2. The Beltline Overlay District requires consistent lighting within the district's boundaries. Prior to installation, the applicant should submit the type of lighting proposed for review by the Town. It shall be consistent with surrounding development.
3. Building materials colors shall be submitted and approved prior to construction so that they are consistent with design overlay requirements.
4. Site plan notes should be revised to note a 6-foot sidewalk instead of 5-foot sidewalk.

One letter was received in favor of request.

Councilmember George verified that there are 52 parking spaces and just one entrance to Beltline. Director of Development Services Rashad Jackson state the lot is landlocked and connects to properties adjacent.

The applicant is Chris Robertson, 5331 E. Mockingbird, Dallas, Texas.

Councilmember Wade asked if the proposed façade was primarily brick. Applicant stated it was stucco and it does comply with the guidelines.

Councilmember Wade asked if the awnings were metal, and if they matched the roof on the vestibules. Director of Development Services Rashad Jackson explained they are the same shape and color as the roof.

Councilmember Hill asked what the veneer looks like. Applicant explained that it looks like brick.

Mayor Phaup expressed that it is difficult to get a sense of impact of the proposal without more detailed colored drawings. It is just difficult to make a decision not knowing what colors. Applicant explained that it is SMU colors, brick color with stone. It should have a classic look.

Councilmember Ranta asked if there were anything in the standards that required a difference in the height of the building and the elevation. Director of Development Services Rashad Jackson explained that the height difference was not necessarily a requirement.

Councilmember Wade was concerned that the awning would create a glare. Applicant stated there would not be a glare in this situation.

Mayor Phaup confirmed all issues on January 4<sup>th</sup> letter from staff are resolved. Mayor Phaup also verified that lighting and staff memo conditions of approval, subject to Items 1-4 of staff recommendations.

Councilmember Ranta asked do we have any grounds for not approving. Councilmember Wade stated he had no opposition to the facility as it is an improvement to a vacant lot. The concern would be that it is another medical building, and the metal awnings are a concern, as well as the colors. He thinks it's a great addition to a vacant piece of property.

Councilmember Hill asked how tall the parapet roof would be. Applicant stated it would be about 15 feet. Roof is standard, but if awnings are a problem, we are open to other materials.

Mayor Phaup stated with regards to articulation not to misconstrue our desire, we do welcome and encourage it. We want to understand how it fits in to the design.

Councilmember Wade stated delaying this another month or two won't benefit us either way.

Mayor Phaup opened the Public Hearing. No comments were made. Mayor Phaup closed the Public Hearing.

Councilmember Wade made motion, seconded by Councilmember Ranta, to approve 3615 Beltline Road, site plan - Naam Group Retail Addition subject to Staff's recommendations. Mayor Phaup called for a vote, and with six members voting affirmative, Councilmember George opposing, item passed 6/1.

3. APPLICANT: TOMMY SATTERFIELD  
AT OR ABOUT: 612 U.S. HWY 80 FRONTAGE ROAD  
REQUEST: PRELIMINARY PLAT – VALEZ HWY 80 ADDITION, BLOCK A  
LOT 1

**Director of Development Services Rashad Jackson introduced the item.** The applicant is the representative for a residential property located at 612 U.S. Highway 80. The parcel of land is approximately 16.5 acres. The Sunnyvale Zoning Ordinance requires lots of this size to have a minimum lot width (at the right of way) of 250'. The applicant proposes to plat the subject lot with a 124' lot width. As it exists now, the un-platted property has an existing drive along the U.S. 80 Frontage Road. The applicant proposes to keep the existing entry (124' wide) and use it for access to the residential property. The lot width is currently constrained by property boundaries for the Community Life (C-Life) Church to the east and the Long Creek floodplain to the west. The applicant received a lot width variance for the subject property on December 12, 2015 from the Board of Adjustment.

The proposed preliminary plat conforms to the approved variance and all other Town zoning and subdivision ordinance requirements.

Notice was published within the Town's Official Newspaper on Wednesday, December 23<sup>rd</sup>. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Town Ordinance. Ten (10) letters were sent out. No letters were returned either in favor or in opposition of the request.

Town staff has the following comments/recommendation for consideration:

1. Town staff comments, as stated within the letter sent to the applicant on 01.14.16, must be satisfactorily addressed prior to construction or as soon as possible.

Town zoning and subdivision requirements have been met. No letters were received, only one phone call asking if this was a single lot or a multi-home lot. It is a single lot.

Mayor Pro-Tem George asked if he expected any variance on the setback requirement. Director of Development Services Rashad Jackson explained the only variance is in the entry.

Tommy Satterfield explained it is a 16-acre single lot.

Mayor Phaup opened the Public Hearing. No comments were made. Mayor Phaup closed the Public Hearing.

Councilmember Hill asked Director of Development Services Rashad Jackson if his concerns had been satisfied. Director of Development Services Rashad Jackson explained that some of the comments to the engineer had not been addressed, but they will be addressed prior to construction.

Councilmember Hill made motion, seconded by Councilmember Egan to approve 612 U.S. Hwy. 80 Frontage Road, Preliminary Plat – Valez Hwy. 80 addition, block A Lot 1, subject to Staff's recommendations. Mayor Phaup called for a vote, and with all members voting affirmative, the item passed 7/0.

4. APPLICANT: HOLLY MONTIE, P.E.  
AT OR ABOUT: 520 CLAY ROAD  
REQUEST: SITE PLAN – FLOWERS DISTRIBUTION CENTER

**Director of Development Services Rashad Jackson introduced stating that property is approximately 3 acres, and the building lies within the Industrial zoning classification.** The subject property is located at or about 520 Clay Road directly north of the Union Pacific Railroad and Scyene Road. The applicant has submitted a site plan application for the development of an office warehouse building. The building will be used for by the Flowers Food Company for the distribution of baked goods. The subject property approximately is 3.048 acres in size.

*Industrial District Regulations:* The proposed building lies with an Industrial zoning district. The Industrial District is intended to provide for general manufacturing uses in locations which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

The front façade of all industrial buildings within 300' of a primary right of way must be clad in masonry per Section 20.8 of the zoning ordinance. The exterior walls of all buildings that do not directly face a right of way may be constructed of prefabricated metal type (not including corrugated metal). The exterior finish of the building proposed meets these standards.

The applicant proposes to construct a 7,860 sq.ft. building on the subject property. The building will be designed in accordance with the Industrial district guidelines for aesthetics, landscaping and site design. Plans show a one-story building with 2,340 square feet of office space and 5,520 square feet of warehouse space.

- Building height: Single story with parapet style roof over office and standing seam metal roof over warehouse

- Main entrance will be from Clay Road.
- The service entrance will be in the rear of the development. The applicant does not plan to have a dumpster enclosure. The applicant noted that the proposed building will be a distribution center and will not generate daily waste to require a dumpster.
- Building exterior / façade: The front office space will be clad in a CMU (concrete masonry unit) veneer. An overhanging metal panel parapet will sit on top of the office space. The warehouse area will be clad in a pre-finished metal panel with a standing seam metal roof. The entire building will be lighted by wall attached down lights. An ADA accessible ramp will provide access to the facility on the northern façade.
- Off-street parking: Required parking shall be 1 space per 1000 sq.ft. of warehouse space and 1 space per 300 sq. ft. of office space (14 spaces). The applicant has submitted plans meeting this requirement (18 spaces proposed).
- Landscape and Buffers: Proposed details meet the standards set forth for the zoning district. Bald Cypress and Cedar Elm Trees will be located within the exterior buffer areas of the site. Additional trees, shrubbery and native plantings will be used around the building and parking island areas. Proposed landscaping will exceed the district requirements.
- Building setbacks: Front – 40'  
Side – 25'  
Rear – 25'

Notice was published within the Town's Official Newspaper on December 23<sup>rd</sup>. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Five (5) letters were sent. As of the writing of this staff memo, one (1) letter had been returned in favor of the request.

Town staff has the following comments/recommendation for consideration:

1. Town staff comments, as stated within the letter sent to the applicant on 01.14.16 must be satisfactorily addressed prior to construction
2. Upon review, the Fire Department requests that the fire lane be shown to completely around the building. It is currently only noted at the entrance of the site.
3. The subject property must be platted prior to construction.

Councilmember Hill asked if the runoff calculations for the storm water detention pond mentioned here were addressed. Director of Development Services Rashad Jackson confirmed it had been addressed.

Councilmember Ranta quoted from the ordinance stating that front façade of any building within 300 feet of a primary right of way must be clad in masonry as she reads it. The exterior walls of all buildings facing within 300 feet of a dedicated street shall be 90% masonry veneered with decorative masonry material. Exterior walls of all buildings that do not face a dedicated street will be constructed of a prefabricated metal type. She asked if the wall that faces Scyene Road is within 300 feet of Scyene Road, should it be masonry. Director of Development Services Rashad Jackson explained that Scyene Road is south of railroad, the road on the site plan is not Scyene Road. It is not a dedicated road, it is a private road that goes in the Industrial Park and it is not that close. Councilmember Ranta also asked about the

concrete masonry unit (CMU material) would have indentation, hammered, split or flat finish. Director of Development Services Rashad Jackson explained the requirements.

Councilmember Ranta asked Applicant Holli Montie, 1002 Glen Cove, Richardson, TX, to describe the CMU material. Holli noted that on the elevations it actually says 4inch, 3 wall masonry units, instead of a CMU unit. That is more of a brick type, and they would be happy to work with staff as far as the building materials and making sure that they look good.

Mayor Pro-Tem George asked how solid waste would be handled. The Applicant stated that there will be two dumpsters, one for cardboard, and one for solid waste. They will be screened appropriately. They are not asking for variances on this project.

Councilmember Wade stated that CMU material resembles cinderblocks, and asked how it is different. The Applicant said Flowers would work with Town for hammered look with tan or brown color to have more of a brick style and less of a flat surface.

Mayor Phaup confirmed that the Applicant received the January 4<sup>th</sup> letter and understands the staffs concerns. The Applicant stated they did receive it and did have a clear understanding.

Mayor Phaup opened the Public Hearing. No comments were made. Mayor Phaup closed the Public Hearing.

Mayor Phaup asked if Director of Development Services Rashad Jackson understood the concerns about the look and textures of the CMU material, and that it was prudent moving along with this project. Director of Development Services Rashad Jackson stated that he did understand.

Mayor Pro-Tem George made motion, seconded by Councilmember Egan, to approve 520 Clay Road, site plan – Flowers Distribution Center subject to Staff's recommendations. Mayor Phaup called for a vote, and with all members voting affirmative, the item passed 7/0.

**5. APPLICANT: CHRISTOPHER JACKSON**  
**WYNNE/JACKSON DEVELOPMENT**  
**AT OR ABOUT: 301 JOBSON ROAD**  
**REQUEST: PRELIMINARY PLAT – HOMESTEAD PHASE 6**

Director of Development Services Rashad Jackson introduced the item. This item was initially heard and approved by the Planning & Zoning Commission and Town Council in October 2015. Since the approval, the applicant has proposed some subtle changes to the proposed preliminary plat for Homestead Phase 6. The changes are intended to increase the overall quality of the development.

The changes that have been made since the previous approval on October 26, include:

- Lots 29 through 33 have been moved to the east along Jobson Road. This relocation (actually just sliding the lots down) allowed for an open space buffer area at the entrance along the east side of Morning Fog. The open space area will be landscaped and provide a nice scenic entry from Jobson into the development.
- Common Area 1 has been reduced in size due to the movement of the above mentioned lots.

- Common area is still almost 90 feet wide and will be a nice landscape area. However, this size reduction allowed for the above mentioned open space to be added at the Morning Fog entry (Common Area 6).
- No roadway alignments or other lots have been changed.

As noted, all other details of the plat remain consistent with the previous approval and consistent with the Homestead Concept Plan. Town staff has reviewed the plans and note that they adhere to the approved Concept Plan and Zoning Ordinance standards.

The property is zoned SF-3 PRO. The phase is located west of Jobson Rd and north of Hidden Lake Drive. This phase is 25.60 acres in size. The property would allow for the development of thirty-three (33) residential lots. Each lot measures approximately 20,000 square feet or larger in size. There are also six (6) common area tracts within this phase.

Site Data Table – Homestead Phase 6	
Acreage:	25.600 acres
Residential lots	33 lots
Dwelling Units per Acre	1.29
Open Space Lots	6
Open Space Acreage	4.17 acres
Open Space Electrical Esmt.	1.82 acres
% Open Space	16.29 %

Common Area 1	Along Jobson Rd	Detention Easement	.44 acres
Common Area 2	South Along Jobson Rd to Morning Fog	50' Landscape Buffer	.90 acres
Common Area 3	North Along Jobson Rd to Morning Fog	50' Landscape Buffer	.44 acres
Common Area 4	Common area within the north corner of the phase along Tavenner Lane	Open Space	.27 acres
Common Area 5	Common area with the south corner of the phase along Jobson Rd	Detention Easement	.36 acres
Common Area 6	Common area along the west portion of the phase.	Open Space – Utility Easement	1.82 acres
		<b>APPROX. TOTAL</b>	<b>4.17 acres</b>

Per the Concept Plan, most of the lots within this phase were planned to be between 18,000 to 34,000 square feet in area. The preliminary plat shows that most lots will be in the 20,000 square feet range. Setbacks and size requirements for lots that range in size from 14,000 to 34,999 square feet are as follows:

Lot width	100 feet
Lot depth	Greater than the width
Front yard setback	50 feet
Side yard setback	12 feet

Rear yard setback 30 feet

While some landscape drawings have been submitted, a landscape plan is required for the landscape buffers and open space areas for each phase of the development. The landscape buffer area must meet the requirements of the 1993 Zoning Ordinance. A landscape plan would need to be reviewed and approved before any permits can be issued for grading, building, paving, or construction on the property.

Landscaped buffer areas are required to be covered with living grass or ground cover and shall be maintained by an automatic sprinkler system. The applicant would need to provide an irrigation plan for review and approval by the Building Official.

Decorative lighting is required at all residential subdivision entries. Additional lighting is to be placed throughout the development. Light poles are to be fourteen (14) feet in height. Traffic information and street names shall be placed on the poles. Final location of street lighting fixtures will be verified and approved by Town staff.

Fire Hydrants would need to be located in accordance with the regulations as provided for within the Zoning Ordinance and Subdivision Ordinance. The distance of a fire hydrant from the edge of pavement for a public street shall not exceed five (5) feet unless otherwise permitted by the Town Engineer. Fire hydrants must be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of five hundred (500) feet.

Fencing will be provided along the lot perimeters. Given that fencing will be adjacent to open space, open fencing with openings that do not cover more than fifty (50) percent of the fence area shall be used.

Garages may not face the front of the lot. No front building elevation or plan for a single-family detached dwelling shall be repeated with a block face or within 1,000 feet along a street(s). All residential units shall consist of ninety (90) percent brick or stone, with exception given to doors and windows. All fireplace chimneys are to be 100 percent masonry. All dwelling units will have a minimum 2200 square feet of air conditioned space.

Sidewalks have been provided as required by Ordinance throughout the development. A trail system will be provided within the landscaped buffer areas as well as through the larger open space area to the west within the project area.

Public notice was provided to the Town's Official Newspaper for publication on December 23<sup>rd</sup>, 2015. Letters were also sent to property owners' within 400' of the subject property. The total number of letters sent was forty-seven (47). As of the release of the staff memo, one (1) response had been received.

As each phase of the development receives final development plat approval and prior to filing the final plat, the applicant will be required to provide the Town with a monetary contribution \$2,303 per lot. For this particular phase of the development, an estimated \$75,999 would need to be provided to the Town.

Town staff has the following comments/recommendations for consideration:

1. A Landscape Plan for the open space and landscape buffer areas must be provided for review and approval prior to the issuance of any permits for grading, paving, or building. Such plan shall meet the requirements of the Zoning Ordinance.
2. HOA documents have been submitted for the proposed development.

Councilmember Hill stated she was concerned because there is an ordinance specific to this subdivision and it was only mentioned one time, and if we were working from that particular ordinance or not. Councilmember Hill also stated that she did not see where we would be with the entire development such as the lots and density for entire project because there are limitations on allowed density. She also asked how much common area 1 was reduced.

Councilmember Wade clarified that it was simple and the area from common area 1 went to common area 6. Director of Development Services Rashad Jackson stated yes, that is the case. He said common area 6 never existed, it was added. This is an aesthetic change that did not affect the number of lots or density. This is not what the Town Council approved in 2015 so Director of Development Services Rashad Jackson felt it should be brought before the Town Council for approval.

Councilmember Hill stated that the concept plan says the lots will be between 18,000 and 34,000 square feet and they were all made uniform at 20,000 square feet, which changes the dynamics of the way the ordinance was written. That is why she has been asking where this puts us on the overall density for this subdivision, and the ordinance establishing the subdivision.

Mayor Phaup asked other than the changes to the open area, the lot sizes stayed the same as to what was approved. Director of Development Services Rashad Jackson said yes.

Councilmember Wade stated that the lots do not look like the same size either by the red marks or the measurements. The lots were shifted down on the drawing so there is no way to tell.

Christopher Jackson, 600 N. Pearl, Ste #650, Dallas, TX, stated that the intent was for the common area by the school to be used for detention or retention for storm water. As engineers were able to work and refine the plans, the need for a detention pond was eliminated. At that point, the common area was too big, so it would be a much better plan to shift as much of that area to the front entry, so that as you drive in there would be a much better look and feel. It was totally for the aesthetics of it and no lot sizes were changed.

Mayor Phaup opened the Public Hearing. No comments were made. Mayor Phaup closed the Public Hearing.

Councilmember Hill asked if the engineer signed off to removal of a retention pond in common area 1. Director of Development Services Rashad Jackson said he did approve.

Councilmember McNeill made a motion, seconded by Mayor Pro-Tem George, to approve 301 Jobson Road, Preliminary Plat - Homestead Phase 6 subject to Staff's recommendations. Mayor Phaup called for a vote, and with all members voting affirmative, the item passed 7/0.

**DISCUSSION/ACTION ITEMS:**  
**DEVELOPMENT SERVICES**

6. **DISCUSS AND CONSIDER FIRST READING OF ORDINANCE 16-01: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS, ABANDONING A TEMPORARY TRAIL EASEMENT DESCRIBED AS “10’ TEMPORARY TRAIL EASEMENT” ON LOT 10 AND LOT 11, BLOCK C OF THE HOMESTEAD PHASE 5A AND SHOWN IN EXHIBITS “A” AND EXHIBIT “B” ATTACHED HERETO; RESERVING ALL EXISTING EASEMENT RIGHTS OF OTHERS, IF ANY, WHETHER APPARENT OR NON-APPARENT, AERIAL, SURFACE, UNDERGROUND OR OTHERWISE; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED; PROVIDING FOR THE INDEMNIFICATION OF THE TOWN OF SUNNYVALE, TEXAS, AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT; AUTHORIZING THE TOWN MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY TO COMPLETE ABANDONMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Director of Development Services Rashad Jackson introduced the **request** to abandon a temporary trail easement within phase 5A of the Homestead subdivision. The developer of Homestead, Wynne/Jackson, proposes to abandon a temporary trail easement within phase 5A of The Homestead subdivision. The temporary trail easement, currently a stub out sidewalk that leads to nowhere, is located between lots 10 and 11 within phase 5A. The temporary easement was established as part of The Homestead 5A final plat in order to construct the sidewalk between these two lots. The developer would like to abandon the trail easement so that they may develop the two lots on which the temporary trail sidewalk currently resides. Staff has worked with the developer to create an abandonment ordinance that will abandon only the temporary easement on the two lots in question (Lots 10 and Lot 11, Block C).

Once abandoned, the developer also plans to extend the trail over to phase 2C as it is intended per The Homestead concept plan. The trail shown on the concept plan will extend across the Vanek property and connect to the existing trail in phase 2C. The developer will work with Mr. Vanek privately to obtain the proper easements in order to extend the trail across Mr. Vanek’s property. The developer would like to grade and construct the trail extension across Mr. Vanek’s property (Phase 5B) out of a mulch material so that they may move forward with the connection to phase 2C prior to the development of the Vanek property. Open space standards noted in Section IV of The Homestead PRO stipulates that a material other than concrete may be used for the trail if approved by Town Council. The standards note that the trail shall consist of an 8-foot wide paved reinforced concrete having a thickness of at least 4 inches situated within a fifteen-foot trail right of way. In lieu of reinforced concrete the property owner may submit plans to the Town to use construction materials that have the same durability and maintenance qualities as reinforced concrete.

Town staff has the following comments/recommendations for consideration:

1. Staff recommends approval of the proposed abandonment. The temporary trail easement between lots 10 and 11 should not have been dedicated.
2. Staff suggests that the temporary trail connection across the Vanek property (Phase 5B) be constructed out of crushed granite if an alternate material is approved. When compacted, a crushed

granite trail would provide more stability and long term durability in comparison to a mulch trail which would require consistent maintenance. Acquirement of the necessary easements for the trail will be the responsibility of the developer.

Councilmember Hill asked if trail will just dead end. Director of Development Services Rashad Jackson responded no, it should connect through phase 5B to 2DS. The ordinance requires the developer to install a trail at time of development. In this case, the Developer is going above and beyond the requirements.

Mayor Pro-Tem George asked how the Town can ensure the developer can work with the private owner to connect the trail. Director of Development Services Rashad Jackson explained there is no guarantee because the requirement in the PRO states that the trail should be constructed with each phase. He is trying to construct the trail prior to the development.

Councilmember Egan wanted to make the comment that a lot of people thinks crushed granite stays in place but it does not. This needs to be looked at real closely with regard to crushed granite.

Councilmember Hill stated it needs to be edged.

Councilmember McNeill stated he does not know the grading of this particular area or water flow. Stone Canyon can show every possible way to do a trail wrong. Large crushed granite is not pedestrian or bike friendly. Small granite along the back of Stone Canyon East washes out. Concrete is permanent but with drainage, the soil on each side drops off. Terrain and water flow should be evaluated when constructing a trail.

Councilmember Ranta stated the idea of crushed granite is nice but it requires dedicated maintenance.

Christopher Jackson is a runner and wanted to see the trail continued. This is a way to free those lots up and reach out to neighbors for temporary trail.

Mayor Pro-Tem George asked if Christopher Jackson had any discussion with Mr. Vanek. Mr. Jackson replied not yet.

Councilmember Wade asked is this shifting from your lot 10 and 11 to his lot 2 and 3. Christopher replied it has been on the master plan.

Councilmember Hill stated she would like to hear from Mr. Vanek before we agree to move the trail. She is not crazy about mulch, rock, etc. Town Manager Sean Fox stated that Mr. Jackson is being very gracious in being willing to work Mr. Vanek to install a temporary trail.

Councilmember McNeill asked if it is roughly 120 feet.

Councilmember Hill stated it would have to be temporary because in 5 years it won't connect. The Town Council might even need to put a time limit on it.

Councilmember McNeill stated that the ordinance is solely addressing abandonment of temporary trail.

Mayor Phaup stated this is our first reading, so this will be on the agenda again on February 8th.

## **FIRE DEPARTMENT**

### **7. DISCUSS AND CONSIDER RESOLUTION 16-02: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF CEDAR HILL, TEXAS, FOR PURCHASING EMS SUPPLIES.**

Chief Berkobien stated that this plan allows us to participate in a pricing plan through Boundtree Medical which is the primary Emergency Medical Service (EMS), supply company for the Town. They are one of the largest in Texas. The majority of Dallas, FT. Worth (DFW) metroplex providers use them. Several years ago, Cedar Hill went in with several other municipal organizations to create this plan to use bulk buying power to reduce the cost. We simply want to tag along. With the signing of the agreement it allows the Town to purchase EMS supplies at a lower cost.

Councilmember Hill asked if the Town will be responsible for purchasing and payment or will we have to group the purchases through Cedar Hill. Chief Berkobien responded no, Staff will be responsible for our own ordering and paying. All of that will be specific to the Town.

Councilmember Hill made a motion, seconded by Councilmember McNeill to approve Resolution 16-02 as presented. Mayor Phaup called for a vote, and with all members voting affirmative, the item passed 7/0.

## **TOWN SECRETARY**

### **8. DISCUSS AND CONSIDER FIRST READING OF ORDINANCE 16-02: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD IN SAID TOWN AT THE NEXT UNIFORM ELECTION DATE ON THE 7<sup>TH</sup> DAY OF MAY, 2016, FOR THE PURPOSE OF ELECTING TOWN COUNCIL PLACES 1 AND 2; DESIGNATING THE DATE FOR A RUNOFF ELECTION, IF NEEDED; DESIGNATING THE PLACE AT WHICH SAID ELECTION IS TO BE HELD, MAKING PROVISIONS FOR THE CONDUCT OF THAT ELECTION AND OTHER PROVISIONS INCIDENT AND RELATING TO THE PURPOSE OF THIS ORDINANCE ; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Town Secretary Leslie Black introduced to the Town Council that it is time to order the annual elections which include Places 1 and 2, currently held by Councilmember Ranta and Councilmember George. The only thing different about this election is that our general election will be held the first Saturday in May, not the second Saturday in May. It also provides for a runoff should that be necessary, which is established by Dallas County, as well as our early voting dates.

Mayor Phaup stated this is the first reading; it will be on the agenda again on February 8th.

## **TOWN MANAGER**

### **9. DISCUSS AND CONSIDER RESOLUTION 16-03; A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, APPROVING THE ENTERING INTO OF A PROJECT SPECIFIC AGREEMENT FOR PAVING AND DRAINAGE IMPROVEMENTS ON COLLINS ROAD FROM TRIPP TO US 80.**

Town Manager Sean Fox informed the Town Council that on April 23, 2013, Dallas County and the Town approved a Master Agreement for the governing of transportation Major Capital Improvement Projects, MCIP, for the purpose of pouring drainage improvements of Collins from Tripp Road to State Hwy. 80. It is identified as project 22602\_3. Project Specific Agreements (PSA) go along with Master Agreement where they are supposed to specifically identify the project changes and the rights and responsibilities of each of the parties. As far as widening Collins Road, from State Hwy. 80 to Tripp, it is anticipated that there will be a total of 3 project specific agreements. The first one will be for design, and the second will be Right of Way (ROW) Acquisition, and then ultimately Construction. This PSA relates specifically to design whereas the total design cost of the project is estimated to be \$600,000 of which the Town's obligation is not to exceed \$300,000.00 and County's total obligation is not to exceed \$300,000.00. Of note, the County's share of the project is upon completion of construction and reduced by County in-house delivery costs. They do not have a General Fund (GF). Any overhead costs that the County incurs, it automatically has to go to a contract. They specified, in this particular case, they expect no more than \$25,000.00. Whereas we pay for lights, utilities, and everything out of the GF, Dallas County does not have a GF so everything has to be tied to a particular project. So their \$300,000, of that \$25,000, is dedicated for their overhead expenses. The contract for engineering that we signed back in July of 2015 was for \$532,905.00. We have been incurring those bills from GHD as they have gone forward with preliminary design, so far we are at about 60% design phase for the Collins Road expansion. We know with the recent approval of the roundabout, they will start bringing it up to speed, but we have been incurring those bills. With this PSA, should the Council approve it, and should Dallas County approve it, then finally we can go ahead and submit half of those bills to Dallas County, so they can start paying us back. It's a 50/50 cost share.

Mayor Pro-Tem George asked if we anticipate any increase to approved engineering contract amount of \$532,905.00. Town Manager Sean Fox replied not at this time. The County, when approving PSA's prefers to work with round numbers, so they just said \$600,000 in lieu of the specific \$532,905 amount for the project. Mayor Pro-Tem George asked if the Council agreed to the 4.1 option, and if this goes all the way from Hwy 80 to Tripp. Town Manager Sean Fox responded yes. Mayor Pro-Tem George asked how the timeline lines up with our 4.1 option? The 4.1 and widening of Collins from Hwy 80 up to and including the Tripp intersections are all at the same time.

Councilmember Wade asked who puts this together, is what we want, have we gone through this and are sure it is correct. Town Manager Sean Fox responded Dallas County puts it together; yes we have gone through this and made sure it is correct.

Councilmember Wade stated that it talks about bike lanes and we checked no. If we are concerned about safety and uniqueness perhaps we should discuss bike lanes. Town Manager Sean Fox stated that bike lanes in that particular situation, is identifying extra width in the road.

Councilmember Wade stated the worst thing that can happen is we put in a 4 lane road and these bike packs take up a whole lane. Bike lanes might be worth considering.

Councilmember McNeill stated it would require an additional 6 feet to 8 feet of width and it is optimistic to think they would use it.

Mayor Phaup stated his concern was a sidewalk along Collins, and asked if one would be put in. Town Manager Sean Fox responded yes, that was the original plan. The design review can be revisited.

Councilmember Hill stated she assumed one of the adjacent property owners would want a sidewalk.

Mayor Pro-Tem George asked what is the intended use of the sidewalk, and who would use it.

Councilmember Ranta stated she sees people walking to Riverstone and Stone Canyon.

Councilmember Egan stated the sidewalks would need character like on North Rowlett Rd. near George Bush to keep the bicyclers and skateboarders off the sidewalk. It would also provide a buffer for trees.

Mayor Phaup stated in some areas you will create a mini-bridge.

Mayor Pro-Tem George made a motion, seconded by Councilmember Hill to approve resolution 16-03 as presented. Mayor Phaup called for a vote, with all members voting affirmative, the item passed 7/0.

**10. CONSIDER THE AWARD OF A CONSTRUCTION CONTRACT TO DURABLE SPECIALITIES, INC FOR THE TRAFFIC SIGNAL AT THE INTERSECTION OF BELTLINE ROAD AND CREEKSIDE DRIVE.**

Town Manager Sean Fox stated that on August 20, 2015 Town Council awarded professional services contract to Freese and Nichols for designing of the traffic signal at Beltline and Creekside in the amount not to exceed \$41,400.00, which included \$18,500.00 for preliminary and final design. Surveying would be \$7,500.00, and \$15,400.00 for additional services, such as bidding and construction phase services. Town Staff advertised for bids and received 3 sealed bids. They were opened last Wednesday. The lowest qualified bidder was Durable Specialties. They came in with a bid of \$158,000.00. Bid tabulation is listed from the other 2 submitting firms. Durable Specialties has performed work for the Town in the past. They recently constructed the traffic signal at Tripp and Collins. With a total project budget of \$250,000.00, we anticipate that we will come in under budget by somewhere around \$60,000.00 to \$65,000.00. Justin Brown, the contract engineer, could oversee a lot of the

construction and we would not need an additional contract with Freese and Nichols in that capacity. Staff is projecting somewhere between \$60,000.00 to \$65,000.00 dollars savings over the projected budget amount of \$250,000.00. The contractor has been given 120 days to complete the project after the contract was signed. Then the signal should be in full operation. Staff recommends awarding the contract to Durable Specialties in the amount of \$58,500.00 for the construction of the traffic signal.

Mayor Pro-Tem George asked if there have been various discussions about prices, is \$158,000.00 reasonable. Town Manager Sean Fox stated it is reasonable, because it is important to know that the light at Marazzi has three mast heads, they are installing one additional mast head. This is competitive for four mast heads.

Councilmember Hill made a motion, seconded by Mayor Pro-Tem Mayor Pro-Tem George, to award the construction contract to Durable Specialties, Inc. for an amount not to exceed \$158,000.00. Mayor Phaup called for a vote, with all members voting affirmative, the item passed 7/0.

#### **11. DISCUSS AND CONSIDER ADDITION OF RIGHT TURN LANE ON COLLINS ROAD SOUTH OF HOUNSEL ROAD.**

Town Manager Sean Fox stated that at the completion of the last council meeting, it was requested that Staff investigate the possibility of adding a right hand turn lane on Collins Road, south of Hounsel, to temporarily help minimize traffic congestions until a more permanent improvement could be made along the North Collins corridor. Staff has received 2 different bids. We have just one (1) presented in the packet, which was the lowest. The attached bid is to install 382 feet worth of right hand turn lane, which would allow for approximately 10 vehicles worth of loading. Improvements would be made within the confines of the existing right of way so no additional right of way investment required. The bid comes out at just under \$40,000.00. This is not in the budget currently, and if approved a budget amendment would be necessary.

Councilmember Ranta asked for a better understanding of the problem we are trying to solve and the root of the problem. Councilmember Hill explained that in the morning, traffic is backing up beyond Raider Lane. Councilmember Ranta stated her observation is the delay is due to officers letting cars out on Collins.

Town Manager Sean Fox stated that traffic starts at Raider and shifts to Hounsel. Problem is traffic on Collins at Stoney Creek. One solution could be the installation of temporary light at Stoney Creek. Those signals could also be used at Town East and Collins. Adding any roadway can help alleviate the problem.

Councilmember Ranta stated the Stoney Creek intersection would be the bigger bang for our buck.

Councilmember McNeill asked about exiting the Elementary School on Hounsel, and specifically if there is a dedicated right turn lane, could we have a dedicated right lane on north bound Collins.

Councilmember Hill stated that \$40,000.00 is a lot of money in one spot. Lights trying to get back into left hand turn for north and south bound would be a little different.

Councilmember Ranta stated she would like to hear from engineers for the best use of that money.

Mayor Phaup asked if we wanted to table this and look at other possible solutions, or act on it.

Mayor Phaup called for a motion, no motion was made.

## **12. DISCUSS AND CONSIDER APPROVAL OF ADDITIONAL SERVICE REQUEST FOR PLANNING SERVICES FOR THE COMPREHENSIVE PLAN UPDATE.**

Town Manager Sean Fox stated that in August of 2014, the Town Council authorized a fee for service contract La Terra Studio to complete the Comprehensive Planning Process in the amount of \$51,700.00. The majority of the services outlined in the scope of work have been completed with the exception of final draft report and the hearing adopting the Plan. Through the course of Council receiving draft submissions and providing feedback and further guidance, Council had directed additional meetings outside of the original scope of work, resulting in La Terra Studio requesting additional compensation to complete the plan. La Terra Studio is requesting additional funds for their participation and facilitation of a Town Council Comprehensive Plan Workshop that was held two weeks ago on January 9th and additional funds to incorporate the basic plan modifications as a result of that workshop. The fiscal impact is an additional \$8,000. The request can be funded with the existing Community Development Service Capital Outlay and Projects FY 2016 budget. There is money within the budget to approve the increase if Council so desires.

Mayor Pro-Tem George asked are we responsible for spending, did we know this was coming or was it after the meeting. Town Manager Sean Fox stated they brought this up about a month and half ago. Originally, la terra was asking for additional money, my concern was final draft had not been submitted. We have gone above and beyond original scope. Town Manager Sean Fox stated he felt it was a fair amount.

Councilmember Hill stated one of Town Manager Sean Fox's first acts as Town Manager was to solicit this company because the previous firm said they completed the project, with no product. Now this company is doing the same. When we asked for the January 9<sup>th</sup> workshop we should have been told this was beyond their scope of work, so we would know if we wanted to do this or not. Two drafts have been received, and the quality has been inferior and not substantive. It is doubtful the final product could meet expectations.

Mayor Pro-Tem George asked was the scope of the contract on meetings or deliverables. Town Manager Sean Fox responded it was on both.

Mayor Pro-Tem George stated he agreed it is not a complete project, but more hours were spent than agreed upon. Town Manager Sean Fox said yes, we asked them to use someone else's work. We received two (2) other bids, Freese and Nichols for \$70,000.00 to pick up from

where the last one left off. We paid the previous company nearly \$70,000.00 for an incomplete project.

Mayor Pro-Tem George stated they agreed upon the bid.

Councilmember Egan asked if there was additional money owed. Town Manager Sean Fox responded yes, \$1,385.00 for the adoption hearing. Councilmember Egan stated if we approve this the remaining funds should be held back until we get final product. Town Manager Sean Fox stated that he did not believe anyone would walk away from the project at this point.

Councilmember Wade stated his concern is that they were so far off on the January 9<sup>th</sup> meeting that we need another meeting to be sure things were corrected from that meeting. They are putting their spin on it, not ours. It is a lack of comprehension.

Councilmember McNeill stated that we have had some presentations made to the Council. Not until the workshop did we have the opportunity to provide input, and it was naïve. That was not considered part of the original contract.

Mayor Phaup stated we are fifteen (15) months in with the second company to complete the process and it has not been completed. Half of it was worthless with grammatical errors junior high school students would have caught. We need one other meeting with the Planning and Zoning Commission to see the corrections made and talk about the rest of document. If we get a land use plan right, we can rewrite it ourselves. We should be done.

Councilmember Hill asked what will be the process for us working together to complete this.

Mayor Phaup stated at least one more meeting with Planning and Zoning, to make sure the rest of document ensures tone and tenure we want. There are things we need to tie together and confirm as a group. I could not comfortably consider adoption without at least one more meeting.

## **MAYOR & COUNCIL**

### **13. MAYOR AND COUNCIL REQUESTS FOR FUTURE STAFF UPDATES AND AGENDA ITEMS.**

Councilmember McNeill stated he was thankful for the map of public land; it does not look there are many options. Two items, one is a pet peeve in Stone Canyon to discuss, toilet papering houses is becoming problematic. Some publicity on our website or possible newsletter reminding parents of curfew and littering ordinances, and parents can be fined. Second is constructive use to spotlight local businesses. Some people may not be aware of business that we have such as CrossFit, restaurants, and mobile phone repair store.

Mayor Pro-Tem George stated that there is a new dentist in town and he wanted me to advertise his business, and that he was hesitant as he was unsure of the appropriate method to do so. Perhaps a tab on website with listing by category may be the best way to provide business information.

Councilmember Egan stated some businesses will be unhappy if we publish a single business in the . The purposes of a government is to the protect health and welfare. He asked can a government body do that without slighting another.

Councilmember Ranta asked if 4A and 4B Development Corporations could maintain it.

Councilmember McNeill stated we would just have to list them all.

Councilmember Egan stated a pet peeve is red tip photinia as a landscape plant. He stated he thought we got rid of that out of landscape ordinances and allowed plant. They are disease laden weeds that are not native. He also gave kudos to Public Works Director Johnny Meeks and Town Manager Sean Fox on the speed sign.

Mayor Pro-Tem George would like a timeline on roads, specifics for 1<sup>st</sup> year.

**ADJOURN**

Mayor Phaup adjourned the meeting at 9:46 p.m.

The undersigned presiding officer certifies that this is a true and correct record of the proceedings.

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Mayor Jim Phaup

ATTEST:

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Leslie Black, Town Secretary