

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

SEPTEMBER 7, 2021

The City Council of the City of Sachse held a regular meeting on Tuesday, September 7, 2021, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Mike Felix, Mayor Pro Tem Jeff Bickerstaff, Councilmembers Brett Franks, Michelle Howarth, Frank Millsap, Chance Lindsey, and Cullen King; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Executive Assistant to the City Manager, Leah Granger; IT Manager, Mike Pastor; IT Staff, James Burns; Strategic Services Director, Lauren Rose; CIP and Public Works Director, Corey Nesbit; Parks and Recreation Director, Lance Whitworth; Finance Director, Teresa Savage; Assistant Director of Finance, David Baldwin; Development Services Director, Matt Robinson; Assistant to the City Manager, Amanda Chi; Assistant to the City Manager-Economic Development, Jerod Potts; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:31 p.m.

TAX INCREMENT REINVESTMENT ZONE (TIRZ) #3: Receive a briefing about the possible creation of Tax Increment Reinvestment Zone (TIRZ) #3.

Trent Petty with Petty & Associates presented an overview of a Tax Increment Reinvestment Zone (TIRZ) #3. He stated that it is an economic development tool that allocates revenues for public improvements with no new taxes, is controlled by the City, public improvements are paid over time by allocating a portion of the newly generated revenues collected inside the zone, has no upfront costs required, and has no impact on the City's bond rating or debt capacity. Mr. Petty provided examples and illustrated how the TIRZ works, outlined reasons to consider a TIRZ, and explained the TIRZ creation process. A map depicting the proposed TIRZ #3 boundary along SH 78 was shown. In addition, Mr. Petty provided information about the projected revenues from the zone throughout a thirty-year period.

Councilwoman Howarth asked if there was a reason Dallas County was not being approached as a participant. Mr. Petty replied that Mrs. Nash would be better suited to answer that question, and that in the past Dallas County has not been a favorable participant to local TIRZ. Mrs. Nash confirmed and explained that some of the Dallas County participation criteria would be difficult to meet for the proposed TIRZ #3.

Mayor Pro Tem Bickerstaff asked if thirty years was a typical timeframe for a TIRZ. Mr. Petty replied yes, indicating that it allows flexibility on projects. He noted the City would always have the ability to add or amend the boundaries of the TIRZ and could alter the lifespan, if needed. Councilman Millsap commented that based on the boundary map presented, they would be using a very limited area of the city, and therefore, would not be in favor.

In order to capture the tax value as soon as possible, Mr. Petty stated the City Council would need to consider a resolution and call a public hearing for October 18 at its September 20 meeting. The Council would then conduct the public hearing and consider a creation ordinance at that time. Mrs. Nash asked if the City Council has any interest in moving forward on this item.

The consensus of the City Council was in favor to move forward on creating a TIRZ #3. Mr. Petty indicated that an action item will return to the Council at its September 20 meeting.

Mayor Felix adjourned the workshop meeting at 7:11 p.m.

Mayor Felix opened the regular meeting at 7:11 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS:

Councilman King offered the invocation and Councilman Franks led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King thanked Audrey Wallace and all those who attended the re-opening of 5 Loaves Food Pantry.

Councilman Franks announced the upcoming Pumpkin Prowl on October 16 at Salmon Park and the Daddy/Daughter dance on February 16, 2022.

Councilman Lindsey thanked Corey Nesbit and the Public Works staff for the ride-along tour of Public Works projects and work. He expressed his appreciation for all they do to keep the city running smoothly.

Mayor Felix announced upcoming events including the Sachse Homecoming parade, Public Safety Day, the Sachse Chamber Cars Under the Stars parade, and National Night Out.

CITIZEN INPUT:

Matthew Holboke, 5511 Oakridge Circle, expressed his frustration with concrete not being picked up on SH 78 between 5th Street and Sachse Road causing particles to hit vehicles.

CONSENT AGENDA: All items listed on the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items unless a City Councilmember or citizen so requests.

1. Approve the minutes of the August 16, 2021, combined meeting.
2. Accept the monthly revenue and expenditure report for the period ending July 31, 2021.
3. Accept the Quarterly Budget and Investment Reports for the quarter ending June 30, 2021.
4. Approve an amendment to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse.
5. Approve renewing the terms and conditions of a Professional Services Agreement, by and between the City of Sachse and the City of Garland for the City of Garland Health Department to provide immunizations, well child health care, and communicable disease investigation services for the City of Sachse.
6. Approve an Interlocal Agreement renewing the Food Establishment and Inspection and Environmental Health Services between Dallas County, on behalf of Dallas County Health and Human Services, and the City of Sachse.
7. Approve and adopt a resolution amending the Master Fee Schedule by amending fire services, ambulance services, development services, refuse services fees and wastewater fees, and providing an effective date.
8. Consider a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2021 Rate Review Mechanism filings.

Councilman Millsap requested to pull item 7 from the Consent Agenda.

Councilman King made a motion to approve consent agenda items minus item 7 as presented. Mayor Pro Tem Bickerstaff seconded that motion and the motion was unanimously approved.

Councilman Millsap asked for clarification regarding the fire and ambulance services fees. Finance Director Teresa Savage and Fire Chief Marty Wade responded to Councilman Millsap's question and pulled up information from the Master Fee Schedule to address his concerns.

Councilwoman Howarth made a motion to approve item 7. Councilman King seconded that motion. The motion passed with a 6-1 vote. Councilman Millsap voted in opposition.

REGULAR AGENDA ITEMS:

Consider all matters incident and related to the issuance and sale of "City of Sachse, Texas, Limited Tax Notes, Series 2021", including the adoption of an ordinance authorizing the issuance of such tax notes and approving all other matters related thereto.

Jason Hughes, the City's Financial Advisor with Hilltop Securities, indicated the City received eight bids with the lowest bid submitted by Key Government Finance at 0.83%. Mr. Hughes also

pointed out that the bids received were particularly competitive. The notes will be at a fixed rate for a seven-year term at \$1,845,000 with the option to pay them off early.

Councilman King made a motion to approve an ordinance authorizing the issuance of such tax notes and approving all other matters related thereto. Mayor Pro Tem Bickerstaff seconded that motion and the motion was unanimously approved.

Consider an ordinance authorizing certain budget amendments pertaining to the fiscal year 2020-2021 budget.

Mrs. Savage presented an overview of the amendments and the funding source identified for each.

Councilman King made a motion to authorize certain budget amendments pertaining to the fiscal year 2020-2021 budget. Mayor Pro Tem Bickerstaff seconded that motion and the motion was unanimously approved.

Conduct a public hearing on the proposed 2021-2022 fiscal year budget.

Mrs. Savage stated a public hearing is required to allow public input regarding proposed revenue and expenditures for the proposed fiscal year.

Mayor Felix opened the public hearing at 7:45 p.m.

Matthew Holboke, 5511 Oakridge Circle, asked questions pertaining to the City's CIP plan including projects on Bailey Road, Anthony Lane, and those associated with Dallas County. Mrs. Nash indicated that staff would provide a detailed response to his questions in an email following the meeting.

Mayor Felix closed the public hearing at 7:49 p.m.

Consider an ordinance approving and adopting the budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022.

Mrs. Savage stated this item will adopt and set the financial and operational direction of the City for the next year.

Councilman King made a motion to adopt the budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022. Mayor Pro Tem Bickerstaff seconded that motion and the motion was unanimously approved.

Consider an ordinance levying ad valorem taxes for the year 2021 (Fiscal Year 2021-2022) at a rate of \$0.700734 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2021.

Mrs. Savage stated the proposed rate is not greater than the no-new-revenue tax rate. Therefore, the City is not proposing to increase the property tax rate.

Mayor Pro Tem Bickerstaff made a motion to approve an ordinance levying ad valorem taxes for the year 2021 (Fiscal Year 2021-2022) at a rate of \$0.700734 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2021. Councilman King seconded that motion and the motion was unanimously approved.

Consider an ordinance amending Chapter 9 of the Sachse Code of Ordinances Section 9-4C regarding school zone speed limits.

Chief Sylvester stated the proposed ordinance is being modified to remove the exact time annotations, which will allow for adjustment of school zone activation timing as necessary to accommodate Garland Independent School District (GISD) or Wylie Independent School District (WISD) scheduling changes or changes in traffic or pedestrian patterns. Staff recommends approval.

Councilman Franks made a motion to approve an ordinance amending Chapter 9 of the Sachse Code of Ordinances Section 9-4C by removing effective time periods from designated school zones. Councilman Lindsey seconded that motion.

Councilman Millsap asked if staff could place additional flashing lights along Hudson Drive due to the distance between the first flashing light and the last.

Motion carries unanimously.

Discuss and consider a City of Sachse Quarantine Leave Policy.

Mrs. Rose indicated that this item was brought before Council at its request upon its approval of the Quarantine Leave Policy pursuant to the requirements of HB 2073. Mrs. Rose stated the revised policy would apply to all employees. It includes the requirements for a paid leave for public safety and meets the intent of HB 2073 and the requirements of Chapter 180.008 regarding emergency responders. The policy also includes 80 hours for full-time employees and 40 hours for part-time employees. The policy, if approved, would be retroactive to June 15, 2021 when the public safety quarantine policy went into effect and would go through December 31, 2021.

Councilman King asked if staff had an estimate on the cost impact. Mrs. Nash responded that it is difficult to estimate at this point, but staff will be tracking and will provide updates to the City Council. She indicated that remaining CARES Act Funds could be a funding option.

Councilman Franks asked if there was a plan to use the American Rescue Plan funds instead. Mrs. Nash replied that the CARES Act funds would be a more appropriate fund to use given the eligible spending categories.

Councilwoman Howarth asked why it would be made retroactive. Mrs. Nash noted it would keep it in line with HB 2073.

Councilman King made a motion to approve as presented. Councilman Franks seconded that motion and the motion was unanimously approved.

EXECUTIVE SESSION:

The City Council shall convene into Executive Session pursuant to Texas Government Code, Section §551.074 Personnel - to discuss the resignation, employment, and duties for the City Secretary position.

At 8:19 p.m., the City Council recessed into Executive Session.

At 8:52 p.m., the City Council reconvened into the regular meeting.

Mayor Pro Tem Bickerstaff made a motion to accept the resignation of the City Secretary, effective September 10. Councilman King seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 8:54 p.m.

ATTEST:


Leah K Granger
Executive Assistant to the City Manager




MIKE J. FELIX, MAYOR