

**CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
SEPTEMBER 6, 2022**

The City Council of the City of Sachse held a regular meeting on Tuesday, September 6, 2022, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Jeff Bickerstaff; Mayor Pro Tem Brett Franks; Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg; City Manager, Gina Nash; City Secretary, Leah Granger; Assistant City Manager, Lauren Rose; IT Manager, Mike Pastor; Finance Director, David Baldwin; Assistant Finance Director Ryan Bredehoeft; Director of CIP and Public Works, Corey Nesbit; Development Services Director, Matt Robinson; Leisure Services Director, Lance Whitworth; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; Human Resources Director, Kristi Wong; Police Chief, Bryan Sylvester; Assistant to the City Manager, Amanda Chi; Economic Development Manager, Jerod Potts; Library Services Manager, Daniel Laney; and Neighborhood Services Manager, Ray Mendez.

Mayor Bickerstaff called the meeting to order at 6:30 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

Councilmember Prestenberg lead the invocation and Councilmember Lindsey led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS:

Mayor and City Council announcements regarding special events, current activities, and local achievements.

Mayor Pro Tem Franks announced that the Pumpkin Prowl will be October 15 at Salmon Park. Festivities begin at 6 p.m. and will end with a movie on the baseball field. Toddler Gym and basketball open-gym have begun at the Michael J. Felix Community Center. He invited all to check out these events and services.

Councilmember Lindsey recommended checking out the Wylie Rodeo on Friday and Saturday located by Wylie High School.

Staff announcements from Ms. Nash:

- Linda Ngo, who had been a recreation aide since October 2020, has joined Sachse Fire-Rescue as their new intern. Ms. Nash is pleased that Ms. Ngo will continue working with the City and wishes her the best in this next phase of her career.
- Asheed Brown is currently working on his Bachelor's Degree in Recreation, Event, and Sports Management and anticipates graduating in December. The City welcomes him as a new Recreation Aide.
- Brian Jaffe comes to the City from the Town of Flower Mound as the new Assistant Director of CIP and Public Works. Mr. Jaffe has a strong background in engineering and staff is very happy he has joined the team.
- Ashlyn Martinez joins Sachse Police Department as a new police recruit. She was a Detention Officer for the Rockwall County Sheriff's Office and she will be a great new asset.

- Jordan Vaughn is a brand-new recruit with a background in construction. The City is pleased to welcome him and his new career choice.
- Sachse Fire-Rescue has partnered with Carter Bloodcare and will begin carrying blood on their ambulances. Sachse is the first in the BEST EMS system to implement this program and residents can be assured that they are getting the best care possible. Administering blood transfusions during the first hour of a trauma call could mean the difference in saving a life and staff has worked hard to get this program in Sachse.

Chief Sylvester made the following announcement:

“Mayor and Council as you know this past Friday morning our city experienced a heinous act that has tragically become more common in America, that being the unprovoked ambush of two of our police officers. We were very fortunate that their injuries were not more serious and that they will recover. As per our protocols the department has requested the assistance of the Texas Rangers to conduct the investigation surrounding this incident. That investigation is on-going and I expect to be able to provide more details later this week. With my comments tonight, I wanted to acknowledge the actions and efforts of all of our staff who responded Friday morning. Our communications personnel, responding patrol officers, investigations personnel, and our firefighters all performed their duties admirably without hesitation according to their training to an incident that no one in this profession ever wants to face. Additionally, I want to thank and acknowledge the Wylie, Plano, and Richardson police departments. Their assistance enabled us to focus on the care of our officers and is a testament to the commitment of north Texas policing towards one another.

I am equally proud of our community’s response towards the police department. We have received many cards, emails, texts, phone calls, and visits in support of our officers and department. The support of our citizens is invaluable, it is appreciated by all of our staff and is very meaningful to us. However, I have also seen a few comments expressing concern that Sachse may be less safe because of this attack on our officers. To those concerns I offer this, Sachse is safe not just because of its police, it’s because of the partnerships we have with our community, our neighbors looking out for one another, and our community’s willingness to engage in all facets of city government towards a common vision for our city. To those concerns I say that now is the time become even more involved in our community, volunteer with the police department, attend our upcoming Public Safety Day, or our National Night Out Against Crime celebration.

Ours is a dangerous profession, never more clear than Friday morning, but rest assured that your police department has the watch tonight, tomorrow, and every day thereafter and we will continue to protect and partner with our citizens to ensure that Sachse remains a safe place to live work and raise a family. And finally, but most importantly, I ask that you keep the officers involved in Friday’s incident in your prayers and that when you happen across one of our officers or employees you express a kind word of support for our mission of service. Thank you.”

Present a proclamation to the North Texas Food Bank recognizing September as Hunger Action Month and the City's participation in the Peanut Butter Drive.

Mayor Bickerstaff presented John Jenkins from the North Texas Food Bank with a proclamation recognizing September as Hunger Action Month and announced the kick-off of the Peanut Butter Drive to help towards fighting food insecurity.

Present a proclamation to the Sachse Public Library recognizing September as Library Card Sign-Up Month in the City of Sachse.

Mayor Bickerstaff thanked Mr. Laney for the services staff at the Sachse Public Library provide. He presented a proclamation recognizing Library Card Sign-Up Month and encouraged all to register for a new card. Mr. Laney noted that there is a new card design, and the Library has partnered with Cold Stone Creamery at The Station to provide a free ice cream for those that sign up this month.

PUBLIC COMMENT:

A message from Jeffrey Roper, 6210 Bailey Road, was read into record: "Just a brief note to say thank you for the recent repaving of Bailey Road. I know we complained a lot and figure that you rarely hear anything else from us. The new asphalt is a huge improvement and thanks for restoring our "beloved" speed bumps too. Much appreciated."

CONSENT AGENDA: All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a councilmember or citizen so requests.

1. **Approve the August 10, 2022, special meeting minutes.**
2. **Approve the August 15, 2022, meeting minutes.**
3. **Accept the monthly revenue and expenditure report for the period ending July 31, 2022.**
4. **Accept the Quarterly Budget and Investment Reports for the quarter ending June 30, 2022.**
5. **Approve an ordinance amending Chapter 1, Section 1-8 (a) by setting a new start time for City Council meetings from 7:30 p.m. to 6:30 p.m.**
6. **Approve a renewal of the Household Hazardous Waste Interlocal Agreement with Dallas County.**
7. **Approve a resolution authorizing the City Manager to execute an Interlocal Cooperation Agreement between the City of Sachse and City of Hurst, Texas, for the purpose of Roadway Improvements, Preservation and Maintenance.**
8. **Approve the Consent Agenda Items as presented.**

Councilmember Lindsey requested item number five be removed from the consent agenda for discussion. Mayor Pro Tem Franks made a motion to approve the consent agenda minus item number five. Councilmember Buhler seconded the motion and it carried unanimously.

Councilmember Lindsey asked questions about the ordinance changing the starting time of the Council meetings to 6:30 p.m. He asked if other Councilmembers would be amenable to moving the meetings to 7 p.m. As there were no other members supporting the idea, Councilmember Lindsey made a motion to approve item number five as presented. Mayor Pro Tem Franks seconded the motion and it passed unanimously.

REGULAR AGENDA ITEMS:

Conduct a public hearing and consider approving an ordinance for a Special Use Permit request for the Virtual Reality Experience, a commercial amusement use, located at 4275 Miles Road, Suite 103, within Sachse city limits.

Mr. Robinson reviewed the request for a special use permit. The applicant, Mr. Mehta, 4010 Martha Avenue, described the business and purpose of Virtual Reality Experience. He noted that the games would be focused on fitness, education, and entertainment. Each content would have an age appropriate range but nothing would be inappropriate for kids. Councilmembers asked questions regarding operating times, food and service offerings, and impact on the neighborhood.

The public hearing was opened at 7:07 p.m. There were no comments and the public hearing was closed at 7:07 p.m.

A motion to approve the item as presented was made by Councilmember Lindsey. Mayor Pro Tem Franks seconded the motion and it carried unanimously.

Conduct a public hearing and consider an ordinance for a rezoning request for Oxford Glen Memory Care from C-2, General Commercial to PD, Planned Development District, to allow for an Assisted Living and Memory Care use, located at 4546 Bunker Hill Road, within Sachse city limits.

Mr. Robinson provided an overview of the rezoning request. He noted that the building was constructed when the General Commercial District was permitted. The zoning was amended and the current use is now non-conforming. The applicant has requested to rezone the property to Planned Development to allow assisted living/memory care as a permitted use.

The Public Hearing was opened at 7:11 p.m. As there were no comments, the public hearing was closed at 7:11 p.m.

Mayor Pro Tem Franks made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 6-1 with Councilmember Howarth voting against the measure.

Conduct a public hearing on the proposed 2022-2023 fiscal year budget.

Mr. Baldwin commented that the City Manager's proposed budget for FY 22-23 was presented to Council on August 15. He described the changes since the previous presentation to reflect recommended supplemental requests and subsequent changes to the allocated overhead increased the Utility Fund by \$106,793. Additionally, the Economic Development Corporation (EDC) budget was \$11,464 to reflect the changes made in the Board's recent meeting. Mr. Baldwin reviewed the process thus far, noting the June 6 public hearing that allowed residents to provide early input on the budget, the invitation for input from the public during following Council meetings agenda items regarding the budget, the dedicated email address for comments related to the budget, and notifications in Sachse News and on the City's website.

Mayor Bickerstaff opened the public hearing at 7:17 p.m.

Matthew Holboke, 5511 Oak Ridge Circle, addressed Council regarding the American Rescue Plan Act (ARPA) and a possible tax reduction. He does not consider the EDC budget as a real budget and takes offense to comments suggesting that \$5,000 is not very much money.

Gary Overby, 5000 Natchez Drive, asked about the \$350,000 surplus reported recently in the Sachse News and suggested taking half of the surplus to reduce the tax rate further. Mr. Baldwin clarified that the increased surplus is a result of the newly released property tax information.

The public hearing was closed at 7:25 p.m.

Consider an ordinance approving and adopting the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023.

Mr. Baldwin mentioned that the proposed budget includes changes to the indirect overhead allocation and the EDC budget changes. It includes the property tax rate at the no-new-revenue rate and is below the voter approval rate. The total budget is \$83,730,586.

Matthew Holboke, 5511 Oak Ridge Circle, pointed out the increase for health insurance for City employees, the \$6 million for capital projects, and \$6 million for EDC.

Councilmember Prestenberg asked about the health insurance amount. Ms. Nash responded that the request for proposals is still open so staff budgeted for a worst-case scenario and that the new rate will not begin until January 1, 2023. Any money over the final health insurance amount will be held in a health insurance fund and help offset future overages. Councilmember Howarth wanted to remind Council and the public that Council knew about the ARPA funds but held off on deciding what it would be used for until legislation was settled regarding roadway infrastructure allocation. She also clarified that Council is not allowed to spend ARPA funds on any projects other than Water and Sewer improvements.

A motion was made by Mayor Pro Tem Franks to approve the item as presented. Councilmember Lindsey seconded the motion and it carried 6-1 with Councilmember Millsap voting no.

Discuss amending the Master Fee Schedule by amending services and rates and providing an effective date.

Mr. Baldwin reviewed the Master Fee Schedule, explaining that the changes reflected cleanup, administrative, and updated items. Council had some minor questions clarifying the updates.

Consider ratifying the property tax increase in the budget for Fiscal Year 2022-2023.

Mr. Baldwin explained that Texas Local Government Code Section 102.007 requires entities adopting a budget that raises more revenues from property taxes from the previous year to hold a separate vote of the governing body.

Matthew Holboke, 5511 Oak Ridge Circle, compared Sachse's taxes to Colleyville's lower tax rate and asked where the previously allotted \$5 million dollars for the pump station will be going.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion and it carried 6-1. Councilmember Millsap voted against it.

Consider an ordinance levying ad valorem taxes for year 2022 (Fiscal Year 2022-2023) at a rate of \$0.650416 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2022.

Mr. Baldwin described the tax rate as consisting of two components, the debt service (I&S) rate of \$0.194207 which is unchanged from the previous year; and the maintenance & operation (M&O) rate of \$0.456209, which is \$0.50318 lower than the previous year. This is the no-new-revenue rate.

Councilmember Lindsey made a statement that the Council is listening to input and provided context for the action. An owner of a house worth \$200,000 pays \$1,400 in taxes to the City of Sachse. Those with a Homestead exemption are capped at 10% increase rather than the 20-30% appraisal increase and taxable value goes up to \$220,000 and taxes increase to \$1,431. The tax increase on a \$300,000 house would be \$44 for the year. He noted that the new development in the area has helped offset the burden and it is still an increase, but Sachse is in a fortunate situation. Councilmember Lindsey also noted that the appraisal on the homes in other comparator cities is significantly more, so there is a higher yield of revenue from a lower tax rate. Sachse's rate must be at a higher level to cover the services Sachse has. He invited anyone that would like to discuss taxes to contact him or the Council.

Councilmember Lindsey made a motion to approve the item as it is presented. The motion was seconded by Councilmember Buhler and it carried 5-2. Councilmembers Millsap and Prestenberg voted against the motion.

Mayor Bickerstaff commended staff for the work they had done and was proud of the rates that Council was able to approve.

Consider authorizing the City Manager to negotiate and enter into a contract in an amount not to exceed Three Hundred Fifteen Thousand and No/100 Dollars (\$315,000.00) with Holbrook Asphalt Co. for the purpose of Roadway Improvements, Preservation, and Maintenance.

Ms. Nash commented that the Interlocal agreement with Hurst that was approved in the Consent agenda allows Sachse to take advantage of shared pricing and reduced administrative cost. Mr. Nesbit presented a newer technology and method to preserve asphalt and extend the longevity of good sections of current asphalt streets. Staff and the contractor drove each of the potential streets and are making minor repairs as needed or removed streets from the list if damage was too extensive. The resulting project includes preservation of approximately 75,000 square yards of asphalt street pavement. The product is an asphalt sealant which will reduce the impact of weather and aging. Mr. Nesbit explained how communication with residents would be established, with notification and assistance for residents being top priority. Councilmember Prestenberg asked

clarifying questions related to timing of communication and the project completion. Mr. Nesbit replied that notices are forthcoming immediately after contract approval, should Council agree. He described the lengths to which the contractor and staff will go to reach the resident that has not moved their vehicle in the required area.

Mayor Pro Tem Franks asked if this method of preservation is cheaper than repaving with concrete. Mr. Nesbit noted that this method is an 83% savings over repaving and will extend the life of the concrete from roughly two years to five or 10 years. Councilmember Millsap asked if the City Ordinance will be updated to allow asphalt streets and would there be work on hardening the base of the streets. Mr. Nesbit clarified that no replacements would be taking place, that this is merely a preservation method for asphalt streets that are in good enough condition to be maintained at that level. He reiterated that the product is supposed to extend the life of the asphalt by five to ten years, which is considerably longer than without the preservation.

Matthew Holboke, 5511 Oak Ridge Circle, encouraged staff to remember the post office and emergency needs. Mr. Nesbit commented that emergency vehicles will have access at all times.

A motion to approve the item as presented was made by Councilmember Howarth. Councilmember Buhler seconded the motion and it passed unanimously.

Consider authorizing the City Manager to execute a Construction Manager at Risk (CMAR) contract with Steele & Freeman Inc. for the new Animal Shelter project.

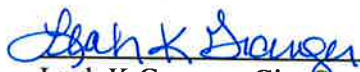
Ms. Nash noted that staff is excited to bring the CMAR contract for the Animal Shelter. Chief Sylvester said he is looking forward to getting the project moving. He explained that the goals of the project and the importance of the budget have been discussed at length. They are very conscious of every dollar being spent on this project. The contractor is waiving all pre-construction costs and Guaranteed Maximum Pricing (GMP) with lower-than-normal construction manager fee is being utilized. Chief Sylvester explained that Council may negotiate, accept, or reject the GMP proposal with no penalty or fee. Approving the contract presented at this meeting allows staff to move to the GMP portion of the process. No fee has been locked in at this time and any savings below the GMP will come back to the City.

Councilmember Millsap presented a scenario that would push the final cost of the project over the \$5 million approved by the voters. Chief Sylvester explained that cost control measures would be utilized, but also that he intends for the project to come in under that maximum budget.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Buhler seconded the motion and it carried unanimously.

Mayor Bickerstaff adjourned the meeting at 8:22 p.m.

ATTEST:


Leah K Granger, City Secretary




Jeff Bickerstaff, Mayor