

CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
AUGUST 7, 2023

The City Council of the City of Sachse held a regular meeting on Monday, August 7, 2023, at 6 30 p m at Sachse City Hall, 3815-B Sachse Road Councilmembers present were Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg

MEETING OPENING

1 Call to Order

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

2 Invocation and Pledges of Allegiance

Mayor Pro Tem Franks offered the invocation and Councilmember Howarth led the pledges

PUBLIC COMMENT

Sachse resident, Matthew Holboke, addressed Council regarding a legislative trip, short term rentals, sound on meeting videos, and The Station

COUNCIL/STAFF REPORTS AND UPDATES

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

Councilmember Buhler reminded everyone that kids are back in school and encouraged the public to slow down in school zones She also wished teachers, students, and staff good luck for a good new year Councilmember Prestenberg also wished those returning to school a good year He noted that the groundbreaking for the new Animal Shelter happened recently and urged everyone to watch the progress Councilmember Millsap noted the Summer Reading Program finished with a very well attended event

Ms Nash's announcements

- Staff is excited to include new employees Arturo Arzola Muniz and Uriel Longroia to the Public Works team, Abigail Hughes and Joe Fabian to the Public Safety dispatchers, and Brian Le and Braxton Gomez as Firefighters
- Congratulations to new hire Cameron Cermin who recently passed the Professional Engineer Exam
- Two Library employees have been promoted, Julie Bird is now the full-time Library Programming Specialist, and Matina Newsom is now the Senior Librarian
- Best wishes to Plans Examiner Charles Mott on his retirement after 20 years of service to the City of Sachse She thanked him for his dedication and he will be missed

Mayor Bickerstaff's announcements

- Applications for Boards and Commissions are being taken by the City Secretary Applications and information about the different boards can be found on the City website
- The North Texas Food Bank's Annual Peanut Butter Challenge is coming up in September Watch for more information
- City offices will be closed on September 4 in observance of Labor Day

2 Report on Public Comment from the June 5, 2023, City Council meeting

Ms Rose clarified statements made at the June 5, 2023 Council meeting

3 Report on Public Comment from the June 20, 2023, City Council meeting

Ms Rose clarified statements made at the June 20, 2023 Council meeting

CONSENT AGENDA

1 Approve the June 20, 2023, regular meeting minutes

This item was removed from the Consent Agenda and addressed after the Consent Agenda vote Sachse resident, Matthew Holboke, addressed the Council regarding meeting minutes in relation to the mural discussion

Councilmember Howarth made a motion to approve the minutes as presented Councilmember Prestenberg seconded the motion, and it carried unanimously

- 2 Accept the monthly revenue and expenditure report for the period ending May 31, 2023**
- 3 Accept the monthly revenue and expenditure report for the period ending June 30, 2023**
- 4 Move the September 4 meeting to September 5 in observance of Labor Day**

Councilmember Howarth made a motion to approve items two, three, and four Councilmember Buhler seconded the motion, and it carried unanimously

5 Approve the goals and objectives of the Sachse Economic Development Corporation (EDC)

This item was removed from the Consent Agenda and addressed after the Consent Agenda vote Sachse resident, Matthew Holboke, addressed the Council regarding the EDC goals in relation to his taxes

Councilmember Millsap made a motion to postpone the vote on the EDC goals until the next meeting, but the motion died for lack of a second Councilmember Prestenberg made a motion to approve the item as presented Councilmember Buhler seconded the motion Councilmember Howarth clarified that the EDC is funded by a 0.5% sales tax that has been unchanged since the

EDC was formed and that no property taxes go to fund the EDC. The amount is specified by state law and can only be used for economic development. As the EDC funding comes from sales tax generated in the city, property tax bills are not affected by the amount of funding the EDC has or its expenditures. The motion carried 6-1, with Councilmember Millsap voting against the measure.

REGULAR AGENDA ITEMS

1 Consider authorizing the City Manager to execute and award the bid for the construction of the Screening Wall Replacement project, EN-23-01, to A&C Construction, Inc. in the amount of Eight Hundred Sixteen Thousand, Five Hundred and No/100 Dollars (\$816,500.00)

Ms. Nash reminded the Council that the issue of screening walls goes back roughly 12 years and has been discussed many times. Though there are many differing opinions on this item, she is proud of the work staff has done to bring this solution to Council for consideration.

Mr. Jaffe, Assistant Director of CIP and Public Works, explained the condition of the existing wall on Miles Road and the details of the proposed project. The wall, constructed between 1998 - 1999, is on a major entrance into the city and is in bad condition. The proposed replacement is a roughly five-inch-thick pre-cast concrete wall that is extremely durable. Staff's recommendation is to award the agreement to A&C Construction, Inc.

Ms. Nash corrected an error on the agenda item details: funding for this project will be from the unreserved fund balance as discussed at the previous Council meeting. After questions regarding logistics, Councilmember Prestenberg noted that the wall was first discussed 10 to 12 years ago and the cost is presumably around twice as much today as it would have been back then. He stated that the cost is high but he thinks the project needs to be done now. Councilmember Buhler asked about life expectancy for the wall and the possibility of value-engineering the project to bring the price down. Mr. Jaffe noted that it should last 25 years or longer. Ms. Nash interjected that the cost of the wall is value-engineered as it is and if Council directs staff to find a less expensive solution, a different option will be explored. Councilmember Buhler supported the current project as it is presented. Mayor Pro Tem Franks noted that the pre-cast wall is durable and the best option. He would like to see this happen now. Councilmember Millsap feels this has been needed for a long time since Miles Road is a major entrance to the city.

Resident, Matthew Holboke, addressed the Council about the new standard for screening walls, timing of the approval process, and connections to the wall.

Councilmember Millsap made a motion to approve the item as presented. Councilmember Lindsey seconded the motion for discussion. Councilmember Lindsey thinks that the City is already committed to the project and wants to follow through on promises of previous councils but does not want this to be a precedent. He added that the worst thing Council could do would be to push the project to a later date or year. Councilmember Prestenberg clarified that this project is stated to be the first in the Neighborhood Partnership Program that residents can apply for, so that does not create precedent but opportunity for discussion and consideration. Councilmember Lindsey disagreed that this project is a partnership since the City is taking ownership of the wall. Mayor

Pro Tem Franks asked for examples of promises, but Councilmember Lindsey noted they are anecdotal since they were not written down

Mayor Bickerstaff noted that staff was asked to do a feasibility study. Upon staff's findings, quotes were gathered to bring back to Council for consideration. He went on that Council has the opportunity to say yes, no, or maybe after having heard public comment, and he is comfortable with the transparency shown in the process.

Restating the motion by Councilmember Millsap and seconded by Councilmember Lindsey, the motion carries unanimously.

2 Discuss and provide direction on reestablishing a local business grant program

Mr. Potts, Economic Development Manager, presented an overview of the proposed Local Business Grant Program. This program has been on hold for the last few years but has been brought back to help enhance the Highway 78 Corridor. He emphasized that it is not for new construction but to enhance current infrastructure and aesthetics. Boundaries would include the corridor south of Woodbridge Corners to south of Oak Grove Plaza and includes the 5th Street District. He detailed projects that would and would not be eligible for consideration.

Mayor Pro Tem Franks asked why the previous program failed. Mr. Potts responded that a key element will be marketing and promoting the program. Mayor Pro Tem Franks prefers a 50/50 responsibility split with applicants. Councilmember Prestenberg asked if there are requirements for maintenance for approved projects. He asked about commercial centers with one owner and multiple businesses. Mr. Potts replied the EDC Board discussed this issue and decided to start the program with one project per owner to maximize the impact of the grant, but he noted that this could be adjusted as the program moves forward. Councilmember Buhler liked the 75/25 split in order to help businesses flourish in the current economy. Councilmember Lindsey would like to see the boundaries open to the entire city. He also stated he liked the 75/25 split in order to provide flexibility to approve any percentage within that range, allowing for a potential 50/50 split. Councilmember Howarth interjected that the EDC Board discussed the boundary potentially including the entire city but decided that focusing on the Highway 78 corridor initially was important because that is where businesses need the most obvious help. They felt this area would have the most impact and constituted a good place to start. Councilmember Millsap would prefer for the Board to be more involved in review of each applicant. Mr. Potts clarified that the proposal is for an administratively-approved program. The Board authorizes staff administration and, by virtue of approving the budget, the Council approves the framework of an administrative program. Mayor Pro Tem Franks asked if, historically, there has been a problem of enough funding. Ms. Nash confirmed that there have never been more projects than available funding.

Butch Kemper, Sachse resident, addressed the Council regarding details of the program.
Matthew Holboke, Sachse resident, addressed the Council regarding details of the program.

Mr. Potts clarified some details of the program, including that reimbursement would be for dollars spent on the project only, not for in-kind contributions. Mayor Bickerstaff summarized that

Council consensus is that the boundaries are good, an administratively run program is supported, and the 75/25 split is suitable

3 Consider an Ordinance of the City of Sachse, TX, amending the Code of Ordinances by amending Chapter 9 "Traffic Regulations" by amending Section 9-4 titled "Speed Limits by amending Subsection B titled "Special Speed Zones" to amend the Maximum Prima Facie Speed Limits on (1) titled Sachse Road, deleting (10) titled Maxwell Creek Road in its entirety, renumbering remaining paragraphs, providing a repealing clause, providing a savings clause, providing a severability clause, providing for a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200) for each offense, and providing for an effective date

Mr. Nesbit, Director of CIP and Public Works, gave an overview of the speed study and the engineer's findings. He then summarized the recommendation for new speed limits on Sachse Road, Fifth Street, DeWitt Road, and McCreary Road.

Mayor Pro Tem Franks is pleased with the more consistent speed limit proposed. Councilmember Prestenberg asked for clarification on the data presented. John Denholm with Lee Engineering explained the percentile breakdown. City Attorney Joe Gorfida noted that the 85th percentile is the standard that the City follows. Though there are laws that allow cities to deviate from that, since the study has been done, the recommendation from the engineer is to lower the speed limit near the roundabout from 35 to 30, and his legal recommendation is to not deviate from those speeds. Councilmember Lindsey agrees that Council should follow the recommendations of the engineers that have studied the road use. Councilmember Howarth also believes Council should follow what the engineers have shown the numbers to be.

Councilmember Howarth made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion, and it carried unanimously.

4 Receive a presentation regarding Utility Fund recommendations

Mr. Baldwin, Finance Director, noted that the five-year water and wastewater rate study completed in 2019 was coming to an end, so this was a good time to invite NewGen Strategies and Solutions to review the Utility Fund Policies, practices, and financial resources to make recommendations. Rebecca Shafer gave an overview of the study and recommendations. The first recommendation is to establish a separate Utility Capital Improvement Program Fund to facilitate and improve planning. The second recommendation is to establish a separate Utility Vehicle Equipment Replacement Fund to reduce spikes in supplemental requests and help facilitate long-term planning for these vehicles and equipment. The third recommendation is to increase the Utility Fund reserve target and goal from 75 days to 90 days. This would account for volatility in the revenue stream.

After some questions and clarification, the general consensus was to move forward with the recommendations.

5 Receive an update from HUB International, the City's benefits consultant, regarding the City's current claims status

Ms Blakely from HUB International, the City's insurance advisor, gave an overview of the City's plan and use of that plan. She stated that United Healthcare had an 87 percent loss ratio for last year, which is a little higher than insurance companies want to see. The first quarter with Aetna shows about an 88 percent loss ratio. Given the use factors and projections, there is a potential for a 12 percent increase for the 2024 insurance plan year. Due to some administrative challenges and program terms coming up, HUB does recommend evaluating the HRA/HSA vendor and the Employee Assistance Program. After some discussion and questions, Ms Nash summarized that these numbers are based on limited data, HUB will continue to monitor claims, and staff will continue to plan the budget according to the projected increase.

EXECUTIVE SESSION

Mayor Bickerstaff adjourned the Council to Executive Session at 8 45 p m

1 Executive Session pursuant to Texas Government Code Section 551.087. Deliberation regarding Economic Development Negotiations. Discussion of an Economic Development incentive for Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and for retail or commercial business projects seeking to locate within the City of Sachse.

2 Executive Session Pursuant to Texas Government Code 551.087. Deliberation regarding Economic Development Negotiations. Discussion of an economic development incentive for Project Fern.

The Council returned to Regular Session at 9 02 p m

REGULAR AGENDA ITEMS / MEETING CLOSING

1 Take action as a result of executive session. Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto.

Mayor Pro Tem Franks made a motion to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto. Councilmember Howarth seconded the motion, and it carried unanimously.

2 Take action as a result of Executive Session. Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse for Project Fern and any amendments and instruments related thereto.

Mayor Pro Tem Franks made a motion to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse for Project Fern and any amendments and instruments related thereto. Councilmember Howarth seconded the motion and it carried unanimously.

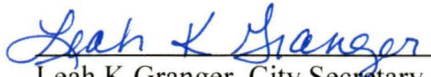
3. Adjournment.

Mayor Bickerstaff adjourned the meeting at 9:05 p.m.



Jeff Bickerstaff, Mayor

ATTEST:



Leah K Granger, City Secretary

