CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JULY 20, 2020

The City Council of the City of Sachse held a regular meeting on Monday, July 20, 2020, at 6:30 p.m. via virtual teleconference. Those present were Mayor Mike Felix, Mayor Pro Tem Michelle Howarth, Councilmembers Brett Franks, Paul Watkins, Chance Lindsey, Cullen King, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Parks and Recreation Director, Lance Whitworth; IT Manager, Danny Wheeler; Strategic Services Manager, Lauren Rose; Finance Director, Teresa Savage; Public Works and CIP Director, Corey Nesbit; Development Services Director, Matt Robinson; Economic Development Corporation CEO, Leslyn Blake; Human Resources Director, Melinda Walter; Fire Chief, Marty Wade, Fire Deputy Chief, Lee Richardson, and Police Chief, Bryan Sylvester.

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

LONG-RANGE FINANCIAL UPDATE: Receive an update on the City's long-range financial condition.

Mrs. Savage presented an update of the long-range financials that included updates for the General and Utility Fund (year-to-date), projections, balance analysis, assessed property values, sales tax receipts and history, debt capacity and service payments, and capital funding sources.

No questions or comments were made by the City Council.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 6:54 p.m.

Mayor Felix opened the regular meeting at 7:01 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS: Councilman King offered the invocation and Councilman Lindsey led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King stated the Animal Shelter is closed to the public, but residents may schedule an appointment to visit the shelter.

CITIZEN INPUT:

Mayor Felix read the following comments that were accompanied by photos received for Citizen Input into the record:

Matthew Holboke, 511 Oakridge Circle, asked

> "If this is the State of Texas, then this must be Rhode Island. This one must be Crater Lake. (Does the City need some marking paint because y'all do not seem to have enough.) And keeping with the geographical theme y'all seem to be ignoring. I call these the Palo Duro Canyon and the Grand Canyon. For a City that likes to use Prosper, Murphy, Allen, Colleyville, and Wylie as examples (Bulk Trask Policy), when it comes to road maintenance, you act like Escobares, Texas (Google it, I did). It is beyond the capabilities of City Hall to get a backhoe (I know you have one) and order some hot mix (You have a dump truck seen it too) and start fixing these spots? I have been told that I need to have some patience that these things take time. This portion of Sachse Road has been falling apart for at least two years. Why things must get this bad on a semi major east west arterial roadway is a discussion for another day. I am requesting that someone from City Hall stand up and say when meaningful rehab work on this road will occur. By this I mean a date. Thank you."

Mrs. Nash replied that the City has been working with Dallas County, but the funds are not available until October 2020, and the City will be trying to get the project set up with the county at the beginning of the new fiscal year.

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 June 15, 2020, combined meeting.**
2. **Approve an ordinance abandoning two portions of the street rights-of-way of Pleasant Valley Road with the first portion consisting of ±0.052 of an acre of land and the second portion consisting of ±0.232 of an acre of land, generally located west of Merritt Road and between President George Bush Turnpike frontage road and future The Station Boulevard.**
3. **Accept the monthly revenue and expenditure report for the period ending May 31, 2020.**

Councilman Bickerstaff made a motion to approve the consent agenda items as presented. Councilman King seconded that motion and the motion was unanimously approved.

REGULAR AGENDA ITEMS:

Receive an update regarding actions taken by the City as a result of the COVID-19 pandemic and any future measures that may be necessary including city operations and facilities, public safety, financial employee impact, and the CARES Act.

Mrs. Nash presented an update that included how the CARES Act is being funded by the counties and how the money may be used by the City. The City currently has a team that meets to review the schedule and guidance received by the counties. The City received a detailed request from 5 Loaves, which is currently being reviewed and prepared for a formal funding request from Dallas County. Once staff receives input from the County on what can and cannot be done, staff will bring the item back to Council for final review. Staff proposed a building modification plan that uses CARES Act funds to convert the bank of cubicles on the second floor of City Hall into offices and make modifications on the first floor under the COVID-19 mitigation eligible expense category. This request was reviewed and approved by Dallas County. The City is currently soliciting bids and will bring back to award the project in August.

Shifting towards a discussion of COVID-19 operations, Mrs. Nash outlined measures put in place citywide and explained the robust cleaning and sanitizing taking place. Mrs. Nash stated they continue to monitor the status of cases and evaluate options relative to City operations. In particular, Mrs. Nash requested feedback from the Council regarding their expectations of City operations in the midst of the COVID-19 situation.

The City Council discussed their concerns about staying open versus closing facilities including staff health, being able to provide services to citizens who do not have online capabilities, and how the day care facilities and opening of schools will impact staff. The City Council indicated they trust the City Manager to make these decisions.

Consider authorizing the City Manager to execute a Letter of Intent with Dallas County to participate in its Emergency Business Assistance Program (EBAP).

Mrs. Rose provided background information for this lottery-based system open to businesses in Dallas County. The County recently authorized an additional $30 million of its own CARES Act funds to go into the second round of funds and has released a final opportunity for cities to participate in the process. In this final round, cities can invest a portion of the CARES Act funding they received to businesses within their communities that applied for assistance but were not selected to receive funding through the lottery-based system. The opt-in cities must also contribute a 7% administrative fee for this program. Mrs. Rose outlined the program and eligibility requirements and explained that it will be facilitated by a third-party company hired by Dallas County. Staff are seeking feedback on whether the City Council would like to opt-in to this round of funding for those not selected in the first round. Staff recommended funding of no more than $100,000.00 for the program because of the amount of businesses that applied and because of the presence of the EDC small business assistance program.

The City Council discussed the distribution of the CARES Act funds, the number of businesses in the first round that applied versus selected, and the recent Sachse EDC grant that awarded funds to Sachse businesses and its guidelines along with possibly revisiting the program. Concerns were expressed in regards to not knowing how many businesses will be helped or having enough data to know end results.

Councilman King made a motion to approve authorizing the City Manager to execute a Letter of Intent with Dallas County to participate in its Emergency Business Assistance Program (EBAP) in the amount of $100,000.00. Councilman Watkins seconded that motion. The motion passed with a vote of 5-2 with Councilman Bickerstaff and Councilman Franks voting 'no'.

Consider authorizing the City Manager to execute a Second Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station.

Mrs. Nash stated this amendment authorizes a specific use (Extreme Sandbox) as part of the development of The Station. The agreement acknowledges that certain requirements within the First Amendment to the Development Agreement have been met relative to the acquisition of Bunker Hill Central right-of-way. Staff recommended approval.

Councilman King made a motion to approve authorizing the City Manager to execute a Second Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station. Councilman Lindsey seconded that motion and the motion was unanimously approved.

Consider authorizing the City Manager to execute a Purchase and Sale Agreement with Batsu Enterprises to purchase right-of-way for a segment of the future Bunker Hill Road.

Mrs. Nash stated this item would acquire the necessary right-of-way needed to develop future segments of Bunker Hill Road.

Councilman Watkins made a motion to approve authorizing the City Manager to execute a Purchase and Sale Agreement with Batsu Enterprises to purchase right-of-way for a segment of the future Bunker Hill Road. Councilman King seconded that motion and the motion was unanimously approved.

Consider authorizing the City Manager to negotiate and execute a Public Improvement District Reimbursement Agreement with PMB Station Developers related to The Station project.

Mrs. Nash stated the proposed agreement sets out the terms by which PMB will be reimbursed its costs for the design and construction of certain Public Improvement District projects.

Councilman Bickerstaff made a motion to approve authorizing the City Manager to negotiate and execute a Public Improvement District Reimbursement Agreement with PMB Station Developers related to The Station project. Mayor Pro Tem Howarth seconded that motion and the motion was unanimously approved.

Consider, discuss and act on a proposed boundary adjustment agreement made by and between the City of Sachse, Texas and the City of Murphy, Texas for the common boundary along the Maxwell Creek Road / McCreary Road right-of-way.

Mr. Robinson stated currently the City of Sachse lift station is located within the City of Murphy's City limits along a common shared boundary. The boundary line along Maxwell Creek Road/McCreary Road also creates maintenance and enforcement issues as the boundary does not follow the right-of-way. Mr. Robinson indicated that the City of Murphy will be acting on this item within the next day. Both cities have met and agreed on the boundary to re-align with city limits.

Councilman Lindsey made a motion to approve a boundary adjustment agreement made by and between the City of Sachse, Texas and the City of Murphy, Texas for the common boundary along the Maxwell Creek Road / McCreary Road right-of-way. Councilman Watkins seconded the motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 8:29 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni

Michelle Lewis Sirianni, City Secretary