

CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
JULY 12, 2021

The City Council of the City of Sachse held a regular meeting on Monday, July 12, 2021, at 6:00 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; 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 to the City Manager, Amanda Chi; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; and Assistant Police Chief, Steven Baxter.

Mayor Felix opened the workshop meeting at 6:01 p.m.

BOARD/COMMISSION INTERVIEWS: Conduct interviews for the Sachse Boards and Commissions including the Animal Shelter Board, Zoning Board of Adjustment, Economic Development Corporation, Library Board, Parks and Recreation Board, Planning and Zoning Commission, Municipal Development District (MDD), and the Tax Increment Financing (TIF) Board #1.

The City Council interviewed candidates wishing to serve on a City board or commission.

No further action was taken.

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King encouraged residents to become educated on the potential bond election items currently being discussed.

Mayor Felix thanked staff and those involved in making the Red, White, and Blue Blast a success.

Proclamation recognizing the month of July as Parks and Recreation Month in the City of Sachse.

Mayor Felix read and presented Proclamation to Lance Whitworth, Parks and Recreation Director.

CITIZEN INPUT:

Mayor Felix read the following into the record.

Lola Smith, 6205 Big Valley Lane.

"I am not really sure of the agenda item. It is regarding the park and street maintenance and other comments regarding a park on the "other" side of Sachse at Blackburn.
Is there an ONLINE PDF version of the Public Improvement District (PID) boundaries with clear delineation of where the lines are that can be provided prior to the meeting? The one provided pixelates and is not readable up close. I am disabled and I would attend the meeting, I would like to research on the computer first.

Although I thought fireworks were cancelled this year and had not seen the notification from city council (my fault), I was able to go to the corner of my street to see the end of the fireworks over the trees from there. They looked fantastic even at that distance and would have been fab from the grounds. Thank you!

Where is J.K. Sachse Park going to be located (address)?

Also, If the Methodist Church on Blackburn is being allowed to "SELL" their donated parcels of land (that was to ONLY be used for divine usage according to the donation deeds) can the city be the one to purchase the land at the corner of Big Valley and Blackburn for a nice park and fix the drainage issues that are there in that area? Why let the church sell the tax-free land when the original intent of the donation was church divine usage? Previous developer went bankrupt due to flooding issues. I hope a land developer is not allowed to buy the property and "band aid" a potential fix that may be proven wrong, when the actual purpose of the donation was for future church usage only, and any development for sure will HARM the current neighborhoods and homes that are downstream of this area when there is extended rain?

Suggestion of blacktop replacement is off of Dewitt between Ben Davis and 2nd Street. There are no sidewalks and trying to maneuver on them with an electric wheelchair is almost impossible. Also, Bonanza is getting quite bad in spots."

Mrs. Nash stated that staff has been in communications with Ms. Smith regarding her questions/comments.

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 17, 2021, joint meeting.**
- 2. Approve the minutes of the June 21, 2021, combined meeting.**
- 3. Accept the monthly revenue and expenditure report for the period ending May 31, 2021.**

4. Authorize the City Manager to enter into an Interlocal Cooperation Agreement between the City of Sachse and the City of Midlothian for the cooperative purchasing of medical supplies through Boundtree Medical.

5. Authorize the City Manager to negotiate and enter into a contract in the amount not to exceed one-hundred ten thousand dollars and zero cents (\$110,000.00) with GT Construction for concrete street improvements near the intersection of Peach Tree Lane and Plum Drive.

Councilman Millsap requested to pull item 5 from the consent agenda.

Mayor Pro Tem Bickerstaff made a motion to approve consent agenda items 1 through 4 as presented. Councilman King seconded that motion and the motion was unanimously approved.

Councilman Millsap asked if the sidewalks were being included within item 5. Mr. Nesbit replied yes.

Councilman Millsap made a motion to approve item 5 as presented. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

REGULAR AGENDA ITEMS:

Consider a resolution accepting and approving a preliminary 2021 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1 at The Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, July 26, 2021, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.

Mrs. Petty provided an overview of the steps that have been taken up to this point. The proposed resolution will accept and approve a preliminary service plan update for the O&M PID No. 1 as well as call the public hearing to be held at the next regular meeting for the levy of assessments within the district.

Councilman Millsap asked Mrs. Petty if we were charging a 123% collection fee. Mrs. Petty responded and indicated that there is presently little to no value on the property as it is not fully-developed. As the values increase, the collection fee will recalibrate and lower. Councilman Millsap then asked if the collection fees are a "profit center"? Mrs. Petty responded and explained that no, it is not a profit center but that it is financially prudent to build capital reserves to reduce significant budgetary impacts in the future. She also commented that this is in conformance with state law and was recommended by the City's bond counsel.

Councilman King made a motion to approve a resolution accepting and approving a preliminary 2021 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1 at The Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, July 26, 2021, regarding the levy of assessments

against property within the district that is specially benefited by authorized services being financed. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

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

Mrs. Rose stated the proposed amendment relocates the lease tract for Extreme Sandbox to a different location on the PGBT. The lease tract had to be relocated due to the forthcoming Project Apollo. Staff is recommending approval.

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

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

Andrew Weeger, the City's benefits consultant with HUB International, presented the City Council with an update on the City's healthcare programming including historic benefits strategy, incurred claims versus premium, COVID-19 claims, budget projections, strategy for the 2022 year, and other items for consideration.

The City Council briefly discussed the City's loss ratio, COVID-19 related expenses, and if other federal considerations were on the horizon to be considered in the future.

Consider appointments to the City's boards and commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Municipal Development District, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board #1.

Councilman Franks made a motion to appoint the following:

Animal Shelter: BJ Futrell, term expiring November 2022.

EDC: Cedric Alford, term expiring November 2021.

Parks and Recreation: Valerie Pike and Keith Casey, terms expiring November 2022, and Morgan Franks as Youth Advisor.

TIF Board #1: Richard Fricks and Larry Tucker, terms expiring November 2021.

MDD Board: Lindsay Buhler, Valarie Pike, Matt Prestenberg, terms expiring July 2023, and Michael Wilson, term expiring July 2022.

Mayor Pro Tem Bickerstaff seconded that motion and the motion was unanimously approved.

Consider an appointment of a Council liaison to the Municipal Development District (MDD) Board.

Mayor Pro Tem Bickerstaff made a motion to appoint Councilman Brett Franks as Council liaison to the MDD Board. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Receive an update on the City's long-range financial plan.

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

No further comments or questions were made.

Receive an update on the Blackburn Road traffic study.

John Denholm with Lee Engineering presented to the City Council a traffic analysis study considering the current and possible future role and function of Blackburn Road based on its regional demand. Mr. Denholm reviewed AM and PM peak volumes, the intersection at Third Street, and various alternatives including an all-way stop, signalization, and widening scenarios. Mr. Denholm provided examples and simulations along with the impact on the road and residents who live on Blackburn, as well as the impact it could have on surrounding neighborhoods. Rough improvement cost estimates were presented, but noted that since no design work has been done, that these were not inclusive costs.

Butch Kemper, 7107 Longmeadow, asked how accurate the simulations were based on certain times of the day. He requested the all-way stop as he believed it was the best solution.

Pete Czajkowski, 1702 Blackburn, stated his concerns included possible noise level increasing, higher speed limits, and property values decreasing. He noted that he was in favor of the all-way stop to help slow down traffic along with the difficulty of turning off of Third Street due to visibility issues.

Ron McLean, 1706 Blackburn, asked if the study indicated how many vehicles were using Blackburn as a cut through versus those that were residents. Mr. Denholm replied the study did not quantify or collect this data. Mr. McLean suggested more speed enforcement along the road.

Paul Irek, 6812 Abilene Drive, asked what the difference is between having the existing stop at Dewitt versus the proposed all-way stop, and why the existing is not causing delays. Mr. Denholm commented a significant amount of traffic is pulling off and going south on Third Street. The increasing volume during peak times is causing the significant delays.

Mayor Felix stated the cost to reconstruct the road is very expensive and would like to see a shared regional cost. Most importantly, he expressed not wanting those who lived off Blackburn to lose any quality of life.

Mr. Nesbit pointed out that if the City Council was to consider a signal at Third Street, then they would also need turn lanes, which would be the best reasonable solution. Mr. Denholm noted that a signal would also introduce time gaps allowing those at various cross streets to pull out.

Councilman King expressed concern over a four way stop and asked if a roundabout would be an option to consider since it introduces delay. Mr. Denholm noted the roundabout would cause efficiency issues as there would likely be a consistent flow of traffic from east to west and would not be a viable option.

The City Council discussed that there is not a great solution along with the costs to repair the road due to the traffic issues being created by adjacent cities. The City Council would like to see it be made easier for residents to get of their neighborhood, have sidewalks along Blackburn, and have staff look into a possible cost-share with the county.

Mrs. Nash suggested having staff and Mr. Denholm evaluate the signalization further along with the left turn lanes at Third Street. Staff will also look further into the cost estimates and reach out to regional partners for possible assistance in order to bring back to the Council for further review.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to Texas Government Code, Section §551.087 Economic Development Deliberations: to deliberate the offer or other financial incentive to a business prospect generally located along 5th Street.

At 10:13 p.m., the City Council recessed into Executive Session.

At 11:05 p.m., the City Council reconvened into the regular meeting.

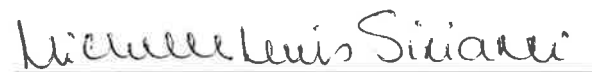
No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 11:06 p.m.


MIKE J. FELIX, MAYOR

ATTEST:


Michelle Lewis Sirianni, City Secretary

