

CITY COUNCIL AND ECONOMIC DEVELOPMENT CORPORATION
JOINT WORKSHOP MEETING MINUTES AND
REGULAR CITY COUNCIL MEETING MINUTES
DECEMBER 16, 2019

The City Council and the Economic Development Corporation of the City of Sachse held a joint workshop meeting on Monday, December 16, 2019 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Michelle Howarth, Councilmembers Brett Franks, Paul Watkins, and Jeff Bickerstaff; Sachse Economic Development Board of Directors Spencer Hauenstein, Tim Shivers, Michael VanBuskirk, Tricia Linsdey, Niloufer Watkins, Marcia Harris-Daniel, and Michael Rassmusen; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Strategic Services Manager, Lauren Rose; Economic Development CEO, Leslyn Blake; Finance Director, Teresa Savage; Finance Manager, Berna Fitzpatrick; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Public Works and CIP Director, Corey Nesbit; Development Services Director, Matt Robinson; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; and Police Chief, Bryan Sylvester. Councilman King was absent.

Mayor Felix opened the joint workshop meeting at 6:33 p.m.

EXECUTIVE SESSION: The City Council and the Sachse Economic Development Corporation shall convene into a joint Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of 5th Street and pursuant to Texas Government Code Section §551.072: Deliberate the purchase, exchange, and lease of real property generally located within the City of Sachse.

At 6:33 p.m., the City Council and the Sachse Economic Development Corporation recessed into Executive Session.

At 7:51 p.m., the City Council and the Sachse Economic Development Corporation reconvened back into the joint workshop meeting.

No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the joint workshop at 7:51 p.m.

Mayor Felix opened the regular City Council meeting at 7:52 p.m.

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

Councilman Watkins offered the invocation and Councilman Bickerstaff led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Pro Tem Howarth announced upcoming Library events.

Councilman Franks announced the upcoming Daddy/Daughter Dance on Friday, February 21, 2020 at the Community Center and the Early Voting dates for the Special Election to fill Place 4.

Mayor Felix thanked the Parks and Recreation staff, public safety, CERT, and all the volunteers who made the Christmas Extravaganza a success and fun for the kids.

Receive a presentation from Junior Achievement representatives regarding the City's participation in the JA Biztown program with Garland Independent School District.

Jasmine Seldon and Amanda Ramirez gave an update on the City's involvement with the JA Biztown program offered through the Garland Independent School District.

Recognize Audrey Wallace with 5 Loaves Food Pantry.

Audrey Wallace provided an overview of the 5 Loaves Food Pantry. She explained the Pantry's involvement with the community and surrounding cities. She highlighted the support that the City and its residents has shown the Pantry throughout the last several years.

CITIZENS INPUT:

No comments were made.

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 November 18, 2019, combined meeting.**
- 2. Approve the minutes of the December 2, 2019, combined meeting.**
- 3. Approve moving the second regular City Council meeting in January 2020 to Tuesday, January 21, 2020.**

4. Accept the monthly revenue and expenditure report for the period ending October 31, 2019.
5. Accept the Quarterly Investment Reports for the quarter ended September 30, 2019.
6. Authorize the City Manager to negotiate and enter into a contract in the amount not to exceed two-hundred fifty thousand dollars and zero cents (\$250,000.00) with McMahon Contracting L.P. for concrete improvement projects.
7. Authorize the purchase of one (1) Medix Type 1-AD 170 MSV 2 Ambulance from Southwest Ambulance Sales, with the Houston-Galveston Area purchasing program, in the amount not to exceed 10% of the total quoted contract price.
8. Approve a resolution delegating the authority to release and abandon certain easements previously conveyed and/or dedicated to the City by plat or separate instrument under certain conditions

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

REGULAR AGENDA ITEMS:

Receive a presentation and consider hiring FMSbonds, Inc. to serve as the underwriter on an upcoming issuance of PID reimbursement bonds for The Station project.

Jason Hughes, the City's Financial Advisor with Hilltop Securities, stated that the Public Improvement District (PID) was created in order to reimburse specific infrastructure costs related to The Station project. PID bonds are secured by and repayable from assessment revenues levied on property owners within the PID and are not secured or repayable from City taxes. Mr. Hughes noted the City issued an RFP for qualified firms to serve as the underwriter on the upcoming PID revenue bond issuance. The objective was to look for experience specifically within the Texas market and experience with a retail component. Four bids were received with FMSbonds, Inc. being the recommended firm. They are a top ranked firm and are located in Frisco.

Councilman Bickerstaff made a motion to approve hiring FMSbonds, Inc. to serve as the underwriter on an upcoming issuance of PID reimbursement bonds for The Station project. Councilman Watkins seconded that motion and the motion was unanimously approved.

Discuss the City's Long-Range Capital Improvement Plan (CIP).

Mrs. Nash introduced the item. Staff is seeking Council direction on projects.

Mr. Nesbit presented an overview of the City's Capital Improvement Plan (CIP), which included funded projects, proposed utility and road projects, and unfunded capital projects. Mr. Nesbit outlined major project funding needs that totaled over \$50 million in costs along with possible funding strategies. Mr. Nesbit stated that the City has multiple major projects that have been identified as long-term needs for the community including needs related to City facilities (an

Animal Shelter Facility and a Public Works/Parks Maintenance Facility). In the past, the primary focus has been given to street repair (pavement only). Staff is recommending that, as they move forward, to consider utilities and drainage challenges in addition to street projects. Due to the significant list of major capital expansion needs, staff is recommending to explore a future bond election.

Mrs. Nash stated that if the City Council would like staff to further investigate a bond election, staff would like to begin community input process in early 2020 and establish a bond committee in early spring 2020 to begin working on potential project lists and needs. She emphasized the importance of community involvement and noted the election would likely be held in November 2020.

The City Council discussed the timeline of a possible bond election including the importance of community input, appointing a bond committee, the increasing costs of projects, and the need to repair and maintain the City's roads. The consensus of the City Council was in favor and pursuing a bond election.

Mrs. Nash read comments into the record from Councilman King stating his support of exploring a bond election.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.074: Personnel - regarding the mid-year review of the City Manager.

At 9:10 p.m., the City Council recessed into Executive Session.

At 9:54 p.m., the City Council reconvened back into regular session.

Councilman Bickerstaff made a motion to increase the annual salary of the City Manager by 9%. Mayor Pro Tem Howarth seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 9:56 p.m.

ATTEST:

Michelle Lewis Sirianni
Michelle Lewis Sirianni, City Secretary


MIKE J. FELIX, MAYOR

