

**CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
MAY 2, 2022**

The City Council of the City of Sachse held a regular meeting on Monday, May 2, 2022, at 6:30 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, Leah Granger; Assistant City Manager, Lauren Rose; Help Desk Technician, James Burns; Finance Director, David Baldwin; Police Chief, Bryan Sylvester; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; Director of CIP and Public Works, Corey Nesbit; Assistant to the City Manager, Amanda Chi; and Assistant to the City Manager – EDC, Jerod Potts.

Mayor Felix called the workshop to order at 6:30 p.m.

WORKSHOP:

Discuss and review applications for the 2022 City of Sachse Scholarship.

Council reviewed scholarships.

The Mayor adjourned the workshop at 6:40 p.m. and opened the regular meeting at 7:00 p.m.

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

Councilmember King lead the invocation and Councilmember Bickerstaff led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS:

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

Councilmember King introduced Animal Control Officer, Brenda Smith, and two-year-old Cain, one of the dogs from the animal shelter. The shelter is filled to capacity with dogs and even has a rabbit that is trained like a cat. Councilmember King explained that as spring approaches, the shelter tends to reach capacity. He asked that residents please keep the shelter in mind when looking for a family pet. Ms. Smith mentioned the great volunteers that help socialize the animals to help get them ready for families, the low-cost shot clinic on May 21, and no adoption fees on May 20 for National Dog Rescue Day.

Ms. Nash announced two upcoming retirement receptions that the public is invited to attend. Councilmember King's retirement party will be from 9 – 11 a.m. on May 21 at the Animal Shelter with remarks at 9:30 a.m. The public is invited to join and thank him for his service. In lieu of gifts, he has asked for donations to the shelter. The event to celebrate Mayor Felix's 29 years of service will be from 4 – 6 p.m. on May 23 at the Community Center with remarks at 4:30 p.m. The public is also invited to attend this reception and thank Mayor Felix for his service. Ms. Nash said

refreshments will be served at both receptions and asked for anyone interested in attending to please RSVP to achi@cityofsachse.com.

Mayor Felix stated that early voting runs through May 3 and Election Day is Saturday, May 7. Dallas County residents may vote in the City Hall Courtroom, and Collin County Residents may vote in the Community Center Reservation Room. He mentioned that the CWD X-treme Green Event will be from 8 a.m. to 1 p.m. on May 21 in the City Hall parking lot. Residents may drop off trash, debris, brush, and appliances at the event, and CWD will be collecting e-waste, hazardous waste, and shredding documents. This event is for Sachse residents only, and you may be asked to show proof of residency. He also advertised the Red, White, and Blue Blast on July 3 at Heritage Park.

CITIZEN INPUT:

Brad Ford, 3605 Potomac Drive, expressed disappointment that no bonds have been issued since the passage of the Bond Election. He said that if the money had been borrowed or issued at the first of the year the interest would be a lower percentage and the cost to taxpayers not as significant. He expects that since the rate of interest will be higher that either some projects may not be done or taxes will be increased to cover the expense. Mr. Ford urged Council to act now.

Tiffany Anderson, 3622 The Commons Parkway, read her statement into the record:

“Good evening,

I am here tonight to address an issue that is relatively new to me, but not so new to many of my fellow neighbors in the Station Community. I am sure some or all of you are aware of the grievances that many of us have been bringing to the City and tonight I extend the request to each of you to help us advocate better for our community.

I moved into my home back at the end of January 2022. And as excited and grateful as I am to have a beautiful new home and to be a resident of this great city, I am here to speak up for the benefit of my entire new community that there are some serious operational, safety, city code, and logistical issues occurring on a daily and weekly basis.

Yesterday, myself and more than a dozen of The Station’s residents convened to brainstorm ways we can start getting action behind the words of the many, many conversations and concerns that have been raised to a variety of people, including the City. I recently presented photographs and videos to your wonderful Lauren Rose, who I just met tonight and who has been one of the biggest advocates I personally have been able to find so far, but this is not a one-sided battle. Our POA has let us down. There is simply NO communication or help from them. Yes, they are new, but the issues are not. Our builders have let us down. And yes, I must say, the City and the engineer who designed and signed off on this community has let us down.

Although I know many other residents have been dealing with a slew of issues, I want to share my personal story for just a moment. Since the purchase of my beautiful corner lot, which I paid a “premium” for just a few short months ago, my property has received vehicle damage to the corners numerous times, impacting my irrigation lines and other concerning results. I have witnessed first-hand the utter negligence of the subcontractors and vendors making construction deliveries or services around the neighborhood drive over yards and corners without a care. 99% of the time, this causes some level damage to a resident’s or the common

area property. I was told 2 days before my closing date that (at the time), damage done to my property because of people running it over is on me, the homeowner. I couldn't disagree more with these narrow streets and turning radiuses, and how difficult it can be to avoid how tight the community is laid out.

I see debris including sharp nails and jagged wood strewn about the neighborhood. I've seen contractors block alley ways and access roads, making it impossible for some of us to gain access to our garages, parking, or city services such as trash pick-up. These may sound nit-picky or cosmetic, and perhaps in some instances so. I learned yesterday that the townhome residents didn't have mail for a period of time. There are underground utilities buried such as Atmos gas lines within our properties and where vehicle and other damage is occurring. I see electrical utility boxes showing damage from being hit and have already heard stories of residents losing power because of this. I do not want to see this continue to escalate into something catastrophic.

While all the contacts we reach out to appear to want to help, minus the POA who does not appear helpful at all, we aren't seeing much action. I did receive word that the 2 builders in The Station have a stop work order now in place, this isn't the first time they have received this stop work order, and I'm afraid before long, we will be back to our same issues. I am asking that the City Council help us in addressing this big and continuing problem, particularly as we are seeing "phase 2" kick off meaning construction vehicles and traffic won't necessarily be leaving this area any time soon.

Thank you."

Ms. Lauren Rose spoke in relation to the issues at The Station. She thanked Ms. Anderson for coming out to the meeting and noted that, with the help from her and other residents, staff has been able to itemize problems in the development. Ms. Rose explained that staff has been receiving and taking an active role responding to notices of issues since December 2021 and they have been escalating. The Neighborhood Services Division visits the development at least three times a week. One visit each week is made to ensure trash collections can occur as vendors and tradesmen have been blocking access to roads and alleys. Twice a week staff makes sure contractors adhere to site cleaning schedules. The oversight is taking a significant amount of staff time away from their regular responsibilities. Ms. Rose has met with builders several times and they have been shut down three times until violations can be corrected. The builders have expressed frustration, Ms. Rose and her team are frustrated, but most importantly, the residents are frustrated. "It is ridiculous that the City should have to babysit a construction site," she said. With help from the Police Department, the blocked roads and alleys have largely been addressed, but the issues continue. There has been a lot of sloppiness and laziness from contractors and subcontractors. Ms. Rose noted that the developer will be reviewing the tight corners Ms. Anderson eluded to and addressing them to improve the quality of life for the residents. The residents' concerns are shared and resonate with the City and staff is doing everything they can to help these residents experience the benefits of living in Sachse.

Kelley Felix, 5109 Peach Tree Lane, wanted to publicly say how proud she is of her husband, Mayor Felix. They moved to Sachse in June 1985. Mike was elected to council three weeks before their first child was born. She said he has been an excellent role model. She stated Mayor Felix never ran a negative election, was an individual, and set an amazing example. They decided to

pray in response to negative comments directed toward him. Ms. Felix described Mayor Felix as the epitome of morality and integrity. They have spent birthdays and anniversaries apart, and vacations and events have been planned around city events. She praised his selflessness and dedication. She quoted Hebrews 13:16 and proclaimed that God is pleased with him.

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 April 18, 2022, meeting minutes.**
2. **Accept the monthly revenue and expenditure report for the period ending March 31, 2022.**
3. **Authorize the City Manager to extend the depository contract with American National Bank through May 31, 2023.**
4. **Approve the Consent Agenda Items as presented.**

Mayor Pro Tem Bickerstaff made a motion to approve the consent agenda as presented. Councilmember King seconded the motion and it carried unanimously.

REGULAR AGENDA ITEMS:

Consider a resolution nominating a candidate to fill a vacancy on the Collin Central Appraisal District Board of Directors.

Ms. Granger explained that a vacancy had opened on the Collin Central Appraisal District Board of Directors. Sachse had an opportunity to nominate a candidate for the Board to consider appointing to the open seat. Councilmember King made a motion nominating Michelle Howarth to fill the vacancy. Councilmember Franks seconded the motion, and it carried unanimously.

Consider authorizing the City Manager to execute and award the bid for the construction of the Public Works Pump Station Backup Generator project to Clark Electric, Inc. in an amount not to exceed Six Hundred Twenty-Four Thousand, Nine Hundred Twenty-Seven and No/100 Dollars (\$624,927.00).

Mr. Nesbit recounted that several facilities lost power during the freeze in February 2021. As part of that weather event, it was confirmed that the generators were not capable of running the Public Works Pump Station. Kimley-Horn began designing a public works generator in May 2021. In June of the same year, the State of Texas mandated that all public works facilities have a backup generator and power supply to prevent disruption in the water system. In December 2021, the federal government required a risk and resilience study, and through the completion of that study it was recommended that the City provide a backup diesel powered generator for the Public Works Pump Station.

Councilmember Howarth commented that one of the few things that could have made the weather event in February 2021 worse would have been a boil order or toilets not flushing. This is an important addition. Councilmember Lindsey asked if CARES funds may be used for this project.

Mr. Nesbit responded that utility funds had already been set aside for the generator. Mayor Pro Tem asked about Clark Electric's qualifications. Mr. Nesbit noted that they have an established and positive reputation and that there are no concerns. Councilmember Franks was concerned about the cost. Mr. Nesbit replied that the concrete pad and electrical wiring are not currently in place and will have to be added as part of the project, explaining a large portion of the amount. Ms. Nash noted that money in the water and sewer fund has been set aside and there is a list of American Rescue Plan projects that will be brought forward for Council to consider. They may wish to reprioritize projects at that time, but this item will allow the City to move forward with this essential equipment.

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

Consider authorizing the City Manager to execute a professional services agreement for the design of drainage and erosion control improvements for the Vicksburg Drive drainage easement between the City of Sachse and LJA Engineering, Inc. in the amount of Seventy-Four Thousand and No/100 Dollars (\$74,000.00).

Mr. Nesbit reminded Council that the drainage issues in the easement behind Vicksburg Drive were discussed in October 2021. Letters were sent to homeowners in the area and roughly half of them responded. The general consensus was that they did not want to comply with the request to remove fencing in order for a plan to be formulated. Staff explored other options with LJA Engineering, and if approved, would like to pursue a necessary survey by drone since many of the properties cannot be reviewed in the current state. The drone survey would allow engineers to create a conceptual plan on how to improve the drainage and erosion along the easement, and if approved, begin construction in January 2023.

Councilmember Lindsey asked about funding. Mr. Nesbit noted that a previously postponed CIP project in the drainage utility fund will cover the cost. Councilmember King asked if the intent is to work around the obstacles. Mr. Nesbit responded that the drone survey allows on-the-ground survey to be completed without homeowners needing to remove fencing, structures, and pools within the easement. Councilmember Millsap would like to see a design for the project before approving the requested funds. Mr. Nesbit explained that residents were asked to move fences in order to understand the drainage situation and refused. A designed plan could not be formulated without the survey map and the drone survey will allow a plan to be prepared.

Councilmember King made a motion to approve the motion as presented. Mayor Pro Tem Bickerstaff seconded the motion for discussion.

Councilmember Franks disliked the plan to spend money on a work around for residents that built in the easement when they should not have. Mr. Nesbit stated that the survey needs to be accomplished either way and this may be an easier and less intrusive process. Ms. Nash commented that the challenge is that the City does not want to ask all the residents to tear everything out when it is not clear what the best solution will be. The drone survey will allow the data to be gathered to ensure that if the project is to be completed to prevent flooding in the area, the facts show what must be removed. Councilmember Lindsey asked if it was true that some of

the residents have provided proof that the City issued permits and inspected structures that were built. Mr. Nesbit replied no. Staff requested the information from the residents that indicated they had those documents but none have provided copies. Mayor Felix asked for clarification that residents that have not done anything wrong and built in the easement will have to continue to wait for the data to be gathered and plan to be made. He also noted that the issue has been ongoing for 30 to 40 years. Mr. Nesbit responded that this plan is the step forward.

Mayor Felix restated that Councilmember King made a motion to approve the motion as presented. Mayor Pro Tem Bickerstaff seconded the motion for discussion. The motion carried 6-1 with Councilmember Millsap voting no.

Receive Sachse Fire-Rescue's 2021 annual review.

Chief Wade presented the 2021 annual review of Sachse Fire-Rescue. He described staffing, operational statistics, training, prevention and community outreach, major accomplishments, and discussed goals moving forward.

After some discussion, Mayor Felix thanked Chief Wade for his work. He noted how amazing it is that in the six years since Chief Wade has been at Sachse, Fire-Rescue has gone from an ISO rating of three to one, the best possible. Chief Wade gave credit to his team for the accomplishments.

Mayor Felix adjourned the meeting to Executive Session at 8:15 p.m.

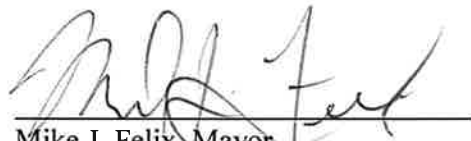
EXECUTIVE SESSION:

The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for C&C Sachse, LLC. for a project generally located along State Highway (SH) 78 and Country Club Drive, and for retail or commercial business projects seeking to locate within the City of Sachse.

Executive Session was adjourned and regular session reconvened by Mayor Felix at 8:53 p.m.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 8:54 p.m.


Mike J. Felix, Mayor

ATTEST:


Leah K Granger, City Secretary

