

**CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
DECEMBER 4, 2023**

The City Council of the City of Sachse held a regular meeting on Monday, December 4, 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, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg.

Members absent: Councilmember Frank Millsap

MEETING OPENING

1. Call to Order

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

2. Invocation and Pledges of Allegiance.

Councilmember Howarth offered the invocation and Councilmember Buhler led the pledges.

RECOGNITION

1. Present a proclamation recognizing the outstanding achievement of the Wylie and Wylie East High School Bands for advancing to the 2023 UIL State Marching Band Contest in San Antonio.

Mayor Bickerstaff recognized the Wylie and Wylie East High School Bands celebrating the achievement of advancing to the 2023 UIL State Marching Band Competition.

2. Present a proclamation recognizing the City of Sachse Finance Department's efforts for earning the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association and the Certification of Investment Policy from the Government Treasurers' Organization of Texas.

Mayor Bickerstaff presented a proclamation and certificate to the Finance Department recognizing their awards from the Government Finance Officers Association and Government Treasurers' Organization of Texas.

PUBLIC COMMENT:

Sachse resident, Matthew Holboke, addressed Council regarding the Consent Agenda, 5th Street District, the new communications employee, and taxes.

COUNCIL/STAFF REPORTS AND UPDATES:

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

Mayor Pro Tem Franks commented that Toddler Time at the Community Center had its largest attendance recently and invited others to attend.

Ms. Nash's announcements:

- The City gives a warm welcome to Cristobal Garcia who will be the new Construction Inspector.
- She is excited to announce that Alex Sendejo is returning as a Recreation Specialist and Amanda Chi has come back as a part-time Recreation Aide.

Mayor Bickerstaff's announcements:

- City offices will be closed on December 22, 25, and January 1 for the holidays. CWD collections will slide over a day for both holidays.
- Holiday Lights Contest will be determined by public vote and one winner will receive a certificate from the Mayor.
- 2023 Sachse Christmas ornaments are available for purchase. They have been designed for the animal shelter with proceeds being donated to the animal shelter.
- The annual Sachse Christmas Extravaganza is December 6. Details are on the City's website.
- Christmas trees have been adopted and decorated. The public will vote and winners will be announced on social media.
- The rental registration program is underway. Owners of rental properties are required to register no later than January 31, 2024, and within 30 days of a change in occupancy. There are no fees or inspections associated with the program. Please contact Neighborhood Services with any questions.

CONSENT AGENDA:

- 1. Approve the November 6, 2023, meeting minutes.**
- 2. Accept the monthly revenue and expenditure report for the period ending October 31, 2023.**
- 3. Accept the Quarterly Budget and Investment Reports for the quarter ending September 30, 2023.**
- 4. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy").**
- 5. Adopt a resolution accepting and approving the Dallas County 2023 Tax Roll; resolving other matters related to the subject; and providing an effective date.**
- 6. Approve a resolution adopting a preliminary and final plat checklist, complete application checklist, and plat format checklist; and providing an effective date.**

7. Authorize the City Manager to enter into an agreement with Vector Concepts, Inc. for purchase and installation of carpet on the second floor of City Hall, at the Fire Station 1, and at the Public Safety building in an amount not to exceed One Hundred Eighty-Three Thousand, Three Hundred Ninety-One and 98/100 Dollars (\$183,391.98).
8. Authorize the purchase of two (2) 2024 Chevrolet Tahoe Police Pursuit Vehicles 2WD from Reliable Chevrolet utilizing TIPS contract #230404 in the amount not to exceed One Hundred Five Thousand, Three Hundred Seventy-Eight and 18/100 Dollars (\$105,378.18).
9. Authorize the purchase of radios and associated equipment for the Police Department in the amount not to exceed Three Hundred Fifty-Nine Thousand, Five Hundred Eight and 44/100 Dollars (\$359,508.44), from the GMRS (HGAC-RA05-21) contract.
10. Authorize the purchase of radios and associated equipment for Sachse Fire-Rescue in the amount not to exceed One Hundred Sixty-Five Thousand, One Hundred Eighty-Seven and 45/100 Dollars (\$165,187.45) from the GMRS (HGAC RA05-21) contract.
11. Authorize the purchase of three outdoor warning sirens and three park warning speaker devices from Goddard Enterprises Mass Notification Systems through The Interlocal Purchasing System (TIPS) purchasing program not to exceed the budgeted funds of One Hundred Twenty Thousand, Two Hundred Eleven and 0/100 Dollars (\$120,211.00) for Sachse Fire-Rescue and Emergency Management.
12. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for water and sewer mains at various locations (W-21-08 and SS-21-11) through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed Two Million, One Hundred Eighty-Nine Thousand, Two Hundred Thirteen and 0/100 Dollars (\$2,189,213.00).

Councilmember Howarth made a motion to approve the Consent Agenda as presented. Councilmember Lindsey seconded the motion, and it carried unanimously.

REGULAR AGENDA ITEMS:

1. Consider approving a resolution casting Sachse's vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District.

Councilmember Buhler made a motion to approve a resolution casting Sachse's vote for Brett Franks to be the fourth member of the Board of Directors for the Dallas Central Appraisal District. Councilmember Prestenberg seconded the motion, and it carried unanimously.

2. Conduct a public hearing to consider and act on an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change of zoning from Agricultural District (AG) to a Residential-39 District (R-39) on an approximately 4.7 acre tract of land out of the R.D. Newman Survey, Abstract No. 660, City of Sachse, Dallas County, Texas, more particularly described in Exhibit "A" and located east of the intersection of Hooper Road and Bailey Road; providing a conflicts resolution clause, a severability clause, a savings clause, a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense, and an effective date.

Development Services Director Matt Robinson provided a summary of the rezoning request. Currently, the property is zoned AG and un-platted with a single-family dwelling. The surrounding properties zoned residential with lots ranging from 10,000 square feet to two acres. The Comprehensive Plan and Future Land Use Plan designates the subject property and entire area as low density residential which includes any size up to an acre. State law requires that zoning decisions be adopted in accordance with the comprehensive plan, and since the proposed request complies, staff recommends approval of the proposed rezoning request.

The Public Hearing was opened at 7:03 p.m. Sachse Resident, David Teasedale, addressed the Council in opposition to the request. The Public Hearing was closed at 7:05 p.m. Councilmember Howarth asked a few clarifying questions. Mr. Robinson explained that besides an agricultural farming use, AG zoning is typically held for property that is annexed into the city as a holding zone. The subject property is the only property in the surrounding areas that was not part of a subdivision and zoned residential. The Public Hearing was re-opened at 7:08 p.m. Sachse Resident, Cindy Elk, addressed the Council related to the platting of the current property. The Public Hearing was re-closed at 7:10 p.m.

Mayor Pro Tem Franks expressed his preference to maintain diversity. Councilmember Lindsey noted that the ag exemption granted by the appraisal district is unrelated to the zoning. This change would not affect the ag exemption of the other properties. In response to questions from Council, the applicant explained that he would like to subdivide the property into three lots in order for his family to build houses. City Attorney Joe Gorfida noted that the request is consistent with the Comprehensive Plan.

Councilmember Prestenberg made a motion to approve the item as presented, and Councilmember Howarth seconded the motion. Mayor Bickerstaff commented that the agricultural district is not one that is intended to continue in perpetuity. The request is valid in the sense that if the applicant wants to do residential, this is the best district to do it in. He reiterated Mr. Gorfida's comment that the request does comply with the Comprehensive Plan. If the proposal is approved as presented, it would not represent something dissimilar from what is out there from a neighborhood character standpoint. The character of the neighborhood will not be changed tremendously by approving something like this. The motion carried 4-1 with Mayor Pro Tem Franks voting against it.

3. Consider authorizing the City Manager to execute a Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.

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

4. Consider authorizing the City Manager to execute a professional services contract for the design of the Southeast Sewer Expansion: Trunk Line A from Sachse Road to the Southeast Lift Station between the City of Sachse and Cobb, Fendley & Associates, Inc. in an amount not to exceed Six Hundred Sixty-Six Thousand, Nine Hundred Four and No/100 Dollars (\$666,904.00).

Assistant Director of Public Works Brian Jaffee presented an overview noting that this project addresses the need for sewer in an area that does not currently have access. It also makes the area more desirable for development and allows for the decommissioning of the old lift station on Sachse Road.

Councilmember Lindsey asked about the history of the project. Mr. Nesbit explained that there were several design issues, but some of the previous designs will be salvaged. A realignment study was performed over the summer and with the current plan starting at roughly 30 to 60 percent, construction is anticipated to begin around April of 2024.

Councilmember Lindsey made a motion to accept the item as presented. Councilmember Prestenberg seconded the motion and it carried unanimously.

5. Discuss and consider an appointment to the City's Planning and Zoning Commission.

Ms. Granger explained that this item is an opportunity for the Council to discuss how it would like to address a vacancy that arose on the Planning and Zoning Commission. Councilmembers agreed that they would like to accept other applications to consider at a later date. No action was taken.

EXECUTIVE SESSION:

Mayor Bickerstaff adjourned the Council to Executive Session at 7:37 p.m.

- 1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074: Personnel Matters: Regarding the annual review of the City Manager.**
- 2. The City Council shall convene into 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 Project Yosemite.**

REGULAR AGENDA ITEMS / MEETING CLOSING:

The Council returned to Regular Session at 8:54 p.m.

Item number two was addressed before item number one.

- 1. Take any action as a result of Executive Session regarding the annual review of the City Manager.**

Councilmember Prestenberg made a motion to increase the City Manager's salary by five percent and increase the car allowance to \$10,000 annually, effective immediately. Human Resources Director Jana Ventura recommended that the salary increase be effective in the next pay period and the car allowance be effective in January. Councilmember Prestenberg restated his motion to increase the City Manager's annual salary by five percent, effective the next payroll date or cycle, and increase the car allowance to \$10,000 annually, effective January 1, 2024. Councilmember Howarth seconded the motion and it carried unanimously.

2. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yosemite.

Councilmember Howarth made a motion to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Vaquero Sachse II Partners, LP its assigns or related entities for Project Yosemite, generally located along Miles Road north of Bunker Hill Road, and any amendments and instruments related thereto. Councilmember Prestenberg seconded the motion, and it carried unanimously.

3. Adjournment.

Mayor Bickerstaff took the opportunity to thank Council, noting this was the last meeting of the year. He wished everyone a Merry Christmas and a Happy New Year. He also thanked Ms. Nash for the leadership she provides staff and Council.

Mayor Bickerstaff adjourned the meeting at 8:59 p.m.


Jeff Bickerstaff, Mayor

ATTEST:


Leah K Granger, City Secretary

