

**CITY COUNCIL OF THE CITY OF SACHSE
AUGUST 5, 2024, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, August 5, 2024, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Pro Tem Brett Franks, Councilmember Frank Millsap, Councilmember Matt Prestenberg, Mayor Jeff Bickerstaff, Councilmember Lindsay Buhler, Councilmember Chance Lindsey.

Those absent were: Councilmember Michelle Howarth.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, August 5, 2024, at 6:30 p.m. to consider the following items of business:

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

2. Invocation and Pledges of Allegiance.

Mayor Pro Tem Franks offered the invocation and Councilmember Prestenberg led the pledges.

B. Public Comment

Sachse Resident, Matthew Holboke, addressed the council regarding the 5th Street District return of investment and the end cap landscaping of that area.

C. Council/Staff Reports and Updates

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

Ms. Nash welcomed new employees hired since the last Council meeting:

- Israel Pliego and Alfredo Trigueros as Street Maintenance Technicians
- Robert Day-Weir Jr. and Brandon McKelroy as Wastewater Maintenance Technicians
- Amber Lowry as Animal Services Officer
- Stephanie Wooten as Utility Billing Service Representative

Mayor Bickerstaff made the following announcements:

- The next Farmers Market in Sachse will be held on Saturday, August 10, from 9 am to 1 pm at the 5th Street District. The market is hosted on the second Saturday through October. **Correction, the market will run through December.*

- A follow-up Budget Townhall will be held on August 13 at 6:30 p.m. It will be held in the Council Chambers as well as live-streamed. You are invited to attend to receive information, ask questions, and provide input.
- Residents interested in being more involved in the civic process are invited to apply for a Board or Commission appointment. Applications are found on the City website and can be submitted to the City Secretary. City Boards and Commissions include:
 - Animal Shelter Board
 - Board of Adjustments
 - Economic Development Corporation Board
 - Library Board
 - Municipal Development District Board
 - Parks and Recreation Board, including Youth Advisor positions
 - Planning and Zoning Commission
 - Tax Increment Reinvestment Zone #1 Board
- City offices will be closed on September 2 in observance of Labor Day.
- The final Summer Nights Concert was a great success! Thank you to Leisure Services for a great new program.

Councilmember Lindsay also thanked the Parks Department for a fantastic concert series.

D. Consent Agenda

1. Approve the June 17, 2024, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending May 31, 2024.
3. Accept the monthly revenue and expenditure report for the period ending June 30, 2024.
4. Accept the 2024 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.
5. Accept the submission of the 2024 no-new-revenue tax rate of \$0.683919 per \$100 taxable value and the voter-approval tax rate of \$0.797018 per \$100 taxable value.

Councilmember Buhler asked for item 6, the Murphy Road Pipe Bursting agenda item, be removed from the Consent Agenda for discussion.

Councilmember Lindsey made a motion to approve items 1-5 of the Consent Agenda as presented. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

E. Regular Agenda Items

6. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the Murphy Road Sewer Main through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed One Hundred Forty Thousand and 0/100 Dollars (\$140,000.00).

Councilmember Buhler asked for clarification on why some of the costs noted related to some

City of Garland residences. Mr. Nesbit explained that in response to a blockage, the crew found that six houses in the City of Garland are served by a sewer line owned by the City of Sachse. Neither municipality was aware of the crossover and will work together to figure out a billing credit related to those houses.

Councilmember Buhler made a motion to approve the item as presented. Councilmember Lindsey seconded the motion, and it carried 6 - 0. None voted against.

1. Discuss and consider a resolution adopting the City of Sachse City Council Rules of Order and Procedure, providing a repealing clause, and providing an effective date.

Ms. Granger noted that the draft document presented incorporates the comments and discussion from the previous Council meeting. Councilmember Millsap made a few suggested changes, including a word change on the resolution, detail and retention of minutes, and opportunities for the public to add items to the agenda.

Matthew Holboke, Sachse resident, addressed the Council about the proposed Rules of Order and Procedure including posting agendas earlier, the content of the minutes, answering questions from the public, the consent agenda, and the Chamber microphone.

Councilmember Lindsey noted a typo that should be fixed.

Councilmember Lindsey made a motion to approve the item with the typo corrected. Mayor Pro Tem Franks seconded the motion for discussion. Mayor Pro Tem Franks noted that Councilmember Millsap's suggestion of changing the word "dealing" to "serving" in the resolution should be included in the motion. Councilmember Lindsey withdrew his motion.

Mayor Pro Tem Franks made a motion to approve the item with the typo and word changes as noted. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

2. Conduct a public hearing to consider and act upon an ordinance amending chapter 8 titled "Subdivisions"; by amending Chapter 11 titled "Zoning" by amending Section 11-3 titled "Planning and Zoning Commission"; and by amending Exhibit 11a titled "Zoning Ordinance" by amending Article 6 titled "Permits and Certificates" and by amending Article 9 titled "Unplatted Property"; providing a conflicts clause; providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed two thousand dollars (\$2,000.00); and providing for an effective date.

Development Services Director Matt Robinson reviewed the amendment recommendations to the subdivision and zoning ordinances. Primarily, HB 3699 allows City staff to be the approval authority for all plats. Appeals will still be brought forward to the Planning and Zoning Commission (P&Z). The P&Z approved the proposed ordinance amendments at their June 24, 2024, meeting with a vote of 4-0. Councilmember Lindsey would like to see plats on the website if they will no longer be posted on agendas. Mayor Pro Tem Franks asked for clarification on notification requirements and timing of appeals.

Mayor Bickerstaff opened the public hearing at 7:04 p.m. No comments were offered, therefore, the public hearing was closed at 7:05 p.m.

Mayor Pro Tem Franks noted that he liked that the first appeal would go to the P&Z. He would prefer for Section 8-10 E(2) to remain 90 days rather than be changed to 12 months.

Mayor Pro Tem Franks made a motion to approve with changes noted. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

3. Consider authorizing the City Manager to execute and award the construction contract for the Bailey Road Reconstruction Project, BP-21-B01, to McMahon Contracting LP in the amount of Ten Million Nine Hundred Eighty-Eight Thousand Six Hundred Ninety-Seven and No/100 Dollars (\$10,988,697.00).

Mr. Nesbit reviewed the Bailey Road project. The original bids received in May 2024. Several were considered non-responsive or incomplete. All bids were rejected. Staff worked with the City Attorney to reword the request to the "best qualified" bid rather than the "lowest bid." Five bids were received on the second round, and based on the revised scoring method, staff recommended awarding the contract to McMahon Contracting.

Councilmembers asked clarifying questions related to the cost, the processes, and the recommendation. Mr. Nesbit and Ms. Nash explained that the bids were comparable to the previous round and the design could not be reduced any further. City Attorney Joe Gorfida clarified that the recommendation could be accepted or rejected. If the Council chose to reject the recommendation, by law, the project would need to be rebid again.

Sachse resident, Matthew Holboke, suggested that the Council approve the item and move on.

Following additional discussion, Councilmember Lindsey made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion, and it carried 5 - 1. Councilmember Prestenberg voted against.

4. Consider and approve a resolution of the City Council of the City of Sachse, authorizing an update to the Impact Fee Program for roadway, water and wastewater facilities, land use assumptions, Capital Improvement Plan, and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC).

Mr. Nesbit reviewed impact fees and their purpose, which are charges or assessments imposed by local governments to developers for new developments within its service area in order to generate revenue for funding or recouping the costs of capital improvements necessitated by and attributed to new development. These fees are required to be updated every five years and were last reviewed by Council in 2017. Recommended changes were prepared in 2022. However, the consultant had a major medical issue that prevented completion of the original project at the time but is now able to continue. The City of Sachse assesses impact fees to help pay for water, sewer, and roadway facilities required to serve developments. Mr. Nesbit specified that the first step in the process is to appoint an advisory committee to evaluate land use, CIP projects, and fees. Councilmember Lindsey asked for clarification that the impact fees are for the greater good of the city as a whole rather than just the properties where that impact fee was collected. Mr. Nesbit confirmed that to be correct. Ms. Nash noted that since the entire city is one sector, the impact fee could go to any use as long as it meets Chapter 395 of the Local Government Code for use of projects all over the city.

Councilmember Buhler made a motion to approve the item as presented. Councilmember Lindsey seconded the motion, and it carried 6 - 0. None voted against.

5. Consider authorizing the City Manager to execute an amendment to the existing 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.

Ms. Rose gave a summary of the TIRZ #2 Board actions related to the agreement and the recommended amendment. The approval will allow the developer to move funds within the budgeted cap to allow for a little more flexibility. This will not change the total amount of money the developer will receive. If approved, the amendment will allow for cost overruns to be actualized and reimbursed to the developer.

Councilmember Prestenberg made a motion to approve the item as presented. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

6. Receive the quarterly 2021 Bond Update.

Ms. Nash reviewed the progress on the 2021 Bond projects approved by voters in November 2021.

- Bailey-Hooper Road: plans and specifications are final; franchise locations are ongoing; and construction to begin in September.
- Sachse Road: phase 2 agreement approved in February; Conceptual plans and layout 90% complete; nearly 30% design plans complete.
- Neighborhood Packages: first package complete - Tina/Leasa/Kellie Streets; next package presented with FY24-25 Budget.
- Animal Shelter: working on inside completion; landscape and irrigation scheduled for August; anticipated grand opening in October. The project is within budget.
- Progress on all the projects is updated on the website at www.cityofsachse.com/bond2021.

7. Receive an update on the public engagement component of the Sachse Comprehensive Plan update.

Mr. Potts reviewed the Comprehensive Plan update process. Currently, it is in the public engagement phase of the project, where staff and the consultant are gathering strategic direction from the public which will help form the recommendations. Mr. Potts thanked Communications Strategist Esther Weaver, who created the graphic design for the campaign. This provided unique, identifiable branding, but it also helped realize some cost savings on the project. There are several ways for anyone from the public to provide feedback through the dedicated website page www.cityofsachse.com/ShapingSachse2024, project team email ShapingSachse@cityofsachse.com, or at any of the community events hosted by the City, such as the Farmers Market, Summer Concert Series, and the Red, White, & Blue Blast. Mr. Potts encouraged the public to take the Comprehensive Plan Survey found on the webpage and be entered into a T-shirt raffle. Upcoming efforts will focus on stakeholder interviews, community open house meetings, and neighborhood meetings.

8. Receive an update on Polco National Community Survey.

Mr. Thatcher gave an overview of the process for an update to the community survey that was last conducted in 2022. It was instrumental in understanding the areas that mattered most to the community. Best practice is to conduct a resident survey every two years. Previously emphasized programming in the Leisure Services Department, so an updated survey will help

with evaluation of implementation in response to the 2022 findings. Surveys will be mailed and returned between August 28 and October 2. The City will push out an open-ended survey that will end on October 9. After analyzation and reporting, Polco will give a presentation toward the end of 2024 or early 2025.

F. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section 551.087 to discuss or deliberate commercial or financial information received and the offer of financial or other incentives relating to Evolve Biologics.
2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the review of the City Attorney.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:12 p.m.

The Council returned to Regular Session at 8:53 p.m.

G. Regular Agenda Items / Meeting Closing

1. Take any action as a result of Executive Session regarding Evolve Biologics.

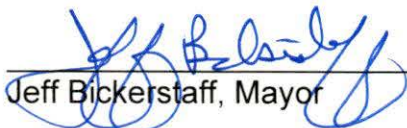
No action was taken.

2. Take any action as a result of Executive Session regarding the yearly review of the City Attorney.

No action was taken.

3. Adjournment.

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



Jeff Bickerstaff, Mayor

ATTEST:



Leah K Granger, City Secretary

