

CITY COUNCIL OF THE CITY OF SACHSE NOVEMBER 18, 2024, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, November 18, 2024, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, November 18, 2024, at 6:30 PM to consider the following items of business:

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

2. Invocation and Pledges of Allegiance.

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

B. Recognition

1. Present a proclamation recognizing the City of Sachse Finance Department's efforts to earn the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

Mayor Bickerstaff presented a proclamation to the Finance Director and Assistant Finance Director to recognize the Department's efforts to earn the Certificate of Achievement for Excellence in Financial Reporting.

C. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

Sachse resident, Jayne Reed, addressed the Council regarding the Police Tahoes and the contracts for concrete services.

D. Council/Staff Reports and Updates

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

Councilmember Lindsey encouraged participation in the Police Department's toy drive (November 29 - December 15) and Fire-Rescue's pancakes with Santa (December 7, 8 - 11 AM.) Check the website for details. Councilmember Millsap said the Library has several turkey events between now and Thanksgiving to check out. Mayor Pro Tem Franks announced the Thanksgiving pickleball food drive on November 22. Also, the Christmas Extravaganza will be held on December 4. It will kick off with a parade at 6 PM followed by the tree lighting at 7 PM. He encouraged everyone to attend.

Mayor Bickerstaff's announcements:

- Miles Road will be closed from Sachse Road to Haverhill Lane from 5:50 - 7 PM for the Christmas Extravaganza parade. There will also be many fun activities to enjoy after the tree lighting.
- The inaugural Sachse Trail of Lights is a citywide event featuring a map of decorated homes and local businesses with holiday specials that will help families on a self-guided tour of the community. Submissions are open through December 9.
- City offices will be closed on November 28 - 29 for Thanksgiving.
- The Comprehensive Plan vision statement and guiding principles survey closes December 8. Help shape Sachse's future by sharing your thoughts. The survey can be found on the City website.
- Help defend the City's drains by participating in the Holiday Grease Roundup. Drop off your used cooking oil and grease at Fire Station 1 or 2 to be recycled safely. Drop stations are available now through January 12.
- The Sachse Police Department's holiday package service is available now through December 23. Check out the website for details.

E. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Council meeting, and/or do not warrant discussion. Council will act upon these items with one motion. There will be no separate discussion of these items unless a Councilmember requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the November 4, 2024, meeting minutes.
2. Approve the 2025 City Council regular meeting schedule.
3. 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") attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the investment policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or Investment Strategies; providing a repealing clause; providing a severability clause; and providing for an effective date.
4. Authorize the City Manager or their designee to approve the purchase of a new phone system from Netsync Network Solutions for the amount of Ninety-One Thousand, One Hundred Eighteen and 64/100 Dollars (\$91,118.64), using the Texas Department of Information Resources (DIR) purchasing cooperative.
5. Authorize the City Manager or their designee to approve the purchase of annual live-streaming services with Granicus Productions, LLC. in the amount of Fifty-Nine Thousand, Six Hundred Thirty-Four and 73/100 Dollars (\$59,634.73), using The Interlocal Purchasing System (TIPS) purchasing cooperative.
6. Authorize the City Manager or their designee to approve the purchase of Nutanix virtual servers from SHI International Corp for the amount of Three Hundred Fifty Thousand, Eight

Hundred Sixty-Seven and 32/100 Dollars (\$350,867.32), using the Texas Department of Information Resources (DIR) purchasing cooperative.

8. Approve an ordinance adopting updates to the City of Sachse Land Use Assumptions and Capital Improvements Plan ("CIP") for water, wastewater, and roadway impact fees, and by amending the Code of Ordinances by amending Chapter 8 titled "Subdivisions" by amending Section 8-20 titled "Impact Fees" by amending Subsection F titled "Assessment of Impact Fees", Subsection G titled "Calculation of Impact Fees", and Subsection H titled "Calculation and Collection of Impact Fees", and deleting Exhibits A, B, and C in their entirety; providing a repealing clause; providing a savings clause; providing a severability clause; and providing for an effective date.
9. Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2024-07 by amending Section XI Titled "Impact Fees" by adopting new impact fees for roadway, water, and wastewater as set forth in Exhibit "A" attached hereto; and providing for an effective date.

Councilmember Prestenberg made a motion to approve the Consent Agenda items 1-6 and 8-9 as presented. Councilmember Howarth seconded the motion, and it carried 7 - 0. None voted against.

F. Action Items

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

7. Authorize the purchase of two (2) 2025 Chevrolet Police Pursuit Tahoes for an amount not to exceed One Hundred One Thousand, Eight Hundred and No/100 Dollars (\$101,800.00) from Reliable Chevrolet via the Sheriff's Association of Texas cooperative contract #25-06-1010.

Councilmember Prestenberg requested this item be removed from the Consent Agenda. He asked about the timing of vehicle purchases. Chief Sylvester provided clarification.

Councilmember Prestenberg made a motion to approve the item as presented. Councilmember Buhler seconded the motion, and it carried 7 - 0. None voted against.

1. Conduct a public hearing and consider approving an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Sachse, as heretofore amended, by amending and restating Planned Development No. 35 ("PD-35") with base zoning of Agricultural District ("AG") to allow for the additional use of the fabrication and restoration of specialty, custom and/or classic vehicles, on an approximate 10.00 acre tract of land, located at 3904 Miles Road, City of Sachse, Dallas County, Texas, and more particularly described in Exhibit "A"; providing for the approval of the site plan attached as Exhibit "B"; providing a conflicts clause; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and providing for an effective date.

Due to a personal conflict of interest, Councilmember Millsap recused himself from the discussion and the room as required by the Council Rules of Order and Procedure. The conflict of interest form is on file with the City Secretary.

Development Services Director Matt Robinson gave an overview of the proposed amendment to

the Planned Development District - 35. The Planning and Zoning Commission approved this item 5-0 at their October 28 meeting. Staff did not receive any opposition to the notice. Council was assured that the project will adhere to all City standards, if approved.

Mayor Bickerstaff questioned the distance requirements for notification in a zoning/rezoning case. Mr. Robinson noted that state law requires notification for residences and businesses within 200 feet of the subject location. However, City Ordinance requires notification for those within 1,000 feet. Current best practices in the industry prescribe notification within 200 feet and other notices such as yard signs and QR codes for the public to receive information. The Mayor requested that the Ordinance be reviewed and brought back to Council for consideration.

Mayor Bickerstaff opened the public hearing at 7:00 PM. As there were no comments, the public hearing was closed at 7:01 PM.

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

Councilmember Millsap returned to the dais at 7:02 PM.

2. Receive an update and consider authorizing the City Manager to execute Change Order #3 for professional services for the design of Merritt Road between the City of Sachse and Halff and Associates in the amount of Four Hundred Twenty-Eight Thousand, Four Hundred and No/100 Dollars (\$428,400.00).

Dennis Satre with Halff and Associates provided a summary of the project, which included realignment, intersection signalization, and raising the roadway out of the floodplain. Several challenges lengthened the process, including ROW acquisitions, changing design requirements, and working with entities that had difficulties convening. Director of Public Works and CIP Corey Nesbit summarized the proposed amendment.

Councilmember Howarth asked if anything could have been done to avoid the lengthy delays. Mr. Nesbit and Mr. Satre explained that most of the issues could not have been anticipated: government shutdown in 2018, COVID-19, state-run boards having quorum issues, etc. Anytime another entity is contributing funding, their timing will affect progress. The City is paying for 20 percent of the total cost of the project, and if it had \$33 million dollars to pay for it outright, it would have gone faster. Mayor Pro Tem Franks expressed frustration on behalf of Council and the public, to which Mr. Nesbit and Mr. Satre both agreed. Councilmembers provided additional comments and concerns.

Sachse resident, Matthew Holboke, addressed the Council regarding Council's actions related to the Merritt Road project.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Lindsey seconded the motion, and it carried 7 - 0. None voted against.

3. Consider approving a resolution of the City Council of the City of Sachse, casting its vote for a member of the Board of Directors of the Collin Central Appraisal District; and providing for an effective date.

Ms. Granger provided a summary of the election for the Appraisal Districts' Boards of Directors.

Mayor Pro Tem Franks made a motion to cast Sachse's 13 votes for Councilmember Howarth. Councilmember Prestenberg seconded the motion, and it carried 7 - 0. None voted against.

4. Consider approving a resolution of the City Council of the City of Sachse, casting its vote for a member of the Board of Directors of the Dallas Central Appraisal District; and providing for an effective date.

Sachse resident, Matthew Holboke, addressed the Council regarding taxes and property values.

Councilmember Prestenberg made a motion to cast Sachse's 10 votes for Mayor Pro Tem Franks. Councilmember Howarth seconded the motion, and it carried 7 - 0. None voted against.

5. Discuss and consider appointments to the City's boards and commission.

Ms. Granger noted that there was a scrivener's error on the October 15 reappointment list leaving off Chris Alvarez. She also explained that she has been unable to secure interview times with those that could not attend on October 15.

Councilmember Howarth made a motion to reappoint Chris Alvarez to the MDD Board. Councilmember Buhler seconded the motion, and it carried 7 - 0. None voted against. Councilmember Buhler made a motion to appoint Callie Safty to the Parks and Recreation Board. Councilmember Howarth seconded the motion, and it carried 7 - 0. None voted against.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072, for the purpose of deliberations regarding the purchase, exchange, lease, or value of real property generally located within the Sachse city limits.

Mayor Bickerstaff noted that there would be no action following the executive session and adjourned the Council to Executive Session at 8:01 p.m.

H. Action Resulting from Executive Session

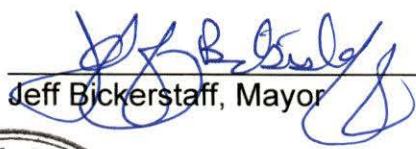
Items resulting from Executive Session are for consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session regarding deliberations for the purchase, exchange, lease, or value of real property generally located within the Sachse city limits.

No action was taken.

I. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:24 p.m.


Jeff Bickerstaff, Mayor

ATTEST:


Leah K Granger, City Secretary

