

**CITY COUNCIL OF THE CITY OF SACHSE
APRIL 21, 2025, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, April 21, 2025, 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, April 21, 2025, 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 Howarth offered the invocation and Councilmember Buhler led the pledges.

B. Recognition

1. Recognize the Community Emergency Response Team (CERT) and Radio Amateur Civil Emergency Service (RACES) volunteer organizations for their dedication to the City of Sachse.

Mayor Bickerstaff recognized CERT Director, Tricia Lindsey, RACES Director, Gregory Kent, and volunteers from both organizations for their dedication to the City of Sachse.

2. Present a proclamation to recognize Animal Care and Control Appreciation Week.

Mayor Bickerstaff presented a proclamation to Police Chief Sylvester to recognize Sachse Animal Services Supervisor Terri O'Neal and Animal Services Officers Amber Lowry and Ezekiel Wickham for Animal Care and Control Appreciation Week.

3. Present a proclamation recognizing National Public Safety Telecommunicators Week.

Mayor Bickerstaff presented a proclamation to Dispatch Supervisor Sharlene Thompson and thanked all dispatchers in recognition of National Public Safety Telecommunicators Week.

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, Matthew Holboke, addressed Council regarding his questions from the previous meeting, increasing taxes, and the ETC meeting comprehensive plan.

- Josephine resident, Pam Sardo, addressed Council regarding the Sachse Muslim Society rezoning request in relation to emergency services, noise, governance of other societies.
- Sachse resident, Tracy Brooks, addressed Council regarding traffic related to the Muslim church in Sachse and the effects on other communities.
- Plano resident, Robert Dubner, addressed Council regarding traffic issues related to the Muslim mosque and other developments in the area.
- Royse City resident, Krista Schild, addressed the Council regarding Muslim ideology and risks of governance.
- Sachse resident, Butch Kemper, addressed the Council regarding the Central Appraisal Districts' responsibility for increasing taxes.

D. Council/Staff Reports and Updates

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

Mayor Pro Tem Franks invited people to attend the Summer Nights Concert Series on May 2 for the Lonely Hearts Club. The Easter Egg Hunts were a success, though the eggs disappeared much more quickly than it took staff to put them out. He also noted that the first Teen Volunteer Days would be on April 26 at 5 Loaves Food Pantry. Councilmember Prestenberg announced that the Animal Shelter will be hosting a vaccination clinic on May 10 from 10 AM - 2 PM. Additional information may be found at www.cityofsachse.com. He also encouraged adoptions of pets at the shelter. Councilmember Millsap touted the monthly hobby activity at the Library. This month, teens will be making watercolors from eyeshadows on April 23. Also, the Teen Weekend: Blackout Poetry will be held on April 26. City Manager Gina Nash welcomed a new employee, Jayden Fuller, as the new Parks Maintenance Technician and congratulated Angel Contreras on his promotion to Crew Leader for Meter Services. She also noted that the Parks Department extended the walking trail near Amberlin at The Station, so senior residents could have a connection to Heritage Park. There was a special reunion at Fire Station 2 with the Hoque family stopping by to thank Fire-Rescue C-Shift crew who responded to their home and helped welcome their baby into the world! Mayor Bickerstaff reminded voters that early voting runs from April 22 – 29 and Election Day is May 3. He invited residents to participate in the X-treme Green Event on May 17 at the Municipal Complex from 8 AM - 1 PM.

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 April 7, 2025, meeting minutes.
2. Declare as surplus property and authorize the disposal of a 2005 Ford F350 Frazier Ambulance (Asset 331) via donation to the Collin County Sheriff's Department.
3. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the emergency Service Center sewer main repair through

The Interlocal Purchasing System (TIPS) program (Contract# 20110402) in the amount not to exceed Ninety-One Thousand, Six Hundred and No/100 Dollars (\$91,600.00).

4. Authorize the City Manager to execute a professional services agreement for the design of Ben Davis Road (R-25-02) between the City of Sachse and ARS Engineering, Inc. in the amount not to exceed One Hundred Eleven Thousand, One Hundred Fifty-Six and 50/100 Dollars (\$111,156.50).
5. Authorize the City Manager to execute a professional services agreement for the design of Industrial Drive and Park Lane (BP-21-C01) between the City of Sachse and ARS Engineering, Inc. in the amount not to exceed One Hundred Eighty-Nine Thousand, Two Hundred Fifty-Five and 50/100 Dollars (\$189,255.50).

Councilmember Prestenberg made a motion to approve the Consent Agenda as presented. Councilmember Buhler 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.

1. Conduct a public hearing to consider approval of an ordinance amending the Comprehensive Zoning Ordinance and Map, by changing the zoning relating to the use and development of a 1.73± acre tract of land out of the J. Cumba Survey, Abstract No. 243, City of Sachse, Dallas County, Texas, from I-2 General Industrial District ("I-2") to Planned Development No. 39 ("PD-39") with a base zoning of C-1 Neighborhood Shopping District; approving development regulations; providing a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date.

Development Services Director Matt Robinson summarized the request for rezoning of a property on Ranch Road to Council. The proposed changes to a planned development include removing the masonry wall requirement, reducing the side yard setback, reducing the ROW buffer, and revisions to the use chart for standard C-1 zoning districts. The applicant proposed adding a dining area to the west portion of the property. The rezoning is in compliance with the Comprehensive Plan and staff recommends approval. The Planning and Zoning Commission recommended approval at their March 24 meeting. Councilmembers asked clarifying questions. Mr. Robinson explained that plans will be reviewed for details affecting turn visibility and parking.

The public hearing opened at 7:21 PM. As there were no comments, the public hearing was closed at 7:22 PM.

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

2. Consider an ordinance of the City of Sachse, Texas, terminating Tax Increment Financing Reinvestment Zone #1 identified as the PGBT Reinvestment Zone ("Zone"); dissolving the Board of Directors for the Zone; providing a repealing clause; providing a severability clause; and providing for an effective date.

Ms. Nash was proud to say the Tax Increment Financing Reinvestment Zone (TIRZ) #1 has done its job. Finance Director David Baldwin added that this is a good-news story. He gave an overview of the Zone, explaining how it earned funds over the lifespan of the Zone. It was established in 2003 for a 25-year term. The Utility Fund advance-funded water infrastructure - this was reimbursed in 2023. The Economic Development Corporation (EDC) advance-funded sewer infrastructure in the Zone - this was reimbursed in 2024. If the ordinance terminating the Zone is approved, the remaining funds will be spent on things such as infrastructure, incentives for economic development, or other improvements within the zone, but future increment earnings will go back to the City's General Fund. The Council gave kudos to the Council that originated the Zone as well as the Board members that were instrumental to the Zone's success.

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

3. Consider an ordinance of the City Council of Sachse, Texas, authorizing certain budget and Capital Improvement Plan amendments pertaining to the fiscal year 2024-2025 Budget and Capital Improvement Plan; and providing an effective date.

Mr. Baldwin provided an overview of the recommended amendments to the budget adopted at the September 16, 2024, Council meeting and requested spending authority.

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

G. Discussion Items

These items are for Council and staff to discuss as needed. Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.

1. Receive a briefing on the Taste of Sachse event.

Economic Development Director Jerod Potts provided a brief presentation regarding the reimagined Taste of Sachse event. The program is designed to encourage residents to shop and dine locally. Merit recognition for the Community Economic Development Award from the Texas Economic Development Council (TEDC) was received last year for the Shop Local Passport Program. It included some less traditional businesses last year, but this year is focused more on restaurants within the city. Spend \$10 at participating eateries and receive a sticker, collect six stickers, submit the card to the City, and the first 50 people will receive prizes. A completed and submitted card will also enter that person into a drawing for a chance to win a larger prize.

Council thanked the Economic Development team for thinking of ways to bring patronage to Sachse's local businesses.

2. Discuss and review applications for the 2025 City of Sachse Scholarship.

The Councilmembers commented that all the scholarship applicants were terrific, and they provided their preference for the winner of the scholarship. Mayor Pro Tem Franks commented that he would like to see more volunteerism from the teens applying. Applicant number two was the prevailing preference.

H. Executive Session

1. 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 Lady Bird.

Mayor Bickerstaff adjourned the Council to Executive Session at 7:54 PM.
The Council returned to Regular Session at 8:35 PM.

I. Action Resulting from Executive Session

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.

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

Sachse resident, Matthew Holboke, addressed Council regarding the economic value for Sachse and return on investment related to this project.

Councilmember Howarth made a motion to authorize the Executive Director of the Sachse Economic Development Corporation to negotiate and execute an incentive agreement for Project Lady Bird and any amendments and instruments related thereto. Councilmember Prestenberg seconded the motion, and it carried 5 - 2. Mayor Pro Tem Franks and Councilmember Lindsey voted against the motion.

J. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:38 PM.


Jeff Bickerstaff, Mayor

ATTEST:


Leah K Granger, TRMC, City Secretary

