

**CITY COUNCIL OF THE CITY OF SACHSE
AUGUST 18, 2025, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, August 18, 2025, at 6 30 PM at Sachse City Hall, 3815-B Sachse Road Those present were Mayor Jeff Bickerstaff, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg

Those absent were Mayor Pro Tem Brett Franks

A. Meeting Opening

- 1 Call to Order The City Council of the City of Sachse will hold a regular meeting on Monday, August 18, 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 Lindsey led the pledges

B. 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 the Council related to the Economic Development Corporation budget and Bailey Road

C. Council/Staff Reports and Updates

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

Councilmember Prestenberg announced that Sammy is still looking for a good home at the Animal Shelter and that August is Clear the Shelter Month Adoptions, spay/neuter services, and vaccinations are free for pets being adopted this month Councilmember Buhler noted that the Fall and Winter Guide to Fun is available for classes, programs, and special events hosted by the Leisure Services The Mother 'N Son Space Adventure will be September 6 from 3 - 5 PM and the second annual Fall-O-Ween Drones & Bones event will be October 18 from 4 - 8 PM Check out the website for more information Councilmember Millsap invited people to participate in the many programs and activities at the Sachse Public Library The monthly Book Talk book club for adults will be August 27 and the visit with local author, Deonna Kay, will be August 28

Ms Nash welcomed new hire Gillian Smith as a Human Resources Analyst and congratulated Robert Weir who was promoted to Water/Wastewater Maintenance Technician II She highlighted the Salmon Park LED lighting conversion project to reflect the core value of excellence

Mayor Bickerstaff encouraged residents to recycle more in August in support of Texas Hill Country relief efforts He thanked those that participated in the Budgets & Bevs event and announced that City offices will be closed on September 1 in observance of Labor Day

2. Report on Public Comment from the August 4, 2025, City Council meeting.

Assistant City Manager Lauren Rose provided a response to comments made during the public comment section during the August 4 City Council meeting. Topics included agenda structure, the compensation study, Cornwall Lane and Bailey Road, ADA accessibility, and zoning notifications.

D. 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 July 28, 2025, special meeting minutes.
2. Approve the August 4, 2025, meeting minutes.
3. Approve scheduling a public hearing on the FY 2025-2026 Proposed Budget at the September 2, 2025, City Council meeting.
4. Approve a resolution amending the authorized representatives of the City of Sachse with the Texas Local Government Investment Pool ("TexPool/TexPool Prime").
5. Approve a resolution accepting a preliminary 2025 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2025 Annual Service Plan Update be made available for public inspection; ordering a public hearing for September 15, 2025, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.
6. Authorize the City Manager to negotiate and execute an agreement with TxGovSolutions for special assessment collector services for Public Improvement District No. 1.

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

E. 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. Consider authorizing the City Manager to execute a professional services agreement for the civil design of the City of Sachse Service Center between the City of Sachse and BinkleyBarfield | DCCM in the amount of Seventy-Eight Thousand, Seven Hundred Fifty and No/100 Dollars (\$78,750.00).

Director of Public Works and CIP Corey Nesbit gave an overview of the Service Center project as it relates to engineering services and the design phase. Staff recommends BinkleyBarfield | DCCM for this project. When questioned about the process to determine the engineering firm, City Attorney Joe Gorfida responded that competitive bidding for professional services is not permitted by state law.

Sachse resident, Matthew Holboke, addressed the Council regarding the cost of the Sachse Service Center.

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

2. Consider authorizing the City Manager to execute a Construction Manager at Risk (CMAR) contract with Lee Lewis Construction for the Service Center project.

Mr. Nesbit gave a brief overview of the recommendation for a Construction Manager at Risk (CMAR) for the Service Center. Ms. Nash explained that this step gives Council an opportunity to contemplate the process and cost of the project moving forward. Once the CMAR firm is selected, the guaranteed maximum price (GMP) is determined and the contractor must work within those funds.

Sachse resident, Matthew Holboke, addressed Council regarding the view of the project.

Councilmember Lindsey made a motion to approve the item as presented. Councilmember Howarth seconded the motion, and it carried 5 - 1. Councilmember Millsap voted against.

3. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2025-2026 fiscal year.

Ms. Nash noted that the FY 2025-2026 proposed budget has been provided to Council and the public. Finance Director David Baldwin announced that the budget page, cityofsachse.com/budget, provides a downloadable copy of the budget and paper copies are available at the City Secretary's office and at the library. He explained the philosophy of the City's conservative approach to projecting revenues and the different possible property tax rates to be considered. Mr. Baldwin outlined the changes recommended as well as the supplemental requests. No supplemental requests are recommended this year to allow the compensation package to be implemented. Human Resources Director Jana Ventura provided clarification regarding employee benefit costs. Staff responded to clarifying questions by the Council.

Sachse resident, Matthew Holboke, addressed the Council regarding employee benefit costs and the solid waste contract amount.

Councilmember Buhler pointed out that employee benefit costs can be viewed on each department's budget page. In response to Councilmember Howarth, Ms. Nash explained that any budgeted funds in the employee benefits line items that are not needed remain in the employee health fund. This helps cushion high premium increases that may occur in the future.

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

4. Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of \$0.650416 per \$100 of assessed property value and schedule a public hearing (if necessary) regarding the proposed ad valorem tax rate for the September 15, 2025, Council meeting.

Mr. Baldwin presented the recommendation for the maximum ad valorem tax rate for Council to consider placing on the September 15 agenda. Staff recommends a maximum rate of \$0.650416 per \$100 of assessed property value, which is below the no-new-revenue rate.

Councilmember Prestenberg made a motion to approve setting the maximum ad valorem tax rate

at \$0.650416 per \$100 of assessed property value. Councilmember Howarth seconded the motion. Mr. Baldwin specified that this tax rate would not necessitate a public hearing. Ms. Granger took a record vote.

Mayor Bickerstaff	Yes	Councilmember Buhler	Yes
Councilmember Howarth	Yes	Councilmember Prestenberg	Yes
Councilmember Millsap	Yes	Mayor Pro Tem Franks	Absent
Councilmember Lindsey	Yes		

F. 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. Discuss and provide direction regarding an ordinance regulating donation bins.

Ms. Rose introduced new Neighborhood Services Manager Christina Raemheld to the Council. Ms. Rose informed Council about increasing concerns from residents related to donation bins within the community. After researching other cities' practices, she outlined some suggested regulations that could be drafted in an ordinance for Council to consider at a later meeting. After some discussion, the consensus from Council was to move forward with the recommended regulations in an ordinance.

G. 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 Yellow Jacket.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:31 PM.
The Council returned to Regular Session at 9:00 PM.

H. 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.

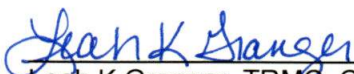
1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yellow Jacket.

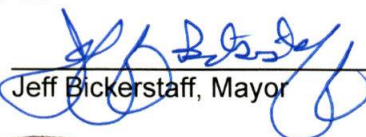
No action was taken.

I. Adjournment

Mayor Bickerstaff adjourned the meeting at 9:01 PM.

ATTEST:


Leah K Granger, TRMC, City Secretary


Jeff Bickerstaff, Mayor

