

**CITY COUNCIL OF THE CITY OF SACHSE
SEPTEMBER 15, 2025, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, September 15, 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, September 15, 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 Prestenberg 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

No public comments were offered

C. Council/Staff Reports and Updates

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

Councilmember Buhler reminded the public that the Fall and Winter Guide to Fun is available with information about classes, programs, and activities at the Michael J Felix Community Center, the Library, and the Senior Activity Center She thanked staff and volunteers for the recent Mother 'N Son Space Adventure and announced the Fall-O-Ween Drones & Bones event on October 18 from 4 to 8 PM Councilmember Millsap mentioned several activities at the Library, including a Make & Mingle event and a stuffie sleepover Councilmember Prestenberg invited people to take advantage of low-cost vaccinations at the Animal Shelter on October 11 He also asked dog lovers to open their hearts to Rocky and Lucy when considering an addition to their families

Ms Nash welcomed new hire Andrew Smith as the most recent Firefighter Recruit/Paramedic She also highlighted Firefighter/Paramedic Scott Castillo for his commitment to the core values of service and excellence He represented the City of Sachse at the 24th Annual Guns & Hoses Boxing Tournament recently and won his match, contributing to the firefighters' overall victory at the tournament

Mayor Bickerstaff reminded the public that the fight against hunger continues and encouraged participation in the North Texas Food Bank's annual Peanut Butter Drive National Night Out will be celebrated on October 7, with neighborhoods throughout Sachse hosting block parties, cookouts, and community fun. This annual event is a chance to build stronger connections with your neighbors and visit with Sachse Police and Fire personnel.

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 September 2, 2025, meeting minutes
2. Approve a resolution approving Amendment No. 3 to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse, for household hazardous waste disposal services for fiscal year 2025-2026, and providing an effective date
3. Approve an ordinance accepting and approving the 2025 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, and providing an effective date

Councilmember Howarth made a motion to approve the consent agenda as presented. Councilmember Prestenberg seconded the motion, and it carried 7 - 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.

7. Consider a resolution of the City Council of the City of Sachse, Texas, calling a portion of the City of Sachse, Texas, General Obligation Refunding Bonds, Series 2015, for redemption prior to maturity, and enacting other provisions relating to the subject.

At the direction of the financial advisor, this item was taken up prior to approving any future budget items.

Financial Advisor Jason Hughes of Hilltop Securities outlined the City's current debt and presented an opportunity to pay off some of that debt early. The benefit of calling the 2015 General Obligation (GO) Bonds early is that the City will avoid paying interest on that portion of the bonds. It will also provide future debt capacity for future bonds to be issued.

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

1. Conduct a public hearing and consider the adoption of an ordinance related to the Sachse Public Improvement District No. 1, ratifying and conforming prior actions of the City Council in connection with the District, approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements within the District which lies within the corporate limits of the city, levying assessments against the assessed

property to pay for maintenance of authorized improvements within the District, providing for the collection of assessments, creating a charge and lien against the assessed property, providing for penalties for delinquent assessments, creating a District Project Fund, making legislative findings, providing for severability, and providing an effective date

Sachse Public Improvement District (PID) Administrator Mary Petty with P3 Works explained the history of PID #1 and that assessments are levied on properties within the District to pay for operations and maintenance (O&M) of infrastructure and certain components within the same area

The public hearing opened at 6 53 PM As there were no comments, the public hearing was closed at 6 54 PM Mayor Bickerstaff noted three protests received in writing from Christopher Malson, Javeria Ejaz, and Jobin Mathew Varughese

In response to a couple of comments, Councilmember Howarth pointed out that the budget for PID #1 continues to be available for inspection on the website and in City Secretary's Office It can also be found in the Council agendas discussing this item Ms Petty noted that PID #1 works in concert with the HOA within the District, but they have different responsibilities In response to the concern about residents within the PID being taxed twice or more than other city residents, Ms Nash explained that the property owners within the PID are getting an additional benefit in their area that is paid with funds collected through the PID assessment Ms Petty explained that purchasers receive a disclosure in the initial phase of purchasing property within the PID and a second disclosure is included with their closing documents

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

- 2 Conduct a public hearing to consider approval of an ordinance granting Special Use Permit No 25-01 authorizing Lot 2, Block A, Woodbridge Village, an addition to the City of Sachse, Collin County, Texas, presently zoned Planned Development No 11 with a base zoning of C-1 Neighborhood Shopping District and C-2 General Commercial District, to be used for Child Care Center (Day Care) use, generally located south of State Highway 78 and east of Woodbridge Parkway, within Sachse city limits, 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 presented a request for a Special Use Permit (SUP) to authorize daycare use Staff noted that the Future Land Use Map supports the special use, but staff had a general concern about the placement of a daycare adjacent to an existing daycare However, the Planning and Zoning Commission recommended the request for approval at their August 11 meeting Speaking on behalf of the applicant, Mr Pierce Autry with Victory Real Estate Group presented the development to Council

The public hearing was opened at 7 28 PM As there were no comments, the public hearing was closed at 7 28 PM

Council discussed the placement of a daycare so close to an established daycare Though some were interested in the business model, they were reminded that the general daycare use was to be considered, not this particular curriculum After some debate, Councilmember

Lindsey made a motion to approve the item as presented Councilmember Buhler seconded the motion, and it failed 3 - 4 Mayor Pro Tem Franks, Councilmember Howarth, Councilmember Millsap, and Councilmember Prestenberg voted against the motion

- 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

Finance Director David Baldwin summarized budget and Capital Improvement Plan (CIP) amendments for the fiscal year 2024-2025 Councilmember Prestenberg made a motion to approve the item as presented Councilmember Lindsey seconded the motion, and it carried 7 - 0 None voted against

- 4 Consider an ordinance of the City of Sachse, Texas, adopting the budget for fiscal year beginning October 1, 2025, and ending September 30, 2026, providing that expenditures for said fiscal year shall be made in accordance with said budget, appropriating and setting aside the necessary funds out of the general and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the City, providing a repealing clause, providing a severability clause, and providing an effective date

Ms Nash stated that this item is one of the final steps needed to adopt the next fiscal year budget Councilmember Buhler made a motion to approve and adopt the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 Councilmember Prestenberg seconded the motion Ms Granger called for a record vote, and it passed 7-0 as follows

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

- 5 Consider ratifying the property tax increase in the budget for Fiscal Year 2025-2026

Councilmember Lindsey made a motion to ratify the property tax increase in the budget for the fiscal year 2025 through 2026 Councilmember Prestenberg seconded the motion Ms Granger called for a record vote, and it passed 7-0 as follows

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

- 6 Consider an ordinance of the City of Sachse, Texas, levying ad valorem taxes for the year 2025 (Fiscal Year 2025-2026) at a Maintenance and Operations rate of \$0 456209 and a Debt Service rate of \$0 194207 for a total rate of \$0 650416 per One Hundred Dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2025, to provide revenue for the payment of current expenses, providing for an Interest and Sinking fund for all outstanding debt of the City of Sachse, providing for due and delinquent dates together with penalties and interest, providing a severability clause, providing a repealing clause, and providing an effective date

Councilmember Lindsey made a motion to approve an ordinance of the City of Sachse, Texas, levying ad valorem taxes for year 2025, which is the fiscal year 2025-2026, at a maintenance and operations rate of \$0.456209 and a debt service rate of \$0.194207 for a total rate of \$0.650416 per \$100 assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2025. Mayor Pro Tem Franks seconded the motion. Ms. Granger called for a record vote, and it passed 7-0 as follows:

Mayor Bickerstaff	Yes	Councilmember Lindsey	Yes
Mayor Pro Tem Franks	Yes	Councilmember Buhler	Yes
Councilmember Howarth	Yes	Councilmember Prestenberg	Yes
Councilmember Millsap	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. Receive a report on credit card processing fees incurred by the City of Sachse.

Mr. Baldwin summarized the complicated topic of credit card processing fees and their impact on the City. He noted that staff is seeking Council's feedback and direction regarding the fees that the City is currently absorbing. After much discussion, the consensus and interest from Council was for staff to return to a future meeting with options for passing processing fees back to the users.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section 551.072, "Deliberation of Real Property," regarding the purchase, sale, lease, exchange, or value of real property in the northwest part of the city.
2. The City Council will convene into executive session pursuant to Section 551.071(2) of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney regarding the City's obligation under the Texas Public Information Act.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:25 PM.
The Council returned to Regular Session at 8:55 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 regarding the deliberation of real property.

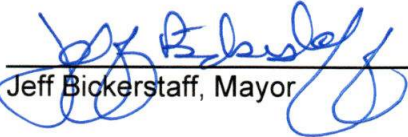
The corresponding executive session item was removed from the agenda; therefore, there was no action.

2. Take any action as a result of Executive Session regarding confidential legal advice from the City Attorney regarding the City's obligation under the Texas Public Information Act.

No action was taken.

I. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:56 PM.



Jeff Bickerstaff, Mayor

ATTEST:



Leah K Granger, TRMC, City Secretary

