

**CITY COUNCIL OF THE CITY OF SACHSE  
MARCH 2, 2026, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, March 2, 2026, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

Those absent were: Councilmember Michelle Howarth.

**A. Meeting Opening**

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1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Monday, March 2, 2026, 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.

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

**B. Public Comment**

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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 shall be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card shall 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 Bailey Road timing and costs/delays related to annual precipitation.
- Sachse resident, Tracy Brooks, addressed Council regarding street naming within the city.
- Sachse resident, Tim Brooks, addressed Council regarding street naming within the city.
- Sachse resident, Jayne Reed, addressed Council thanking them for adding the reports on public comment to the agenda, about mowing along the railroad, about the pour-in-place at Heritage Park.

**C. Council/Staff Reports and Updates**

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1. Report on Public Comment from the February 16, 2026, City Council meeting.

Mayor Bickerstaff addressed comments from Matthew Holboke from the February 16 City Council meeting.

"Ok. There were a few questions and comments from Mr. Holboke at the last meeting that I would like to address.

The famous speed humps on Highridge alley. Mr. Holboke asked, "How are you incorporating the speed bumps in the alley redo?" The four speed humps that were in place prior to the reconstruction project will not be replaced.

At the February 2, 2026, meeting, I stated there was one speed hump on Highridge alley, which turns out is just outside the limits of the original reconstruction project. Mr. Holboke

went on to state, "Y'all jump up here and Mr. Bickerstaff repeated it that there aren't any, there's zero or most one. Got an email from Ms. Nash said the same thing, and it's all a lie. I repeatedly asked for what were the limits of the project and I got emails back that said, we don't know." Mr. Holboke's statements are utter nonsense.

On February 7, 2024, Ms. Nash replied to an email from Mr. Holboke describing the scope of work on Highridge alley. On March 13, 2024, Ms. Rose replied to an email from Mr. Holboke answering four very specific questions about concrete repair, including Highridge alley. Mr. Holboke has claimed on multiple occasions that staff has lied when answering questions. Mr. Holboke's proclamations are patently absurd and defamatory.

Mr. Holboke then asked about the Service Center stating, "You had a display about it not too long ago. My favorite Councilman, Mr. Prestenberg, asked a simple question: You spent \$187,000 for fencing around the water tanks. Are you doing anything like that here? And the answer was no; we're not doing anything like that. Very simple question from a councilman, and you can't get a straight answer." At the November 17, 2025, Council meeting, staff's presentation regarding the Service Center mentioned that a precast masonry wall would be used for screening. Mayor Pro Tem Franks (*not Mr. Prestenberg*) asked if staff had gotten any feedback from residents that live on the side of Oak Ridge Circle next to the Service Center.

Mr. Holboke then stated, "Call Ms. Nash (*it was an email*), you got the Engineer's Estimate of \$467,000 (*it was \$457,000*) to run a wall down one side of the project." Mr. Holboke got the answer to his question not only at the meeting but also from Ms. Nash. Mr. Holboke's claim that you can't get a straight answer to a simple question is nonsensical at best and deceptive at worst. I know where my conclusion lies.

In both instances regarding Highridge alley and the Service Center, Mr. Holboke uses the classic playbook of outrageous rhetoric, sinister insinuations, and gotcha games. Our residents know better.

Mr. Holboke then goes to another subject, our Economic Development Corporation. "You gave \$31,000, \$41,000 to the EDC Director and nobody can tell me what they do. How many times have I asked you?" The famous Irish playwright, Oscar Wilde, said it best – A cynic knows the price of everything and the value of nothing. I will be happy to tell Mr. Holboke exactly how valuable Mr. Potts is to Sachse. Since Mr. Potts joined the City in 2021, we have seen measurable economic progress. Taxable assessed value has increased by 78%. Total sales tax has increased by 33%. Commercial square footage more than doubled from 2023 to 2024, along with numerous businesses that Sachse has welcomed in the past few years. This creates long-term tax base stability, so our residents do not have to carry the full load. Those outcomes do not happen by accident. Mr. Potts and his staff have exceeded expectations, and I'm confident that they will continue to do so. Smart cities invest in good people. And when someone delivers measurable returns for our community, they are worth every penny.

So let me close with this. Sachse welcomes hard questions and honest disagreement, but we are not going to normalize fabricated stories, false narratives, or defamatory accusations against City staff. When false statements are presented as fact, we will correct the record.

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

Councilmember Buhler announced some events coming up hosted by the Recreation Division of Leisure Services: National Backyard Day Pop-Up Parks event on March 19, Family Island Adventure Clothes Drive on March 20, and the annual Easter Egg Hunts on March 28.

Councilmember Millsap invited the public to attend upcoming events at the Library: Try a Hobby Woodburning on March 11, Harry Potter Night on March 17, and BTS Listening Party on March 21. He also noted that Library card issuance has increased dramatically compared to last year. Councilmember Prestenberg thanked Leisure Services for a phenomenal Daddy Daughter Dance. He also announced a no-cost vaccine event at the Animal Shelter on March 12 and introduced Toby, the featured pet. This six-year-old cattle dog is ready for adoption, so please contact the Sachse Animal Shelter at 972-675-9662 to arrange a meet-and-greet.

Ms. Nash welcomed new hires: Public Safety Telecommunicator II Alexa Williams, School Crossing Guard Carole Clark, Fire Battalion Chief Tim Gauthier, and Human Resources Manager Rachel Smith. She also congratulated Recreation Manager Cynthia Wiseman for earning the Certified Park and Recreation Executive (CPRE) designation through the National Recreation and Park Association. Ms. Wiseman's achievement reflects her dedication to professional excellence and quality service to the community.

Mayor Bickerstaff noted that scholarship applications are still being accepted through March 25. The deadline to register to vote in the May 2 General Election is April 2 and is accomplished by contacting the county of residence. He also noted that the North Texas Municipal Water District will be conducting its annual water system maintenance from March 2 through March 30. This can temporarily change the odor and taste of the water, but it remains safe to drink. Mayor Bickerstaff congratulated Ms. Nash for being voted the next Vice President of the Texas City Managers Association (TCMA).

#### **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 February 16, 2026, meeting minutes.
2. Accept the quarterly budget and investment reports for the quarter ending December 31, 2025.

Councilmember Prestenberg made a motion to approve the Consent Agenda as presented. Mayor Pro Tem Franks 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 shall be given to the City Secretary prior to the start of the meeting.

1. Consider approving an ordinance of the City Council of Sachse, Texas, authorizing certain budget and Capital Improvement Plan amendments pertaining to the Fiscal Year 2025-2026 Budget and Capital Improvement Plan; and providing an effective date.

Finance Director David Baldwin presented the budget and Capital Improvement Plan (CIP) amendments for Council's consideration. Following clarifying questions from Council, Councilmember Lindsey made a motion to approve the item as presented. Councilmember

Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

2. Consider authorizing the City Manager to execute the Guaranteed Maximum Price (GMP) Amendment with Lee Lewis Construction and issue a notice to proceed for the Service Center project.

Director of Public Works and CIP Corey Nesbit provided an overview of the Service Center Project. Lee Lewis Construction, the Construction Manager At-Risk (CMAR), advertised a formal bid for subcontractor services and received 350 bids. He noted that the project has been value engineered to bring down the cost of the project. He reinforced the need for the new building by showing the substandard conditions of the current building and the design for the new building. Ms. Nash reviewed some financial information related to the project. Since 2023, funding has been earmarked and is currently approved in the 2025-2026 Capital Improvement Plan (CIP). The City has reserved approximately six million dollars in the existing fund balance to save for this project. Staff is proposing an additional 11 million dollars in certificates of obligation from the General and Utility Funds. This is like a 35 percent down payment on the project. Staff is requesting Council approval of the Guaranteed Maximum Price (GMP) Amendment with Lee Lewis Construction.

Council asked clarifying questions regarding the project. Councilmember Millsap is not opposed to the project but is opposed to using certificates of obligation and would prefer a General Obligation (GO) Bond Election. Though Councilmembers recognized the high cost of the project, most recognized that costs will continue to increase and want to get the project moving. Councilmember Lindsey pointed out that by splitting the certificates of obligation between the General and Utility Funds, part of the cost will be paid through utility bills. General Obligation is voter-approved but is against property tax only.

Sachse resident, Matthew Holboke, asked Council about temporarily relocating employees during the construction and timing of construction. Ms. Nash and Mr. Nesbit responded with particulars about the plan.

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

3. Discuss and consider approving the Economic Development Strategic Plan.

The Council received a final presentation from Laura Huffman and Steven Pedigo from Civic Solutions (CivicSol) on the Economic Development Strategic Plan, following an earlier presentation to the Economic Development Corporation (EDC) Board. The plan outlines five major goals focused on economic diversification, local entrepreneurship, strengthened regional partnerships, placemaking, and a coordinated marketing strategy. A significant component highlights the SH-78 corridor as the city's primary economic spine, with strategies for targeted redevelopment, mixed-use opportunities, zoning updates, and placemaking investments to attract high-value employers, retail, and restaurants. Councilmembers discussed restaurant recruitment, remote worker trends, opportunities for skilled trades, and the need for measurable implementation steps. Staff confirmed that detailed metrics and priority actions will be developed and aligned with the Comprehensive Plan.

Following discussion and comments of appreciation for staff, consultants, and the EDC Board, Councilmember Buhler made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

## **F. Discussion Items**

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

1. Receive the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2025.

Assistant Finance Director Jonah Nance explained the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2025. Mishal Majewski from auditing firm, Pattillo, Brown & Hill, reported that the audit was completed in accordance with all required standards and resulted in an unmodified (clean) opinion, with no findings, no internal control issues, no significant adjustments, and no new accounting standards implemented. Highlights included strong General Fund reserves of \$13.5 million (\$8.2 million unassigned, equal to 3.6 months of operations) and Utility Fund net position of \$63.6 million, with \$28.4 million unrestricted. Councilmembers commended the Finance Department for its work and noted the clean audit as a positive reflection of staff performance.

## **G. Executive Session**

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1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations regarding economic development incentives for Project Yellowstone.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:17 PM.  
The Council returned to Regular Session at 8:44 PM.

## **H. Action Resulting from Executive Session**

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Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card shall 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 Yellowstone.


Sachse resident, Jayne Reed, addressed the Council regarding project Yellowstone executive session discussions.

Mayor Pro Tem Franks made a motion to deny amending a financial or other related development amendment regarding economic development incentives for Project Yellowstone. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

## **I. Adjournment**

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Mayor Bickerstaff adjourned the meeting at 8:48 PM.

  
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Jeff Bickerstaff, Mayor

ATTEST:

  
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Leah K Granger, TRMC, City Secretary

