

**CITY COUNCIL OF THE CITY OF SACHSE  
JUNE 1, 2026, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, June 1, 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 Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

**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, June 1, 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.

Councilmember Howarth offered the invocation and Councilmember Lindsey led the pledges.

**B. Recognition**

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1. Present a proclamation recognizing June 1 through July 31, 2026, as Summer Reading 2026 in the City of Sachse.

Mayor Bickerstaff presented a proclamation to Library Manager Randall Cross in celebration of the Summer Reading 2026 program.

2. Present a proclamation recognizing July 2026 as Parks and Recreation Month in Sachse.

Mayor Bickerstaff presented a proclamation to Parks and Recreation staff to recognize Parks and Recreation Month. He also recognized the recipients of the 2026 "Best of" from Sachse News: Best Park—Heritage Park; Best Annual Event—Red, White, & Blue Blast; Best Live Music—Summer Nights Concert Series; and Best Municipal Employee—Jordan Beaulieu.

**C. 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 may 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.

No public comments were offered.

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

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1. Report on Public Comment from the May 18, 2026, City Council meeting.

Mayor Bickerstaff addressed a few comments and questions from Matthew Holboke at the May 18, 2026, Council meeting.

The four topics that Mr. Holboke either commented on or asked a question about; Bailey Road, Highridge Alley, the Service Center Wall, and the CWD Contract, have all been addressed thoroughly and repeatedly at previous City Council meetings. Not vaguely, not behind closed doors, publicly, on the record. Repeating a question that has already been answered does not make it unanswered. It just means Mr. Holboke does not like the answer.

Time and again, Mr. Holboke comes to the podium to address Council with false statements, insults, personal attacks, misguided commentary, and outright lies. Mr. Holboke has called the City Manager “over compensated,” the City Engineer “incompetent,” and me and staff “liars.” Let’s call that what it is: Mr. Holboke’s questions are not a serious attempt to get answers. It is the same tired routine: twist the facts, suggest something sinister, attack people’s character, and then pretend it is public accountability. It appears that the truth is Mr. Holboke’s *bête noire*.

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

Councilmember Buhler invited the public to attend the Summer Nights Concert Series, featuring the Brad Thompson Band, on June 5. Teens are invited to journey into Middle-Earth on Monday, June 29, from 7 to 9 PM for a Lord of the Rings-themed Teen Night featuring themed games, activities, and snacks inspired by the Fellowship’s legendary journey. Registration is required. Call 469-429-0275 or use Activity No. 7362 online. Councilmember Prestenberg introduced Deuce, the featured pet who has been waiting the longest at the shelter to be adopted by a loving family. Please contact the Sachse Animal Shelter at 972-675-9662 to schedule a meet-and-greet. Councilmember Millsap noted that the ever-popular Summer Reading Program is underway. He thanked everyone who participated in the kickoff party and encouraged kids, teens, and adults to “Unearth a Story.” Visit [www.cityofsachse.com/Summer](http://www.cityofsachse.com/Summer) Reading for details on how to participate. He commented that adults and teens, ages 14 and older, are invited to try a hobby on June 10 from 6 to 7 PM at the Sachse Library. Participants will learn the basics of charcoal drawing. No registration required; come while supplies last.

Ms. Nash welcomed new employees, Gabriel Lopez—Streets Maintenance Technician and Kyretha Smallwood—Public Works Executive Office Administrator to the team. She also highlighted the Sachse Volunteers in Police Services (VIPS) for representing the neighborly core value. During 2025, VIPS contributed more than five thousand hours of service to the community. Four members earned the Gold Award this year, which recognizes volunteers who contributed 500 or more hours.

Mayor Bickerstaff reminded residents to come vote in the Runoff Election for City Council Place 4. Early voting runs through Tuesday, June 9, and Runoff Election Day is June 13 from 7 AM to 7 PM. For voting locations, hours, and additional details, visit [www.cityofsachse.com/Elections](http://www.cityofsachse.com/Elections) or call 469-429-4773.

## **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 May 18, 2026, meeting minutes.

2. Accept the quarterly budget and investment reports for the quarter ending March 31, 2026.

Councilmember Howarth 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 shall be given to the City Secretary prior to the start of the meeting.

1. Conduct a public hearing and consider approving an ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from Residential-1 District (R-1), Agricultural District (AG), and Residential-2A District (R-2A) to Residential-39 (R-39) on a ±14.52 acre tract of land situated in the Samuel Sloan Survey, Abstract No. 1386 and the J.W. Dearman Survey, Abstract No. 418, being all of Lot 5R Idlewild Estates No. 1, an addition to the City of Sachse, Dallas County, Texas, according to the map thereof recorded under Instrument No. 201400062573, Official Public Records, Dallas County, Texas, more particularly described in Exhibit "A" and depicted in Exhibit "B"; 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 an effective date.

Development Services Director Matt Robinson provided an overview of the zoning changes requested by the applicant. Staff recommends approval of the request because it is consistent with the goals and objectives of the Comprehensive Plan and is a permitted use for the area.

Representative of the applicant, Todd Ferguson, noted that the intention is to combine the two lots and create a single residence.

The public hearing opened at 6:58 PM. As no comments were provided, the public hearing was closed at 6:59 PM.

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

2. Conduct a public hearing and consider approving an ordinance amending Exhibit 11A "Zoning Ordinance" by amending Article 3 "Districts" by amending Section 15 "Old Town Zoning District" by amending section 15.1, "Purpose and Intent," Section 15.2, "Components of the Code," Section 15.4, "Schedule of Uses," Table 15.4.1, "Schedule of Uses" and Table 15.4.2, "Use Criteria," Section 15.5, "Development Standards," Section 15.8, "Signage," Appendix 1, "Regulating Plan," and Appendix 2, "Definitions" by adding a definition for "HUD-Code Manufactured Home"; providing a conflicts clause; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); and providing an effective date.

Mr. Robinson introduced the ordinance to create a new state-required Neighborhood - Manufactured Home (NMH) character area. Staff proposed the location at Billingsley Street and Seventh Street for the new character area. Staff recommends approval of the ordinance to comply with state-mandated legislation.

The public hearing opened at 7:07 PM. As no comments were offered, the public hearing was closed at 7:07 PM.

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

3. Discuss debt and consider adopting a resolution of the City of Sachse, Texas, directing publication and posting of notice of intention to issue combination tax and revenue certificates of obligation; expressing official intent to reimburse costs of projects; and resolving other matters relating to the subject.

Jason Hughes, the City's Financial Advisor with Hilltop Securities, presented an overview of the City's outstanding debt and explained the differences among General Obligation Bonds, Certificates of Obligation, and Tax Notes. He noted that recent legislative proposals could limit the City's ability to issue debt and impact future projects.

Mr. Hughes reviewed the timeline for issuing the Certificates of Obligation, Series 2026, noting that this notice is the first required step. Mayor Bickerstaff clarified that the action before the Council is only to approve the notice of intent for publication, not to issue the debt. Mayor Pro Tem Franks added that the proposed debt would fund additional costs for the Merritt Road project and the Service Center project.

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

4. Discuss the Traffic Study and Evaluation for The Station Development and consider approving the ordinance amending the Code of Ordinances by amending Chapter 9 "Traffic regulations" by amending Section 9-4 titled "Speed limits" by amending Subsection B titled "Special speed zones" to amend the maximum prima facie speed limits on (1) titled "Sachse Road"; deleting (10) titled "Maxwell Creek Road" in its entirety; renumbering remaining paragraphs; providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty of fine not to exceed the sum of two hundred dollars (\$200.00) for each offense; and providing for an effective date.

Assistant City Manager Lauren Rose provided background on the purpose of traffic studies, the City's requirements for Traffic Impact Analyses, the history of prior studies for The Station, and an overview of the methodology. She explained that as the residential areas have fully built out, commercial occupancy has increased, and renovations such as Heritage Park improvements have concluded, traffic patterns have changed and warranted a new study.

Director of Public Works and CIP Corey Nesbit presented detailed findings from the study. The analysis included 24-hour traffic counts at 14 intersections, pedestrian and bicycle activity counts, speed studies using tubes, cameras, and radar, crash data review, field observations, pedestrian infrastructure evaluation, and application of Texas Manual on Uniform Traffic Control Devices (TMUTCD) criteria. Most intersections were operating efficiently. Crash data showed 87 accidents over three years, with 64 involving property damage only, two severe crashes, and one fatality. Approximately 71% of crashes occurred at intersections.

The study identified multiple opportunities for safety improvements. Recommendations included lowering speed limits on all public streets within The Station (excluding Station Boulevard) from 30 mph to 25 mph; adding and enhancing crosswalks with high-visibility thermoplastic markings; updating and refreshing pavement markings; installing or modifying stop lines and turn-lane arrows; installing additional all-way stop controls at several intersections where warranted by limited visibility; adjusting signage heights; and maintaining landscaping within

required visibility standards, including limiting vegetation to 24 inches in height and maintaining clear space up to 9 feet.

Mr. John Denholm of Lee Engineering addressed technical questions and explained that all-way stop control is appropriate in locations with limited sight distance, and that TMUTCD standards guide all recommended treatments.

Councilmembers asked clarifying questions regarding traffic patterns, signal timing coordination with PGBT, landscaping height requirements, parking visibility concerns, and anticipated future changes associated with Chick-fil-A construction and the Merritt Road project. Council noted that the recommendations are based on engineering data and state-approved standards rather than opinions. Several members commented on the need to continue monitoring traffic, especially following major development changes, and acknowledged resident concerns related to visibility, speeding, and pedestrian activity.

Public comments were received from Sachse residents Ebony Foreman, who addressed the recommendations, and Gail O'Quinn, who spoke regarding traffic concerns related to ongoing development.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Lindsey seconded the motion. Mayor Pro Tem Franks requested additional discussion. He clarified that the ordinance before Council pertained specifically to lowering posted speed limits, while other recommended improvements—such as stop sign installations, crosswalk enhancements, and visibility modifications—would be completed within existing budget and operational processes.

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

5. Receive early resident and stakeholder input regarding the Fiscal Year 2026-2027 budget.

Finance Director David Baldwin reviewed the budget calendar and noted that this is the first formal opportunity for residents to provide input related to the budget. The upcoming Budget and Bevs with the Mayor is an informal engagement event for residents to discuss their thoughts about the budget and ask any questions they may have. Additional opportunities for residents to provide feedback include a public hearing and a regularly monitored email address: [budget@cityofsachse.com](mailto:budget@cityofsachse.com). Councilmember Prestenberg encouraged residents to participate in the budget process and make their input and thoughts known. No input was provided by residents or stakeholders.

## **G. Discussion Items**

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 an update from HUB International, the City's benefits consultant, regarding current claims experience and the upcoming employee benefits renewal.

Cory Hood, from HUB International, reviewed national and state trends related to health care costs. He identified items that could help reduce costs for the City, including considering adjusting how claims are funded and an audit of dependents that may be ineligible for coverage. Councilmembers voiced concerns about increasing costs and coverage provided by the City.

**H. Executive Session**

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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.
2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the annual review of the Associate Judge.
3. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the mid-year review of the City Manager.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:43 PM.  
The Council returned to Regular Session at 10:01 PM.

**I. 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 regarding deliberations for the purchase, exchange, lease, or value of real property generally located within the Sachse city limits.

No action was taken.

2. Take any action as a result of Executive Session regarding the annual review of the Associate Judge.

No action was taken.

3. Take any action as a result of Executive Session regarding the mid-year review of the City Manager.

No action was taken.

**J. Adjournment**

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Mayor Bickerstaff adjourned the meeting at 10:01 PM.

  
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Jeff Bickerstaff, Mayor

ATTEST:

  
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Leah K Granger, TRMC, City Secretary

