



**Monday, October 17, 2022
City Council Meeting**

**Council Chambers
3815 Sachse Road, Building B
6:30 p.m.**

The City of Sachse reserves the right to reconvene, recess or realign the meeting, called Executive Session, or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

A. 6:30 PM REGULAR MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, October 17, 2022, at 6:30 p.m. to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Special Announcements

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Proclamation recognizing Pleasant Valley United Methodist Church's 160th Anniversary and service to the community.
3. Proclamation declaring October as National Code Compliance Month.

C. Public Comment

1. Public Comment: The public is invited at this time to address the Council. Please come to the microphone and state your name and address for the record. However, if your remarks pertain to a specific agenda item, please hold them until that item, at which time the Mayor will solicit your comments. The time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take comments under advisement. Issues raised may be referred to City staff for research and possible future action.

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

1. Approve the minutes of the September 14, 2022, special meeting.
2. Approve the September 19, 2022, meeting minutes.
3. Approve the September 29, 2022, special meeting minutes.
4. Cancel the November 21, December 19, 2022, and January 2, 2023, Council meetings and move the November 7 meeting to November 14, 2022, and the January 16 meeting to January 17, 2023.
5. Accept the monthly revenue and expenditure report for the period ending August 31, 2022.
6. Approve a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the city and finding that the City's reasonable rate case expenses shall be reimbursed by the company.

7. Authorize the City Manager to execute and award the bid for the construction of the Hudson Drive Extension, R-21-02, project to McMahon Contracting, LP in an amount not to exceed One Million, Nine Hundred Twenty-Eight Thousand, Five Hundred Twenty-Seven and No/100 Dollars (\$1,928,527.00).

8. Approve the Consent Agenda Items as presented.

E. Regular Agenda Items

1. Conduct a public hearing regarding assessments to be levied against certain assessable property within the Sachse Public Improvement District No. 1
2. Conduct a public hearing to receive public input on a proposed amendment to Ordinance No. 3898, establishing Tax Increment Financing Reinvestment Zone number Two of the City of Sachse, Texas, as amended, relating to an increase in the percentage of the City's tax increment contribution to the tax increment fund.
3. Consider approving a resolution allowing the submittal of Sachse projects for inclusion into the 2022 Collin County call for city projects.
4. Receive a presentation regarding the establishment of a Neighborhood Partnership Program.

F. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for PMB Station Developer, LLC, for a project generally located along the President George Bush Turnpike.
2. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for C&C Sachse, LLC. for a project generally located along State Highway (SH) 78 and Country Club Drive, and for retail or commercial business projects seeking to locate within the City of Sachse.

G. Regular Agenda Items/Meeting Closing

1. Take action as a result of executive session: Consider authorizing the City Manager as Executive Director of the EDC to negotiate and execute an economic development agreement on behalf of the City Council with C&C Sachse, LLC. for a project generally located along State Highway 78 and Country Club Drive, and any amendments and instruments related thereto.

2. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.


Leah K Granger, City Secretary

Posted: 10/14/2022 by 5 p.m. Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 975.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	B. Special Announcements
Subject	2. Proclamation recognizing Pleasant Valley United Methodist Church's 160th Anniversary and service to the community.
Access	Public
Type	Recognition

Public Content

OVERVIEW

Pleasant Valley United Methodist Church's 160th anniversary is October 23, 2022. It has been established throughout the years with the generous donations from caring benefactors. The church is one of the few churches established before the Civil War that still exists in the same location in Dallas County. Pleasant Valley United Methodist Church celebrates its 160-year tradition of service and dedication to the community.

RECOMMENDATION

Present a proclamation recognizing Pleasant Valley United Methodist Church's 160th Anniversary and service to the community.

Accepting the proclamation: Reverend Deniece Mason, Pastor; Ginger Nichols, Administrative Council Chair; Brenda Lunsford, Anniversary Celebration Chair.

[Pleasant Valley UMC 160 Anniversary.pdf \(115 KB\)](#)

§ *Proclamation*

WHEREAS, as early as 1852, neighbors began gathering to worship in the Pleasant Valley community at the junction of Pleasant Valley Road and the Long Branch of Muddy Creek, in what is now the City of Sachse, and the Methodist Church was chartered in 1862; and

WHEREAS, land was donated throughout the years by generous benefactors providing the space for which the church was built, originally named Pleasant Valley Methodist Episcopal Church, then Pleasant Valley Methodist Church, and finally Pleasant Valley United Methodist Church; and

WHEREAS, through the work of concerned people throughout the years, Pleasant Valley United Methodist Church is one of the few churches established before the Civil War that still actively exists in the same location within Dallas County; and

WHEREAS, over the years, Pleasant Valley United Methodist Church has reached out to its community by providing food, school supplies, clothing and Christmas gifts to area children and families in need along with offering weekly worship, Bible studies, music ministry, and special services and events for the residents of Sachse and the surrounding area; and

WHEREAS, Pleasant Valley United Methodist Church celebrates its heritage while looking to the future, called to make Christian disciples and transform the world;

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby recognize October 23, 2022, as the

160th Anniversary of Pleasant Valley United Methodist Church

and encourage all residents to join in honoring their service and dedication to the community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed on this 17th day of October, 2022.

Gold
Seal



Jeff Bickerstaff, Mayor



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	B. Special Announcements
Subject	3. Proclamation declaring October as National Code Compliance Month.
Access	Public
Type	Recognition

Public Content

BACKGROUND

In 2005, in the wake of Hurricane Katrina, President George W. Bush established "National Code Compliance Month" in acknowledgement of the importance and impact that Code Enforcement has in its communities. All communities face struggles with vacant buildings, trash, tall grass and weeds, graffiti, inoperable vehicles, and much more. Code Enforcement provides the first line of defense in making sure that these issues are managed in a responsible and effective way. Effective Code Enforcement initiatives seek to achieve voluntary compliance as a means of avoiding other punitive methods of enforcement, while still accomplishing what is best for the community's health and safety. Improving and maintaining safety is the primary way that Code Enforcement Officers positively impact the City. Ordinances and codes are enacted for the good of the entire community. They take into consideration the safety and well-being of the public, and enforcement of these ordinances is essential to a good quality of life.

OVERVIEW

The City of Sachse is joining together with the American Association of Code Enforcement, the State of Texas, and the Nation in proclaiming the month of October 2022 as National Code Compliance Month and call upon municipalities and communities to join in recognizing and expressing their appreciation for the dedication and service of the individuals who serve as Code Enforcement Officers.

RECOMMENDATION

Present a proclamation to the City of Sachse, Neighborhood Services Department - Code Enforcement Division, proclaiming the month of October 2022 as National Code Compliance Month.

Ray Mendez, Neighborhood Services Manager, will be present to receive the proclamation.

[Code Compliance Month_October.pdf \(106 KB\)](#)

Proclamation

WHEREAS, National Code Compliance Month was established in 2005, by President George W. Bush, in the wake of Hurricane Katrina, to recognize the importance and impact that Code Enforcement has in our communities; and

WHEREAS, Code Enforcement Officers often have a challenging and demanding role and often do not receive recognition for the job that they do in improving living and working conditions for residents and businesses of local communities; and

WHEREAS, Code Enforcement Officers are dedicated, and highly qualified professionals who share the goals of preventing neighborhood deterioration, enhancing and ensuring safety, and preserving property values through knowledge and application of housing, zoning, and nuisance codes and ordinances; and

WHEREAS, Code Enforcement Officers are called upon to provide quality customer service and excellence to the residents and businesses of the communities in which they serve; and

WHEREAS, the City of Sachse and the American Association of Code Enforcement want to recognize and honor Code Enforcement Officers and Code Professionals all across the United States and bring awareness to the importance of Code Enforcement to the communities they serve; and

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim the month of October 2022 as

National Code Compliance Month

in Sachse, and encourage all residents to join the Sachse City Council in recognizing and expressing their appreciation for the dedication and service of the individuals who serve as our Code Enforcement Officers.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed on this 17th day of October, 2022.

Gold
Seal



Jeff Bickerstaff, Mayor



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.
Subject	1. Approve the minutes of the September 14, 2022, special meeting.
Access	Public
Type	Action (Consent)
Recommended Action	Approve the September 14, 2022, special meeting minutes.

Public Content

BACKGROUND

Minutes from the September 14, 2022, special Council meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the September 14, 2022, special meeting minutes.

[09.14.22 City Council Minutes - Special.pdf \(37 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

**CITY COUNCIL OF THE CITY OF SACHSE
SPECIAL MEETING MINUTES
SEPTEMBER 14, 2022**

The City Council of the City of Sachse held a Special Council meeting on Wednesday, September 14, 2022, at 6 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Jeff Bickerstaff; Mayor Pro Tem Brett Franks; Councilmembers Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg; and City Secretary, Leah Granger.

Those absent: Councilmember Howarth

Mayor Bickerstaff called the special meeting to order at 6 p.m.

Invocation and Pledges of Allegiance to the U.S. and Texas Flags:

Mayor Bickerstaff lead the invocation and Councilmember Buhler led the pledges.

Conduct and discuss boards and commissions interviews.

The City Council interviewed candidates wishing to serve on a City board or commission. The number of individuals needed to fill vacancies on each board was discussed.

Consider appointments to the City's boards and commissions.

No action was taken at this time.

Mayor Bickerstaff adjourned the meeting at 7:15 p.m.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.
Subject	2. Approve the September 19, 2022, meeting minutes.
Access	Public
Type	Action (Consent)
Recommended Action	Approve the September 19, 2022, meeting minutes.

Public Content

BACKGROUND

Minutes from the September 19, 2022, Council meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the September 19, 2022, meeting minutes.

[09.19.22 City Council Minutes.pdf \(194 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

**CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
SEPTEMBER 19, 2022**

The City Council of the City of Sachse held a regular meeting on Monday, September 19, 2022, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Jeff Bickerstaff; Mayor Pro Tem Brett Franks; Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg; City Manager, Gina Nash; City Secretary, Leah Granger; Finance Director, David Baldwin; Assistant Finance Director Ryan Bredehoeft; Director of CIP and Public Works, Corey Nesbit; Leisure Services Director, Lance Whitworth; Fire Chief, Marty Wade; Police Chief, Bryan Sylvester; Assistant to the City Manager, Amanda Chi; Economic Development Manager, Jerod Potts; and City Attorneys Joe Gorfida and Pete Smith.

Mayor Bickerstaff called the meeting to order at 6:30 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

Mayor Pro Tem Franks lead the invocation and Councilmember Howarth led the pledges.

SPECIAL ANNOUNCEMENTS:

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

Mayor Pro Tem Franks encouraged residents to come by and check out the Community Center. The brochure of events has a full list of events and classes for all ages. He announced that the Pumpkin Prowl will be October 15 at Salmon Park. Festivities begin at 6 p.m.

Mayor Bickerstaff's announcements:

- Alternative hours for the City are now permanent. City Hall and the Senior Center are open from 7:30 a.m. to 5:30 p.m. Monday through Thursday and 7:30 a.m. to 11:30 a.m. on Fridays.
- September is National Preparedness Month. FEMA's READY.Gov website offers great advice about the ways you and your family can stay safe and be prepared for disasters. The site offers tips and activities for your kids to learn about navigating potentially scary situations. Disasters can happen at any time, please take time to prepare your family by checking out ready.gov.
- Public Safety Day will be held from 10 a.m. – 2 p.m. on September 24 at the Public Safety Building. Public Safety Day will be a kick off for National Night Out, which is October 4. Mayor Bickerstaff encouraged all to come learn how to partner together to keep Sachse safe.
- Sachse joined the North Texas Food Bank Counties for the Peanut Butter Drive. Help close the hunger gap.
- The Sachse Animal Shelter will host a low-cost pet vaccination clinic from 10-2 on Saturday, October 1. You are invited to bring your pet to this important event. Details are on the City's website.
- The City is accepting applications for Boards and Commission Volunteers. Interviews will be September 29. Please check the website for information.

Staff announcements from Ms. Nash:

- New employees were announced.
- Sachse High School parade road closures.
- Eight of Sachse's first responders made the annual 9/11 Memorial Stair Climb in Dallas and climbed in honor of those who lost their lives on September 11, 2001. Thank you to the following individuals for sacrificing a Saturday to make this climb: FF/P Charles Patterson, FF/P Colton Haynes, FF/P Dylan Whisenhunt, Lt. Kenneth Messick, FF/P Haley Jeffcoat, DE Brad Hood, FF/P Billy Martin, and Police Detective Stephanie Martin.

PUBLIC COMMENT:

- Jeanie Marten, 4908 Maple Shade Avenue, regarding the City Attorney that will be reviewed during executive session.
- Richard Chandler, 5518 Depot Drive, regarding public message boards for boards and commissions of the City of Sachse.

CONSENT AGENDA: All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a councilmember or citizen so requests.

1. **Approve the September 6, 2022 meeting minutes.**
2. **Cancel the City Council meeting on October 3, 2022.**
3. **Approve and adopt a resolution amending the Master Fee Schedule by amending public safety fees, building permits and development services fees, impact fees, refuse services fees, the water rate schedule, water service connection fees, and the wastewater rate schedule and providing an effective date.**
4. **Approve a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2022 Rate Review Mechanism filings.**
5. **Authorize the City Manager to execute a renewal of an agreement with Valley View Consulting, LLC for the purpose of investment advisory services for an additional two years.**
6. **Authorize the City Manager to execute an agreement approving a construction contract for the Supervisory Control and Data Acquisition (SCADA) System Improvements project with WHECO Electric, Inc. in the amount not to exceed One Hundred Forty Thousand and No/100 Dollars (\$140,000.00).**
7. **Approve the Consent Agenda Items as presented.**

Items number four and five were removed from the Consent Agenda. Mayor Pro Tem Franks made a motion to approve Items one, two, three, and six as presented. Councilmember Howarth seconded the motion and it carried unanimously.

4. Approve a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2022 Rate Review Mechanism filings.

Councilmember Prestenberg asked what happens if the resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division is not approved. Ms. Nash explained that the rates would still go into effect because the majority of the steering committee cities determines the outcome. He also asked about the difference between the commercial and residential rates. Ms. Hummel with Atmos said she could find the information and get back to councilmembers. Councilmember Millsap asked why the same issue was being voted on again. Ms. Nash clarified that the previous meeting's item was in relation to Oncor rather than Atmos.

Councilmember Howarth made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion and it passed 6-1 with Councilmember Millsap voting no.

5. Authorize the City Manager to execute a renewal of an agreement with Valley View Consulting, LLC for the purpose of investment advisory services for an additional two years.

Councilmember Millsap noted that he thought this item had been approved on the previous meeting's agenda. He also asked why so many employees were consulting on such a small contract. Ben Day from Valley View Consulting clarified that there are 10-11 members of his staff and all of them work on the contract with different expertise.

Councilmember Howarth made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion and it passed unanimously.

REGULAR AGENDA ITEMS:

Consider a resolution accepting and approving a preliminary amended and restated service and assessment plan and preliminary assessment rolls for the Sachse Public Improvement District No. 1, approving Preliminary Limited Offering Memoranda, calling a public hearing at the Regular City Council meeting on October 17, 2022, for the levy of special assessments against property in the District and approving all other matters related thereto.

Jason Hughes, Hilltop Securities, presented a recap of the project. The Station was subdivided into improvement areas. In October 2020, Council approved issuance of bonds in area number one for \$6.9 million. Bonds for the major improvement areas (all other areas outside of improvement area one) were also issued for \$8.5 million. The second tranche of bonds is before the Council to consider. These PID bonds are special assessment revenue bonds and are secured solely by the assessments levied within the PID. There is no claim on the taxing power, sales taxes, or water and sewer revenues. Upon approval, Mr. Hughes will be back at the October meeting with completed bond transactions and the documents the underwriter uses to sell the bonds. These documents are ultimately for investors to make an intelligent decision when purchasing bonds.

Councilmember Prestenberg made a motion to adopt a resolution accepting and approving a preliminary amended and restated service and assessment plan and preliminary assessment rolls for the Sachse Public Improvement District No. 1, approving Preliminary Limited Offering Memoranda and calling a public hearing on the levy of special assessments against property in the District. Councilmember Buhler seconded the motion and it carried unanimously.

Consider a resolution calling a public hearing for the Regular City Council Meeting on October 17, 2022, to receive public input on a proposed amendment to Ordinance No. 3898, establishing Tax Increment Financing Reinvestment Zone Number Two (TIRZ #2) of the City of Sachse, Texas, as amended, relating to an increase in the percentage of the City's tax increment contribution to the tax increment fund.

Ms. Nash noted that the boundaries of TIRZ #2 run concurrently with the PID located at The Station. The purpose of the item is to consider adjusting the proportionate share of the buy-down arrangement established in the original development agreement to reflect the recently adopted lower tax rate. She explained that, by agreement, a proportionate share of the tax rate needs to be put into the TIRZ, and since the tax rate has changed, that needs to be reflected appropriately. Councilmember Millsap asked for clarification about why the rate was changing. Kirk McDaniel, P3 Works, explained that the ordinance creating the TIRZ spoke to a particular rate and the developer agreement noted a dollar amount to be contributed. Since the tax rate has changed, the revised dollar amount will also need to be reflected. Ms. Nash noted that there is a cap in the developer's agreement limiting appropriations once it reaches a certain threshold. Councilmember Howarth mentioned that if the City is putting more money in the TIRZ, the PID bond balance gets paid down faster. Mr. McDaniel clarified that the balance will not be paid off more quickly, but there will be more dollars available for other projects within the zone.

Councilmember Howarth made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion and it passed unanimously.

Consider ending contractual support of fire and ambulance services with unincorporated areas of Dallas County upon contract expiration of September 30, 2022.

Chief Wade presented an overview of the contracts with Dallas County. He made the recommendation to not renew the agreement. Sachse Fire-Rescue will continue services on a month-to-month basis until Dallas County is able to find a replacement for those resources. Chief asked for direction on the policy. The Council asked questions about resources, response times, and financial impact. The consensus was to keep resources in the city but to balance that with being good neighbors.

After continued discussion, Councilmember Lindsey made a motion approving the termination of the contractual support of the fire and ambulance services with unincorporated areas of Dallas County upon contract expiration of September 30, 2022. Councilmember Buhler seconded the motion and it carried unanimously.

Consider an ordinance authorizing certain Budget and Capital Improvement Program amendments pertaining to the Fiscal Year 2021-2022 Budget and Capital Improvement Program.

Ms. Nash explained that Mr. Baldwin would provide an overview of amendments to the budget and capital improvement program for Fiscal Year 2021-2022. She explained that this is the format that has been used for many years in Sachse; however, Mr. Baldwin would like to change that moving forward and present amendments on a more frequent basis. Mr. Baldwin noted that the amendments presented were for the fiscal year that is nearing its end to clean up budget items and projects. He gave an overview of the fiscal year's unanticipated expenditures that exceeded budget, specifying that staff has noted the forthcoming amendments throughout the year. Mr. Baldwin also explained that as some projects have moved forward, the funds may be available but the spending authority was not increased. Staff is correcting the issue with this item.

Matthew Holboke, 5511 Oak Ridge Circle, spoke regarding specific budget requests and spending practices. Ms. Nash invited Mr. Nesbit to answer questions that pertain to the agenda item. She explained that capital project funds may only be spent on capital projects. As projects complete under budget, the remaining fund will go back into the capital project fund. Mr. Baldwin interjected that this action increases transparency so Council and residents can clearly see projects and where the funds are being spent.

Councilmember Lindsey noted that the request was consistent with prior presentations and actions by Council and made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion and it carried unanimously.

Consider a resolution authorizing the submittal of an Office of the Governor Bullet Resistant Shield Grant application, and name Chief Bryan Sylvester as the authorizing official to accept the grant, if awarded.

Ms. Nash explained that the City has the opportunity to take advantage of free equipment from the Governor's Office. Chief Sylvester presented the grant opportunity for procuring ballistic shields to increase school safety. He noted that the grant is 100% state-funded and there is no municipal matching fund requirement. Council discussed the current equipment and how the new and expanded shield program would affect the department's capabilities. They discussed school safety and the Chief's desire to supplement the School Resource Officer (SRO) program.

After some discussion, Mayor Pro Tem Franks made a motion to approve the item as presented. Councilmember Buhler seconded the motion and it carried unanimously.

Mayor Bickerstaff adjourned the Council to the Executive Session at 8:01 p.m.

EXECUTIVE SESSION:

The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074: Personnel Matters, regarding the review of the City Attorney.

The Council reconvened to regular session at 8:52 p.m.

REGULAR AGENDA ITEMS / MEETING CLOSING

Take action as a result of Executive Session pursuant to the Texas Government Code, Section §551.074: Personnel Matters: Regarding the review of the City Attorney.

Councilmember Howarth made a motion to approve the letter of engagement with the City Attorney's firm as presented. Mayor Pro Tem Franks seconded the motion and it passed unanimously.

Mayor Bickerstaff adjourned the meeting at 8:53 p.m.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary



Agenda Item Details

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Subject	3. Approve the September 29, 2022, special meeting minutes.
Access	Public
Type	Action (Consent)
Recommended Action	Approve the September 29, 2022, special meeting minutes.

Public Content

BACKGROUND

Minutes from the September 29, 2022, special Council meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the September 29, 2022, special meeting minutes.

[09.29.22 City Council Minutes - Special.pdf \(132 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

**CITY COUNCIL OF THE CITY OF SACHSE
SPECIAL MEETING MINUTES
SEPTEMBER 29, 2022**

The City Council of the City of Sachse held a Special Council meeting on Thursday, September 29, 2022, at 6 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Jeff Bickerstaff; Mayor Pro Tem Brett Franks; Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg; and City Secretary, Leah Granger.

Mayor Bickerstaff called the special meeting to order at 6:01 p.m.

Invocation and Pledges of Allegiance to the U.S. and Texas Flags:

Mayor Bickerstaff lead the invocation and Councilmember Buhler led the pledges.

Conduct and discuss boards and commissions interviews.

The City Council interviewed candidates wishing to serve on a City board or commission. The number of individuals needed to fill vacancies on each board was discussed.

Consider appointments to the City's boards and commissions.

After some discussion, Councilmember Prestenberg made a motion to appoint the following individuals to the corresponding board or commission:

- Animal Shelter Board
 - BJ Futrell – reappoint
 - Kimberly McClurg – reappoint
 - Brandi Petee – reappoint
 - David Lockaby – new appointee
- Board of Adjustment
 - Keith Casey – reappoint
 - John Morris – reappoint
 - Kendra Prevost – reappoint
 - Funmi Olowo – new appointee
- Economic Development Corporation Board
 - Scott McMurdie – reappoint
 - Jim Mason – reappoint
 - Chinelo Nwanze – new appointee
- Library Board
 - Rhia Johnson – reappoint
 - John Morris – reappoint
 - Marion Simpson – reappoint
- Parks and Recreation Board
 - Keith Casey – reappoint
 - Valarie Pike – reappoint
 - Susie Whitehurst – new appointee

- Planning and Zoning Commission
 - Brian Cox – reappoint
 - Scott Ohman – reappoint
 - Daniel Betten – new appointee
 - MirHadi Taqui – new appointee
- Tax Increment Financing #1 Board
 - Ed Brown – reappoint
 - Kendra Prevost – reappoint
 - Bobby Tillman – reappoint
 - Jennifer Ferguson – new appointee

Mayor Pro Tem Franks seconded the motion, and it passed unanimously.

There was some discussion about the Animal Shelter Advisory Committee in relation to one of the applicants and member requirements for the Committee. Councilmember Prestenberg made a motion to remove Dr. Moebius and appoint Rachel Grogan to the Animal Shelter Advisory Committee. Mayor Pro Tem Franks seconded the motion, and it carried unanimously.

Mayor Bickerstaff adjourned the meeting at 7:51 p.m.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary



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Category	D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.
Subject	4. Cancel the November 21, December 19, 2022, and January 2, 2023, Council meetings and move the November 7 meeting to November 14, 2022, and the January 16 meeting to January 17, 2023.
Access	Public
Type	Action (Consent)
Recommended Action	Cancel the November 21, December 19, 2022, and January 2, 2023, Council meetings and move the November 7 meeting to November 14, 2022, and the January 16 meeting to January 17, 2023.

Public Content

OVERVIEW

The following Council meetings fall on holiday weeks and are presented for approval to be cancelled:

- November 21 - for the Thanksgiving Holiday
- December 19 - for the Christmas Holiday
- January 2 - for the New Year's Holiday

By state requirements, Council will need to canvass the November election between November 11 and 22. Since the November 21 meeting is recommended to be cancelled for the Thanksgiving Holiday, staff recommends moving the November 7 Council meeting to November 14.

January 16 is Martin Luther King Jr. Day. Staff recommends moving the January 16 Council meeting to Tuesday, January 17.

Upon approval, the revised Council meeting schedule shall be:

- November 14
- December 5
- January 17

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Cancel the November 21, December 19, 2022, and January 2, 2023, Council meetings and move the November 7 meeting to November 14, 2022, and the January 16 meeting to January 17, 2023.

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.
Subject	5. Accept the monthly revenue and expenditure report for the period ending August 31, 2022.
Access	Public
Type	Action (Consent)
Fiscal Impact	No
Recommended Action	Accept the monthly revenue and expenditure report for the period ending August 31, 2022.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content

BACKGROUND

The Finance Department prepares a report each month to update the City Council regarding revenues and expenditures for the City. Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, Sachse Economic Development Corporation, and the Sachse Municipal Development District, as well as a report of the year-to-date sales tax revenue.

POLICY CONSIDERATIONS

The City Charter requires the City Manager to submit a monthly report covering revenues and expenditure of the City in such form as requested by the City Council.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending August 31, 2022.

[Sales Tax Report September 2022.pdf \(125 KB\)](#)

[All Funds August 2022_final.pdf \(243 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

CITY OF SACHSE

2021/2022 SALES TAX REPORT

	Total	General Fund	General Fund	YTD Percent		Total	General Fund	General Fund	YTD Percent	GF YTD Growth
FY 2021	Sales tax ¹	Sales Tax	Year-To-Date	of Budget	FY 2022	Sales tax ¹	Sales Tax	Year-To-Date	of Budget	Over Prior Yr
October	\$264,016	\$150,859	\$150,859	9%	October	\$308,288	\$176,156	\$176,156	9%	17%
November	374,502	213,991	364,850	22%	November	409,774	234,145	410,301	21%	12%
December	286,729	163,837	528,687	32%	December	342,831	195,894	606,194	31%	15%
January	323,637	184,926	713,613	43%	January	362,244	206,986	813,181	42%	14%
February	435,095	248,614	962,226	57%	February	512,916	293,095	1,106,275	57%	15%
March	279,789	159,871	1,122,098	67%	March	333,651	190,657	1,296,933	67%	16%
April	247,713	141,543	1,263,641	75%	April	303,762	173,578	1,470,511	75%	16%
May	387,674	221,517	1,485,158	89%	May	453,075	258,900	1,729,411	89%	16%
June	301,551	172,306	1,657,464	99%	June	367,141	209,795	1,939,206	99%	17%
July	311,326	177,892	1,835,356	110%	July	398,288	227,593	2,166,799	111%	18%
August	411,760	235,280	2,070,636	124%	August	480,679	274,673	2,441,472	125%	18%
September	333,489	190,556	2,261,191	135%	September	405,692	231,824	2,673,296	137%	18%
TOTAL	\$3,957,282	\$2,261,191			TOTAL	\$4,678,339	\$2,673,296			
BUDGET		\$1,675,000			BUDGET		\$1,950,000			

Notes

- ¹- Includes General Fund, Economic Development and Street Maintenance
- Sales tax displayed as cash-basis, reflecting month revenue was received
- Excludes mixed beverage sales tax

City of Sachse

Monthly Revenue and Expenditure Report

August 31, 2022

(Unaudited)

GENERAL FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 13,516,200	\$ 24,812	\$ 13,758,537	101.8%	A
Sales Tax	1,980,000	280,558	2,481,234	125.3%	B
Franchise Fees	1,876,250	249,170	1,976,508	105.3%	C
Licenses and Permits	904,500	136,019	1,611,486	178.2%	D
Service Fees	1,063,500	174,564	1,555,500	146.3%	E
Fines	250,000	20,418	216,186	86.5%	
Interest Income	50,000	11,675	62,484	125.0%	F
Miscellaneous Income	401,718	24,381	343,258	85.4%	
Intergovernmental Revenue	1,408,831	117,403	1,291,431	91.7%	
Total Revenue	\$ 21,450,999	\$ 1,038,999	\$ 23,296,623	108.6%	
Expenditure Summary					
Animal Services	\$ 241,131	\$ 19,389	\$ 213,784	88.7%	
City Manager	531,986	46,155	464,723	87.4%	
City Secretary	240,862	14,885	150,831	62.6%	
Combined Services	430,805	13,487	364,572	84.6%	
Development Services	838,674	55,758	988,371	117.8%	G
Engineering	436,933	19,631	322,381	73.8%	
Facilities Maintenance	681,201	36,058	538,098	79.0%	
Finance	760,828	45,360	627,313	82.5%	
Fire	5,105,049	373,316	4,574,954	89.6%	
Human Resources	499,675	34,337	374,619	75.0%	
Information Technology	789,859	34,726	706,272	89.4%	
Library	566,496	35,578	460,065	81.2%	
Municipal Court	248,682	15,695	195,065	78.4%	
Neighborhood Services	380,111	31,534	353,145	92.9%	
Parks	1,071,570	118,887	907,714	84.7%	
Police	5,735,348	399,699	5,060,728	88.2%	
Recreation	399,390	13,822	359,809	90.1%	
Senior Activity Center	147,367	9,654	114,330	77.6%	
Streets	2,397,856	92,909	1,698,011	70.8%	
Total Expenditures	\$ 21,503,823	\$ 1,410,880	\$ 18,474,784	85.9%	
Total Revenue Over/(Under) Expenses	\$ (52,824)	\$ (371,881)	\$ 4,821,839		H

Explanation of Major Variances:

- A Receipts exceed calculated budget
- B Sales Tax collections exceed conservative budget projection
- C Gas Franchise Fees leading strong collections (\$387K collected against \$250K budget)
- D Building Permits are performing in excess of budget. See corresponding note G.
- E Plan Review, Developer, and Ambulance Service Fee conservative budgeting are primary reason for excess collections
- F Interest income exceeds conservative budget projection
- G Inspection fee expenses exceed budget but are offset by associated fee revenue (note D)
- H Current Month Actual Revenue Over/(Under) Expenses variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

August 31, 2022

(Unaudited)

UTILITY FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Water Revenue	\$ 7,921,000	\$ 1,237,091	\$ 8,461,817	106.8%	
Sewer Revenue	5,705,000	535,704	5,591,522	98.0%	
Drainage Revenue	215,000	18,622	202,041	94.0%	
Fees	151,000	20,928	191,128	126.6%	A
Interest Income	60,000	14,454	84,446	140.7%	B
Total Revenue	\$ 14,052,000	\$ 1,826,800	\$ 14,530,953	103.4%	
Expenditure Summary					
Utility Administration	\$ 491,941	\$ 34,340	\$ 415,613	84.5%	
Water Operations	6,614,493	603,298	6,122,126	92.6%	
Sewer Operations	4,417,149	477,335	3,924,105	88.8%	
Stormwater Projects	150,000	15,992	103,310	68.9%	C
Total Expenditures	\$ 11,673,583	\$ 1,130,965	\$ 10,565,152	90.5%	
Total Revenue Over/(Under) Expenses	\$ 2,378,417	\$ 695,835	\$ 3,965,801		

Explanation of Major Variances:

- A** Penalties and reconnection charges exceed prior year collections and budget
- B** Interest income exceeds conservative budget projection
- C** Projects are anticipated to be substantially spent by fiscal year end

City of Sachse

Monthly Revenue and Expenditure Report

August 31, 2022

(Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	\$ 975,000	\$ 137,337	\$ 1,220,736	125.2%	A
Other Income	10,000	-	10,000	100.0%	B
Interest Income	5,000	2,243	10,730	214.6%	C
Total Revenue	\$ 990,000	\$ 139,579	\$ 1,241,466	125.4%	
Expenditure Summary					
Expenditures	\$ 626,424	\$ 43,470	\$ 553,413	88.3%	D
Total Expenditures	\$ 626,424	\$ 43,470	\$ 553,413	88.3%	
Total Revenue Over/(Under) Expenses	\$ 363,576	\$ 96,110	\$ 688,053		

Explanation of Major Variances:

- A Sales Tax collections exceed conservative budget projection
- B Garland ISD grant received in December
- C Interest income exceeds conservative budget projection
- D Includes asbestos abatement and demolition (\$156K)

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2022
(Unaudited)

DEBT SERVICE FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 5,311,399	\$ 9,436	\$ 5,398,493	101.6%	A
Interest Income	4,000	750	6,435	160.9%	B
Total Revenue	\$ 5,315,399	\$ 10,186	\$ 5,404,928	101.7%	
Expenditure Summary					
Fees	\$ 3,000	\$ -	\$ 1,350	45.0%	
Principal	4,100,000	-	4,096,768	99.9%	C
Interest	1,239,319	599,874	1,232,129	99.4%	D
Total Expenditures	\$ 5,342,319	\$ 599,874	\$ 5,330,247	99.8%	
Total Revenue Over/(Under) Expenses	\$ (26,920)	\$ (589,688)	\$ 74,681		

Explanation of Major Variances:

- A** Receipts exceed calculated budget
- B** Interest income exceeds conservative budget projection
- C** Principal payments are primarily due in February
- D** Interest payments are primarily due in February and August

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2022
(Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	\$ 450,000	\$ 66,928	\$ 585,891	130.2%	A
Interest Income	1,000	159	2,909	290.9%	B
Total Revenue	\$ 451,000	\$ 67,088	\$ 588,800	130.6%	
Expenditure Summary					
Expenditures	\$ 1,449,000	\$ 679,451	\$ 1,406,304	97.1%	C
Total Expenditures	\$ 1,449,000	\$ 679,451	\$ 1,406,304	97.1%	
Total Revenue Over/(Under) Expenses	\$ (998,000)	\$ (612,364)	\$ (817,504)		

Explanation of Major Variances:

- A** Sales Tax collections exceed conservative budget projection
- B** Interest income exceeds conservative budget projection
- C** J.K. Sachse Park construction project is underway



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.
Subject	6. Approve a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the city and finding that the City's reasonable rate case expenses shall be reimbursed by the company.
Access	Public
Type	Action (Consent)
Recommended Action	Approve a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the city and finding that the City's reasonable rate case expenses shall be reimbursed by the company.

Public Content

BACKGROUND

On May 13, 2022, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. The impact of this requested increase on an average residential customer using 1,300 kWh/month would be about \$6.02 per month.

In a prior City Council action on June 6, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

OVERVIEW

The purpose of this Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor's filing (i.e. PUC Docket No. 53601) currently pending at the Commission.

All cities with original jurisdiction will need to adopt the Resolution prior to October 30, 2022.

POLICY CONSIDERATIONS

The City of Sachse has retained original jurisdiction over utility rate filings with the City.

RECOMMENDATION

Approve a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the city and finding that the City's reasonable rate case expenses shall be reimbursed by the company.

[Report_2022 Oncor Rate Case Model Staff Report Re Denial Resolution.pdf \(107 KB\)](#)

[Resolution_Deny Oncor's Application to Change Rates \(2022\).pdf \(109 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

MODEL STAFF REPORT REGARDING ONCOR ELECTRIC'S REQUESTED RATE CHANGE

Purpose:

On May 13, 2022, Oncor Electric Delivery Company LLC (“Oncor” or “Company”) filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. The impact of this requested increase on an average residential customer using 1,300 kWh/month would be about \$6.02 per month.

In a prior City action, Oncor’s rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor (“Steering Committee”), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor’s request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor’s filing (i.e. PUC Docket No. 53601) currently pending at the Commission.

All cities with original jurisdiction will need to adopt the Resolution ***prior to October 30, 2022.***

Explanation of “Be It Resolved” Sections:

1. This paragraph finds that the Company’s application is unreasonable and should be denied.
2. This section states that the Company’s current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to Oncor for reimbursement.
4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides Oncor and counsel for Cities will be notified of the City’s action by sending a copy of the approved and signed resolution to counsel.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SACHSE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC’S (“ONCOR” OR “COMPANY”) APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Sachse, Texas (“City”) is an electric utility customer of Oncor Electric Delivery Company LLC (“Oncor” or “Company”), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor (“Steering Committee”), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor’s service area; and

WHEREAS, on or about May 13, 2022, Oncor filed with the City an application to increase system-wide transmission and distribution rates by \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor’s application and working with the designated attorneys and consultants to resolve issues in the Company’s filing; and

WHEREAS, through review of the application, the Steering Committee’s consultants determined that Oncor’s proposed rates are excessive; and

WHEREAS, the Steering Committee’s members and attorneys recommend that members deny the Application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the city limits, are hereby found to be unreasonable and shall be denied.

SECTION 2. That the Company shall continue to charge its existing rates to customers within the city.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. That a copy of this Resolution shall be sent to Oncor, Care of Howard Fisher, Oncor Electric Delivery Company, LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, TX 78701.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this 17th day of October, 2022.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K. Granger, City Secretary
(10-12-2022:TM 131900)



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.
Subject	7. Authorize the City Manager to execute and award the bid for the construction of the Hudson Drive Extension, R-21-02, project to McMahon Contracting, LP in an amount not to exceed One Million, Nine Hundred Twenty-Eight Thousand, Five Hundred Twenty-Seven and No/100 Dollars (\$1,928,527.00).
Access	Public
Type	Action, Discussion
Preferred Date	Oct 17, 2022
Fiscal Impact	Yes
Dollar Amount	1,928,527.00
Budgeted	Yes
Budget Source	Roadway Impact Fees
Recommended Action	Authorize the City Manager to execute and award the bid for the construction of the Hudson Drive Extension, R-21-02, project to McMahon Contracting, LP in an amount not to exceed One Million, Nine Hundred Twenty-Eight Thousand, Five Hundred Twenty-Seven and No/100 Dollars (\$1,928,527.00).
Goals	Strategically invest in the City's existing and future infrastructure.

Public Content

BACKGROUND

Development projects and the Garland Independent School District (GISD) have precipitated the construction of the portions of Hudson Drive adjacent to their projects. This project will connect the two existing sections of Hudson Drive and complete the road.

This project includes the extension of approximately 1,500 linear feet of Hudson Drive eastbound lanes starting at the western edge of Heritage Park to the existing eastbound pavement of Hudson Drive (approximately 1,600 linear feet west of Merritt Road). The Hudson Drive extension will consist of a new 23-foot wide concrete section along with an additional storm sewer design along these same limits. This will result in a fully-constructed road from Miles to Merritt.

A new parking lot will be constructed with this project for Heritage Park.

OVERVIEW

Sealed bids were requested by the City of Sachse for the Hudson Drive Extension (R-21-02) project with a deadline of 2 p.m. on October 6, 2022. The project was advertised in the Sachse News and online via Civcast. A total of three (3) bids were received.

The apparent low bid was submitted by McMahon Contracting, LP. Based on the evaluation of their bid and checking their references, McMahon Contracting, LP is considered capable of performing the proposed work in the contract documents. This contract amount is budgeted and anticipated in the Hudson Drive Extension (R-21-02) project, and

sufficient project funds exist to fund this contract. Therefore, based on review of the bids, staff recommends McMahon Contracting, LP to be awarded the contract for the Hudson Drive Extension (R-21-02) project, in the amount of One Million, Nine Hundred Twenty-Eight Thousand, Five Hundred Twenty-Seven and No/100 Dollars (\$1,928,527.00). The bid received was under budget.

POLICY CONSIDERATIONS

Funding was presented as part of the FY 22-23 Budget and is within the adopted budget amount allocated. The funds will be used from the Roadway Impact Fee Fund.

RECOMMENDATION

Authorize the City Manager to execute and award the bid for the construction of the Hudson Drive Extension, R-21-02, project to McMahon Contracting, LP in an amount not to exceed One Million, Nine Hundred Twenty-Eight Thousand, Five Hundred Twenty-Seven and No/100 Dollars (\$1,928,527.00).

[R-21-02 Recommendation of Award.pdf \(204 KB\)](#)

[Presentation_Hudson Drive Extension Const.pdf \(841 KB\)](#)

Hudson Drive Extension Construction Award

City Council
October 17, 2022



Overview

- Project Location
- Project Images
- Background
- Project Description
- Project Highlights
- Staff Recommendation



Project Location



Project Images



Background

- The western portion of Hudson Drive was initially built by GISD as a four-lane undivided road to primarily serve the schools
- The eastern and central portion were later built by developers as a two-lane undivided road and remain unfinished
- An additional lane was added to the eastern portion as part of The Station development
- This project will improve traffic circulation during school hours and address traffic due to development in the area and improve the connection between Miles Road and Merritt Road
- Design Contract was approved in September 2021



Project Description

- This project includes the extension of approximately 1,500 linear feet of Hudson Drive eastbound lanes starting at the western edge of Heritage Park to the existing box culvert under Hudson Drive
- Hudson Drive extension will consist of a new 23-foot wide concrete section along with sidewalk, street lighting, and additional storm sewer design
- A new parking lot will be constructed with this project for Heritage Park



Project Highlights

- This project will complete the road and provide an important east-west connection for the area
- The original project budget is \$3 million and the project is trending under budget



Staff Recommendation

- The project was advertised in the Sachse News and online via Civcast, and a total of three bids were received
- This contract amount is budgeted and anticipated in the Hudson Drive Extension (R-21-02) project and there are sufficient funds available to cover the project
- Staff recommends authorizing the City Manager to execute and award the bid for the construction of the Hudson Drive Extension R-21-02 project to McMahon Contracting, LP in an amount not to exceed One Million, Nine Hundred Twenty-Eight Thousand, Five Hundred Twenty-Seven and No/100 Dollars (\$1,928,527.00)





3010 Gaylord Parkway
Suite 190
Frisco, TX 75034
TEL 972.377.7480
FAX 972.377.8380
www.GarverUSA.com

October 7, 2022

Corey Nesbit, P.E., CFM
Director of CIP and Public Works
City of Sachse
3815-B Sachse Road
Sachse, TX 75048

Re: R-21-02 – Hudson Drive Extension

Recommendation of Award

Dear Mr. Nesbit:

On October 6, 2022, the City of Sachse received bids for Hudson Drive Extensions project. The following bids were received:

Bidder	Base Bid
McMahon Contracting, LP	\$1,928,526.01
XIT Paving and Construction, Inc.	\$2,221,694.40
Rebcon, LLC	\$3,123,215.60

Garver, LLC has reviewed the lowest bidder's qualifications and checked references with other Municipalities to get feedback on their work experience. All of the feedback received has been positive. Garver also performed bid analysis on all received bid and found no irregularities verifying that all bids were accurate as submitted. Based on these reviews and reference checks, it appears that McMahon Contracting, LP is the lowest responsive bidder.

Enclosed is a copy of the Bid Tabulation for your reference. Thank you for the opportunity to serve the City of Sachse on this project and we look forward to future opportunities to team with you.

Please call me if you have any questions.

Sincerely,

GARVER, LLC

R. Jake Bennett, P.E., CFM
Project Manager

Attachments: Bid Tabulation



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	E. Regular Agenda Items
Subject	1. Conduct a public hearing regarding assessments to be levied against certain assessable property within the Sachse Public Improvement District No. 1
Access	Public
Type	Action, Discussion
Preferred Date	Oct 17, 2022
Absolute Date	Nov 14, 2022
Fiscal Impact	No
Recommended Action	Conduct a public hearing regarding assessments to be levied against certain assessable property within the Sachse Public Improvement District No. 1

Public Content

BACKGROUND

The Public Improvement District Assessment Act (the PID Act), Texas Local Government Code, Chapter 372, as amended, authorizes the City Council to create a public improvement district within the city. On January 22, 2019, the Council approved Resolution No. 3905 authorizing, establishing, and creating the Sachse Public Improvement District No. 1, and on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District.

POLICY CONSIDERATIONS

This action item is authorized under Chapter 372 of the Texas Local Government Code and is contemplated within the original Development Agreement between the City and PMB Station Land LP that was executed on October 3, 2018. The City Council approved a resolution and called for the public hearing at its September 19, 2022 regular City Council meeting.

RECOMMENDATION

Conduct a public hearing regarding assessments to be levied against certain assessable property within the Sachse Public Improvement District No. 1

[Res. 4073 Approve the PID #1 Preliminary Amended and Restated Service and Assessment Plan \(SAP\) - Sep 2022.pdf \(344 KB\)](#)

[Res. 4073 Certificate of Resolution Approval.pdf \(131 KB\)](#)

RESOLUTION NO. 4073

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED IMPROVEMENT AREAS #2-5 ASSESSMENT ROLLS; DIRECTING THE FILING OF SAID PROPOSED IMPROVEMENT AREAS #2-5 ASSESSMENT ROLLS WITH THE CITY SECRETARY; CALLING A PUBLIC HEARING TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREAS #2-5 OF THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; DIRECTING THE CITY SECRETARY TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; APPROVING PRELIMINARY LIMITED OFFERING MEMORANDA; PROVIDING AN EFFECTIVE DATE; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), authorizes the City Council (the "Council") of the City of Sachse, Texas (the "City"), to create public improvement districts within the corporate limits of the city; and

WHEREAS, the Council has previously created the Sachse Public Improvement District No. 1 (the "District"); and

WHEREAS, the Council and City staff have been presented with the "Sachse Public Improvement District No. 1 Preliminary Amended and Restated Service and Assessment Plan" (the "Preliminary SAP"), which includes the proposed assessment rolls for Improvement Areas #2-5 of the District (the "Proposed Assessment Rolls") attached thereto, a copy of which is attached hereto as **Exhibit A** and incorporated herein for all purposes; and

WHEREAS, the PID Act requires that the Proposed Assessment Rolls be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the PID Act requires (i) that a public hearing (the "Assessment Hearing") be held to consider proposed assessments and (ii) the Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the PID Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the city before the 10th day before the date of the Assessment Hearing; and

WHEREAS, the Council finds it to be in the public interest to (i) accept the Preliminary SAP and the Proposed Assessment Rolls, (ii) establish a date and time for the Assessment Hearing and (iii) take such further action as required by the PID Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The Preliminary SAP, including the Proposed Assessment Rolls, is hereby accepted, and the Proposed Assessment Rolls shall be filed with the City Secretary and the same shall be available for public inspection.

SECTION 3. A public hearing (the Assessment Hearing as defined above) shall be conducted during the regular meeting of the Council to be held on October 17, 2022, at 6:30 p.m., during which the Council shall, among other actions, hear and pass on any objections to the proposed assessments. Upon the adjournment of the Assessment Hearing, the Council may consider an ordinance approving the levy of assessments on certain benefitted property within the District.

SECTION 4. The City Secretary is hereby authorized and directed to (i) publish notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes (the "Notice"), in a newspaper of general circulation in the city, as required by Section 372.016(b) of the PID Act, and (ii) mail the Notice to owners of property liable for the assessments as set forth in the Proposed Assessment Rolls, as required by Section 372.016(c) of the PID Act.

SECTION 5. The form and content of the Preliminary Limited Offering Memorandum (the "IA#1 PLOM") relating to the "City of Sachse, Texas, Special Assessment Revenue Bonds, Series 2022 (Sachse Public Improvement District No. 1 Improvement Area #1 Project)" (the "IA#1 Bonds") are hereby approved and deemed final, except for the omission of such information which is dependent upon the final pricing of the IA#1 Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule"), with such changes, addenda, supplements, or amendments as may be approved by the City Manager. The City hereby authorizes the IA#1 PLOM to be used by FMSbonds, Inc. in connection with the marketing and sale of the IA#1 Bonds.

SECTION 6. The form and content of the Preliminary Limited Offering Memorandum (the "IA#2-5 PLOM") relating to the "City of Sachse, Texas, Special Assessment Revenue Bonds, Series 2022 (Sachse Public Improvement District No. 1 Improvement Areas #2-5 Project)" (the "IA#2-5 Bonds") are hereby approved and deemed final, except for the omission of such information which is dependent upon the final pricing of the IA#2-5 Bonds for completion, all as permitted to be excluded by the Rule, with such changes, addenda, supplements, or amendments as may be approved by the City Manager. The City hereby authorizes the IA#2-5 PLOM to be used by FMSbonds, Inc. in connection with the marketing and sale of the IA#2-5 Bonds.

SECTION 7. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on September 19, 2022.


Jeff Bickerstaff
Mayor

ATTEST:


Leah K Granger
City Secretary



THE STATE OF TEXAS
COUNTIES OF DALLAS AND COLLIN
CITY OF SACHSE

We, the undersigned officers of the City of Sachse, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a regular meeting on September 19, 2022, at the designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Jeff Bickerstaff, Mayor
Brett Franks, Mayor Pro Tem
Michelle Howarth, Councilmember
Frank Millsap, Councilmember
Chance Lindsey, Councilmember
Lindsey Buhler, Councilmember
Matt Prestenburg, Councilmember

Leah Granger, City Secretary

and all of said persons were present except N/A, thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED IMPROVEMENT AREAS #2-5 ASSESSMENT ROLLS; DIRECTING THE FILING OF SAID PROPOSED IMPROVEMENT AREAS #2-5 ASSESSMENT ROLLS WITH THE CITY SECRETARY; CALLING A PUBLIC HEARING TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREAS #2-5 OF THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; DIRECTING THE CITY SECRETARY TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; APPROVING PRELIMINARY LIMITED OFFERING MEMORANDA; PROVIDING AN EFFECTIVE DATE; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO

was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried, with all members of the Council shown present above voting "Aye," except as noted below:

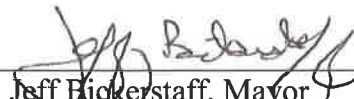
NAYS: 0 ABSTENTIONS: 0

2. A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The Council has approved and hereby approves the Resolution; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON SEPTEMBER 19, 2022.


Leah K Granger, City Secretary


Jeff Bickerstaff, Mayor

(City Seal)





Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	E. Regular Agenda Items
Subject	2. Conduct a public hearing to receive public input on a proposed amendment to Ordinance No. 3898, establishing Tax Increment Financing Reinvestment Zone number Two of the City of Sachse, Texas, as amended, relating to an increase in the percentage of the City's tax increment contribution to the tax increment fund.
Access	Public
Type	Action
Preferred Date	Sep 19, 2022
Absolute Date	Sep 19, 2022
Recommended Action	Conduct a public hearing to receive public input on a proposed amendment to Ordinance No. 3898, establishing Tax Increment Financing Reinvestment Zone number Two of the City of Sachse, Texas, as amended, relating to an increase in the percentage of the City's tax increment contribution to the tax increment fund.

Public Content

BACKGROUND

The ordinance creating Tax Increment Reinvestment Zone (TIRZ) No. 2 for The Station was approved by the City Council in 2018. That ordinance provides for a percentage contribution of the tax increment (being the difference in property taxes generated in 2018 and the current tax year). Pursuant to the Development Agreement between the City of Sachse and PMB Capital Investments (also executed in 2018), the City's tax increment contribution is to be used to buy-down the public improvement district assessments against property within the Zone. That arrangement indicates that the City will use a portion of the TIRZ No. 2 revenue to buy down the overall tax stack for properties within the Public Improvement District (PID) No. 1 to equal a rate of \$3.15. Since the City Council voted to adopt a lower tax rate of \$0.650416 per one hundred dollars (\$100) assessed valuation at its September 6, 2022 meeting relating to the 2022 tax year, this action is required to adjust the proportionate buy-down of the tax stack to remain consistent with the terms of the Development Agreement.

POLICY CONSIDERATIONS

The purpose of this item is to call a public hearing to consider changing the percentage of the City's tax increment to be contributed to the TIRZ funds from 50% to 55% that are used to buy-down the tax stack in the PID in response to the recently adopted tax rate of \$0.650416 per one hundred dollars (\$100) assessed valuation. The City Council approved a resolution calling for the public hearing to be conducted at its September 19, 2022 regular City Council meeting.

RECOMMENDATION

Conduct a public hearing to receive public input on a proposed amendment to Ordinance No. 3898, establishing Tax Increment Financing Reinvestment Zone number Two of the City of Sachse, Texas, as amended, relating to an increase in the percentage of the City's tax increment contribution to the tax increment fund.

[Res. 4074 Set a Public Hearing to Amend Tax Increment Financing Reinvestment Zone #2 Percentage of City's Tax Increment Contribution.pdf \(167 KB\)](#)

RESOLUTION NO. 4074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.011 OF THE TEXAS TAX CODE REGARDING A PROPOSED AMENDMENT TO ORDINANCE NO. 3898 ESTABLISHING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF SACHSE, TEXAS, AS AMENDED, RELATING TO AN INCREASE IN THE PERCENTAGE OF THE CITY'S TAX INCREMENT CONTRIBUTION; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY REGARDING THE PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Tax Increment Financing Reinvestment Zone Number Two, City of Sachse, Texas (the "Zone"), was established on December 3, 2018, pursuant to Ordinance No. 3898 and the Tax Increment Financing Act (Chapter 311, Texas Tax Code, as amended, or "the Act"); and

WHEREAS, Section 8 of Ordinance No. 3898 provides that the City will participate in the Zone by contributing into the Tax Increment Fund fifty percent (50%) of the City's Tax Increment from real property ad valorem taxes collected in the Zone for a period of thirty (30) years; and

WHEREAS, pursuant to the Final Project and Finance Plan relating to the Zone adopted by Ordinance No. 4000, funds from the Tax Increment Fund for the Zone are to be used to pay administrative costs relating to the operation and management of the Zone, and then used to be paid as a credit against the amount of assessments made against the property located within the Zone in accordance with the Sachse Public Improvement District No. 1; and

WHEREAS, the adoption of the ad valorem tax rate for Tax Year 2022 on September 3, 2022, will effectively result in a change in the contribution to the Tax Increment Fund described in Final Project and Finance Plan; and

WHEREAS, the City Council of the City of Sachse (the "City Council") desires to hold a public hearing in accordance with Section 311.011 of the Act to receive public input regarding an amendment to Ordinance No. 3898, as previously amended, to increase the City's percentage contribution of tax increment to the tax increment fund for the Zone; and

WHEREAS, in order to hold a public hearing regarding such amendment, notice must be given in a newspaper of general circulation in the city no later than the 7th day before the date of the hearing in accordance with Section 311.011 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on October 17, 2022, regarding the above-described amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. A public hearing is hereby called for October 17, 2022, at 6:30 p.m., at the Sachse City Hall, 3815-B Sachse Road, Sachse, Texas 75048, for the purpose of hearing any interested person speak for or against the proposed increase in the percentage of the City's tax

increment contribution to the tax increment fund for the Zone. Upon closing the public hearing, the City Council will consider the adoption of an ordinance amending the City's contribution of tax increment generated from the Zone to the Zone's tax increment fund.

SECTION 2. The City Secretary is hereby authorized and directed to cause a Notice of Public Hearing substantially in the form attached hereto as **Exhibit A** and incorporated herein by reference to be published in a newspaper of general circulation in the city no later than the 7th day before the date of the hearing on October 17, 2022.

SECTION 3. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

DULY RESOLVED by the City Council of the City of Sachse, Texas, on this the 19th day of September 2022.

CITY OF SACHSE, TEXAS




Jeff Bickerstaff
Mayor

ATTEST:


Leah K Granger
City Secretary

Exhibit A

**CITY COUNCIL OF THE CITY OF SACHSE, TEXAS
NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF SACHSE**

THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, WILL HOLD A PUBLIC HEARING AT 6:30 PM ON MONDAY, OCTOBER 17, 2022, IN THE CITY COUNCIL CHAMBERS LOCATED AT SACHSE CITY HALL, 3815-B SACHSE ROAD, SACHSE, TEXAS 75048, REGARDING AN AMENDMENT TO TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF SACHSE ("THE ZONE"), BY INCREASING THE PERCENTAGE OF THE CITY'S TAX INCREMENT GENERATED FROM THE ZONE TO THE ZONE'S TAX INCREMENT FUND. A MAP DEPICTING THE BOUNDARIES OF THE ZONE IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY SECRETARY AT 3815-B SACHSE ROAD, SACHSE, TEXAS 75048. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCREASE IN THE PERCENTAGE OF THE CITY'S TAX INCREMENT GENERATED FROM THE ZONE TO THE ZONE'S TAX INCREMENT FUND. FOLLOWING THE PUBLIC HEARING, THE SACHSE CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE AMENDING ORDINANCE NO. 3898, AS AMENDED, BY INCREASING THE PERCENTAGE OF THE CITY'S TAX INCREMENT GENERATED FROM THE ZONE TO THE ZONE'S TAX INCREMENT FUND AND OTHER RELATED MATTERS.



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	E. Regular Agenda Items
Subject	3. Consider approving a resolution allowing the submittal of Sachse projects for inclusion into the 2022 Collin County call for city projects.
Access	Public
Type	Action, Discussion
Preferred Date	Oct 17, 2022
Fiscal Impact	Yes
Dollar Amount	8,000,000.00
Budgeted	No
Budget Source	General Capital Fund and Collin County Funding
Recommended Action	Approve a resolution allowing the submittal of Sachse projects for inclusion into the 2022 Collin County Call for city projects.
Goals	Strategically invest in the City's existing and future infrastructure.

Public Content

BACKGROUND

The City of Sachse is partnering with Collin County on the next series of major capital improvements. Collin County is now accepting requests for project submissions to be included into the 2022 Collin County Call for city projects. Staff recommends including a funding request for the design and construction of Woodbridge Parkway from SH 78 to Creek Crossing Lane. This is the only portion of Woodbridge Parkway that is eligible for this funding because this portion is in Collin County.

OVERVIEW

Staff will provide an update and description of the project recommended for submission to the 2022 Collin County Call for Projects. Collin County has agreed to fund 70% of the project if selected.

POLICY CONSIDERATIONS

The City of Sachse and Collin County are partnering in the funding for this project.

RECOMMENDATION

Approve a resolution allowing the submittal of Sachse projects for inclusion into the 2022 Collin County Call for City Projects.

[Resolution_Collin County Project Submission 2022.pdf \(115 KB\)](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE SUBMISSION TO COLLIN COUNTY OF PROPOSED CAPITAL IMPROVEMENT PROJECTS FOR THE 2022-2023 CYCLE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 17, 2018, the Collin County Commissioners Court approved a Call for City Projects and the criteria for project selection; and

WHEREAS, \$24 million dollars has been made available from the 2018 Collin County Bond Sale for award to cities under this call for projects; and

WHEREAS, eligible projects must be on the County's approved Thoroughfare Plan; and

WHEREAS, eligible projects require the City to fund thirty percent of the project costs with Collin County funding seventy percent of project costs; and

WHEREAS, the City of Sachse has selected Woodbridge Parkway from State Highway 78 to Creek Crossing Lane under the selection criteria; and

WHEREAS, the estimated cost to reconstruct the 4-Lane Divided Roadway is \$8 million; and

WHEREAS, selection of the Woodbridge Parkway would greatly improve regional mobility, public safety, and traffic flow, thereby substantially benefiting the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The City of Sachse, Texas, hereby authorizes the submission to Collin County for the proposed reconstruction of Woodbridge Parkway.

SECTION 2. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 17th day of October, 2022.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	E. Regular Agenda Items
Subject	4. Receive a presentation regarding the establishment of a Neighborhood Partnership Program.
Access	Public
Type	Discussion
Goals	Strategically invest in the City's existing and future infrastructure.

Public Content

BACKGROUND

There are several locations throughout the city where neighborhood amenities such as screening walls and monument entry signage have deteriorated or failed. Many of these amenities are more than 20 years old. The original design coupled with the extreme weather conditions have caused the rapid deterioration of these items over time. The neighborhood features are eyesores in highly visible areas and, in some cases, are a safety concern. Maintenance of these items is largely handled by the homeowner associations, but in cases where these have either ceased to exist or never existed in the first place, maintenance responsibility falls to the individual property owners. The costs associated with these items are too substantial for any single homeowner to take on. As such, the City recommends partnering with residents to address these issues.

While Sachse is currently in the high-growth of its development cycle, staff wants to make preparations for the shift to a maintenance community. It is prudent to establish a policy to address these aging amenities now, before there are a substantial number that need to be replaced, so the City can define its policy and approach relative to these issues. The model proposed by staff borrows from very successful programs that have been implemented in the City of Richardson and the City of Garland. Should the Council wish, this program could also lay the foundation for a formal revitalization and rehabilitation program that encourages reinvestment in existing neighborhoods in the future.

OVERVIEW

Staff proposes a Neighborhood Partnership Program for the Council's consideration. This program, with origins in the City's 2017 Comprehensive Plan, lays out the foundation for the City to partner with neighborhoods and residents to address aging neighborhood-specific amenities including screening walls, monument entry signs, sign toppers, wayfinding, and other neighborhood items.

POLICY CONSIDERATIONS

The creation of a Neighborhood Partnership Program is one of the projects associated with the Neighborhood Integrity initiative outlined in the City's 2017 Comprehensive Plan.

RECOMMENDATION

Receive a presentation regarding the establishment of a Neighborhood Partnership Program and provide direction on next steps.

[Presentation_Neighborhood Partnership Program.pdf \(1,037 KB\)](#)

Neighborhood Partnership Program

City Council

October 17, 2022



Historical Information

- Issues with certain screening walls date back to the early 2010s
- Partnership program originally contemplated in the creation of the 2017 Comprehensive Plan
- Issues concerning condition and appearance of the screening walls throughout the community have grown since that time
- Item was discussed at a strategic planning retreat and it was requested to put before the Bond Committee
- Bond Committee did not recommend including funding for screening walls in its package
- Item remains unaddressed



Neighborhood Partnership Program

- 2017 Comprehensive Plan contemplates a Neighborhood Partnership Program
- 74% of survey respondents indicated that they believe Sachse would benefit from a formal grant program that assisted in maintaining perimeter screening, signage, and landscaping around subdivisions along major thoroughfares



Comprehensive Plan Details

- Specifically, the Comprehensive Plan states:

“Consider creating a neighborhood integrity program that would provide City matching funds to neighborhood associations to maintain neighborhood-wide amenities such as perimeter walls, entry monuments, landscaping, trails, detention amenities, and parking of vehicles. Priority should be given to neighborhoods with the highest need and/or willingness to participate through funding.”



Neighborhood Partnership Program Proposal

- Staff recommends launching the Neighborhood Partnership Program (NPP)
- The NPP will encompass a variety of neighborhood beautification efforts and residents can apply to receive funding from the City to achieve their specific goals as long as they fit within the application criteria
- The following projects would be eligible for consideration under the NPP:
 - Screening walls
 - Neighborhood entry features
 - Sign toppers



Application Process

- City staff open the Neighborhood Partnership Program application and guidelines
- Residents review materials and contact the Neighborhood Services team to determine if they are eligible to apply
- If eligible or recommended by City staff, groups must apply using the NPP application
- Applications scored using a points system in four categories:
 1. Neighborhood age/maturity = max 25 points
 2. Condition severity or existence = max 25 points
 3. Definable public benefit = max 25 points
 4. Project feasibility = max 25 points



Application Process

- Maximum of 100 points available
- Number of projects completed within a fiscal year depends on scope of projects awarded
- Once selected, staff would then work with the neighborhood group to coordinate the installation of the project, from start to finish, including design work, legal requirements, and invoices
- Future maintenance becomes the responsibility of the City of Sachse and is rolled into the CIP



Funding Strategy

- Proposed funding strategy is similar to funding other capital projects throughout the city through the VERF
- Staff recommends the City Council consider using unreserved General Fund Balance to “seed” the project initially
- Subsequently included as a part of the budget process, staff would submit an NPP VERF request to the City Council for consideration and, if approved, would open the application process and draw down on funds each fiscal year
- Staff will return at a future Council meeting to officially request the transfer from the unreserved General Fund Balance, pending Council input and feedback



Proposed Project: Hudson Crossing Screening Wall

- Staff recommends the first project be City-initiated and include the **Hudson Crossing neighborhood screening wall** using a **pre-cast product**
- Wall has disparate placement and responsibility of the maintenance falls to the property owners
 - Maintenance of the wall included in deeds for the properties
 - Discussed with property owners in early 2010s with no resolution achieved
- The condition of the wall has rapidly deteriorated over time, posing a significant hazard and eyesore for the community
- Ideal candidate given the aforementioned conditions



Hudson Crossing Current Photos



Proposed Project: Hudson Crossing Screening Wall

- Demolition and replacement of approximately 1,650 feet of wall
- Preliminary estimated cost to the City is approximately \$350 – 400K, based on standard limestone style
- Pre-cast is important: it is much more durable and has a better return on investment than the standard masonry walls
- Staff recommends using a 6' pre-cast, concrete fencing, which is available in a variety of styles, and colors



Pre-Cast Wall Samples



Standard Limestone



Brick Style

Pre-Cast Wall Samples



Ledgestone Style



Loganstone Style

Next Steps

- Discuss and provide feedback on the proposed Neighborhood Partnership Program
- Pending feedback, staff will return at a future Council meeting to officially request seed funding from the unreserved General Fund Balance





Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	F. Executive Session
Subject	1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for PMB Station Developer, LLC, for a project generally located along the President George Bush Turnpike.
Access	Public
Type	Closed Session

Public Content



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	F. Executive Session
Subject	2. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for C&C Sachse, LLC. for a project generally located along State Highway (SH) 78 and Country Club Drive, and for retail or commercial business projects seeking to locate within the City of Sachse.
Access	Public
Type	Closed Session

Public Content



Agenda Item Details

Meeting	Oct 17, 2022 - City Council Meeting
Category	G. Regular Agenda Items/Meeting Closing
Subject	1. Take action as a result of executive session: Consider authorizing the City Manager as Executive Director of the EDC to negotiate and execute an economic development agreement on behalf of the City Council with C&C Sachse, LLC. for a project generally located along State Highway 78 and Country Club Drive, and any amendments and instruments related thereto.
Access	Public
Type	Action
Preferred Date	Oct 17, 2022
Absolute Date	Oct 17, 2022
Fiscal Impact	Yes
Recommended Action	Authorize the City Manager as Executive Director of the EDC to negotiate and execute an economic development agreement on behalf of the City Council with C&C Sachse, LLC. for a project generally located along State Highway 78 and Country Club Drive, and any amendments and instruments related thereto.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

Public Content