

**CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
OCTOBER 17, 2022**

The City Council of the City of Sachse held a regular meeting on Monday, October 17, 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 Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg, City Manager, Gina Nash, City Secretary, Leah Granger, Assistant City Manager, Lauren Rose, 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, Deputy Fire Chief, Lee Richardson, Police Lieutenant, Steven Doerr, Assistant to the City Manager, Amanda Chi, IT Manager, Mike Pastor, Neighborhood Services Manager, Ray Mendez, and Senior Neighborhood Services Specialist, Sam Hernandez

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 offered the invocation and Councilmember Buhler led the pledges

SPECIAL ANNOUNCEMENTS

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

Mayor Pro Tem Franks noted the Pumpkin Prowl was a great success with roughly 3,000 people in attendance He commended all involved who put the event on, especially the Parks and Recreation Department that is currently understaffed Mayor Bickerstaff echoed praises adding that they set the bar higher each year

Councilmember Howarth arrived at 6 33 p m

Mayor Bickerstaff's announcements

- October is National Adopt a Shelter-Dog Month The Sachse Animal Shelter is open and ready for residents to come find their furr-ever pet
- Early voting for the Charter Amendment Election and mid-term races begins October 24 and runs through November 4 Election Day is November 8 Dallas County residents may vote in the City Hall Courtroom or any Dallas County vote center Collin County residents may vote in the Michael J Felix Community Center Reservation Rooms or any Collin County vote center Times relevant to both counties are on the City website
- The Police and Fire Departments are hosting a trick or treat event at the Public Safety Building on Halloween evening from 6 – 8 p m This is a walk-up event and parents will be able to take pictures with their trick or treaters in front of the Halloween displays

Proclamation recognizing Pleasant Valley United Methodist Church's 160th Anniversary and service to the community

Mayor Bickerstaff presented a proclamation to leadership of Pleasant Valley United Methodist Church in recognition of their 160th anniversary

Proclamation declaring October as National Code Compliance Month

The Neighborhood Services Department received a proclamation from Mayor Bickerstaff in recognition of their code enforcement efforts in support of the community

PUBLIC COMMENT

Matthew Holboke, 1155 Oak Ridge Circle, regarding the Capital Improvement Project list that was presented during the budget

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 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**

A resident requested that Item #7 be removed from the Consent Agenda for discussion. Councilmember Prestenberg made a motion to approve the Consent Agenda as presented minus Item #7. Councilmember Howarth seconded the motion, and it carried unanimously.

- 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)**

Matthew Holboke, 5511 Oak Ridge Circle, noted the original Heritage Park project description included a parking lot and now it is being bid with the Hudson Drive Extension project, he wanted to know why

Councilmember Millsap asked why the Municipal Development District (MDD) was not helping to pay for the parking lot Ms Nash clarified that the parking lot for Heritage Park was originally included in that project design but as it developed and the Hudson Drive extension came in under budget, it was more cost effective to include the parking lot in with the street extension Also, she noted that Council had previously directed staff and the MDD to focus their efforts and budget on J K Sachse Park rather than using funds for the Heritage Park parking lot Councilmember Franks emphasized that the street project was going to affect the parking lot and, therefore, the street project funds should pay for its replacement Councilmembers Buhler and Lindsey thanked staff for value engineering to keep the project under budget

Following some discussion, Councilmember Lindsey made a motion to approve the item as presented Councilmember Buhler seconded the motion and it passed 6-1 with Councilmember Millsap voting no

REGULAR AGENDA ITEMS

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

Mary Petty, the City's Public Improvement District Administrator from P3 Works, explained that this public hearing is the next step in the rest of the improvement area beyond area number one However, the assessments are not yet ready to be levied, as often happens in these processes The public hearing needs to be opened and then left open to continue at the next Council meeting This will allow the public to provide comment prior to the levy assessment

Mayor Bickerstaff opened the public hearing at 7 01 p m As there were no comments from the public, Councilmember Howarth made a motion to continue the item to the November 14, 2022, regular City Council meeting Mayor Pro Tem Franks seconded the motion and it carried unanimously

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

Ms Petty explained that the Tax Increment Reinvestment Zone (TIRZ) has a common border with the PID and would follow the same process as the previous item It is important to make sure the documents for the TIRZ match the documents for the PID Councilmember Millsap questioned the increase as reflective of needing more money Ms Petty clarified that the increase is reflective of the agreement with the developer and the decreased tax rate that was approved In order to maintain the City's contractual obligation, this adjustment needs to be made It was emphasized that the

developer is capped at a particular dollar amount and once that amount is reached, the agreement would terminate

Mayor Bickerstaff opened the public hearing at 7 07 p m As there were no comments from the public, Mayor Pro Tem Franks made a motion to continue the item to the November 14, 2022, regular City Council meeting Councilmember Howarth seconded the motion and it carried unanimously

Consider approving a resolution allowing the submittal of Sachse projects for inclusion into the 2022 Collin County call for city projects

Ms Nash noted concern in the community regarding Woodbridge Parkway, particularly from Highway 78 to Cox Elementary, which also coincides with the Collin County line Staff has been working with Collin County to determine the best project to submit for a 70/30 match with the County to reconstruct that portion of Woodbridge Parkway This action is not binding the City to that project, but allows staff to submit for the matching funds from the County If approved, Council would then decide if they wanted to pursue the project formally

Councilmember Lindsey commented that immediate relief was needed for the roadway and asked if the length of the project would increase by partnering with the County Ms Nash noted that Collin County moves quickly and the City has had good luck working with them The City would know in January and funds would be available in April or May Councilmember Lindsey asked if any work would be done in the interim Mr Nesbit responded that temporary resurfacing may be an option and staff could review that with a contractor Council asked questions about this project and the fund matching opportunity with Collin County

Matthew Holboke, 5511 Oak Ridge Circle, asked about increasing ability of the roadway to stand up to increased traffic since capacity cannot be increased Mr Nesbit noted that design has not been started and the signal has not yet been considered The corridor would need to be considered to see if a signal is warranted Ms Nash added that Collin County sometimes comes back with bigger picture issues to address and tends to be more flexible with making recommendations

Councilmember Howarth made a motion to approve the item as presented Councilmember Prestenberg seconded the motion and it passed unanimously

Receive a presentation regarding the establishment of a Neighborhood Partnership Program

Ms Nash commented that the Neighborhood Services group has put together a proactive neighborhood program rather than relying on reactive code enforcement Ms Rose summarized the history of the screening wall issue that has been discussed with Council and the Bond Committee She noted that the 2017 Comprehensive Plan contemplated a Neighborhood Partnership Program The program being proposed encompasses a variety of beautification efforts allowing residents to apply for funding from the City if they fit the application criteria She described the application and scoring process The issue of deteriorating screening walls remains unaddressed The proposed program is broad in scope in order to address neighborhoods with or

without a Home Owners Association or other representation Funding would be modeled after the Vehicle and Equipment Replacement Fund (VERF) program Ms Rose proposed the first project recommendation of the Hudson Crossing screening walls and provided details

Councilmember Lindsey asked about cost sharing with other neighborhoods Ms Rose noted that staff would not want to exclude neighborhoods that could not participate in a matching program He asked about the use of citations to initiate repairs Ms Rose expressed reluctance to cite people for a wall they could not afford to fix because the costs associated with appropriate repairs are substantial and could be too burdensome for individual homeowners to take on After several questions, Councilmember Lindsey said he would prefer to take care of the Hudson Crossing screening wall separately and then work out the details of a neighborhood partnership program

Councilmembers asked questions regarding the grading process, transparency, standards, etc Councilmember Millsap prefers to reword the Comprehensive Plan to eliminate neighborhoods without an HOA He felt there was too much potential for the proposed program to be abused Ms Rose noted that the City is moving toward the maintenance phase of its development and stressed the importance of putting a plan into place Councilmember Howarth commented that the proposed program would be a tool to help the community age gracefully Mayor Pro Tem Franks underscored the importance of moving forward and not pushing this issue down the road He noted that his biggest concern is not doing anything, or fixing the problem and putting the onus back on homeowners, and ending up with the same problem later

Matthew Holboke, 5511 Oak Ridge Circle, spoke regarding building standards and a proactive approach to stop the problem in the first place Ms Rose responded that it was a great point and why Neighborhood Services has been working in tandem with Public Works to update standards and bring forward a program that will pioneer a new standard Mayor Bickerstaff agreed that the Hudson Crossing screening wall needs to be fixed but a comprehensive plan is needed to do it Ms Nash followed up saying staff can come back with project specifics for Hudson Crossing and would also hone the details of the partnership program for Council to review

EXECUTIVE SESSION

Mayor Bickerstaff adjourned the Council to the Executive Session at 8 27 p m

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

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

The Council reconvened to regular session at 9 21 p m

REGULAR AGENDA ITEMS / MEETING CLOSING

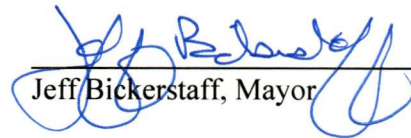
Take action as a result of executive session: Consider authorizing the City Manager as Executive Director of the EDC to negotiate and execute an economic development agreement on behalf of the City Council with C&C Sachse, LLC. for a project generally located along State Highway 78 and Country Club Drive,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

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

Mayor Bickerstaff adjourned the meeting at 9:22 p.m.

ATTEST:


Leah K Granger, City Secretary


Jeff Bickerstaff, Mayor

