

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

SEPTEMBER 21, 2020

The City Council of the City of Sachse held a regular meeting on Monday, September 21, 2020, at 6:30 p.m. via virtual teleconference. Those present were Mayor Pro Tem Michelle Howarth, Councilmembers Brett Franks, Paul Watkins, Chance Lindsey, Cullen King, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Parks and Recreation Director, Lance Whitworth; IT Manager, Danny Wheeler; Strategic Services Manager, Lauren Rose; Finance Director, Teresa Savage; Development Services Director, Matt Robinson; Human Resources Director, Melinda Walter; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester. Mayor Felix was absent.

Mayor Pro Tem Howarth opened the workshop meeting at 6:34 p.m.

RANCH PARK VILLAGE DEVELOPMENT: Discuss the prioritization of amenities for the 4.5-acre parkland adjacent to Ranch Park Village development.

Mr. Whitworth stated at the August 13, 2020, Municipal Development District meeting that the Board received a proposal from park design consultant, Kimley Horn and Associates. This proposal included the approximate costs to provide a design for the park to the City. The MDD Board made a recommendation to City Council to use MDD funds for a consultant to provide a conceptual plan and design of the 4.5 acres of parkland adjacent to the Ranch Park Village development. At the September 10, 2020, Parks and Recreation Board meeting, the Board discussed amenities they would like to see included in the park design by Kimley Horn and Associates. These amenities include: utilities (lighting and irrigation), benches and trash cans, splash pad and restrooms, sand volleyball court, walking trail, shelter with tables, drinking fountain and a sitting area, and a covered playground. The Board made a recommendation to City Council to move forward with including these amenities in the conceptual plan that Kimley Horn will be providing. In its recommendation, they requested that two concepts be provided by Kimley Horn. The first would include these amenities with the splash pad being the focal point of the park and the second would include these amenities but with the playground being the focal point of the park. Staff is seeking feedback from City Council.

Leah Campbell with Kimley Horn and Associates presented a list of amenity priorities based on the input received from the MDD Board and the Park Board. She provided examples of other recent similar size projects done in other cities. The current concept plan of the park was reviewed with the possible amenities and how, if needed, the City Council could do in phases. Ms. Campbell indicated that she will design two concepts based on the priorities given by the City Council.

The City Council discussed the amenities list. The Council placed an emphasis on the importance of the restrooms being included and the splash pad being added last. Councilman Franks would like to see the sand volleyball courts added and Mayor Pro Tem Howarth would like to see trees

planted as soon as possible to allow time for growth. Based on the two priority lists provided, the City Council agreed primarily with the MDD Board list.

ADJOURNMENT:

Mayor Pro Tem Howarth adjourned the workshop at 7:17 p.m.

Mayor Pro Tem Howarth opened the regular meeting at 7:17 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS:

Councilman King offered the invocation and Councilman Franks led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King announced that since the Chamber of Commerce cannot hold Fallfest this year, they have been working on putting other events together including a Walk to End Alzheimer's, a car parade for Cars Under the Stars, and a large regional food drive. Residents may visit their website or Facebook page for additional information.

Councilman Franks commented that the Community Center is open by appointment with various classes beginning.

CITIZEN INPUT:

Mayor Pro Tem Howarth read into the record the following comments.

Matthew Holboke, 5511 Oakridge Circle, stated:

“At the last City Council meeting, I asked about the status of Bailey Road. The City's reply was four million and concrete curb and gutter. That response is totally irresponsible. It also shows that the City Council is more interested in padding their resumes than providing real leadership. There are numerous other options that provide an adequate roadway for the people of this neighborhood without the City sticking its head in the ground and saying I have to have four million dollars. Since everyone is my Council person, why don't we expect more from city staff and reasonable on Bailey road. \$140,000 on concrete pavement repair on fairly new streets is the lazy way to spend money in the City.”

CONSENT AGENDA: All items listed on the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items unless a City Councilmember or citizen so requests.

1. Approve the minutes of the September 8, 2020, combined meeting.

2. Approve an amendment to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse.

Councilman Bickerstaff made a motion to approve the consent agenda items as presented. Councilman King seconded that motion and the motion was unanimously approved.

REGULAR AGENDA ITEMS:

Receive an update regarding actions taken by the City as a result of the COVID-19 pandemic and any future measures that may be necessary including city operations and facilities, public safety, financial employee impact, and the CARES Act.

Mrs. Nash stated Dallas County has notified the City that the funds that were set aside for participation in the County's Emergency Business Assistance Program will be returned. The third round of funding did not exceed the \$30 million amount that Dallas County set aside. All eligible applicants were awarded assistance in the full amount. Staff will look to the contingency projects to use the remaining \$100,000.00.

Mrs. Nash stated Collin County recently announced a similar emergency business assistance program with applications being accepted through September 25. The City notified the Sachse EDC and Chamber of Commerce for businesses in Collin County.

Mrs. Nash also provided an update of the CARES Act projects in the City including the 5 Loaves community project, the City Hall building modification project, telecommuting enhancements, and public safety items. Staff will continue to work on items and monitor guidance with Dallas County.

Consider a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2020 Rate Review Mechanism filings.

Mrs. Savage stated that the City, along with 171 other Mid-Texas cities, are members of the Atmos Cities Steering Committee. The Rate Review Mechanism process allows a longer review period. In March 2020, Atmos applied for the third annual review. Their initial application was to recover monies in additional revenues. Based on their application, residential charges will increase by \$5.15 per month and commercial charges will increase by \$15.48 per month. The Executive Committee recommends approving the settlement amount with new rates becoming effective December 1, 2020.

Councilman King made a motion to approve a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2020 Rate Review Mechanism filings. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Conduct a public hearing and consider an ordinance amending the boundary of Reinvestment Zone Number Two to include approximately 14.933 acres, pursuant to Chapter 311 of the Texas Tax Code.

Mrs. Nash stated this item is in tandem with the following agenda item. The City Council must conduct a public hearing to consider this amendment. This amendment will be placing the acreage that was recently added into the Public Improvement District (PID) into Reinvestment Zone Number Two (TIRZ 2) and the following agenda item will be removing it from the Tax Increment Financing Zone One (TIRZ 1). Staff is recommending approval.

Mayor Pro Tem Howarth opened the public hearing.

No comments were made.

Mayor Pro Tem Howarth closed the public hearing.

Councilman Watkins made a motion to approve an ordinance amending the boundary of Reinvestment Zone Number Two to include approximately 14.933 acres, pursuant to Chapter 311 of the Texas Tax Code. Councilman King seconded that motion and the motion was unanimously approved.

Consider an ordinance amending Ordinance No. 2049, as amended by Ordinance No. 2196 and Ordinance No. 3897, by amending and reducing the boundaries of Tax Increment Financing Reinvestment Zone Number One (“PGBT Reinvestment Zone”).

Councilman King made a motion to approve an ordinance amending Ordinance No. 2049, as amended by Ordinance No. 2196 and Ordinance No. 3897, by amending and reducing the boundaries of Tax Increment Financing Reinvestment Zone Number One (“PGBT Reinvestment Zone”). Councilman Watkins seconded that motion and the motion was unanimously approved.

Consider a resolution accepting and approving a preliminary service and assessment plan and preliminary assessment rolls for the Sachse Public Improvement District No. 1 at the Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, October 19, 2020, regarding the levy of assessments against property in such Public Improvement District.

Mrs. Nash stated the bond counsel was awaiting an opinion from the Texas Attorney General’s Office, therefore, more time is needed. Staff is requesting to table this item and the next agenda item to October 5, 2020.

Councilman Bickerstaff made a motion to table a resolution accepting and approving a preliminary service and assessment plan and preliminary assessment rolls for the Sachse Public Improvement District No. 1 at the Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, October 19, 2020, regarding the levy of assessments against property in such Public Improvement District to October 5, 2020. Councilman King seconded that motion and the motion was unanimously approved.

Consider a resolution accepting and approving a preliminary service and assessment plan and preliminary assessment rolls for the operation and maintenance of the Sachse Public Improvement District No. 1 at the Station and calling for a public hearing to be held during

the Regular City Council Meeting on October 19, 2020, regarding the levy of operation and maintenance assessments against property in such Public Improvement District.

Councilman Bickerstaff made a motion to table a resolution accepting and approving a preliminary service and assessment plan and preliminary assessment rolls for the operation and maintenance of the Sachse Public Improvement District No. 1 at the Station and calling for a public hearing to be held during the Regular City Council Meeting on October 19, 2020, regarding the levy of operation and maintenance assessments against property in such Public Improvement District to October 5, 2020. Councilman King seconded that motion and the motion was unanimously approved.

Consider an ordinance authorizing the issuance and sale of City of Sachse, Texas Limited Tax Note, Series 2020, levying an annual ad valorem tax and providing for the security for and payment of said note; engaging bond consultants, including engaging bond counsel on a contingency fee basis; providing an effective date; and enacting other provisions relating to the subject.

Jason Hughes, the City's Financial Advisor with Hilltop Securities, stated this is the second issuance of tax notes to be used in the shared funding for the construction of roadway, drainage, water and sewer infrastructure and improvements to Heritage Park within the development of The Station project with PMB Station Land, LP. He indicated that five bids were received with the lowest interest rate coming in at 0.59% with Citizens National Bank. The second lowest coming in at 1.06%. The notes will have a two-year term in the aggregate principal amount of \$2,670,000.

Councilman King made a motion to approve an ordinance authorizing the issuance and sale of City of Sachse, Texas Limited Tax Note, Series 2020, levying an annual ad valorem tax and providing for the security for and payment of said note; engaging bond consultants, including engaging bond counsel on a contingency fee basis; providing an effective date; and enacting other provisions relating to the subject. Councilman Lindsey seconded that motion and the motion was unanimously approved.

Receive a presentation from Texas Coalition for Affordable Power (TCAP) regarding a new procurement process for wholesale power purchases.

Margaret Somereve, Executive Director of TCAP, presented information regarding a new procurement process being proposed for wholesale power purchases in 2022 and beyond. Ms. Somereve explained the pricing pattern of when it is the best time to buy. The City Council would be buying a one-year contract that would keep rolling forward. At any time, the City Council could convert to a fixed price contract.

Councilman King asked if there would be any additional administration or overhead charges. Councilman Franks commented that he was against five-year contracts and would favor a shorter-term contract. The City Council agreed to further explore this new process.

Consider a resolution authorizing the City Manager to execute a Project Specific Agreement (PSA) with Dallas County for "Type B" Road and Bridge Maintenance of Sachse Road.

Mrs. Nash stated the City reached out to Dallas County to find funding in support of a short-term solution for Sachse Road. Dallas County will reimburse up to 50% of the project cost. The project is for maintenance only and includes striping of the new overlay. The PSA will go to the Commissioners Court for approval in October. Construction is expected to begin in October with completion of the project in November.

Mayor Pro Tem Howarth read the following citizen comment(s).

Matthew Holboke, 5511 Oakridge Circle, asked:

“Describe in a better detail what is full depth repair of the failed sections. How deep into the subgrade will these areas be excavated. The City recently performed a repair on Merritt Road and it is already broken over and longitudinal cracking is occurring. The City felt the need to restripe the road when a sealing job would have been money better spent.”

Mrs. Nash stated that she will get and share further specifics and details on full depth repair with Mr. Holboke.

Councilman Bickerstaff made a motion to approve a resolution authorizing the City Manager to execute a Project Specific Agreement (PSA) with Dallas County for "Type B" Road and Bridge Maintenance of Sachse Road. Councilman King seconded that motion and the motion was unanimously approved.

Consider authorizing the City Manager to negotiate and enter into a contract in the amount not to exceed five-hundred sixty-nine thousand six-hundred fifty-six dollars and zero cents (\$569,656.00) with Reynolds Asphalt and Construction Co. for the Sachse Road Overlay project.

Mrs. Nash stated this item follows the previous agenda item. This item is to consider approval of the actual project with Reynolds Asphalt for the Sachse Road overlay project.

Councilman King made a motion to authorize the City Manager to negotiate and enter into a contract in the amount not to exceed five-hundred sixty-nine thousand six-hundred fifty-six dollars and zero cents (\$569,656.00) with Reynolds Asphalt and Construction Co. for the Sachse Road Overlay project. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Consider approving and authorizing the City Manager to execute a contract for professional services between the City of Sachse and Birkhoff, Hendricks and Carter, LLP for a Water, Wastewater, and Roadway Impact Fee Study in the amount of sixty-five thousand three hundred eighty dollars and zero cents (\$65,380.00).

Mr. Robinson stated the scope of this project is to update the Water, Wastewater and Roadway Impact Fees for the City as prescribed by Chapter 395 of the Texas Local Government Code. This chapter of the code mandates that impact fees be reviewed and updated at least every five years. The City Council last adopted an Impact Fee Study in 2012. Impact fees were reviewed by staff in 2017, but no changes were made. If approved, staff will work with the consultant to compile data and information related to the study. Staff will ask the City Council to appoint an advisory

committee to review and comment on the study. Staff recommends appointing the Planning and Zoning Commission as the advisory committee. Findings will be presented along with the ten year CIP Program with consideration in early 2021.

The City Council discussed the comparisons of the study from 2012 and 2017 along with if they would be able to recoup the amount being spent on the study.

Councilman Lindsey made a motion to approve and authorize the City Manager to execute a contract for professional services between the City of Sachse and Birkhoff, Hendricks and Carter, LLP for a Water, Wastewater, and Roadway Impact Fee Study in the amount of sixty-five thousand three hundred eighty dollars and zero cents (\$65,380.00). Councilman King seconded that motion and the motion was unanimously approved.

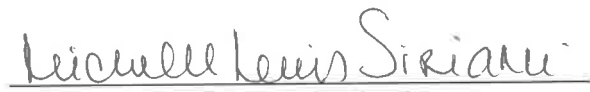
ADJOURNMENT:

Mayor Pro Tem Howarth adjourned the meeting at 8:50 p.m.




MICHELLE HOWARTH, MAYOR PRO TEM

ATTEST:


Michelle Lewis Sirianni, City Secretary