# CITY COUNCIL OF THE CITY OF SACHSE
# MEETING MINUTES
# SEPTEMBER 20, 2021

The City Council of the City of Sachse held a regular meeting on Monday, September 20, 2021, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Mike Felix, Mayor Pro Tem Jeff Bickerstaff, Councilmembers Brett Franks, Michelle Howarth, Frank Millsap, Chance Lindsey, and Cullen King; City Manager, Gina Nash; Executive Assistant to the City Manager, Leah Granger; IT Manager, Mike Pastor; IT Staff, James Burns; Strategic Services Director, Lauren Rose; CIP and Public Works Director, Corey Nesbit; Engineering Project Manager, Martin Donk; Finance Director, Teresa Savage; Assistant Director of Finance, David Baldwin; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; Police Chief, Bryan Sylvester; Human Resources Director, Kristi Wong; Assistant to the City Manager, Amanda Chi; and Assistant to the City Manager-Economic Development, Jerod Potts.

Mayor Felix opened the workshop meeting at 6:30 p.m.

**GARLAND ISD COALITION:** Discuss participation in a coalition between the Garland Independent School District, Rowlett, Garland, and Sachse.

City Manager Gina Nash presented GISD's interest in uniting the leadership of Sachse, Garland, and Rowlett with the school district for the purpose of improving communication and collaboration.

Councilmember King expressed interest in Ms. Nash being on the Coalition team. He thinks the coalition would be beneficial and that it would be important to have a dialogue with the District on its priorities.

Councilmember Franks did not believe there had been much communication from GISD with Sachse. He noted some of the top performing schools in the District are within Sachse but Sachse has not been consulted on any decision-making. He is interested in being part of the coalition to work on traffic issues and bring technology programs to the district.

Mayor Pro Tem Bickerstaff agrees that the Memorandum of Understanding (MOU) should be pushed forward and create the coalition. He noted issues with traffic and enrollment, and considers a lack of a formal communication process to be part of the problem. Mayor Pro Tem Bickerstaff is the current GISD liaison but would step aside of Councilmember Franks has an interest in that role.

Councilmember Howarth thinks anything we can do to improve communication with the District is a plus. She is interested in working with the District to encourage kids to be on reading level by third grade. She has learned from working with non-profit educational services that whether a child reads on level by third grade is the number one determining factor of whether they will graduate from high school. Anything the City can do to help that goal would be beneficial to the whole community and state at large.

Councilmember Lindsey is in favor of the coalition. Independent does not mean isolated so the City and the District should be helping each other.

Mayor Felix supports this moving forward. He is in favor of having two additional members on the Board with the Mayor.

Councilmember Millsap thinks the relationship with the District is already good. He has reservations about the coalition. He thinks the City should be neutral on any GISD bond initiatives. He is concerned about the wording and is not in favor of joining the coalition.

Ms. Nash noted the many ways the City and the District have partnered in the past. Since the majority of the Council has expressed an interest in being part of the coalition she will encourage them to move forward with the MOU. Mayor Felix asked Ms. Nash to bring Councilmember Millsap's concerns to the District which she will do.

**EXECUTIVE SESSION:** The City Council shall convene into Executive Session pursuant to Texas Government Code, Section §551.074: Personnel - to discuss employment and the duties for the City Secretary position.

The Council recessed into Executive Session at 6:50 p.m.

The Council reconvened into the regular meeting at 8:18 p.m.

**INVOCATION AND PLEDGES OF ALLEGIANCE TO THE US AND TEXAS FLAGS:**

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

**MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:**

Councilmember Franks announced the upcoming Pumpkin Prowl to be held on October 16 at Salmon Park. There will be hay rides, a movie, games, and candy. There are also volunteer opportunities for kids and groups.

Councilmember King thanked the animal shelter staff for a very successful Clear the Shelter program. He expressed pride to have seen the CERT team at the Wylie Rodeo in a prominent position helping with a regional activity and looking professional. He stated that the Sachse Fallfest is October 23. Five Loaves is collecting food donations in preparation of Fallfest. Chase Oaks, North Pointe Church of Christ, Five Loaves, Jeanie Marten Real Estate, and Edward Jones are all drop off locations. There is a friendly competition between drop points, but the food will all go to people in our region.

Mayor Felix noted that Public Safety Day was a great success and thanked all involved. The X-treme Green Event and Sachse Chamber's Cars Under the Stars are September 25 and National Night Out is October 5. The previous Mayor, Hugh Cairns, passed away on September 18. He served the City of Sachse from 1998 to 2004 and the City is grateful for his service. He will be missed.

**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 canceling the October 4, 2021, City Council combined meeting.**
**2. Approve the minutes of the September 7, 2021, combined meeting.**

Councilmember King made a motion to approve the consent agenda as presented. Mayor Pro Tem Bickerstaff seconded the motion, and it passed unanimously.

## REGULAR AGENDA ITEMS

**Take any action as a result of Executive Session.**

No action taken at this time.

**Discuss and consider a resolution calling a Public Hearing under Chapter 311 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone.**

Ms. Nash presented the revised map for the TIRZ #3, that included land that could have park land development. The land is the old landfill and has potential to be a connective trail system through the region connecting Richardson, Murphy, Sachse, and Wylie. Conversations with Collin County indicated their interest in park projects, so this is a unique opportunity to pursue the project sometime in the life of the TIRZ. Ms. Nash noted that if Collin County participates in the funding, they may want someone on the Board.

Councilmember Millsap asked some questions and expressed concerns about the Board, about setting aside tax money that would be influenced by people who are not within the city or county, and about speeding up the development of the area.

Trent Petty explained that the language allows for the State to appoint someone from their staff to the Board, but it is rarely done because there are so many zones across the state. He pointed out that the City Council exclusively determines who is on the Board and that this is a 50% contribution TIRZ.

Councilmember Howarth commented that portions of Hwy 78 are not performing as well as they could. The City has been waiting for a long time to redevelop the area and this tool gives a good opportunity to incentivize some of the businesses residents want to see. She supports the TIRZ creation because this area, in particular, is so important to the long-term success of Sachse and the tax base. Supporting that effort is for the betterment of the community.

Councilmember Franks noted that there are very few destination businesses along Hwy 78. If it is not addressed in a direct manner, it will not improve and Sachse will have what we've always had, and it will not change.

Mayor Pro Tem Bickerstaff asked Mr. Petty to address the concern about debt. Mr. Petty said this does not contemplate debt at all. This is considered a reimbursement zone so as dollars comes into the TIRZ account, the City may choose to use those dollars on infrastructure projects to help redevelop and take care of Hwy 78. No debt is contemplated, it does not go against City debt obligations or affect the existing rate.

Councilmember King made a motion to approve as presented Councilmember Franks seconded the motion. The motion carries 6-1 with Councilmember Millsap voting no. The public hearing will be October 18, 2021.

**Authorize the City Manager to execute a contract for professional services for the 2021 Hudson Drive Extension Project Design between the City of Sachse and Garver, LLC. in the amount of One Hundred Ninety-Nine Thousand, Seven Hundred Eighty-Seven Dollars and Zero Cents ($199,787.00).**

CIP and Public Works Director, Corey Nesbit, introduced Engineering Project Manager, Martin Donk, to present the item.

Councilmember King asked about project timing and Mr. Donk responded that construction is anticipated to begin in the summer of 2022.

Councilmember Franks noted traffic issues along Hudson during school months and hoped that planning around this traffic would be taken into consideration. Mr. Donk noted that staff will be working with the engineer to minimize disruption to school traffic as much as possible.

Mayor Pro Tem Bickerstaff asked how long the project would take after construction starts. Mr. Donk said it could take between nine months to a year and that some of the work would have to be done during the school year.

Ms. Nash reminded Council that The Station Boulevard should be open by the end of the year. This would be taken into consideration during planning, and it could be relied upon to help with traffic.

Councilmember Franks made a motion to approve as presented. Councilmember Lindsey seconded the motion and it carried unanimously.

**Consider a resolution authorizing the City Manager to negotiate and execute the terms and conditions of an agreement, by and between the City of Sachse and Visionality-Designs That Compute (DTC) for the purchase and installation of audio-visual equipment for the Sachse**

**Emergency Operations Center/training room in an amount not to exceed Seventy-Six Thousand, Seven Hundred and Forty-Four Dollars and Thirty-Four Cents ($76,744.34).**

Lauren Rose, Director of Strategic Services, presented the upgrades proposed to the Emergency Operations Center (EOC). This would be a full analog to digital conversion and CARES Act funds would be utilized.

Councilmember Lindsey made a motion to approve as presented. Mayor Pro Tem Bickerstaff seconded and the motion carried unanimously.

**Consider a resolution nominating candidate(s) for the Dallas Central Appraisal District (DCAD) Board of Directors.**

Councilmember King asked if Councilmember Franks would be interested in serving. Councilmember Franks agreed to the nomination.

Councilmember King made a motion to nominate Councilmember Franks as Sachse's candidate. Councilmember Howarth seconded and the motion carried unanimously.

**Discuss and consider action on the asbestos abatement and demolition plan moving forward for the Economic Development Corporation-owned properties in the Fifth Street District.**

Ms. Nash gave an overview of the plan and process to abate asbestos and demolish the EDC-owned properties in the Fifth Street District. HP EnviroVision is staff's recommendation to be the contractor for the abatement and demolition particularly for the amount of time it would take them to complete.

Councilmember Millsap asked if there is a timeline that needs to be adhered-to in the process. Jerod Potts, Assistant to the City Manager – Economic Development, responded with the proposed timeframe of about a month for HP EnviroVision to complete.

Jack Morrow, 1905 Hillside Drive, Rowlett, TX 75088, spoke on the item. Mr. Morrow is the Vice President of a HUB abatement firm, One Reef. He found $16,867 savings if Council would go with his firm rather than HP EnviroVision. He noted that his company's days to complete were longer, but those numbers are relative and can change. He believes HP's days to be short. Mr. Morrow is familiar with small town budgets and that small communities need to be cognizant of where their money goes. He noted that he was initially contacted by the previous EDC Director, but the ball was dropped when she left.

Councilmember King asked Ms. Nash if Council should reconsider the decision to go with HP EnviroVision. Ms. Nash responded that to the gentleman's point, their cost was a little lower, but time and thoroughness of proposal were also considerations. Staff also asked Sachse's Chief Building Official to review the proposals without indicating who she and Mr. Potts were inclined to choose. He came to the same conclusion, so staff is comfortable remaining with HP EnviroVision.

Councilmember King made a motion to approve as presented. Mayor Pro Tem Bickerstaff seconded.

Councilmember King made an amended motion to authorize the City Manager as the Executive Director of EDC to negotiate and execute an agreement for professional services with HP EnviroVision and AISM to perform the necessary asbestos abatement, notification, air-monitoring, demolition, reporting, and any other incidental costs associated with this work for the EDC-owned properties in the Fifth Street District to be paid from the Economic Development Corporation fund balance for an amount not to exceed One-Hundred Seventy Thousand Dollars and Zero Cents ($170,000.00). Mayor Pro Tem Bickerstaff made an amended second motion, and it carried 6-1 with Councilmember Franks in opposition.

**ADJOURNMENT:**

Mayor Felix adjourned the meeting at 9:20 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Leah K Granger

Leah K Granger
Executive Assistant to the City Manager

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