

**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 led 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.

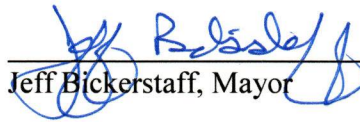
The Council reconvened to regular session at 8:52 p.m.

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

