

**CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
SEPTEMBER 18, 2023**

The City Council of the City of Sachse held a regular meeting on Monday, September 18, 2023, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Councilmembers present were Mayor Jeff Bickerstaff; Mayor Pro Tem Brett Franks; Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg.

MEETING OPENING

1. Call to Order

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

2. Invocation and Pledges of Allegiance.

Mayor Bickerstaff offered the invocation and Councilmember Prestenberg led the pledges.

PUBLIC COMMENT:

There were no public comments.

COUNCIL/STAFF REPORTS AND UPDATES:

1. Receive presentation of “Accredited Agency” by the Texas Police Chiefs Associations Best Practices Accreditation Program.

Richland Hills Chief of Police Kimberly Sylvester presented the accreditation certificate to the police department on behalf of the Texas Police Chiefs Association. The police department has been accredited since 2011.

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

Councilmember Howarth thanked the Public Works department for fixing the water main break in her neighborhood so quickly. Mayor Pro Tem Franks reminded everyone that Toddler Time has returned to the Michael J. Felix Community Center and the next one will be October 6. He also invited all to attend the annual Pumpkin Prowl on October 21 at Salmon Park at 6 p.m.

Ms. Nash’s announcements.

- Recognized Alfredo Rios and Christopher Filomino for earning their Waste Water Collection Operator licenses.
- Congratulations to Officer Lester Price for earning his TCOLE Master Peace Officer Certification and to Officer Adam Carrington for earning his TCOLE Intermediate Peace Officer Certification.

- Kelly Dennis earned her Level II Municipal Court State Certification.
- The Sachse Public Library received their notification of accreditation for the next fiscal year through the Texas State Library and Archives Commission. The Library has been accredited for more than 33 years.
- Congratulations to Brian Le who has been promoted from Firefighter/EMT to Firefighter/Paramedic.

Mayor Bickerstaff's announcements:

- Reiterated that the Pumpkin Prowl will be at Salmon Park on October 21.
- Public Safety Day is Saturday, September 30, from 10 a.m. – 2 p.m. at the Public Safety Building. This is a chance to meet Sachse police officers and firefighters, check out their vehicles, play games, and help out with a much-needed blood drive.
- The annual National Night Out block parties will be Tuesday, October 3. This is an opportunity to enhance the relationship between neighbors and law enforcement and foster community. Check out the City website for block party applications.
- Water restrictions are in effect and every effort helps conserve water. Even numbered homes may water on Thursday and/or Sunday. Odd numbered homes may water on Wednesday and/or Saturday. Watering is prohibited between 10 a.m. and 6 p.m. Please check the City website for more details.
- Don't forget to help fight hunger with the 2023 Peanut Butter Drive. Join our team: The Sachse Spread online, or at one of the various drop boxes around the municipal complex, to donate and support this worthy cause. Check out the City website for details.

CONSENT AGENDA:

1. Approve the September 5, 2023, meeting minutes.
2. Approve an ordinance of the City of Sachse, Texas, amending the Code of Ordinance by amending Chapter 12 titled "Miscellaneous Regulations" by deleting Section 12-1 titled "Curfew for Minors" in its entirety and reserving Section 12-1 for future use; providing a severability clause; providing a savings clause; and providing for an effective date.
3. Approve renewing the terms and conditions of a Professional Services Agreement, by and between the City of Sachse and the City of Garland for the City of Garland Health Department, to provide immunizations, well child health care, and communicable disease investigation services for the City of Sachse.
4. Authorize the purchase of two (2) 2023 Ford 350 Crew Cab Pickup Trucks from Randall Reed's Planet Ford 635 through the Tarrant County's cooperative purchasing program (2022-187) not to exceed the budgeted funds of One Hundred Twenty-Seven Thousand, Four Hundred Dollars (\$127,400) for the City of Sachse Public Works Department.

Councilmember Prestenberg made a motion to approve the Consent Agenda as presented. Councilmember Howarth seconded the motion, and it carried unanimously.

REGULAR AGENDA ITEMS:

1. Consider a resolution of the City Council of the City of Sachse, Texas, calling a portion of the City of Sachse, Texas, Limited Tax Note, Series 2019, and City of Sachse, Texas,

Limited Tax Notes, Series 2021, for redemption prior to maturity; and enacting other provisions relating to the subject.

Jason Hughes, the City's Financial Advisor with Hilltop Securities, went over the existing debt the City currently has outstanding, which is \$58.73 million. This does not include the \$36 million of authorized but unissued debt dating back to that November 2021 bond election. The series 2019 and series 2020 limited tax notes are currently callable, meaning they can be taken out now without any kind of penalty or any additional interest being paid on them. This will equate to taking out \$535,000 of principal early and avoiding the interest payment on that amount. This is a good opportunity for the City of Sachse to dismiss debt at an early date, providing for more capacity in the future.

Mayor Bickerstaff wanted to clarify that these funds can be taken out early because they are callable, as opposed to them not being callable. These funds can also be refinanced in the future if the situation called for it.

Councilmember Howarth made a motion to approve item E1 as presented. Councilmember Prestenberg seconded the motion and it carried unanimously.

2. Discuss and consider a resolution authorizing the awards of bids for various employee insurance coverage policies to Aetna; Surency; and AFLAC; and authorizing the City Manager to execute such agreements for coverage.

Monica Blakely with HUB International (HUB), provided the City Council with an update on the 2024 plan for employee benefits. Ms. Blakely explained that when HUB International approached Aetna, they were looking at a 13% increase. HUB was able to negotiate that down to a 9.9% increase, reducing the cost by \$60,000. The dental, vision, life, and disability policies are under rate guarantee, so there are no changes at this time. HUB recommends the services the City currently has with Flores, including the HRA and FSA accounts, COBRA, and retiree billing be transitioned to Surency since they came in at a lower price in some areas than Flores. There are no changes at this time to the employee assistance program, legal and identity theft protection, or to the first responder support. Currently, the City is with AFLAC on an individual contract for voluntary benefits. The recommendation is to transition to the group policy for a lower rate and employees will have the ability to access a group platform online to access those elections and support, rather than going through an individual agent for each employee. Ms. Blakely went on to explain medical loss ratio data acquired over the past three months, putting the City of Sachse below a 10% increase which is considered favorable in the current market.

Councilmember Prestenberg asked if there was a way to analyze if an employee is using a name brand prescription versus a generic brand prescription. He would like generic brands to be pushed if possible for cost reduction to employees and their families. Ms. Blakely stated that there is a mandatory generic program already in place.

Councilmember Prestenberg made a motion to authorize the City Manager to execute agreements for employee coverage, item E2 as presented. Councilmember Buhler seconded the motion and it carried unanimously.

3. Consider a resolution nominating candidate(s) to the Board of Directors of the Collin Central Appraisal District.

Ms. Nash explained this is the time of the year where Council has the opportunity to nominate candidates for the Collin Central Appraisal District, which is this item, and the next item is for the Dallas Central Appraisal District. The rules have changed and there is now an opportunity to nominate up to five individuals for the Collin Central Appraisal District. The rules have not changed for the Dallas Central Appraisal District and will only allow one nomination.

Mayor Pro Tem Franks made a motion to nominate Councilmember Howarth to the Collin Central Appraisal District Board of Directors. Councilmember Buhler seconded the motion and it carried unanimously.

4. Consider a resolution of the City of Sachse, Texas, nominating a candidate to be a member of the Board of Directors of the Dallas Central Appraisal District.

Councilmember Howarth made a motion to nominate Mayor Pro Tem Franks to the Dallas Central Appraisal District Board of Directors. Councilmember Prestenberg seconded the motion and it carried unanimously.

5. Consider an ordinance of the City Council of Sachse, Texas, authorizing certain budget and Capital Improvement Plan amendments pertaining to the fiscal year 2022-2023 Budget and Capital Improvement Plan; and providing an effective date.

Finance Director, David Baldwin, gave an overview of the amendments being proposed. Mr. Baldwin reminded the Council that the Charter states that budget items or budget amendments can be made for items that could not reasonably have been foreseen. The amendment must be by ordinance and attached to the original budget. The four amendment items are: (1) action regarding the fund balance drawdown plan for the Hudson Crossing screening wall replacement of \$60,000 for the design; (2) adjustment of the Vehicle Equipment Replacement Fund for accounting purposes on three fire apparatus that were not received during the 2021-2022 budgeted year as planned and to move those apparatus to the current year; (3) an adjustment in the Utility Fund for the Third Garland Connection Creek Stabilization project that was \$37,000 over the previous budget assumption, and for which Council has already approved; and finally, (4) the removal of property transfer expense from the Economic Development Corporation to the General Fund from the balance sheet totaling \$703,883. The four funds total \$2,424,514 in amendments and amendments to the CIP total \$100,000.

Councilmember Lindsey made a motion to approve item E5 as presented. Councilmember Buhler seconded the motion and it carried unanimously.

6. Conduct a public hearing to consider ad valorem taxes for the year 2023 (Fiscal Year 2023-2024) at a rate of \$0.650416 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2024.

Mr. Baldwin gave a brief overview of this item. The base budget increased to reflect the request for new hours and expanded services at the Sachse Public Library, the Michael J. Felix Community Center, as well as the request for new special events that were indicated in the 2022 resident survey. Additionally, the increased budget also reflects the increased public safety staffing levels needed to support the growing community. The increase to the General Fund to pay for major operations is 13.56% or \$1.99 million. This was accomplished with maintaining a flat tax rate and it does not impact property taxes for residents who have an over 65 or disabled exemptions

The Public Hearing was opened at 7:23 p.m.

Mayor Bickerstaff read several emails from residents:

- Richard Cho is opposed to the property tax increase.
- Jayne Cornell prefers the no-new-revenue tax rate.
- Ben Carroll urged consideration of the no-new-revenue tax rate.
- Renee Smith opposed the proposed tax increase.
- Dara Jones favored the no-new-revenue tax rate.
- Michelle McCabe supported the no-new-revenue tax rate.

The Public Hearing was closed at 7:26 p.m.

Councilmember Prestenberg asked for clarification regarding the average household payment. Mayor Bickerstaff clarified that the rate will remain at 0.650416 per \$100.

- 7. Consider an ordinance of the City of Sachse, Texas, adopting the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024; providing that expenditures for said fiscal year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the general and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the City; providing a repealing clause; providing a severability clause; and providing an effective date.**

Mr. Baldwin explained that there have been changes to the budget since the proposed budget was submitted to Council in August. The budget reflected the highest rate that was expected in health insurance while awaiting final costs. The actual rate came in with a total reduction to that budget of \$67,506. As a result, the General Fund saw a \$61,058 in reduction, the Utility Fund decreased by \$5,842, and the Economic Development Corporation saw a decrease of \$606. Another adjustment is the result of the tax note redemption. The Debt Service Fund is requesting to expend an additional \$545,016. The proposed budget for all funds included is \$94,177,128.

Councilmember Prestenberg made a motion to approve item E7 as presented. Councilmember Howarth seconded the motion and it carried unanimously.

- 8. Consider ratifying the property tax increase in the budget for Fiscal Year 2023-2024.**

Mr. Baldwin explained that per Texas Local Government Code, if adopting the budget is raising more revenue from property taxes than the previous year, it requires a separate vote from the governing body. The budget will raise \$3.5 million more revenue from property tax. That includes new construction of \$1.3 million and reflects Tax Increment Reinvestment Zone Revenue. That is almost a \$675,000 increase, a Debt Service Fund increase of \$846,000, and a General Fund increase of just under \$2 million.

Mayor Pro Tem Franks made a motion to approve item E8 as presented. Councilmember Buhler seconded the motion and it carried 6-1, with Councilmember Millsap voting against the proposal.

Mayor Bickerstaff returned to this item to take a roll call vote:

- Brent Franks voting 'yes'
- Michelle Howarth voting 'yes'
- Frank Millsap voting 'no'
- Chance Lindsey voting 'yes'
- Jeff Bickerstaff voting 'yes'
- Lindsay Buhler voting 'yes'
- Matt Prestenberg voting 'yes'

9. **Consider an ordinance of the City of Sachse, Texas, levying ad valorem taxes for the year 2023 (Fiscal Year 2023-2024) at a Maintenance and Operations rate of \$0.456209 and a Debt Service rate of \$0.194207 for a total rate of \$0.650416 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2023, to provide revenue for the payment of current expenses; providing for an Interest and Sinking fund for all outstanding debt of the City of Sachse; providing for due and delinquent dates together with penalties and interest; providing a severability clause; providing a repealing clause; and providing an effective date.**

Ms. Nash reminded Council that the state mandates very specific language that must be used relative to making a motion on this item.

Councilmember Howarth took a moment to explain that since she started on Council in 2018, Council has either gone under the no-new -revenue rate or kept the no-new-revenue rate. This occurred even during COVID, when there was concern about the economy and the effect on people's jobs. She stated that the City has made every effort to lower the rate over time, when possible; however, the current inflation environment makes it impossible to meet the demands of residents and a growing community and stick with the no-new-revenue rate. As a result, the City has proposed a flat tax rate.

Mayor Bickerstaff reiterated what Councilmember Howarth stated, adding that this is the most difficult budget he has seen since being on Council. He spoke on the standards that Sachse residents require and that this increase will keep those standards.

Councilmember Howarth moved that the property rate tax rate be increased by the adoption of a tax rate of 0.456209 and a debt service rate of 0.194207 for a total of 0.650416, which is effectively a 3.771% increase in the tax rate. Mayor Pro Tem Franks seconded the motion and it carried 6-1.

- Brent Franks voting 'yes'
- Michelle Howarth voting 'yes'
- Frank Millsap voting 'no'
- Chance Lindsey voting 'yes'
- Jeff Bickerstaff voting 'yes'
- Lindsay Buhler voting 'yes'
- Matt Prestenberg voting 'yes'

F. EXECUTIVE SESSION ITEMS:

Mayor Bickerstaff adjourned the Council to Executive Session at 7:44 p.m.

- 1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072, for the purpose of deliberations regarding the purchase, exchange, lease, or value of real property generally located along Merritt Road, between Sachse Road and Pleasant Valley Road.**

The Council returned to Regular Session at 8:04 p.m.

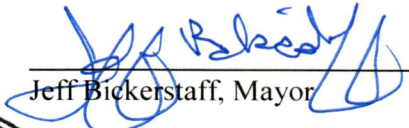
G. REGULAR AGENDA ITEMS/MEETING CLOSING:

- 1. Take action as a result of Executive Session: Discuss and consider authorizing the City Manager to negotiate and execute purchase and sale agreements and other necessary documents for right-of-way acquisition purposes for the Merritt Road Infrastructure Improvement Project in a total amount not to exceed \$ _____.**

Councilmember Lindsey made a motion to authorize the City Manager to negotiate and execute purchase and sale agreements and other necessary documents for right-of-way acquisition purposes for the Merritt Road Infrastructure Improvement Project in the total amount not to exceed \$354,068. Councilmember Howarth seconded the motion and it carried unanimously

2. Adjournment.

Mayor Bickerstaff thanked Ms. Chi for her service at the City of Sachse. He adjourned the meeting at 8:06 p.m.


Jeff Bickerstaff, Mayor

ATTEST:


Leah K Granger, City Secretary

