



**Monday, July 26, 2021
City Council Combined Meeting**

**Council Chambers/Court Room
3815 Sachse Road, Building B
6:00 p.m.**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott and therefore, members of the public are entitled to participate in person or remotely.

Citizens may use the ZOOM link below to participate via chat for any questions/comments. However, to view the meeting live, you may stream online (<http://sachsetx.swagit.com/live>) or access through the local PEG Channel.

**<https://us02web.zoom.us/j/85853212197>
Or Telephone: (Toll Free) 877-853-5247
Webinar ID: 858 5321 2197**

Members of the public who wish to submit their written comments on a listed agenda item can also submit their comments by filling out the public meeting speaker form at: <http://www.cityofsachse.com/328/Agendas-Minutes-Videos> or by visiting the Agendas & Minutes button on the homepage of the City's website.

Comments must be received before 4:00 p.m. on Monday, July 26, 2021.

The City of Sachse reserves the right to reconvene, recess or realign the workshop meeting, regular meeting, called Executive Session or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

A. 6:00 PM WORKSHOP MEETING

Subject	1. Call to Order: The City Council of the City of Sachse and the Sachse Bond Committee will hold a Joint Workshop Meeting on Monday, July 26, 2021 at 6:00 p.m. to consider the following items of business:
Meeting	Jul 26, 2021 - City Council Combined Meeting
Category	A. 6:00 PM WORKSHOP MEETING
Access	Public
Type	Procedural

The Mayor and Sachse City Council request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond or to conduct a phone conversation.

Subject **2. Receive a recommendation from the Bond 2021 Committee.**

Meeting Jul 26, 2021 - City Council Combined Meeting

Category A. 6:00 PM WORKSHOP MEETING

Access Public

Type Discussion, Information

BACKGROUND

On March 1, 2021, the Sachse City Council appointed seven individuals to serve on the Bond 2021 Committee. On March 15, 2021, the City Council received an overview of potential capital projects for consideration and issued the following charge to the Bond 2021 Committee:

"Make a recommendation to the City Council regarding the need and size of a bond package to submit to Sachse voters in a November 2, 2021, referendum in light of:

- The condition of residential, collector, and arterial streets citywide;
- The condition of drainage systems citywide;
- The condition of select city facilities;
- The condition of select screening walls;
- The tax rate impact of various bond package amounts; and,
- The potential for a successful election outcome."

The Bond 2021 Committee met on March 29, 2021; April 12, 2021; May 24, 2021; and finally on July 13, 2021 to receive information from City staff and its advisors, review information about potential projects, and review feedback received from residents. At its July 13 meeting, the Bond 2021 Committee finalized its recommendation to the City Council. If the City Council elects to move forward with the referendum, an ordinance calling an bond election will be placed on the August 16, 2021, City Council agenda for consideration.

Staff will begin the presentation by providing a brief overview of the process, including public engagement efforts, and will then turn it over to Mr. Charles Elk to present the recommendation.

OVERVIEW

The Bond 2021 Committee consisted of the following individuals:

- Charles Elk, Chair
- Brad Ford, Vice-Chair
- Tim Shivers, Second Vice-Chair
- Josh Ackles
- Lindsay Buhler
- John McKinney
- Scott McMurdie

POLICY CONSIDERATIONS

The City Council appointed these individuals to represent the residents of Sachse in terms of determining whether a bond election is an appropriate option for Sachse. The Bond 2021 Committee is a recommending body, with the City Council retaining the ultimate legislative authority to call an election.

RECOMMENDATION

Receive a recommendation from the Bond 2021 Committee.

File Attachments

[Bond 2021 Committee Recommendation to City Council-7.26.21.pdf \(78 KB\)](#)

[Final Proposed Bond Ballot Language.pdf \(14 KB\)](#)

[Presentation - Bond 2021 Recommendation to Council.pdf \(590 KB\)](#)

Subject **3. Adjournment of the Bond Committee.**

Meeting Jul 26, 2021 - City Council Combined Meeting
 Category A. 6:00 PM WORKSHOP MEETING
 Access Public
 Type Procedural

Subject 4. Discuss the preliminary 2021-2022 Fiscal Year Budget.

Meeting Jul 26, 2021 - City Council Combined Meeting
 Category A. 6:00 PM WORKSHOP MEETING
 Access Public
 Type Discussion, Information

Goals Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Note: The budget for the upcoming fiscal year is in draft form and is considered a working document.

File Attachments
[Presentation - 2021-2022 Budget Workshop.pdf \(479 KB\)](#)

Subject 5. Discuss the City's Capital Improvement Plan (CIP).

Meeting Jul 26, 2021 - City Council Combined Meeting
 Category A. 6:00 PM WORKSHOP MEETING
 Access Public
 Type Discussion

Goals Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The purpose of this item is to discuss the primary capital infrastructure needs to be identified in the Capital Improvement Plan (CIP). Staff has prepared a presentation identifying key projects and potential funding options to discuss.

OVERVIEW

The City of Sachse's CIP is a road map by which the City plans and completes key short-term and long-term infrastructure and facility projects.

POLICY CONSIDERATIONS

The City performs updates to the CIP on an annual basis as a part of the budget process.

RECOMMENDATION

Discuss and provide feedback on the CIP.

File Attachments
[Presentation - CIP FY 21-22.pdf \(923 KB\)](#)

Subject 6. Adjournment.

Meeting Jul 26, 2021 - City Council Combined Meeting
 Category A. 6:00 PM WORKSHOP MEETING
 Access Public
 Type Procedural

B. 7:00 PM REGULAR MEETING

Subject 1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, July 26, 2021 at 7:00 p.m. to consider the following items of business:

Meeting Jul 26, 2021 - City Council Combined Meeting
 Category B. 7:00 PM REGULAR MEETING
 Access Public
 Type Procedural

The Mayor and Sachse City Council request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond or to conduct a phone conversation.

Subject 2. Invocation and Pledges of Allegiance.

Meeting Jul 26, 2021 - City Council Combined Meeting
 Category B. 7:00 PM REGULAR MEETING
 Access Public
 Type Procedural

C. Special Announcements

Subject 1. Mayor and City Council announcements regarding special events, current activities, and local achievements.

Meeting Jul 26, 2021 - City Council Combined Meeting
 Category C. Special Announcements
 Access Public
 Type Information

D. Citizen Input

Subject 1. Citizen Input: The public is invited at this time to address the Council. Please come to the microphone and state your name and address for the record or citizens wishing to speak may use the chat function to state their name, address, and question for the record. However, if your remarks pertain to a specific agenda item, please hold them until that item, at which time the Mayor may solicit your comments. Time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take them under advisement. Issues raised may be referred to City Staff for research and possible future action.

Meeting Jul 26, 2021 - City Council Combined Meeting

Category D. Citizen Input

Access Public

Type Information

Citizens who wish to speak may fill out a form or email to the City Secretary prior to the meeting.

E. 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.

Subject 1. Approve the minutes of the July 12, 2021, combined meeting.

Meeting Jul 26, 2021 - City Council Combined Meeting

Category E. 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.

Access Public

Type Action (Consent), Minutes

Recommended Action Approve as presented.

Minutes [View Minutes](#) for Jul 12, 2021 - City Council Combined Meeting

BACKGROUND

Minutes of the July 12, 2021, combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the July 12, 2021, combined meeting.

File Attachments
[07.12.21 Minutes.pdf \(123 KB\)](#)

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.

Motion & Voting

Approve Consent Agenda Items as presented.

Motion by Jeff Bickerstaff, second by Cullen King.

Final Resolution: Motion Carries

Yes: Brett Franks, Cullen King, Jeff Bickerstaff, Mike Felix, Chance Lindsey, Frank Millsap

Subject 2. Approve the Consent Agenda Items as presented.

Meeting Jul 26, 2021 - City Council Combined Meeting

Category E. 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.

Access Public

Type Action (Consent)

Recommended Action Approve Consent Agenda Items as presented.

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.

Motion & Voting

Approve Consent Agenda Items as presented.

Motion by Jeff Bickerstaff, second by Cullen King.

Final Resolution: Motion Carries

Yes: Brett Franks, Cullen King, Jeff Bickerstaff, Mike Felix, Chance Lindsey, Frank Millsap

F. Regular Agenda Items

Subject 1. Consider a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1.

Meeting Jul 26, 2021 - City Council Combined Meeting

Category F. Regular Agenda Items

Access Public

Type Action

Preferred Date Oct 26, 2020

Absolute Date Oct 26, 2020

Recommended Action Approve a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1.

BACKGROUND

The Public Improvement District Assessment Act (the PID Act), Texas Local Government Code, Chapter 372, as amended, authorizes the City Council to create a public improvement district within the City. On January 22, 2019, the Council approved Resolution No. 3905 authorizing, establishing and creating the Sachse Public Improvement District No. 1, and, on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District. The City Council accepted the Service and Assessment Plan for the PID on October 26, 2020, in conformance with requirements in the PID Act.

OVERVIEW

Section 371.013 of the Texas Local Government Code requires the Service and Assessment Plan must be reviewed and updated annually.

POLICY CONSIDERATIONS

This action item is authorized under Chapter 372 of the Texas Local Government Code and is contemplated within the original Development Agreement between the City and PMB Station Land LP that was executed on October 3, 2018.

RECOMMENDATION

Approve a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1.

File Attachments

[Resolution Annual SAP Update PID No. 1.pdf \(26 KB\)](#)

[2021-06-10_SAC_PID No 1 2021 SAP Update Final.pdf \(3,859 KB\)](#)

Motion & Voting

Approve a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1.

Motion by Cullen King, second by Jeff Bickerstaff.

Final Resolution: Motion Carries

Yes: Brett Franks, Cullen King, Jeff Bickerstaff, Mike Felix, Chance Lindsey, Frank Millsap

Subject **2. Conduct a public hearing and consider the adoption of an ordinance accepting and approving an operations and maintenance service and assessment plan update and operations and maintenance assessment roll for the Sachse Public Improvement District No. 1, levying operations and maintenance assessments against certain property in the District and making certain findings and determinations relating to the District.**

Meeting Jul 26, 2021 - City Council Combined Meeting

Category F. Regular Agenda Items

Access Public

Type Action

Preferred Date Jul 26, 2021

Absolute Date Jul 26, 2021

Recommended Action Motion to adopt an ordinance ratifying and approving an operations and maintenance service and assessment plan update for maintenance of authorized improvements for the Sachse Public Improvement District No. 1, levying special assessments against certain property in the District and approving all other matters related thereto.

BACKGROUND

The Public Improvement District Assessment Act (the PID Act), Texas Local Government Code, Chapter 372, as amended, authorizes the City Council to create a public improvement district within the City. On January 22, 2019, the Council approved Resolution No. 3905 authorizing, establishing and creating the Sachse Public Improvement District No. 1, and, on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District. On October 5, 2020, the City Council adopted Resolution No. 3995 determining total costs for certain operation and maintenance services to be undertaken for the benefit of property within the District (the "Authorized Services"), approving a preliminary service and assessment plan and calling for a public hearing to consider the proposed assessments. The City Council held the Assessment Hearing on October 26, 2020, and, upon closing of the Assessment Hearing, the City Council adopted Ordinance No. 3999 approving the "Sachse Public Improvement District No. 1 Operation and Maintenance Service and Assessment Plan.

OVERVIEW

The Council and the City staff have been presented a "Sachse Public Improvement District No. 1 Operations and Maintenance Preliminary Service and Assessment Plan", including the proposed assessment roll. The PID Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City and be subject to public inspection. The PID Act also requires that a public hearing be held to consider proposed assessments and requires the Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing. The City Council called the public hearing at its July 12, 2021, regular City Council meeting. Notice was provided in the Sachse News and mailed to the property owners within the proposed assessment area.

POLICY CONSIDERATIONS

This action item is authorized under Chapter 372 of the Texas Local Government Code and is contemplated within the original Development Agreement between the City and PMB Station Land LP that was executed on October 3, 2018.

RECOMMENDATION

Conduct a public hearing and adopt an ordinance ratifying and approving an operations and maintenance service and assessment plan update for maintenance of authorized improvements for the Sachse Public Improvement District No. 1, levying special assessments against certain property in the District and approving all other matters related thereto.

File Attachments

Ordinance Levy O&M SAP PID No. 1.pdf (87 KB)

PID No. 1_2021 O&M_SAP Update -Exhibit A.pdf (3,628 KB)

Motion & Voting

Motion to adopt an ordinance ratifying and approving an operations and maintenance service and assessment plan update for maintenance of authorized improvements for the Sachse Public Improvement District No. 1, levying special assessments against certain property in the District and approving all other matters related thereto.

Motion by Jeff Bickerstaff, second by Cullen King.

Final Resolution: Motion Carries

Yes: Brett Franks, Cullen King, Jeff Bickerstaff, Mike Felix, Chance Lindsey, Frank Millsap

G. Regular Meeting Closing

Subject	1. Adjournment.
Meeting	Jul 26, 2021 - City Council Combined Meeting
Category	G. Regular Meeting Closing
Access	Public
Type	Procedural

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.

Leah Granger, Executive Assistant to the City Manager

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 972.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.