CITY COUNCIL OF THE CITY OF SACHSE
AUGUST 17, 2026, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, August 17, 2026, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg, Councilmember Timothy Legh-Page.

Those absent were: Mayor Pro Tem Brett Franks.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Monday, August 17, 2026, at 6:30 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:31 PM.

2. Invocation and Pledges of Allegiance.

Councilmember Howarth offered the invocation and Councilmember Buhler led the pledges.

B. Recognition

1. Present the Texas Municipal Clerks Association, Inc. (TMCA) Municipal Clerk's Office Achievement of Excellence Award to the City Secretary.

Mayor Bickerstaff and Stephanie Storm, Texas Municipal Clerks Association Board Member, presented Ms. Granger with the Municipal Clerk's Office Achievement of Excellence Award.

C. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card shall be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

- Sachse resident, Matthew Holboke, addressed the Council regarding Williford Road project schedule, taxes, and Highridge Drive alley.
- Sachse resident, Robert Harris, addressed the Council regarding a court order to abate his property.
- Sachse resident, Tim Brooks, addressed Council regarding street sign naming requirements and discussion.
- Sachse resident, Wen Dou, addressed Council regarding drainage in front of his property.
- Sachse resident, Jayne Reed, addressed Council regarding the budget for improvements on Cornwall Lane and a TxDOT traffic light.

D. Council/Staff Reports and Updates

1. Report on Public Comment from the August 3, 2026, City Council meeting.

Mayor Bickerstaff addressed some comments from the August 3 Council meeting:

"Mr. Alan Smith raised a concern about concrete from the reconstructed alley extending into the easement beside his property, creating a hump that he could not safely mow. City staff contacted Mr. Smith to discuss his concerns and those concerns have been resolved.

Mr. Jay Porterfield thanked the City Council and City employees for the substantial cleanup completed at 6713 Valley View Lane. Staff understands the neighborhood's continuing concerns about the remaining vehicles, boats, and personal watercraft on the property. Staff will continue addressing those conditions through the appropriate code enforcement and legal processes. I also want to join Mr. Porterfield in recognizing Christina Raemhild for her responsiveness and diligence, along with all the City employees who carried out the cleanup. 'Christina, are you back there? Thank you, Christina.'

Mr. Sebastian Ramirez asked about the Flock camera at Bunker Hill Road and Miles Road and the availability of records related to the City's agreement for the cameras. Mr. Ramirez's request was for the grant award, grant application, and budget, executed Flock contract, purchase orders, invoices, Council authorization, and related financial information. These records can be requested in writing through the City's public information process, regarding which records are available and how they may be obtained.

The Police Department's automatic license plate reader policy is available on its webpage under transparency and includes safeguards such as a 30-day image retention, restricted access, case number requirements, and regular audits."

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

Councilmember Buhler let the public know that the Parks and Recreation Fall and Winter Guide to Fun is now available online at www.cityofsachse.com/classregistration. She also invited moms and sons, ages four to 11, to register for the Wild West Roundup on September 5 at the Michael J. Felix Community Center. Councilmember Legh-Page reminded the public that August is Clear the Shelters Month with half-price adoptions. He recapped the Sachse Animal Services participation in the Humane Society of North Texas' Mega Adoption Event in Fort Worth, and featured Deuce, a four-year-old Pitbull mix in need of a home. Contact the Shelter at 972-675-9622 to schedule a meet-and-greet. Councilmember Millsap announced upcoming events at the Library, such as squeegee portraits during the mix and mingle on August 19 and the Junk Journal teen event on August 22. Check out the Library's website for more future events--www.cityofsachse.com/Library.

Ms. Nash welcomed new employees to the City: Recreation Aide Moura Bolis, Firefighter Recruit Joshua Montgomery, and Firefighter/Paramedic Perry Hatfield and congratulated Jon Lara on his promotion to Finance Business Partner. She also recognized and thanked Brandon Hill and Austin Gumowski from the Parks Department for exemplifying the Neighborly core value. Mr. Hill and Mr. Gumowski went out of their way to help an elderly couple experiencing a tire blowout on their way to pick up their granddaughter from school. They turned a stressful situation into a moment that reminded this family why they love living in Sachse.

Mayor Bickerstaff announced that National Safe Digging Day recently passed and encouraged everyone to call 811 or visit www.Texas811.org to have the underground utilities marked before digging. *(Please note the corrected website from that noted in the meeting, www.Texas811.org.)* He also noted that the City of Sachse will again partner with the North Texas Food Bank for the annual Peanut Butter Drive this September. Information will be shared on all the City's platforms as it gets closer.

E. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Council meeting, and/or do not warrant discussion. Council will act upon these items with one motion. There will be no separate discussion of these items unless a Councilmember requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the August 3, 2026, meeting minutes.

5. Authorize the City Manager to award and execute the construction contract for Williford Road (BP-21-B03), to McMahon Contracting LP in the amount of Six Million, One Hundred and Nine Thousand, Four Hundred and Thirteen and No/100 Dollars ($6,109,413.00).

Councilmember Prestenberg made a motion to approve items one and five of the consent agenda as presented. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

F. Action Items

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card shall be given to the City Secretary prior to the start of the meeting.

2. Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2026-04 by amending public safety fees; engineering, health and sanitation; facility room rental deposit/fees; park facility rental fees; Laurie Schwenk Senior Activity Center; Michael J. Felix Community Center; building permits and development services fees; water rate schedule; water service connection fees; waste water rate schedule; municipal drainage utility system fee; neighborhood services fees; and providing an effective date.

Councilmember Millsap asked to remove items two, three, and four from the consent agenda. He asked for clarification related to impact fees. Ms. Nash noted that the impact fees in question are consistent with what was presented by the Impact Fee Review Study consultant and was approved in 2024. They are not among the fees being revised in this amendment.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 5 - 1. Councilmember Millsap voted against the measure.

3. Approve a resolution of the City Council of the City of Sachse, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

Councilmember Millsap asked for clarification related to meter charges. Ms. Nash specified that the fees noted are in relation to heavy industrial usage and Sachse does not currently have any

customers qualifying as heavy industrial users.

Councilmember Prestenberg made a motion to approve the item as presented. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

4. Approve an ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 6 titled "Health and Sanitation," Article I titled "In General" Section 6-7 titled "Nuisances and Vegetation," by amending paragraph 6-7. C. to add clearance and visibility requirements and add provisions for the removal of dead, damaged, or diseased trees or limbs; providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed two thousand dollars ($2,000.00); and providing for an effective date.

Councilmember Millsap asked for clarification related to the height of grass at intersections. City Attorney Joe Gorfida noted that the section referenced mirrors state law and does not include any proposed changes. He also mentioned that a visibility triangle is addressed in the Engineering Design Standards document.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 5 - 1. Councilmember Millsap voted against the motion.

1. Conduct a public hearing on the proposed 2026-2027 fiscal year budget and set a date for budget adoption.

Finance Director David Baldwin reviewed budget process, reminded the Council that the proposed tax rate is same rate as prior years, below the voter approval rate, and below the no-new-revenue rate.

The public hearing was opened at 7:27 PM.

- Sachse resident, Matthew Holboke, addressed the Council regarding landscaping, Merritt Road, and taxes related to peer cities.
- Sachse resident, Linda Crank, addressed the Council regarding the comparator cities.
- Sachse resident, Jayne Reed, addressed the Council regarding items from the current fiscal year budget and debris along the railroad.

The public hearing was closed at 7:35 PM.

Councilmember Howarth made a motion to set the date for adoption of the budget at the September 8 Council Meeting. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

2. Consider making appointments to the Bond 2027 Committee.

Ms. Nash referenced direction from Council during their strategic planning retreat to explore options relative to a General Obligation Bond Election in 2027. Staff has worked closely with the City's financial advisors to plan for potential debt issuance while maintaining the adopted tax rate. Council was briefed on August 3 about Capital Improvement Plan projects, but there are more projects to be considered. If Council would like to potentially pursue a Bond Election, they would need to appoint a Bond 2027 Committee. Mayor Bickerstaff clarified that even with a Bond Committee, Council has the ultimate decision regarding a Bond Election.

Consensus of the Council was to wait on appointing committee members until all councilmembers are present and they have had time to confer with potential members.

Councilmember Prestenberg made a motion to postpone nominations to the September 8 Council meeting, and each Councilmember will select one candidate from current Board members. Councilmember Howarth seconded the motion, and it carried 6 - 0. None voted against.

3. Conduct a public hearing and consider the adoption of an ordinance related to the Sachse Public Improvement District No. 1; ratifying and conforming prior actions of the City Council in connection with the District; approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements within the District which lies within the corporate limits of the city; levying assessments against the assessed property to pay for maintenance of authorized improvements within the District; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; creating a District Project Fund; making legislative findings; providing for severability; and providing an effective date.

Jordan Sawyer from P3-Works, the City's Public Improvement District (PID) administrator, presented the Services and Assessment Plan for the Operations and Maintenance PID. Council called a public hearing on August 3, and notices were sent to property owners. This is the statutorily required public hearing to approve the plan and levy the assessments.

The public hearing was opened at 8:03 PM.

- Sachse resident, Jobin Matthews Varughese, raised a formal objection to the PID assessment.
- Sachse resident, Chris Alvarez, raised a formal objection to the PID assessment.
- Sachse resident, Jayne Reed, indicated she did not understand what the assessment related to.

The public hearing was closed at 8:12 PM.

Mr. Sawyer explained details of the PID and noted that the assessment is only levied in a specific area, The Station, and may only be spent in that area on specific operations and maintenance items. Councilmember Millsap would like to postpone the vote.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 5 - 1. Councilmember Millsap voted against the measure.

G. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:26 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, TRMC, City Secretary

CITY OF SACHSE TEXAS