



**Monday, August 7, 2023
City Council Meeting**

**Council Chambers
3815 Sachse Road, Building B
6:30 p.m.**

**Sachse City Council meetings are streamed live online or available on-demand
(<https://sachsetx.swagit.com/live>).**

The City of Sachse reserves the right to reconvene, recess, or realign the 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. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, August 7, 2023, at 6:30 p.m. to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Public Comment

1. The public is invited to address Council regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should 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.

C. Council/Staff Reports and Updates

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Report on Public Comment from the June 5, 2023, City Council meeting.
3. Report on Public Comment from the June 20, 2023, City Council meeting.

D. 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 a member of the public so requests.

1. Approve the June 20, 2023, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending May 31, 2023.
3. Accept the monthly revenue and expenditure report for the period ending June 30, 2023.
4. Move the September 4 meeting to September 5 in observance of Labor Day.
5. Approve the goals and objectives of the Sachse Economic Development Corporation (EDC).

E. Regular Agenda Items

1. Consider authorizing the City Manager to execute and award the bid for the construction of the Screening Wall Replacement project, EN-23-01, to A&C Construction, Inc. in the amount of Eight Hundred Sixteen Thousand, Five Hundred and No/100 Dollars (\$816,500.00)
2. Discuss and provide direction on reestablishing a local business grant program.
3. Consider an Ordinance of the City of Sachse, TX, amending the Code of Ordinances by amending Chapter 9 "Traffic Regulations" by amending Section 9-4 titled "Speed Limits by amending Subsection B titled "Special Speed Zones" to amend the Maximum Prima Facie Speed Limits on (1) titled Sachse Road; deleting (10) titled Maxwell Creek Road in its entirety; renumbering remaining paragraphs; providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200) for each offense; and providing for an effective date.
4. Receive a presentation regarding Utility Fund recommendations.
5. Receive an update from HUB International, the City's benefits consultant, regarding the City's current claims status.

F. Executive Session

1. Executive Session pursuant to Texas Government Code Section 551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and for retail or commercial business projects seeking to locate within the City of Sachse.
2. Executive Session Pursuant to Texas Government Code 551.087: Deliberation regarding Economic Development Negotiations: Discussion of an economic development incentive for Project Fern.

G. Regular Agenda Items / Meeting Closing

1. Take action as a result of executive session: Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto.
2. Take action as a result of Executive Session: Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse for Project Fern and any amendments and instruments related thereto.
3. Adjournment.

I, the undersigned authority, do hereby certify that this notice of a public 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 K Granger, City Secretary

Posted: 08/04/2023 by 5 pm Removed: _____

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 972-495-1212, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Council/Staff Reports and Updates

Subject	2. Report on Public Comment from the June 5, 2023, City Council meeting.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Information, Reports
<i>In order to ensure that the public is fully informed regarding concerns or issues raised during Public Comments and resolution of those concerns, the council and/or staff may present a response to a comment made in a previous city council meeting.</i>	

C. Council/Staff Reports and Updates

Subject	3. Report on Public Comment from the June 20, 2023, City Council meeting.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Information, Reports
<i>In order to ensure that the public is fully informed regarding concerns or issues raised during Public Comments and resolution of those concerns, the council and/or staff may present a response to a comment made in a previous city council meeting.</i>	

D. 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 a member of the public so requests.

Subject	1. Approve the June 20, 2023, meeting minutes.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the June 20, 2023, meeting minutes.
Minutes	View Minutes for Jun 20, 2023 - City Council Meeting

BACKGROUND

Minutes from the June 20, 2023, Council meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the June 20, 2023, meeting minutes.

File Attachments

[D1. 06.20.23 City Council Minutes.pdf \(137 KB\)](#)

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.

**CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
JUNE 20, 2023**

The City Council of the City of Sachse held a regular meeting on Tuesday, June 20, 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 Pro Tem Franks offered the invocation and Councilmember Buhler led the pledges.

PUBLIC COMMENT:

No public comments were offered.

SPECIAL ANNOUNCEMENTS:

1. Present a proclamation to Nicole Alvarez for earning the 2022-2023 Girl Scout Gold Award.

Mayor Bickerstaff recognized Nicole Alvarez with a proclamation for earning the 2022-2023 Girl Scout Gold Award.

2. Proclamation recognizing the month of July 2023 as Parks and Recreation Month in Sachse.

Parks and Recreation Month was recognized with a proclamation presented to Cynthia Wiseman, Recreation Manager, and Jordan Beaulieu, Leisure Services Coordinator.

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

Councilmember Prestenberg congratulated Ms. Alvarez for her accomplishment. Mayor Pro Tem Franks commented that summer camps are underway with great response. Councilmember Millsap detailed upcoming Library events.

Ms. Nash's announcements:

- Congratulations to Alfredo Rios on his promotion to Maintenance Technician II after earning his Class B CDL and Class D Water License.
- Staff is happy to welcome Maricela Aguilar to the team as the new custodian.
- Staff is excited to see everyone enjoying the new J.K. Sachse park and splash pad this summer. She asked everyone to help keep the park looking beautiful by collecting any trash and belongings that they bring before leaving. This will help ensure that the park stays clean for all visitors to enjoy throughout the day.

Mayor Bickerstaff's announcements:

- The hours of operation at the Laurie Schwenk Senior Activity Center are changing to 8 a.m. – 4 p.m., Monday through Friday.
- The Red, White, and Blue Blast will be on July 3 at Heritage Park.
- City offices will be closed on July 4 in observance of Independence Day.
- The City is taking reservations for the next Citizens Police Academy class that begins on August 15. This is a great opportunity to gain a better understanding of the Sachse Police Department. Some requirements apply, please check the City website for details.
- As a reminder, the next City Council meeting will be held on July 31.

CONSENT AGENDA:

1. Approve the June 5, 2023, regular meeting minutes.

This item was removed from the Consent Agenda and addressed after the Consent Agenda vote. Sachse resident, Matthew Holboke, addressed the Council regarding meeting minutes.

Councilmember Howarth made a motion to approve the meeting minutes as presented. Mayor Pro Tem Franks seconded the motion for discussion. He clarified that the meeting minutes Mr. Holboke referred to are not wrong. During the meeting presentation in question the wrong company name was spoken. The agenda item and associated approvals were correct and, as a result, the mistake was not detailed in the minutes. This did not render the minutes inaccurate because the correct item was approved. Mayor Bickerstaff noted that the minutes have been approved unanimously each time. The motion to approve the minutes as presented passed unanimously.

2. Approve a resolution of the City of Sachse, Texas, approving and authorizing the submittal of the grant application to Collin County Park and Open Space Project Funding Assistance Program for the design of the Maxwell Creek Trail Connection within the Cities of Sachse, Wylie, and Murphy; and providing for an effective date.

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

3. Authorize the City Manager to execute a lease agreement with Verizon Wireless for space for an antenna and equipment located at the Public Works Water Tower at 6420 Sachse Road.

Councilmember Millsap requested that this item be removed from the Consent Agenda. He stated that he did not think the Verizon contract presented was a good use of resident taxes. Ms. Rose clarified that the City does not pay Verizon using resident taxes. Verizon pays rent to the City for the use of space on the elevated tank. After some negotiation with Verizon, staff recommends the presented rent escalation plan. Ms. Nash stipulated that the rent terms may be a little less favorable to the City, however, Verizon's updated coverage in the city will enhance and improve cell service in the area. The updated network is a long-term value to the community. Councilmember Prestenberg expounded that nothing else goes on top of a water tower and the rent is free revenue coming in to the City. He believes the agreement being made is good for the city and appreciates the rent escalation plan. Councilmember Buhler mentioned that the revenue may have been reduced slightly, but the original agreement was through 2039 and the proposed agreement guarantees service through 2063. Ms. Rose agreed that by extending the agreement to 2063, the City has the ability to potentially generate over \$1,000,000 in revenue.

Councilmember Lindsey made a motion to approve the lease agreement as presented. Councilmember Howarth seconded the motion, and it carried 6-1 with Councilmember Millsap voting against the item.

REGULAR AGENDA ITEMS:

1. Conduct a public hearing to consider an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Sachse, as heretofore amended, by granting a special use permit to allow for the location of a gas station on land zoned Turnpike Mixed Use, on +/- 1.573 acres, generally located at the northeast corner of President George Bush Turnpike and Merritt Road, City of Sachse, Dallas County, Texas, more particularly described in Exhibit "A" and shown in Exhibit "B" providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and providing for an effective date.

Mr. Robinson presented the request for a special use permit to locate a gas station on the northeast corner of the President George Bush Turnpike and Merritt Road. Charles Hodges, with Hodges Architecture and representing the Huffines community, spoke on the Aria Market plan being more of a shopping center rather than a traditional gas station. Mayor Bickerstaff opened the Public Hearing at 7:05 p.m. Sachse resident Nicole Alvarez addressed the Council about the proximity of other gas stations. The Public Hearing was closed at 7:06 p.m. Councilmember Howarth noted the redirection of Merritt Road will change the layout and traffic of that area making a gas station appropriate for the corner. In response to questions from Council, Mr. Hodges noted that they do not have particular vendors in place and the entrance plan takes the access road into consideration.

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

2. Conduct a public hearing to consider and act on a request for a sign variance for a mural, generally located west of State Highway 78 and north of Third Street, within Sachse city limits.

Mr. Robinson explained the sign variance request by Chase Oaks and how it relates to the current Code of Ordinances. Murals are not currently permitted without a variance. General consensus among the councilmembers was positive in relation to the mural, however, there was disagreement whether that should be accomplished through a variance or by changing the sign ordinance. A variance remains with the property and requires any other mural requests to be addressed through other variances. Changing the Code of Ordinances to accommodate murals allows Council to specify what would be permitted in the city. Some councilmembers preferred a more permanent change that would take subjectivity out of the equation and others preferred the necessity of reviewing each case for determination.

Applicant Todd Baughman, Sachse resident and pastor of Chase Oaks Church, gave an overview about the effort to provide beautification and public art in Sachse with the mural request. He would like to generate pride and engagement for the city with the planned mural.

The Public Hearing was opened at 7:30 p.m. with several residents speaking. Jackie Eichelberger, Matthew Holboke, Cullen King, and Valarie Fentress all addressed Council regarding the mural request. Mayor Bickerstaff closed the Public Hearing at 7:40 p.m.

The Council continued discussion about special use permits versus variance requests, public art, and allowing the mural through a change in ordinance or by variance. A motion to approve the variance as presented was made by Councilmember Millsap and seconded by Councilmember Lindsey. The motion carried with a vote of 4-3 with Mayor Pro Tem Franks, Councilmember Howarth, and Mayor Bickerstaff voting against the measure.

3. Consider authorizing the City Manager to execute and award the bid for the construction of the 5th Street District Improvements Phase 1 (Alexander Street) project, R-22-05, to DDM Construction Corporation in the amount of Two Million, Seven Hundred Eighty-Nine Thousand, Nine Hundred Thirty-Three and No/100 Dollars (\$2,789,933.00).

Ms. Nash noted that infrastructure has been the focus on the 5th Street District and Mr. Nesbit presented the next step to improve the utilities and roads in order to continue the development. Sachse resident Matthew Holboke addressed Council in relation to the development.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 6-1 with Councilmember Millsap voting no.

4. Receive an annual update from Community Waste Disposal (CWD), the City's solid waste and recycling services provider.

Jason Roemer, Vice President of CWD, gave an update on the services CWD has provided since 2019. CWD President Greg Roemer spoke about future plans to expand the company and

accommodate city growth and community partnership events. Resident Matthew Holboke asked questions about recycling. Mr. Roemer clarified what items could and could not be recycled.

5. Receive an update on Bond 2021 projects.

Ms. Nash presented the second quarterly update on the projects approved by the voters in the 2021 Bond Election. She reviewed progress made and the anticipated next steps. Ms. Nash encouraged those interested in more detail on the projects to visit the Bond 2021 page on the City website.

EXECUTIVE SESSION:

Mayor Bickerstaff adjourned the Council to Executive Session at 8:36 p.m.

- 1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074: Personnel Matters: Regarding the mid-year review of the City Secretary.**

The Council returned to Regular Session at 8:57 p.m.

REGULAR AGENDA ITEMS / MEETING CLOSING:

- 1. Take any action as a result of Executive Session regarding the mid-year review of the City Secretary.**

No action at this time.

2. Adjournment.

Mayor Bickerstaff adjourned the meeting at 8:58 p.m.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

D. 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 a member of the public so requests.

Subject	2. Accept the monthly revenue and expenditure report for the period ending May 31, 2023.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the monthly revenue and expenditure report for the period ending May 31, 2023.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The Finance Department prepares a report each month to update the City Council regarding revenues and expenditures for the City. Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, Sachse Economic Development Corporation, and the Sachse Municipal Development District as well as a report of the year-to-date sales tax revenue.

POLICY CONSIDERATIONS

City Charter section 7.16(4) says the City Manager shall submit to the City Council each month a report covering revenues and expenditures of the City in such a form as requested by the City Council.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending May 31, 2023.

File Attachments

[D2.1 All Funds May 2023.pdf \(128 KB\)](#)

[D2.2 Sales Tax Report June 2023.pdf \(112 KB\)](#)

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.

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2023 (Unaudited)

GENERAL FUND

			67% of Year Completed		
		Current Month		YTD Actuals	
	Annual Budget*	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Property Tax	\$ 14,734,419	\$ 106,567	\$ 14,688,881	100%	A
Sales Tax	2,670,000	264,237	1,940,654	73%	B
Franchise Fees	1,946,750	317,722	1,517,585	78%	
Licenses and Permits	1,963,600	94,195	414,351	21%	C
Service Fees	1,539,800	144,475	942,049	61%	D
Fines	205,000	21,817	165,069	81%	E
Interest Income	55,000	82,511	497,623	905%	F
Miscellaneous Income	375,150	752,348	1,106,100	295%	G
Intergovernmental Revenue	1,733,328	125,576	1,238,078	71%	
Total Revenue	\$ 25,223,047	\$ 1,909,448	\$ 22,510,389	89%	
Expenditure Summary					
Animal Services	\$ 280,041	\$ 21,956	\$ 194,615	69%	
City Manager	880,103	73,994	559,304	64%	H
City Secretary	230,338	12,305	158,185	69%	
Combined Services	559,225	20,295	391,860	70%	I
Development Services	1,426,383	83,658	686,497	48%	J
Engineering	469,947	30,568	247,387	53%	K
Facilities Maintenance	675,762	61,570	509,016	75%	L
Finance	864,221	80,750	572,031	66%	
Fire-Rescue	6,216,501	421,760	4,114,988	66%	
Human Resources	594,270	48,112	309,108	52%	K
Information Technology	996,487	46,858	751,386	75%	M
Library	680,936	108,949	473,452	70%	
Municipal Court	277,808	22,000	181,584	65%	
Neighborhood Services	258,846	20,199	162,524	63%	K
Parks	1,192,255	80,076	803,419	67%	
Police	6,634,829	472,782	4,409,490	66%	
Recreation	536,429	49,716	401,636	75%	N
Senior Activity Center	257,343	105,279	203,710	79%	O
Streets	2,156,182	150,005	1,352,911	63%	P
Total Expenditures	\$ 25,187,906	\$ 1,910,833	\$ 16,483,104	65%	
Revenue Over/(Under) Expenses	\$ 35,141	\$ (1,385)	\$ 6,027,286		Q
Beginning Fund Balance October 1, 2022			\$ 16,001,939		

*Includes City Council-approved budget amendment - Ordinance 4103 adopted on April 3, 2023

See following page for explanation of major variances

Explanation of General Fund Major Variances:

- A** Property tax receipts peak in December and January.
- B** Sales tax collections reflect 11% year-over-year growth
- C** Building permit activity trending lower due to timing of anticipated residential and commercial construction
- D** Developer and Plan review activity trending lower due to timing of anticipated residential and commercial construction
- E** Municipal Court fines are trending greater than budget
- F** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- G** Revenue collections include unbudgeted TML Insurance recoveries and school resource officer revenues that are trending to exceed anticipated budget and receipt of land
- H** Trending below "YTD Actuals % of Budget" spend primarily due to timing of professional services expenses
- I** Insurance expense timing increases "YTD Actual % of Budget" spend trend
- J** Newly budgeted position vacancy and low inspection expenses decreases "YTD Actuals % of Budget" spent trend
- K** Period of position vacancy decreases "YTD Actuals % of Budget" spent trend
- L** Trending above "YTD Actuals % of Budget" due to timing of expenses and Building Repairs and Maintenance expenses
- M** Trending above "YTD Actuals % of Budget" primarily due to timing of expenses
- N** Trending above "YTD Actuals % of Budget" due to timing of Special Events and Programs expense
- O** Trending below "YTD Actuals % of Budget" spend primarily due to timing of A/V system upgrade expense
- P** Trending below "YTD Actuals % of Budget" spend primarily due to Street and Alley Repairs and Materials
- Q** Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2023 (Unaudited)

UTILITY FUND

	67% of Year Completed				
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Water Revenue	\$ 8,430,500	\$ 770,065	\$ 4,878,739	58%	A
Sewer Revenue	5,900,000	554,208	4,366,694	74%	B
Drainage Revenue	222,000	19,323	152,046	68%	
Fees	167,375	16,343	134,399	80%	C
Interest Income	72,500	81,494	509,457	703%	D
Auction Proceeds	-	-	73,005	-	
Total Revenue	\$ 14,792,375	\$ 1,441,432	\$ 10,114,339	68%	
Expenditure Summary					
Utility Administration	\$ 525,059	\$ 44,174	\$ 366,768	70%	
Water Operations	7,322,340	747,681	5,156,064	70%	
Sewer Operations	4,819,471	371,937	3,376,462	70%	
Stormwater Projects	80,000	298	33,733	42%	E
Total Expenditures	\$ 12,746,870	\$ 1,164,090	\$ 8,933,027	70%	
Beginning Fund Balance October 1, 2022			\$ 22,494,452		
Revenue Over/(Under) Expenses	\$ 2,045,505	\$ 277,342	\$ 1,181,312		

Explanation of Major Variances:

- A** Water Revenue collections variance at current point in the year is due to seasonality
- B** Sewer Revenue collections projected to exceed budget
- C** Reconnection charges and penalties trending to exceed budget
- D** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- E** Small drainage projects anticipated to be substantially spent by fiscal year end

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2023 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

		Current Month		67% of Year Completed		
	Annual Budget	Actual	YTD Actuals	YTD Actuals	% of Budget	Note
Revenue Summary						
Sales Tax	\$ 1,300,000	\$ 128,137	\$ 962,448	74%		
Other Income	10,000	-	10,000	100%		A
Interest Income	7,000	18,898	106,293	1518%		B
Total Revenue	<u>\$ 1,317,000</u>	<u>\$ 147,035</u>	<u>\$ 1,078,741</u>	<u>82%</u>		
Expenditure Summary						
Expenditures	\$ 636,357	\$ 736,703	\$ 1,005,435	158%		C
Total Expenditures	<u>\$ 636,357</u>	<u>\$ 736,703</u>	<u>\$ 1,005,435</u>	<u>158%</u>		
Revenue Over/(Under) Expenses	<u>\$ 680,643</u>	<u>\$ (589,669)</u>	<u>\$ 73,307</u>			
Beginning Fund Balance October 1, 2022			\$ 6,773,169			

Explanation of Major Variances:

- A** Garland ISD grant received in October
- B** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- C** Period of position vacancy decreases personnel portion of expenditures. Removal of property from fund balance due to sale of property increases expenditures. Budget amendment increasing expenditure budget to be requested by fiscal year end

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2023 (Unaudited)

DEBT SERVICE FUND

	67% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Property Tax	\$ 6,263,477	\$ 45,462	\$ 6,250,107	100%	A
Interest Income	5,500	8,769	73,600	1338%	B
Total Revenue	\$ 6,268,977	\$ 54,231	\$ 6,323,707	101%	
Expenditure Summary					
Fees	\$ 3,000	\$ -	\$ 2,450	82%	
Principal	4,185,000	-	4,185,000	100%	C
Interest	2,001,422	-	1,082,799	54%	D
Total Expenditures	\$ 6,189,422	\$ -	\$ 5,270,249	85%	
Revenue Over/(Under) Expenses	\$ 79,555	\$ 54,231	\$ 1,053,458		
Beginning Fund Balance October 1, 2022			\$ 1,165,246		

Explanation of Major Variances:

- A** Property tax receipts peak in December and January
- B** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- C** Principal payments are primarily due in February
- D** Interest payments are primarily due in February and August

City of Sachse

Monthly Revenue and Expenditure Report May 31, 2023 (Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	67% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 775,000	\$ 62,099	\$ 467,067	60%	
Interest Income	-	-	237	-	
Total Revenue	\$ 775,000	\$ 62,099	\$ 467,304	60%	
Expenditure Summary					
Expenditures	\$ 778,250	\$ 23,902	\$ 771,762	99%	A
Total Expenditures	\$ 778,250	\$ 23,902	\$ 771,762	99%	
Revenue Over/(Under) Expenses	\$ (3,250)	\$ 38,197	\$ (304,458)		
Beginning Fund Balance October 1, 2022			\$ 173,402		

Explanation of Major Variances:

A Expenditures are primarily J.K. Sachse Park construction

CITY OF SACHSE
2022/2023 SALES TAX REPORT

FY 2023									FY 2022	
	Economic Dev. Corp.	Municipal Dev. Dist.	Street Maint.	General Fund				Total ¹	General Fund	Total ¹
Month	0.50%	0.25%	0.25%	1.00%	Year-To-Date (YTD)	YTD % of Budget	YTD Growth Over Prior Yr	2.00%	Year-To-Date	2.00%
October	\$112,301	\$54,655	\$56,151	\$224,603	\$224,603	9%	28%	\$447,710	\$176,156	\$350,683
November	131,145	65,573	63,091	262,291	486,894	19%	19%	522,100	410,301	466,411
December	113,429	55,378	56,715	226,858	713,752	27%	18%	452,381	606,194	389,661
January	123,966	60,266	61,983	247,931	961,683	37%	18%	494,146	813,181	412,885
February	156,858	75,977	78,429	313,716	1,275,400	48%	15%	624,980	1,106,275	583,920
March	101,119	49,064	50,559	202,238	1,477,638	56%	14%	402,980	1,296,933	379,416
April	95,493	46,536	47,747	190,986	1,668,624	63%	13%	380,762	1,470,511	345,655
May	128,137	63,691	64,068	256,273	1,924,897	73%	11%	512,169	1,729,411	511,195
June	105,937	51,591	52,968	211,873	2,136,770	81%	10%	422,369	1,939,206	417,376
July									2,166,799	453,729
August									2,441,472	547,607
September									2,673,296	462,146
TOTAL	\$1,068,385	\$522,732	\$531,711	\$2,136,770				\$4,259,598		\$5,320,684
BUDGET	\$1,300,000	\$775,000	\$650,000	\$2,630,000				\$5,355,000	\$1,950,000	\$5,812,500

Notes

- ¹- Includes General Fund, Economic Development, Municipal Development District, Street Maintenance, and General Fund
- Sales tax displayed as cash-basis, reflecting distributions from Texas Comptroller for month revenue was received
 - Cash receipts are received two months after month of activity (i.e. October sales tax transaction revenue received in December)
 - Excludes 380 Agreement grants
 - Excludes mixed beverage sales tax

D. 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 a member of the public so requests.

Subject	3. Accept the monthly revenue and expenditure report for the period ending June 30, 2023.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the monthly revenue and expenditure report for the period ending June 30, 2023.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The Finance Department prepares a report each month to update the City Council regarding revenues and expenditures for the City. Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, Sachse Economic Development Corporation, and the Sachse Municipal Development District, as well as a report of the year-to-date sales tax revenue.

POLICY CONSIDERATIONS

City Charter section 7.16(4) says the City Manager shall submit to the City Council each month a report covering revenues and expenditures of the City in such a form as requested by the City Council.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending June 30, 2023.

File Attachments
D3.1 All Funds June 2023.pdf (127 KB)
D3.2 Sales Tax Report July 2023.pdf (112 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.

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2023 (Unaudited)

GENERAL FUND

			75% of Year Completed		
		Current Month		YTD Actuals	
	Annual Budget*	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Property Tax	\$ 14,734,419	\$ 40,673	\$ 14,729,553	100%	A
Sales Tax	2,670,000	218,640	2,159,294	81%	B
Franchise Fees	1,946,750	87,003	1,604,587	82%	
Licenses and Permits	1,963,600	68,150	482,501	25%	C
Service Fees	1,539,800	113,717	1,055,766	69%	D
Fines	205,000	26,774	191,843	94%	E
Interest Income	55,000	74,322	571,944	1040%	F
Miscellaneous Income	375,150	62,824	1,168,924	312%	G
Intergovernmental Revenue	1,733,328	125,576	1,363,654	79%	
Total Revenue	\$ 25,223,047	\$ 817,678	\$ 23,328,067	92%	
Expenditure Summary					
Animal Services	\$ 280,041	\$ 24,042	\$ 218,657	78%	
City Manager	880,103	58,636	617,940	70%	H
City Secretary	230,338	10,689	168,873	73%	
Combined Services	559,225	33,265	425,125	76%	
Development Services	1,426,383	66,776	753,273	53%	I
Engineering	469,947	30,963	278,350	59%	J
Facilities Maintenance	675,762	63,580	572,596	85%	K
Finance	864,221	47,717	619,748	72%	
Fire-Rescue	6,216,501	403,782	4,518,770	73%	
Human Resources	594,270	36,520	345,628	58%	J
Information Technology	996,487	45,139	796,525	80%	L
Library	680,936	43,344	516,796	76%	
Municipal Court	277,808	23,971	205,555	74%	
Neighborhood Services	258,846	21,770	184,294	71%	J
Parks	1,192,255	104,507	907,926	76%	
Police	6,634,829	484,197	4,893,687	74%	
Recreation	536,429	67,411	469,047	87%	M
Senior Activity Center	257,343	10,121	213,831	83%	N
Streets	2,156,182	164,555	1,517,466	70%	O
Total Expenditures	\$ 25,187,906	\$ 1,740,984	\$ 18,224,088	72%	
Revenue Over/(Under) Expenses	\$ 35,141	\$ (923,306)	\$ 5,103,980		P
Beginning Fund Balance October 1, 2022			\$ 16,001,939		

*Includes City Council-approved budget amendment - Ordinance 4103 adopted on April 3, 2023

See following page for explanation of major variances

Explanation of General Fund Major Variances:

- A** Property tax receipts peak in December and January.
- B** Sales tax month growth compared to same month of previous year is slowing, however, year-to-date collections still reflect 10% year-over-year growth
- C** Building permit activity trending lower due to timing of anticipated residential and commercial construction
- D** Developer and Plan review activity trending lower due to timing of anticipated residential and commercial construction
- E** Municipal Court fines are trending greater than budget
- F** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- G** Revenue collections include unbudgeted TML Insurance recoveries and school resource officer revenues that are trending to exceed anticipated budget and receipt of land
- H** Trending below "YTD Actuals % of Budget" spend primarily due to timing of professional services expenses
- I** Newly budgeted position vacancy and low inspection expenses decreases "YTD Actuals % of Budget" spent trend
- J** Period of position vacancy decreases "YTD Actuals % of Budget" spent trend
- K** Trending above "YTD Actuals % of Budget" due to timing of expenses and Building Repairs and Maintenance expenses
- L** Trending above "YTD Actuals % of Budget" primarily due to timing of expenses
- M** Trending above "YTD Actuals % of Budget" due to timing of Special Events and Programs expense
- N** Trending above "YTD Actuals % of Budget" spend primarily due to timing of A/V system upgrade expense
- O** Trending below "YTD Actuals % of Budget" spend primarily due to Street and Alley Repairs and Materials
- P** Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2023 (Unaudited)

UTILITY FUND

		Current Month		75% of Year Completed		
	Annual Budget	Actual	YTD Actuals	YTD Actuals	% of Budget	Note
Revenue Summary						
Water Revenue	\$ 8,430,500	\$ 967,516	\$ 5,846,255	69%		A
Sewer Revenue	5,900,000	544,352	4,911,046	83%		B
Drainage Revenue	222,000	19,362	171,408	77%		
Fees	167,375	16,789	151,188	90%		C
Interest Income	72,500	77,727	587,185	810%		D
Auction Proceeds	-	-	73,005	-		
Total Revenue	\$ 14,792,375	\$ 1,625,747	\$ 11,740,086	79%		
Expenditure Summary						
Utility Administration	\$ 525,059	\$ 61,123	\$ 427,891	81%		
Water Operations	7,322,340	559,171	5,715,235	78%		
Sewer Operations	4,819,471	276,973	3,653,435	76%		
Stormwater Projects	80,000	2,824	36,557	46%		E
Total Expenditures	\$ 12,746,870	\$ 900,091	\$ 9,833,118	77%		
Beginning Fund Balance October 1, 2022			\$ 22,494,452			
Revenue Over/(Under) Expenses	\$ 2,045,505	\$ 725,655	\$ 1,906,967			

Explanation of Major Variances:

- A** Water Revenue collections variance at current point in the year is due to seasonality
- B** Sewer Revenue collections projected to exceed budget
- C** Reconnection charges and penalties trending to exceed budget
- D** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- E** Small drainage projects anticipated to be substantially spent by fiscal year end

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2023 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

		Current Month		75% of Year Completed		
	Annual Budget	Actual	YTD Actuals	YTD Actuals	% of Budget	Note
Revenue Summary						
Sales Tax	\$ 1,300,000	\$ 105,937	\$ 1,068,385	82%		
Other Income	10,000	-	10,000	100%		A
Interest Income	7,000	18,276	124,569	1780%		B
Total Revenue	\$ 1,317,000	\$ 124,213	\$ 1,202,954	91%		
Expenditure Summary						
Expenditures	\$ 636,357	\$ 46,143	\$ 1,051,577	165%		C
Total Expenditures	\$ 636,357	\$ 46,143	\$ 1,051,577	165%		
Revenue Over/(Under) Expenses	\$ 680,643	\$ 78,070	\$ 151,377			
Beginning Fund Balance October 1, 2022			\$ 6,773,169			

Explanation of Major Variances:

- A** Garland ISD grant received in October
- B** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- C** Period of position vacancy decreases personnel portion of expenditures. Removal of property from fund balance due to sale of property increases expenditures. Budget amendment increasing expenditure budget to be requested by fiscal year end

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2023 (Unaudited)

DEBT SERVICE FUND

			75% of Year Completed		
		Current Month		YTD Actuals	
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Property Tax	\$ 6,263,477	\$ 17,220	\$ 6,267,327	100%	A
Interest Income	5,500	8,485	82,085	1492%	B
Total Revenue	\$ 6,268,977	\$ 25,705	\$ 6,349,413	101%	
Expenditure Summary					
Fees	\$ 3,000	\$ -	\$ 2,450	82%	
Principal	4,185,000	-	4,185,000	100%	C
Interest	2,001,422	-	1,082,799	54%	D
Total Expenditures	\$ 6,189,422	\$ -	\$ 5,270,249	85%	
Revenue Over/(Under) Expenses	\$ 79,555	\$ 25,705	\$ 1,079,164		
Beginning Fund Balance October 1, 2022			\$ 1,165,246		

Explanation of Major Variances:

- A Property tax receipts peak in December and January
- B Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- C Principal payments are primarily due in February
- D Interest payments are primarily due in February and August

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2023 (Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	Annual Budget	Current Month Actual	YTD Actuals	75% of Year Completed	Note
				YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 775,000	\$ 51,591	\$ 518,658	67%	
Interest Income	-	-	-	-	
Total Revenue	\$ 775,000	\$ 51,591	\$ 518,658	67%	
Expenditure Summary					
Expenditures	\$ 778,250	\$ 4,279	\$ 775,804	100%	A
Total Expenditures	\$ 778,250	\$ 4,279	\$ 775,804	100%	
Revenue Over/(Under) Expenses	\$ (3,250)	\$ 47,312	\$ (257,146)		
Beginning Fund Balance October 1, 2022			\$ 173,402		

Explanation of Major Variances:

A Expenditures are primarily J.K. Sachse Park construction

CITY OF SACHSE
2022/2023 SALES TAX REPORT

FY 2023									FY 2022	
	Economic Dev. Corp.	Municipal Dev. Dist.	Street Maint.	General Fund				Total ¹	General Fund	Total ¹
Month	0.50%	0.25%	0.25%	1.00%	Year-To-Date (YTD)	YTD % of Budget	YTD Growth Over Prior Yr	2.00%	Year-To-Date	2.00%
October	\$112,301	\$54,655	\$56,151	\$224,603	\$224,603	9%	28%	\$447,710	\$176,156	\$350,683
November	131,145	65,573	63,091	262,291	486,894	19%	19%	522,100	410,301	466,411
December	113,429	55,378	56,715	226,858	713,752	27%	18%	452,381	606,194	389,661
January	123,966	60,266	61,983	247,931	961,683	37%	18%	494,146	813,181	412,885
February	156,858	75,977	78,429	313,716	1,275,400	48%	15%	624,980	1,106,275	583,920
March	101,119	49,064	50,559	202,238	1,477,638	56%	14%	402,980	1,296,933	379,416
April	95,493	46,536	47,747	190,986	1,668,624	63%	13%	380,762	1,470,511	345,655
May	128,137	63,691	64,068	256,273	1,924,897	73%	11%	512,169	1,729,411	511,195
June	105,937	51,591	52,968	211,873	2,136,770	81%	10%	422,369	1,939,206	417,376
July	116,165	56,415	58,083	232,330	2,369,100	90%	9%	462,992	2,166,799	453,729
August									2,441,472	547,607
September									2,673,296	462,146
TOTAL	\$1,184,550	\$579,146	\$589,794	\$2,369,100				\$4,722,591		\$5,320,684
BUDGET	\$1,300,000	\$775,000	\$650,000	\$2,630,000				\$5,355,000	\$1,950,000	\$5,812,500

Notes

- ¹- Includes General Fund, Economic Development, Municipal Development District, Street Maintenance, and General Fund
- Sales tax displayed as cash-basis, reflecting distributions from Texas Comptroller for month revenue was received
 - Cash receipts are received two months after month of activity (i.e. October sales tax transaction revenue received in December)
 - Excludes 380 Agreement grants
 - Excludes mixed beverage sales tax

D. 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 a member of the public so requests.

Subject	4. Move the September 4 meeting to September 5 in observance of Labor Day.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Move the September 4 meeting to September 5 in observance of Labor Day.

OVERVIEW

The first regularly scheduled meeting in September falls on the Labor Day holiday. Traditionally, Council has chosen to move the first meeting in September to the following day, Tuesday, September 5, in this case.

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

RECOMMENDATION

Move the September 4 meeting to September 5 in observance of Labor Day.

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.

D. 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 a member of the public so requests.

Subject	5. Approve the goals and objectives of the Sachse Economic Development Corporation (EDC).
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Approve the goals and objectives set forth by the Sachse Economic Development Corporation.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

In 2021 the Sachse EDC and City Council each adopted the goals and objectives for the Economic Development Corporation. The previously adopted goals from 2021 are attached to this agenda item as a reference. The Sachse EDC and City Council held a joint meeting on January 12, 2023, where the 2021 adopted goals and objectives of the Economic Development Corporation were discussed. The City Council charged the Sachse EDC with re-evaluating the goals and re-submitting them to the City Council to formally adopt based on the EDC's recommendations.

OVERVIEW

An outcome of this discussion was that the EDC Board needed to review the existing priority list and consider reprioritizing goals considering time had passed since initial adoption.

The EDC Board discussed the goals and objectives at its next three meetings following the joint meeting: March 16, April 20, and May 18. The Board unanimously adopted the updated goals and objectives on May 18, 2023.

There are a few key distinctions between the goals previously adopted in 2021 and those recently adopted on May 18 by the EDC Board.

- Each goal statement is now organized around one of five guiding principles.
- Revised goals are grouped across four main categories: City-wide, Hwy 78 Corridor, PGBT Corridor, and 5th Street District.
- There are six (6) total goals within the revised document.
- The implementation strategies are categorized as either essential business activities or ongoing course-of-business items.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the goals and objectives set forth by the Sachse Economic Development Corporation.

File Attachments

- [D5.1 2023 EDC Goals and Objectives - Approved at 5-18-23 EDC.pdf \(127 KB\)](#)
- [D5.2 2021 EDC Goals and Objectives.pdf \(178 KB\)](#)

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.

Citywide

DRAFT The Sachse Economic Development Program will:					
ID	Guiding Principle / Vision	Goal Statements	Implementation Strategies	Justification	Timing
No.	Broad statements that establish desired outcomes and guide policy, ordinances and activity	More detail for the Principle / Vision states regarding what is to be achieved	Ground level-specific tactics to achieve goals	The reason for the goal	When will this occur?
C1	sak [see] us... Proactively support economic development projects	Strengthen Sachse's commercial and employment base	C1.1 Develop a strategic list of properties across the City that offer a significant economic development benefit from a development or redevelopment standpoint. While a Citywide initiative, this list should specifically target properties along the key identified catalyst zones (Hwy 78 Corridor, PGBT Corridor, 5th Street District)	There is limited developable land in Sachse. By strategically investing in property, more opportunities about for influencing the development of those sites, and also gives Sachse an asset that could be used to recruit a potential prospect by having land as an possible incentive	FY 2024
			(Companion recommendation is C1.2 in the ongoing category)		
			C2.1 Develop target industry / sector materials for the industries presented to City Council and the Economic Development Corporation at the joint meeting held January 12, 2023		
			Effectively market and promote identified target sectors to position Sachse as a city of choice for these industries		
			C3.1 Re-evaluate target industries and sectors, contemplating a professional services contract for a target industry analysis / cluster analysis		
			Ensure that identified target industries and sectors remain relevant for Sachse, and that these identified industries and sectors consider market and other changes to the economic landscape in Sachse and the region		
C5	sak [see] us... Support existing and prospective businesses	Build the necessary organizational infrastructure to support a successful economic development program	C5.1 Research and consider implementing a digital site selection tool to accompany the EDC website	As technology improves, and the Sachse Economic Development program expands, it will be vital to embrace these existing and emerging tools and applications by contemplating digital and spatial resources available to highlight and promote existing and prospective businesses	FY 2024
			C5.2 Research and consider implementing a customer relationship management (CRM) tool to ensure development and maintenance of relationships with regional developers, brokers, site selectors, prospects, and state and regional organizations		
C7	sak [see] us... Support existing and prospective businesses	Build the necessary organizational infrastructure to support a successful economic development program	C7.1 Implement a local business grant program - include a budget line item in the EDC budget annually to support this incentive program Streamline the local business grant process for applicants by implementing a program authorizing administrative approval of funding based on an applicant meeting established criteria	As it stands, all requests for funding are treated like incentives which requires approval by the EDC and City Council. A grant program approved in the annual budget would give staff administrative flexibility to move quickly on simple requests that adhere to established criteria	FY 2023 / FY 2024
C8	sak [see] us... Plan for success	Facilitate strategic investment of public funds to attract and retain high quality businesses	C8.1 Review existing incentive policy, making recommendations for proposed changes to be considered by City Council	The current adopted incentive policy has not been evaluated in since 2012	FY 2024

DRAFT The Sachse Economic Development Program will:						
	ID	Guiding Principle / Vision	Goal Statements	Implementation Strategies	Justification	Timing
Hwy 78 Corridor	HS1	sak [see] us... Proactively support economic development projects	Improve the Hwy 78 Corridor	HS1.1 Identify critical infrastructure needs in the Hwy 78 Corridor that will catalyze development of this area; work with Finance, Development Services, Public Works, and the City Manager's Office to thoughtfully budget for these capital projects. For the most critical projects, consider out-year funding in the City's capital improvement program. Use the TIRZ #3 project and finance plan as a north star for these potential improvements. Contemplate partnership opportunities with property owners to expedite the enhancement of identified infrastructure. Further, for low-hanging fruit, consider mechanisms for EDC funding to be applied in a way that catalyzes these areas, ripening them for further development	The cost of infrastructure can be a barrier in the advancement of certain economic development projects, especially for smaller entities without access to significant capital	FY 2023 / FY 2024
				HS1.2 Consult with Public Works to potentially identify areas within the Hwy 78 corridor where a traffic count or signal study may be warranted. Consider supporting this effort with financial or staff time resources. Contemplate Woodbridge/Country Club/Hwy 78 as an area of study, particularly once the Merritt Rd. expansion project is complete. Other areas to consider include Ranch Rd. and Cody Rd. on the west side of Hwy 78.	Sometimes traffic and ADT data lags in certain areas, which can be a critical metric for site selectors	FY 2025
	HS4	sak [see] us... Proactively support economic development projects	Improve the Hwy 78 Corridor	HS4.1 If a local business grant program is established and funded through the budget, identify properties that would be good candidates to receive funding per the established parameters of the program, and begin reaching out to educate stakeholders on this funding mechanism (Companion to C7.1) Engage with land owners, business owners, and property managers to improve the aesthetics of the Hwy 78 Corridor	Stakeholders along the Hwy 78 corridor may not be aware of some of the resources available to them the City and EDC	FY 2024
PGBT Corridor	PGBT1	sak [see] us... Proactively support economic development projects	Enhance the PGBT Corridor	PGBT1.1 Identify critical infrastructure needs in the PGBT Corridor that will catalyze development of this area; work with Finance, Development Services, Public Works, and the City Manager's Office to thoughtfully budget for these capital projects. For the most critical projects, consider out-year funding in the City's capital improvement program. Contemplate partnership opportunities with property owners to expedite the enhancement of identified infrastructure. Further, for low-hanging fruit, consider mechanisms for EDC funding to be applied in a way that catalyzes these areas, ripening them for further development	The cost of infrastructure can be a barrier in the advancement of certain economic development projects, especially for smaller entities without access to significant capital	FY 2023 / FY 2024
	PGBT6	sak [see] us... Plan for success	Enhance the PGBT Corridor	PGBT6.1 Working with other technical staff from key City departments, create and recommend draft hotel guidelines to be reviewed and considered by City Council	There are currently not any hotels in the City, and it is likely that Sachse has limited opportunities to locate a hotel within city limits	FY 2024

	DRAFT The Sachse Economic Development Program will:					
	ID	Guiding Principle / Vision	Goal Statements	Implementation Strategies	Justification	Timing
5th Street District	FS1	sak [see] us... Proactively support economic development projects	Create a pedestrian oriented, from scratch downtown that is attractive, safe, unique, and welcoming, and functions as a central gathering place for the community	FS1.2 Execute developers agreements for the first two restaurants to be located in the 5th Street District before the end of FY23	The Sachse 5th Street District represents a major investment by both the City of Sachse and Economic Development Corporation. This development will be "the heart of Sachse" and unlike other areas in suburban communities. Its' success will be largely contingent on the efforts of public entities who are responsible for initiating the project and shepherding it to completion	FY 2023
				FS1.3 Contemplate next phases of the 5th Street District, including consideration of identifying a master developer for the remaining property in City/EDC ownership. As part of this process evaluate the merits of maintaining ownership of buildings, lots, and other assets.		FY 2023 / FY 2024
				FS1.4 Identify critical infrastructure needs in the 5th Street District that will catalyze development of this area; work with Finance, Development Services, Public Works, and the City Manager's Office to thoughtfully budget for these capital projects. For the most critical projects, consider out-year funding in the City's capital improvement program		FY 2023 / FY 2024
				FS1.5 As part of the 5th Street Development, consider unique and creative ways to activate the district such as through incubator and shared work space, ghost and virtual kitchens, aesthetically appealing and programmable public/open space, and retail that is niche, specialty, and supports destination-based trips from people throughout the region		FY 2023
				FS1.6 Create and implement a wayfinding and signage plan for the 5th Street District that contemplates entry features and monumentation to differentiate this area from other developments and neighborhoods in the metroplex, creating a unique and identifiable sense of place		FY 2024
	FS2	sak [see] us... Elevate the Sachse brand and value proposition	FS2.1 Commission then implement a plan for how the public/open space in Phase 1 (Alexander St. to roundabout) of the 5th Street District will be programmed.	FY 2023		
	C1	sak [see] us... Proactively support economic development projects	Strengthen Sachse's commercial and employment base	C1.2 Strategically invest in land banking in a manner that meets the City's overall development and redevelopment goals (Companion recommendation to C1.1 in the Citywide category)	There is limited developable land in Sachse. By strategically investing in property, more opportunities about for influencing the development of those sites, and also gives Sachse an asset that could be used to recruit a potential prospect by having land as an possible incentive	Ongoing
	C2	sak [see] us... Grow the economy	Build the necessary organizational infrastructure to support a successful economic development program	C2.2 Participate in local, regional, and national trade shows, conferences, and other relevant events to recruit identified industries to Sachse	Once the materials have been developed the next step is to begin actively promoting identified target sectors in order to position Sachse as a city of choice for these industries	Ongoing
	C4	sak [see] us... Elevate the Sachse brand and value proposition	Build the necessary organizational infrastructure to support a successful economic development program	C4.1 At least once annually, update all print collateral, marketing materials, and information posted to the Sachse Economic Development website are updated and refreshed to reflect the most up to date demographics	Provide the latest and greatest data, analysis, and other pertinent information to prospects, brokers, and others doing business in and with Sachse	Ongoing
				C4.2 Working with Finance, Development Services, and other applicable departments, put together an annual development report highlighting key statistics and trends related to the Sachse economy	Provide the latest and greatest data, analysis, and other pertinent information to prospects, brokers, and others doing business in and with Sachse	Ongoing
	C6	sak [see] us... Support existing and prospective businesses	Build the necessary organizational infrastructure to support a successful economic development program	C6.1 Engage with businesses seeking to locate to or expand in Sachse, explaining the full suite of services available to prospects and leads, such offering as pre-development meetings, a streamlined permitting process, responsive and agile local government, and potential incentives	Provide a memorable and exceptional customer service experience for all who interact with Sachse Economic Development	Ongoing
	C9	sak [see] us... Elevate the Sachse brand and value proposition	Build the necessary organizational infrastructure to support a successful economic development program	C9.1 Develop and implement an annual comprehensive communication and marketing plan that advances and positively promotes and elevates the Sachse brand	Proactively plan communication opportunities well in advance of publication deadlines to ensure strategic marketing and advertising of Sachse	Annually

Ongoing Items and Essential Business Activities

DRAFT The Sachse Economic Development Program will:					
ID	Guiding Principle / Vision	Goal Statements	Implementation Strategies	Justification	Timing
HS2	sak [see] us... Plan for success	Improve the Hwy 78 Corridor	HS2.1 Support efforts along the Hwy 78 corridor related to comprehensive planning, small area planning, wayfinding, and/or corridor overlay planning processes providing financial and/or technical assistance to staff, consultants, and City Council as needed	The Hwy 78 corridor has numerous challenges related to site conditions, visual aesthetics, vehicular and pedestrian access, underdeveloped sites, etc.	Ongoing
HS3	sak [see] us... Plan for success	Improve the Hwy 78 Corridor	HS3.1 Support the implementation of the TIRZ #3 project and finance plan as needed. Utilize the various funding mechanisms at the disposal of the EDC to help defray costs related to making the identified enhancements	The TIRZ #3 project and finance plan identifies a number of projects that over the lifetime of the TIRZ will allow for strategic investment in Sachse's infrastructure that will support current and future economic development efforts	Ongoing
HS5	sak [see] us... Proactively support economic development projects	Improve the Hwy 78 Corridor	HS5.1 Periodically check in with key stakeholders, decisionmakers, brokers, and other real estate personnel with interests along the Hwy 78 corridor	Commercial brokers working on behalf of property owners and landlords play a major role in the success of leasing tenant space	Ongoing
HS6	sak [see] us... Proactively support economic development projects	Improve the Hwy 78 Corridor	HS6.1 For critical undeveloped or underdeveloped properties along the Hwy 78 corridor, consider preemptively developing conceptual plans illustrating city/EDC ideas and/or preferences for those parcels. Consider working with property owners or brokers on this effort . Influence the trajectory of future development moving forward by taking proactive and measured steps to plan for the highest and best use desired by the community	The Hwy 78 corridor has numerous challenges related to site conditions, visual aesthetics, vehicular and pedestrian access, underdeveloped sites, etc.	Ongoing
PGBT2	sak [see] us... Plan for success	Enhance the PGBT Corridor	PGBT2.1 Support efforts along the PGBT corridor related to the comprehensive planning, small area planning, wayfinding, and/or corridor overlay planning processes providing financial and/or technical assistance to staff, consultants, and City Council as needed	The PGBT Corridor is an incredibly important commercial area for Sachse and also represents a significant capital investment from the City, as well as from private developers	Ongoing
PGBT3	sak [see] us... Proactively support economic development projects	Enhance the PGBT Corridor	PGBT3.1 Work with regional partners, brokers, landowners, and other stakeholders, to recruit a significant employer along the PGBT corridor, ideally representing one of Sachse's target industries / sectors	Sachse currently loses population during the day. In order support the retail/commercial desired by residents, it is necessary to bring people in to the City during the day	Ongoing
PGBT4	sak [see] us... Proactively support economic development projects	Enhance the PGBT Corridor	PGBT4.1 Periodically check in with commercial brokers seeking to fill tenant spaces along the PGBT corridor. Establish, cultivate, and maintain relationships with these stakeholders	Commercial brokers working on behalf of property owners and landlords play a major role in the success of leasing tenant space	Ongoing
PGBT5	sak [see] us... Proactively support economic development projects	Enhance the PGBT Corridor	PGBT5.1 For critical undeveloped or underdeveloped properties along the PGBT corridor, consider preemptively developing conceptual plans illustrating city/EDC ideas and/or preferences for those parcels. Consider working with property owners or brokers on this effort	There is limited undeveloped land in Sachse, and the bulk of the undeveloped commercial property is located along the PGBT corridor. The City and EDC have an opportunity to influence the trajectory of future development moving forward by taking proactive and measured steps to plan for the highest and best use desired by the community.	Ongoing
FS1	sak [see] us... Proactively support economic development projects	Create a pedestrian oriented, from scratch downtown that is attractive, safe, unique, and welcoming, and functions as a central gathering place for the community	FS1.1 Begin assembling additional land to support and further catalyze the 5th Street development	The Sachse 5th Street District represents a major investment by both the City of Sachse and Economic Development Corporation. This development will be "the heart of Sachse" and unlike other areas in suburban communities. Its' success will be largely contingent on the efforts of public entities who are responsible for initiating the project and shepherding it to completion	Ongoing

City of Sachse
Economic Development Corporation
Program Dashboard

	The Sachse Economic Development Program will:						
	Goals:	Objectives:		Action Items:	Rank:	Champion:	Status:
Business Attraction	1. Invest in infrastructure, essential public services, research and data bases, workforce training, and education that instills the importance of maintaining healthy economic growth and development of Sachse.	A	Identify data sources to establish accurate and measurable criteria to accomplish goals.	Gather pertinent data options, including costs, and prepare recommendation.	1	City Staff	
				Working with City Staff, determine major infrastructure needs for undeveloped areas and construct a map that correlates infrastructure cost to development area, projecting demand/capacity with approved land use/density/FAR, etc.	2	EDC Board/City Staff	
		B	Actively seek opportunities to partner workforce resources with new business prospects.	Obtain major workforce data from available sources and format in a manner suitable to offer prospects as a relocation resource.	3	City Staff	
				Establish working relationship with workforce resources and report results and contact information.	4	EDC Board	
		C	Support specific Sachse infrastructure needs necessary for targeted business attraction.	Conduct EDC/City Council joint work session every six months, to report progress, maintain alignment and adjust policy direction.	5	City Council/EDC Board	
				Actively incorporate infrastructure incentives into new business attraction efforts using ½ cent Sales Tax.	6	EDC Board	
Business Attraction	2. Attract a wide, healthy, and diverse variety of resilient businesses and the talent that supports them.	A	Secure access to data bases, sources, and subscriptions, for business start-ups and relocations.	Prioritize business sectors for Sachse.	1	EDC Board	
		B	Analyze Sachse business sectors to determine greatest needs and opportunities considering local and regional demand.	Prepare sector specific surveys for Sachse businesses within those sectors to determine needs and gather data for economic development efforts.	2	EDC Board/City Staff	
				Inventory all EDC materials and reevaluate cost and benefit, prepare recommendation for Board.	3	City Staff	
				Prepare quarterly report of prioritized new business startups and relocations in the region and Sachse’s efforts to secure them.	4	City Staff	
		C	Maintain up to date materials, and continually participate in marketing Sachse.	Target marketing materials to business sectors that improve overall average income levels.	5	City Staff	
Develop prospect list for specific business sectors	6			EDC Board/City Staff			
Business Attraction	3. Attract quality jobs that raise the overall average income in Sachse.	A	Gather, analyze and maintain Sachse wage and income data base.	Identify best and most appropriate wage/income data sources and integrate into routine reporting.	1	City Staff	
		B	Apply wage data to business attraction tools and incentive considerations.	Prepare and present empirical cost/benefit analysis for each prospect chosen to incentivize, including wage data and wage claw backs.	2	City Staff	
	C	Identify opportunities to incubate and/or support businesses that produce high paying jobs.	Investigate incubator projects and report on feasibility and appropriateness for Sachse.	3	City Staff		

City of Sachse
Economic Development Corporation
Program Dashboard

		The Sachse Economic Development Program will:					
		Goals:	Objectives:	Action Items:	Rank:	Champion:	Status:
Business Attraction	4. Provide tools and resources to improve the SH 78 Corridor.	A	Support City efforts to develop a SH 78 Corridor Redevelopment Overlay.	Working with City Staff, develop prioritized list of re-purpose properties that offer the best economic development benefit.	1	EDC Board/City Staff	
				Survey citizens and business regarding their most desired venues for the SH 78 Corridor.	2	EDC Board	
		B	Seek opportunities to re-purpose deteriorated properties.	Assist City Staff in providing economic development information pertinent to the SH 78 Overlay including demographic data, existing business impact, new business potential, partnering for relocation opportunities, and infrastructure funding when appropriate.	3	EDC Board/City Staff	
		C	Improve 5 th Street entryway.	Include beautification components in the Corridor Overlay Plan and begin beautification projects as soon as funds are available.	4	City Staff	
		D	Identify unique neighborhood businesses to bring to corridor.	Using networking resources (ICSC Regional participation, Chamber of Commerce, business attraction data, survey results and business contact meetings), seek to place three new neighborhood businesses to the SH 78 Corridor.	5	City Staff	
				Provide review and funding for access, signage, and property assembly necessary to improve the 5 th Street entryway.	6	EDC Board	
		E	Actively pursue the beautification of the SH 78 Corridor.	Regularly report EDC efforts and results.	7	City Staff	
Business Attraction	5. Aggressively pursue unique arts, entertainment, and dining venues.	A	Aggressively pursue unique neighborhood businesses to bring to corridor.	Complete agreement for two restaurants on 5 th Street before end of 2021.	1	EDC Board/City Staff	
		B	Attract new uniquely Sachse restaurants and businesses to anchor the 5 th Street District. Utilize land use needs gleaned from survey.	Utilize new “anchor tenants” to attract new development and unique venues.	2	EDC Board/City Staff	
				Working with City, use EDC funds to support festivals and/or unique events that are designed to bring new visitors to Sachse and showcase the community.	3	EDC Board	
				Develop specialized marketing campaign (video, print and social media) to target desired businesses to the City.	4	City Staff	
				Plan and host two annual events to bring focus and attract visitors to 5 th Street.	5	EDC Board/City Staff	
				Fund necessary overflow parking to support “anchor tenants” with accompanying cost/benefit study to support.	6	EDC Board	
		C	Identify, pursue, and support unique events in the City.	Begin assembling additional land to support 5 th Street development.	7	City Staff	

**City of Sachse
Economic Development Corporation
Program Dashboard**

The Sachse Economic Development Program will:							
Goals:		Objectives:	Action Items:	Rank:	Champion:	Status:	
Business Retention & Expansion	6. Engage Sachse businesses in order to form working relationships so that the business community knows who we are and what we do.	A	Identify appropriate data sources to gather information on all Sachse businesses with 10 or more employees and record in database.	Gather data, format list, and prepare report to be updated annually. Regularly consult list for partnering opportunities.	1	City Staff	
				Create "Contact Sachse Businesses" program materials, conduct training, and begin contacting businesses. Keep database of contacts and recontact every two years or more depending on resources.	2	City Staff	
		B	Prepare contact form and make personal contact with each the businesses identified in 6.A.1.	Incorporate City Council, EDC Board members, City Staff, Chamber of Commerce, and/or other volunteers to enlist in business contact effort.	3	All	
		C	Prepare annual report to reflect State of Small Businesses in Sachse.	Gather communication material, produce drafts, present to City Council and EDC and distribute to small businesses.	4	City Staff	
		D	Produce communication materials designed to distribute to small business to increase awareness of EDC resources.	Present report to EDC and City Council in annual joint work session and local civic groups.	5	City Staff	
Business Retention & Expansion	7. Provide networking opportunities with other Sachse businesses to improve awareness and business/customer relationships.	A	Identify appropriate data sources for each Sachse business sector and develop information material.	Identify, distinguish, and prioritize businesses by sector (communication, consumer, energy, financial, health care, industrial, information technology, materials, real estate, utilities).	1	EDC Board	
		B	Prepare and distribute Support Sachse Small Business campaign and materials for each business sector.	Utilize sector specific trade materials, databases, and digital resources as well as local contact results to develop information material.	2	City Staff	
				Prepare marketing materials for top three highest priority business sectors.	3	City Staff	
		C	Host networking events that bring local businesses together to share information and forge business relationships.	Identify business sectors most acutely impacted by the pandemic, incorporate questions into business contacts and determine EDC role, if any.	4	EDC Board/City Staff	
		D	Support local businesses modifications and transitions resulting from the pandemic.	Prepare and host two sector specific mixers to increase awareness of partnering opportunities. Rotate mixer schedules between sectors annually.	5	EDC Board/City Staff	

City of Sachse
Economic Development Corporation
Program Dashboard - Priority Action Items

Priority	Action Items
1	Identify, distinguish, and prioritize businesses by sector (communication, consumer, energy, financial, health care, industrial, information technology, materials, real estate, utilities).
2	Prioritize business sectors for Sachse.
3	Create “Contact Sachse Businesses” program materials, conduct training, and begin contacting businesses. Keep database of contacts and recontact every two years or more depending on resources.
4	Prepare sector specific surveys for Sachse businesses within those sectors to determine needs and gather data for economic development efforts.
5	Complete agreement for two restaurants on 5 th Street before end of 2021.
6	Working with City Staff, determine major infrastructure needs for undeveloped areas and construct a map that correlates infrastructure cost to development area, projecting demand/capacity with approved land use/density/FAR, etc.
7	Utilize sector specific trade materials, databases, and digital resources as well as local contact results to develop information material.
8	Gather pertinent data options, including costs, and prepare recommendation.
9	Prepare and present empirical cost/benefit analysis for each prospect chosen to incentivize, including wage data and wage claw backs.
10	Utilize new “anchor tenants” to attract new development and unique venues.
11	Identify best and most appropriate wage/income data sources and integrate into routine reporting.
12	Survey citizens and business regarding their most desired venues for the SH 78 Corridor.
13	Working with City Staff, develop prioritized list of re-purpose properties that offer the best economic development benefit.
14	Gather data, format list, and prepare report to be updated annually. Regularly consult list for partnering opportunities.
15	Prepare marketing materials for top three highest priority business sectors.

E. Regular Agenda Items

Subject	1. Consider authorizing the City Manager to execute and award the bid for the construction of the Screening Wall Replacement project, EN-23-01, to A&C Construction, Inc. in the amount of Eight Hundred Sixteen Thousand, Five Hundred and No/100 Dollars (\$816,500.00)
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action, Discussion
Preferred Date	Aug 07, 2023
Absolute Date	Aug 21, 2023
Fiscal Impact	Yes
Budgeted	Yes
Budget Source	Certificates of Obligation through the General Fund
Recommended Action	Authorize the City Manager to execute and award the bid for the construction of the Screening Wall Replacement project, EN-23-01, to A&C Construction, Inc. in the amount of Eight Hundred Sixteen Thousand, Five Hundred and No/100 Dollars (\$816,500.00)
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse. Meet the public safety needs of a growing citizen, student, and business population. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The existing screening wall constructed circa 1999 with the Hudson Crossing Subdivision needs major repairs and reconstruction due to lack of maintenance and age of the wall. This project will be the initial project described in the Neighborhood Partnership Program (NPP) and includes removal and reconstruction of approximately 1,600 linear feet of screening wall along Miles Road adjacent to the Hudson Crossing Subdivision. The existing wall is within a 3-foot screen wall easement. The new wall will be precast concrete which was chosen for its ease of construction, durability, and longevity.

OVERVIEW

Sealed bids were requested by the City of Sachse for the Screening Wall Replacement project, EN-23-01, with a deadline of 2 p.m. on July 25, 2023. The project was advertised in the Sachse News and online via Civcast. A total of three bids were received.

The apparent low bid was submitted by A&C Construction, Inc. Based on evaluation of their bid and references, A&C Construction, Inc. is considered capable of performing the proposed work in the contract documents. Based on review of the bids, staff recommends A&C Construction, Inc. to be awarded the contract for the Screening Wall Replacement project, EN-23-01, in the amount of Eight Hundred Sixteen Thousand, Five Hundred and No/100 Dollars (\$816,500.00)

POLICY CONSIDERATIONS

Funding will be presented as part of the FY 22-23 Budget. The funds will be used from Certificates of Obligation through the General Fund

RECOMMENDATION

Authorize the City Manager to execute and award the bid for the construction of the Hudson Crossing Screening Wall Replacement project, EN-23-01, in the amount of Eight Hundred Sixteen Thousand, Five Hundred and No/100 Dollars (\$816,500.00)

File Attachments

[E1.1 Presentation-Hudson Screening Wall Construction Award FINAL.pdf \(876 KB\)](#)

Hudson Crossing Screening Wall Replacement

City Council

August 07, 2023



Overview

- Site Location
- Background
- Proposed Product
- Staff Recommendation
- Discussion and Questions



Site Location



Background

- The existing wall, constructed circa 1999, needs major repairs and reconstruction due to lack of maintenance and age of the wall.
- Council approved design of a new precast concrete screening wall on December 05, 2022
- This wall will be replaced as the initial project described in the Neighborhood Partnership Program (NPP)



Project Description

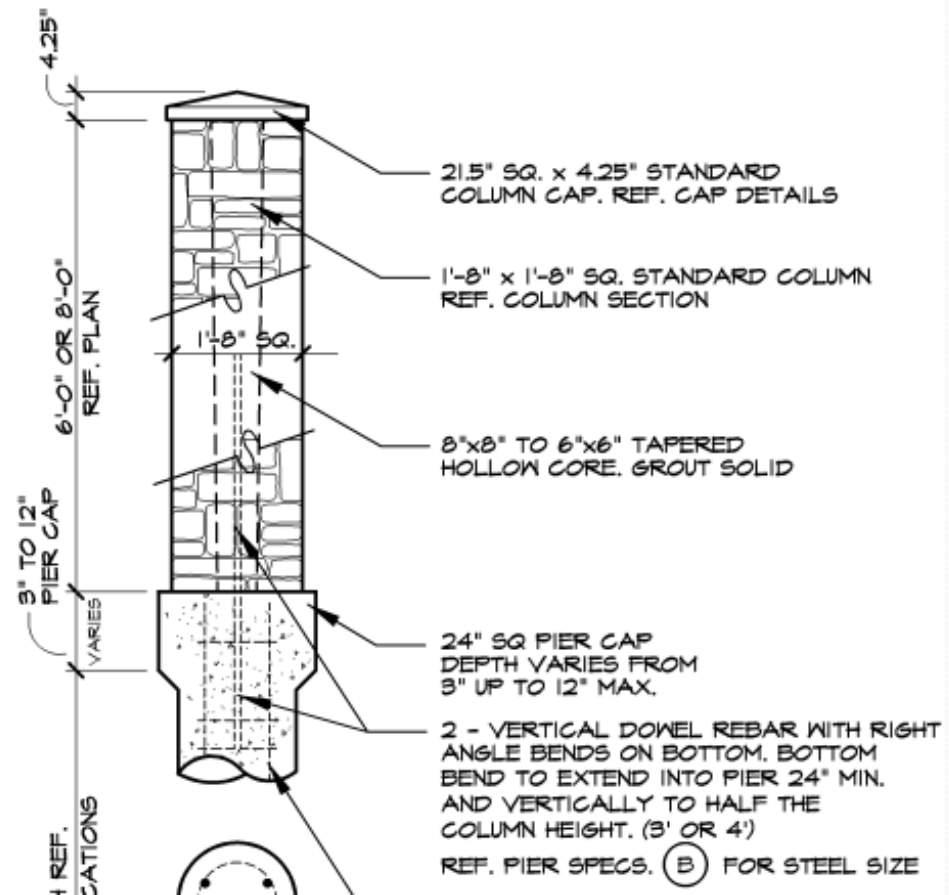
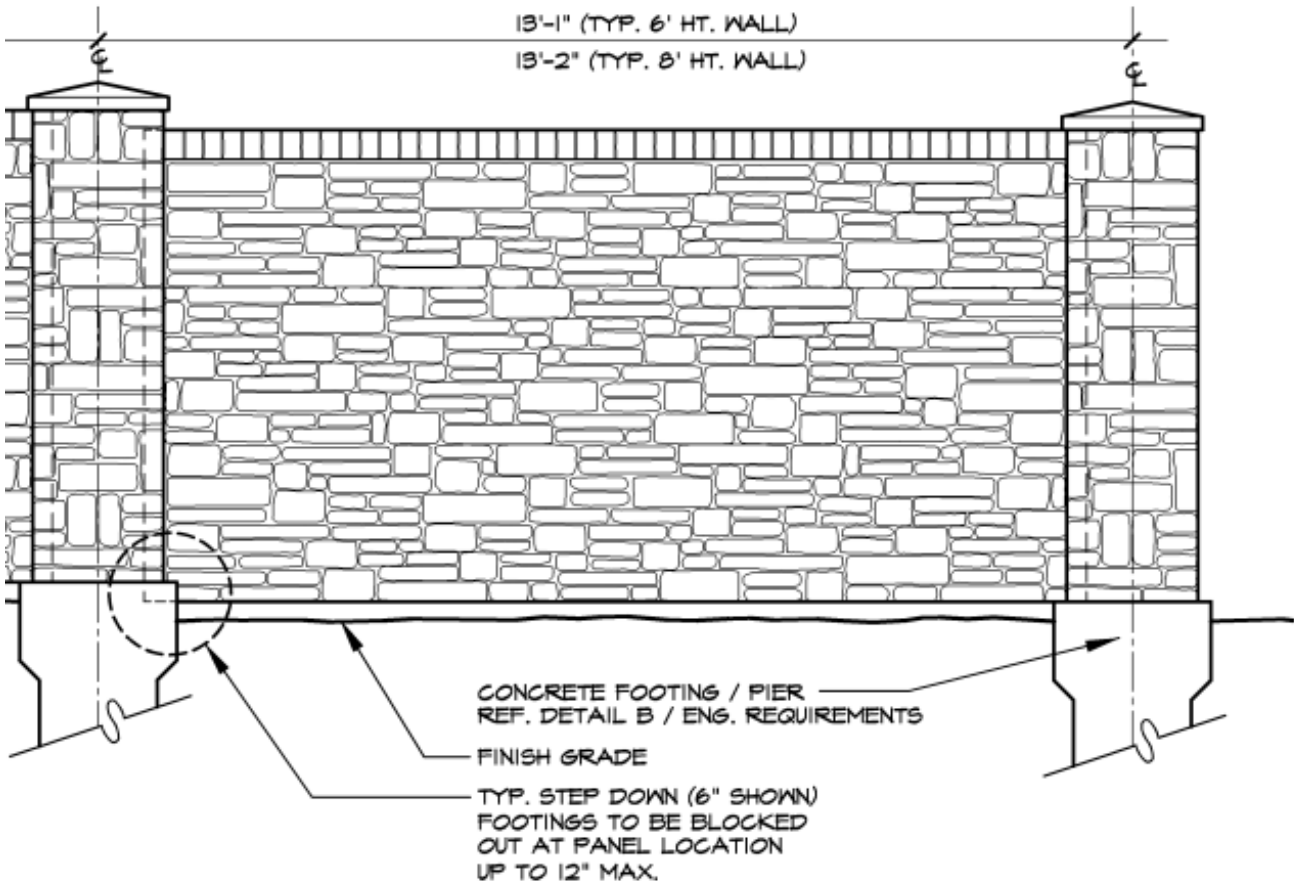
- The project includes removal and reconstruction of approximately 1,600 linear feet of screening wall along Miles Road adjacent to the Hudson Crossing subdivision
- The new wall will be a precast concrete wall, this wall was chosen due to ease of construction, durability, and longevity
- Current example of this wall is at the Olympus Apartment complex
- The current wall is located on private property within a 3-foot Screen Wall Easement



Proposed Product



Proposed Product

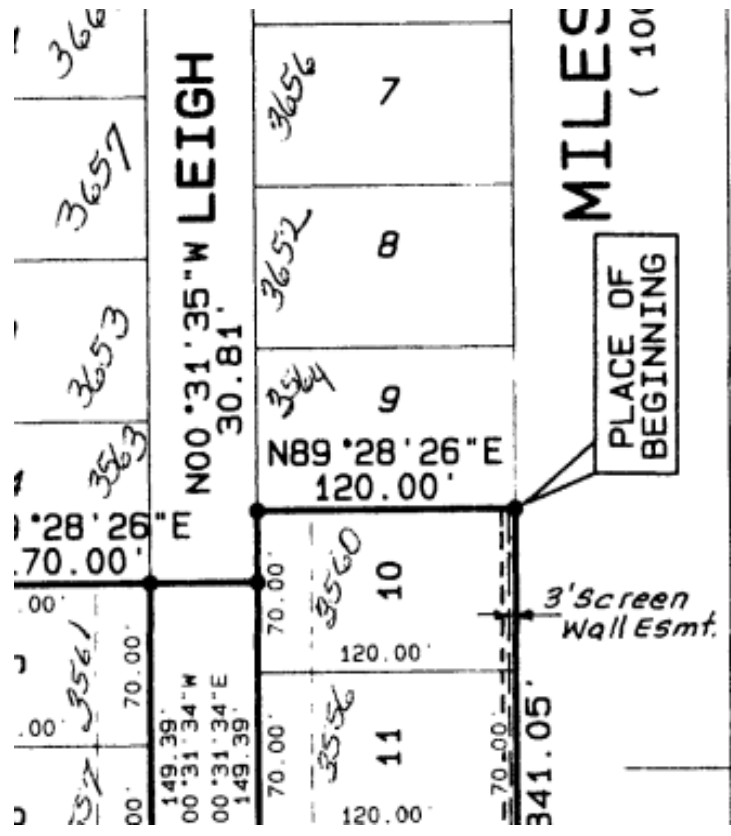
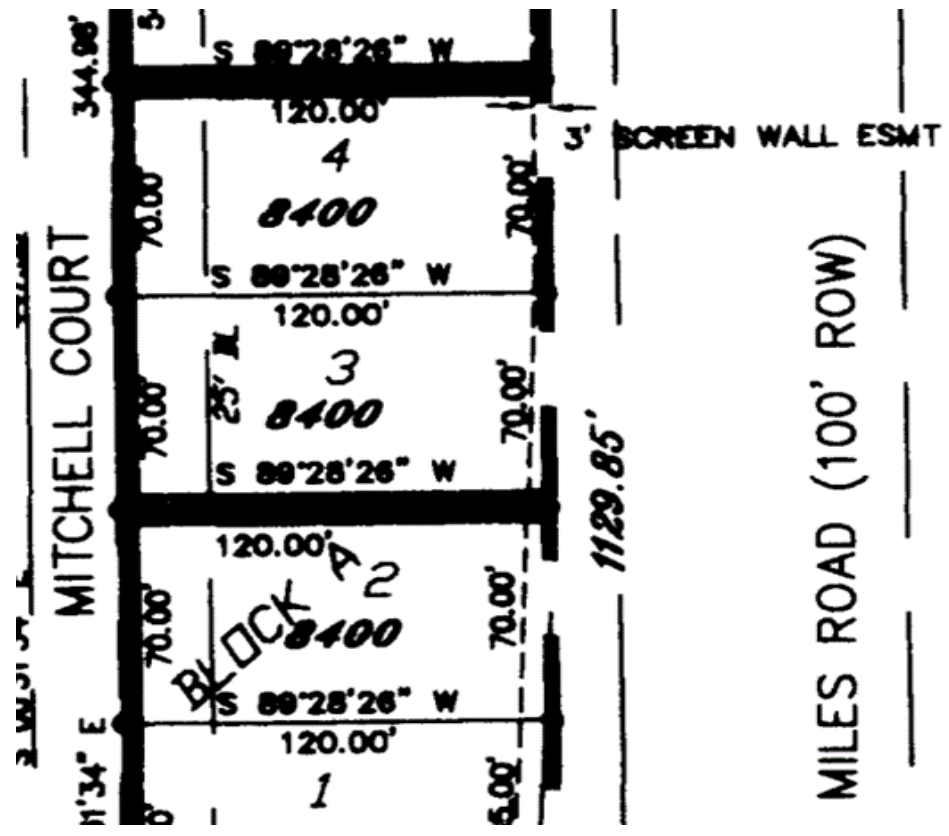


Staff Recommendation

- The project was advertised in the Sachse News and online via Civicast. A total of three bids were received.
- This contract will be funded from the General Fund. Staff will present this change with the amended budget. The bid received is \$816,500.00
- Staff recommends A&C Construction, Inc. be awarded the contract for the Hudson Crossing Screening Wall Replacement project, EN-23-01, in the amount of \$816,500.00



Discussion and Questions



July 28, 2023

Via: E-Mail

Corey Nesbit, P.E. CFM
Director of CIP and Public Works
City of Sachse, Texas
3815 Sachse Road – Bldg B
Sachse, TX 75048

Re: Recommendation of Award
Screening Wall Replacement Project
City of Sachse
Bid No. EN-23-01

Dear Corey Nesbit, P.E. CFM:

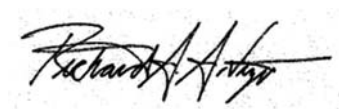
We have checked the three bids received at 2:00 p.m., Tuesday, July 25, 2023, for the Screening Wall Replacement Project – Bid No. EN-23-01. Please find a copy of the Bid Tabulation attached to this letter. A&C Construction, Inc. of Irving, Texas submitted the low bid in the amount of \$816,500. Although not provided for screening wall projects, the firm did provide multiple local municipal references and reference/recommendation letters. Our office was able to contact two references. One of those references listed for a sidewalk/trail/landscaping improvements project stated that the contractor did a good job and is a good outfit to work with. Currently, the reference explained that the contractor is installing 8- to 12-foot-wide concrete trail paving and pedestrian bridges on one of the city's projects. The reference has no hesitation using the contractor on future projects. The other reference contacted used the contractor for the installation of a large pre-engineered truck/equipment structure and associated paving. The reference stated the contractor does a good job and is easy to work with and that the city would use the contractor again.

The contractor explains that the firm has installed similar screening walls to this project and submitted sample drawings, calculations, and information on a similar 8-foot-tall pre-cast concrete panel screening wall. The submitted information is from a wall supplier that the contractor is considering using. And the walls are reportedly used in the coastal regions of Texas to withstand hurricanes and are approved on TxDOT projects. As part of our engineering scope on this project, we will review the contractor's shop drawings and calculations to confirm the proposed walls meet the project specifications.

Based on the information available, we recommend that the City of Sachse accept the bid from A&C Construction, Inc. and award them the contract in the amount of \$816,500 for construction of the screening Wall Replacement Project. Please contact us if you would like to discuss our evaluation in further detail.

Regards,

Binkley & Barfield | DCCM



Richard A. Arvizu, P.E., CFM
Corporate Vice President - Richardson
rarvizu@binkleybarfield.com

City of Sachse
Screening Wall Replacement Project
Bid Tabulation (EN-23-01)
Bid Opening 2:00 PM, July 25, 2023

Item	Description	Units	Bid Quantity	A&C Construction		Quick Set Concrete		Hutchinson Construction		Engineer's Estimate	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Remove Existing Screening Wall including Grade Beam, Mow Strip, Columns & Piers	LF	1,598	\$37.76	\$60,340.48	\$90.00	\$143,820.00	\$88.91	\$142,078.18	\$55.00	\$87,890.00
2	Remove Existing Landscape Planter Wall (3-Foot Tall or Less)	LF	44	\$11.80	\$519.20	\$50.00	\$2,200.00	\$57.05	\$2,510.20	\$30.00	\$1,320.00
3	Remove & Replace Existing Fence (Wood)	LF	230	\$88.50	\$20,355.00	\$25.00	\$5,750.00	\$31.12	\$7,157.60	\$65.00	\$14,950.00
4	Remove Existing Sidewalk	SY	47	\$18.88	\$887.36	\$54.00	\$2,538.00	\$763.96	\$35,906.12	\$20.00	\$940.00
5	Install 4' High x 12' Long Monument Sign	EA	2	\$8,500.00	\$17,000.00	\$6,500.00	\$13,000.00	\$17,928.50	\$35,857.00	\$20,000.00	\$40,000.00
6	Construct Concrete Sidewalk	SY	47	\$129.80	\$6,100.60	\$99.00	\$4,653.00	\$190.72	\$8,963.84	\$150.00	\$7,050.00
7	Install, Maintain, & Remove Temp. Const. Chain Link Fence (8-foot Tall) w/ Privacy Netting	LF	1,598	\$21.24	\$33,941.52	\$20.00	\$31,960.00	\$25.81	\$41,244.38	\$35.00	\$55,930.00
8	8-Foot-Tall Precast Long-Span Decorative Concrete Screening Wall	LF	1,598	\$277.30	\$443,125.40	\$320.00	\$511,360.00	\$432.83	\$691,662.34	\$300.00	\$479,400.00
9	Additional Pier, Column and Cap (to End Section)	EA	2	\$472.00	\$944.00	\$1,500.00	\$3,000.00	\$4,870.00	\$9,740.00	\$2,500.00	\$5,000.00
10	Variable Height Concrete Mow Strip	LF	1,349	\$96.76	\$130,529.24	\$45.00	\$60,705.00	\$118.61	\$160,004.89	\$50.00	\$67,450.00
11	Block Sodding	SY	535	\$10.62	\$5,681.70	\$17.50	\$9,362.50	\$89.36	\$47,807.60	\$15.00	\$8,025.00
12	Potholing (12-foot Deep)	EA	6	\$1,003.00	\$6,018.00	\$2,500.00	\$15,000.00	\$1,500.00	\$9,000.00	\$5,000.00	\$30,000.00
13	Vacuum Excavation of Wall Piers Due to Proximity to Utilities	EA	6	\$1,416.00	\$8,496.00	\$1,250.00	\$7,500.00	\$6,250.00	\$37,500.00	\$5,000.00	\$30,000.00
14	Additional Concrete for Vacuum Excavated Pier Holes	CY	6	\$212.40	\$1,274.40	\$250.00	\$1,500.00	\$1,562.50	\$9,375.00	\$500.00	\$3,000.00
15	Right-of-Way Staking	LF	1,598	\$3.54	\$5,656.92	\$5.00	\$7,990.00	\$13.30	\$21,253.40	\$4.00	\$6,392.00
16	Remove Irrigation & Cap Line(s)	LS	1	\$6,490.18	\$6,490.18	\$3,500.00	\$3,500.00	\$37,351.00	\$37,351.00	\$2,500.00	\$2,500.00
17	Remove Existing Landscape (at Planter Areas)	LS	1	\$2,124.00	\$2,124.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
18	Erosion Control & Implementation	LS	1	\$7,670.00	\$7,670.00	\$12,500.00	\$12,500.00	\$9,816.00	\$9,816.00	\$2,500.00	\$2,500.00
19	Barricading & Traffic Control	LS	1	\$20,650.00	\$20,650.00	\$15,000.00	\$15,000.00	\$30,715.00	\$30,715.00	\$35,000.00	\$35,000.00
20	Irrigation Allowance	AL	1	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
21	Mobilization (Maximum 5% of Total Bid)	LS	1	\$32,696.00	\$32,696.00	\$35,000.00	\$35,000.00	\$70,000.00	\$70,000.00	\$46,000.00	\$46,000.00
				Total Bid =		Total Bid =		Total Bid =		Total Bid =	
				\$816,500.00		\$894,838.50		\$1,418,942.55		\$931,847.00	

E. Regular Agenda Items

Subject	2. Discuss and provide direction on reestablishing a local business grant program.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Discussion, Information
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

The Sachse Economic Development Corporation budget contains an account code for a Local Business Grant Program. This account has remained unfunded the previous two budget years, as staff needed additional planning and policy direction.

On November 17, 2022, the EDC Board held a discussion about small business grants and local business grants. No action was taken during that meeting.

The EDC Board next discussed this item at the June 22, 2023, and July 20, 2023, Board meetings, providing additional direction to staff in terms of the details of the program. No action was taken during either of those meetings as the desire was to receive feedback from City Council prior to EDC Board approval.

OVERVIEW

Currently, all requests for incentives and grants are treated the same and follow the same process. Staff is seeking City Council feedback on a proposal for a staff administered local business grant program.

POLICY CONSIDERATION

The EDC follows statutory requirements relative to economic development projects. Currently, there is not an active grant distribution policy for local business grants. The policy consideration for City Council is regarding the establishment of a staff administered grant program.

RECOMMENDATION

Discuss and provide direction on reestablishing a local business grant program.

File Attachments

[E2. Presentation Local business Grant Program FINAL.pdf \(604 KB\)](#)

Local Business Grant Program

Discuss and provide direction on reestablishing a local business grant program.

Presentation outline

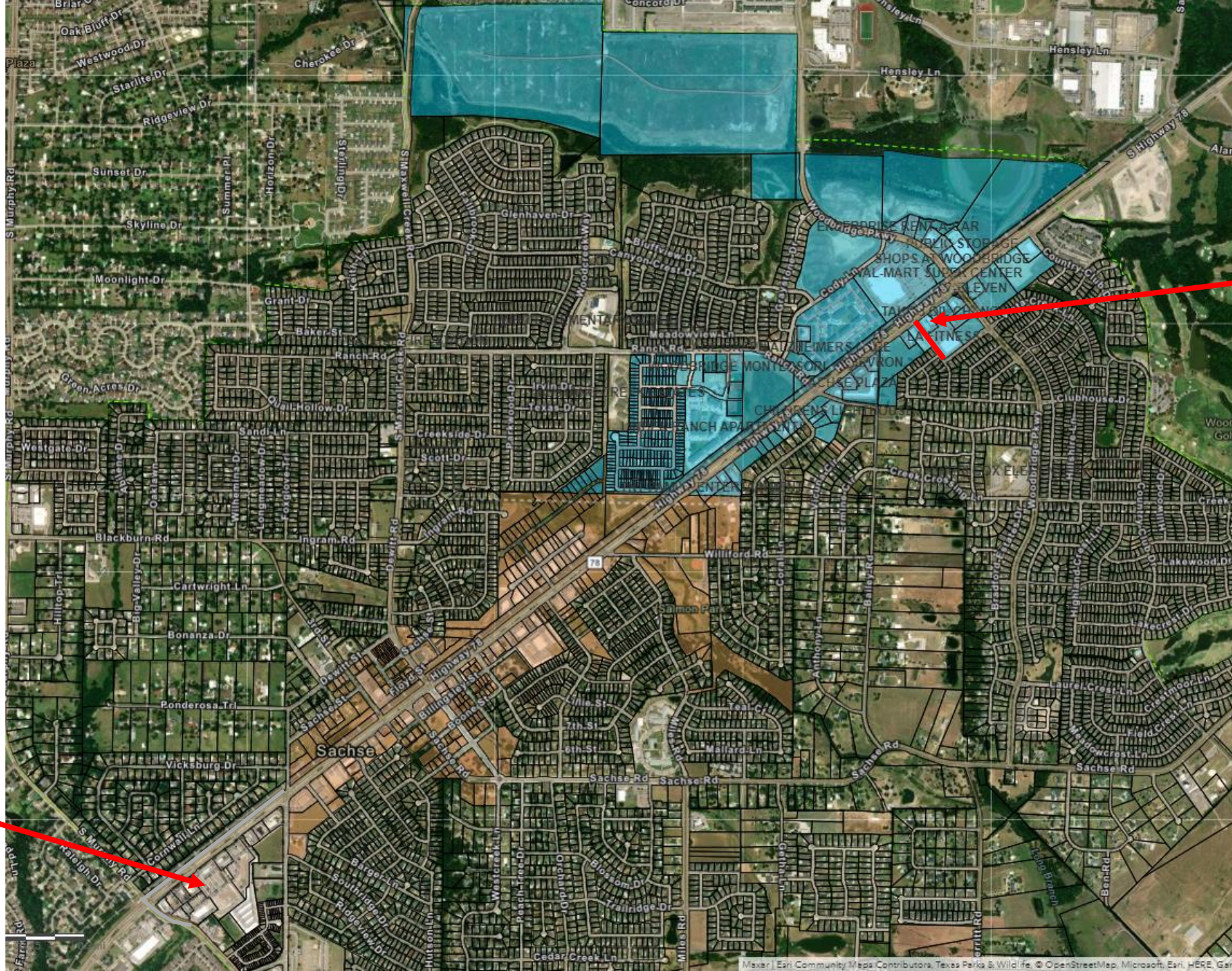
- Proposed framework
- Program details
- Eligible and ineligible projects
- Next steps
- Questions / discussion

Proposed framework

- Administratively approved matching grant program
- Approve Local Business Grant line item within EDC Budget
- Staff to create straightforward application to be completed by grant requestor
- Application reviewed by staff for completeness
- To note:
 - The process above requires City Council approval of a local business grant line item each year in the EDC budget
 - If approved, EDC Board to hold public hearing at a future meeting to authorize the expenditure of these funds

Program details

- Program designed to enhance the Highway 78 commercial corridor
- Reimbursable once work has been verified by City staff
- Building/site must not have received grant funding less than one (1) year prior to application date (using City fiscal year of October 1 - September 30)
 - Commercial center with multiple tenants and a single owner eligible for one (1) project per year
- Maximum grant of \$25,000
 - Applicant must pay at least 25% of costs
 - EDC portion not to exceed 75% of total cost
- Application for grant funding must be made prior to work beginning
- Follows TIRZ #3 boundary excluding Woodbridge Corners but including Oak Grove Plaza shopping center (image next slide)



Woodbridge Corners

Oak
Grove
Plaza

Eligible projects

- Generally, eligible projects include infrastructure as defined by Sec. 501.103, Texas Local Government Code
- Existing buildings or sites located in the program boundary
- The table below provides a list of projects that would generally be considered eligible

Local Business Grant Program	
Category	Examples
Signage	New signs, replacement of non-conforming and pole signs, removal of existing façade signage
Infrastructure	Parking lot improvements, grease traps
Significant façade and site improvements	Façade rehabilitation, exterior treatments such as brick, stone, stucco, wood, or other desirable building materials, painting, patios, window enhancements as well as canopies and window awnings (as part of overall façade improvements), attached gutters/downspouts, visible roof repair only when in conjunction with other improvements, exterior lighting fixtures (attached to structure or other permanent exterior lighting features)
Landscaping, screening, streetscape, and hardscape	Tree plantings, enhanced landscaping, irrigation, hardscape improvements including sidewalks, curb and gutter improvements, pergolas (affixed to the building), permanent street furniture
Demolition	Removal of commercial structures, derelict or dilapidated accessory structures
Interior renovations and remodeling	Can be considered on a case-by-case basis subject to meeting Sec. 501.103, also subject to applicant making a strong business case that the improvements will significantly improve applicants ability to provide quality/enhanced service delivery and/or generate sales

Ineligible projects

- Residential and/or non-commercial projects
- New commercial construction
- Burglar bars
- General / routine maintenance and repairs of buildings, signs, landscaping, etc.
- Explicit signage and/or content
- Professional fees (design, legal, engineering, or other similar fees) are not eligible for reimbursement
- City fees not eligible for reimbursement
- Program is not open to appointed and/or elected officials
 - Also excludes projects for anyone related by blood or marriage to an appointed or elected official

Next steps

- Not requesting City Council action
- Seeking City Council feedback and direction on proposed program
- Staff to make edits based on City Council feedback
- EDC Board to take action on this item at its August meeting
- City Council to approve budget (authorize funds)
- EDC Board to hold public hearing following adoption of budget

Questions / discussion

E. Regular Agenda Items

Subject	3. Consider an Ordinance of the City of Sachse, TX, amending the Code of Ordinances by amending Chapter 9 "Traffic Regulations" by amending Section 9-4 titled "Speed Limits by amending Subsection B titled "Special Speed Zones" to amend the Maximum Prima Facie Speed Limits on (1) titled Sachse Road; deleting (10) titled Maxwell Creek Road in its entirety; renumbering remaining paragraphs; providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200) for each offense; and providing for an effective date.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action, Discussion
Preferred Date	Aug 07, 2023
Fiscal Impact	No
Budgeted	No
Budget Source	N/A
Recommended Action	Approve the amended ordinance provisions.
Goals	Provide excellent government services to Sachse citizens. Meet the public safety needs of a growing citizen, student, and business population.

BACKGROUND

Due to the recent completion of the Sachse Road (Phase 1) construction project, a speed study was commissioned to evaluate the Sachse Road speed limit. The study was expanded to include Fifth Street, Dewitt Street, and Maxwell Creek Road/McCreary Road.

OVERVIEW

Currently, speed limits for roadways within the city are specified in the Code of Ordinances. The ordinance is being modified to revise the speed limits due to recent reconstruction of Sachse Road and based on the results of a speed study performed on Sachse Road, Fifth Street, Dewitt Road, and Maxwell Creek Road/McCreary Road within the city limits of Sachse. The results of the study will be presented for discussion.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the amended ordinance provisions.

File Attachments

[E3.1 Presentation Sachse Road Speed Study 8.7.23.pdf \(498 KB\)](#)

[E3.2 Sachse Speed Zone Study -R.pdf \(824 KB\)](#)

[E3.3 Ordinance Amend 9-4 Special Speed Zones Sachse Road, 5th Street, DeWitt, Maxwell Creek.pdf \(126 KB\)](#)

Sachse Road Speed Study Results

City Council
August 7, 2023



Overview

- Background
- Limits of the Study
- Speed Data Summary
- Speed Recommendation Table
- Staff Recommendation

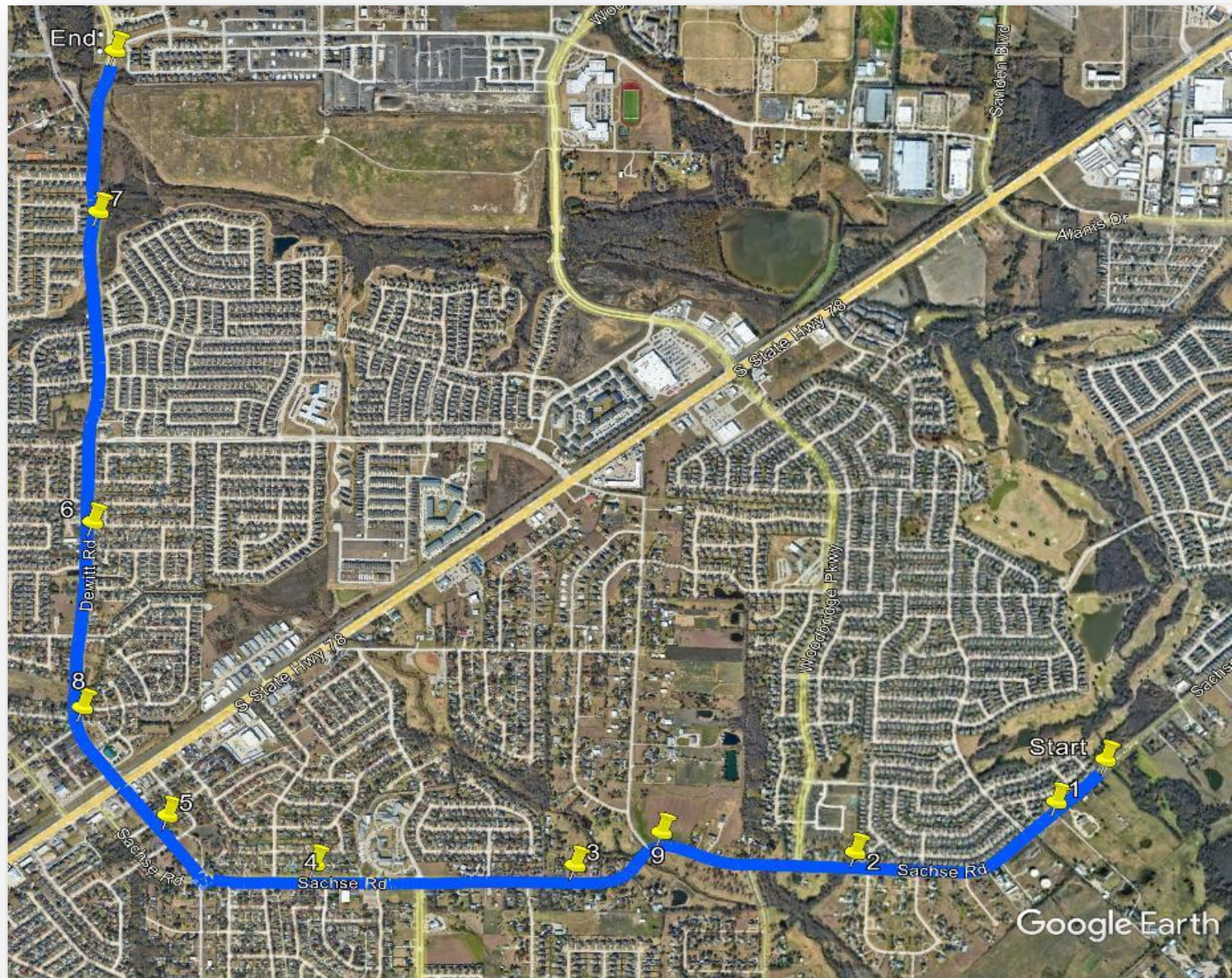


Background

- Upon completion of the Sachse Road (Phase 1) project, a speed study was commissioned to evaluate the speed limit on Sachse Road
- The study was expanded to include Fifth Street, Dewitt Street, and Maxwell Creek/McCreary Road
- Speed limits within the city are specified in the Code of Ordinances
- The ordinance is being modified to revise speed limits based on the speed study results



Project Location



Speed Data Summary

Location	Direction	Vehicles Counted in Speed Study	Posted Speed Limit mph	50th% Speed mph	85th% Speed mph	10 MPH Pace Upper Bound mph	Mode mph
1 Sachse Rd East of Country Club Dr	EB	5,102	45	46	52	50	47
	WB	5,213	45	47	53	55	47
2 Sachse Rd East of Woodbridge PKWY	EB	6,631	45	44	48	50	46
	WB	6,219	45	49	54	55	46
3 Sachse Rd East of Getha Ln	EB	4,836	40	42	49	50	44
	WB	3,937	40	43	48	50	44
4 Sachse Rd West of Park Lake BLVD	EB	4,598	35	37	43	45	39
	WB	4,128	35	41	47	45	39
5 5th St Between Boone St & Alexander St	NB	4,431	35	36	40	40	35
	SB	2,121	35	35	40	40	35
6 Dewitt Rd Between Scott Dr & Creekside Dr	NB	6,519	40	38	43	45	39
	SB	6,949	40	42	48	50	39
7 McCreary North of Andrett Dr	NB	6,051	40	40	44	45	41
	SB	6,406	40	42	47	45	41
8 Dewitt Road Between Mc Dearmon St & Dewitt Street	EB	5,395	40	37	42	45	38
	WB	6,186	40	39	44	44	37
9 Sachse Rd East of Bailey Rd	EB	4,988	40	40	44	45	40
	WB	4,100	40	42	46	45	40

Speed Recommendation Table

ROADWAY SECTION	Existing (MPH)	Recommended (MPH)
Sachse Rd City Limit to Miles Road	45	40
Sachse Rd Miles Road to Roundabout	35	40
5th St Roundabout to State Highway 78	35	30
DeWitt Rd State Highway 78 to Ranch Rd	40	40
McCreary Rd Ranch Road to City Limits	40	40



Staff Recommendation

- Approve the amended ordinance provisions
- Authorize Public Works staff to immediately begin replacement of posted speed limit signs upon adoption of amended ordinance provisions



August 2, 2023

Mr. Corey Nesbit, P.E. CFM
Director of CIP and Public Works
City of Sachse
3815 Sachse Road, Building B
Sachse, TX 75048

Re: Speed Zone Study along Sachse Road

LEE Engineering conducted an engineering and traffic investigation related to vehicular speeds along Sachse Road. The study area begins at the eastern City limits (approximately a quarter of a mile east of Country Club Drive) and moves west past the roundabout to 5th Street. It then followed 5th Street as it transitions northward into Dewitt Road, to Maxwell Creek Road, and finally McCreary Road to the northern limits of the City. The eastern side of the route generally runs east-west before the curve on 5th Street and gives it a north-south direction of travel. The City of Sachse's Master Throughfare Plan lists the entire route as a Minor Arterial. From the eastern city limits, the roadway contains a two-way, two-lane cross section. Westbound from Bryan Street, the roadway contains a four-lane section, with a small section along 5th Street that narrows and contains parallel parking.

Process

Lee Engineering utilized the 50th and 85th percentile speed in conjunction with crash data analysis as the principal means of determining its recommendation. Analysis then refined the preliminary data with additional elements that included roadway geometry, land use, on street parking, and other considerations. A site visit investigated current conditions and explored the physical effects of driving at various speeds on the roadway. As a final check, analysts placed this data into the Federal Highway Administration's USLIMITS2 expert system to verify the findings.

Data Collection

GRAM Traffic North Texas, Inc conducted speed data collection at nine separate points within the study corridor for both travel directions. As outlined in the scope, they chose locations to best represent the most accurate depiction of motorist speed along the corridor. The study chose two points specifically in the S-curve near Bailey Road and on 5th Street near McDearmon to understand speeds at these critical points. *Figure 1* shows the limits of the study and the study sites.

Analysis conducted speed checks under favorable weather conditions for a twenty-four-hour period. Study analysis focused on the filtered dataset free flow with 4-second headways during off-peak hours (9:30 AM to 2:30 PM) on Thursday, February 23rd, 2023. The Appendix includes this data.

The data from these speed studies was analyzed to calculate the top speed, 85th percentile speed, 50th percentile speed, the 10-mph pace, and mode of the data set. *Table 1* summarizes the collected data.

A site visit data indicated that the 5th Street section contained parks, on street parking, wide sidewalks encouraging pedestrian activity, and high-density housing. These elements are generally considered incompatible with higher posted speed limits. The site visit also confirmed that curve warning signs and

3030 LBJ Freeway, Suite 1660, Dallas, TX 75234
(972) 248-3006 | www.leeengineering.com
related advisory speed plaques were present in accordance with MUTCD requirements at major horizontal curves along the study route.

Figure 1: Data Location Sites and Study Limits

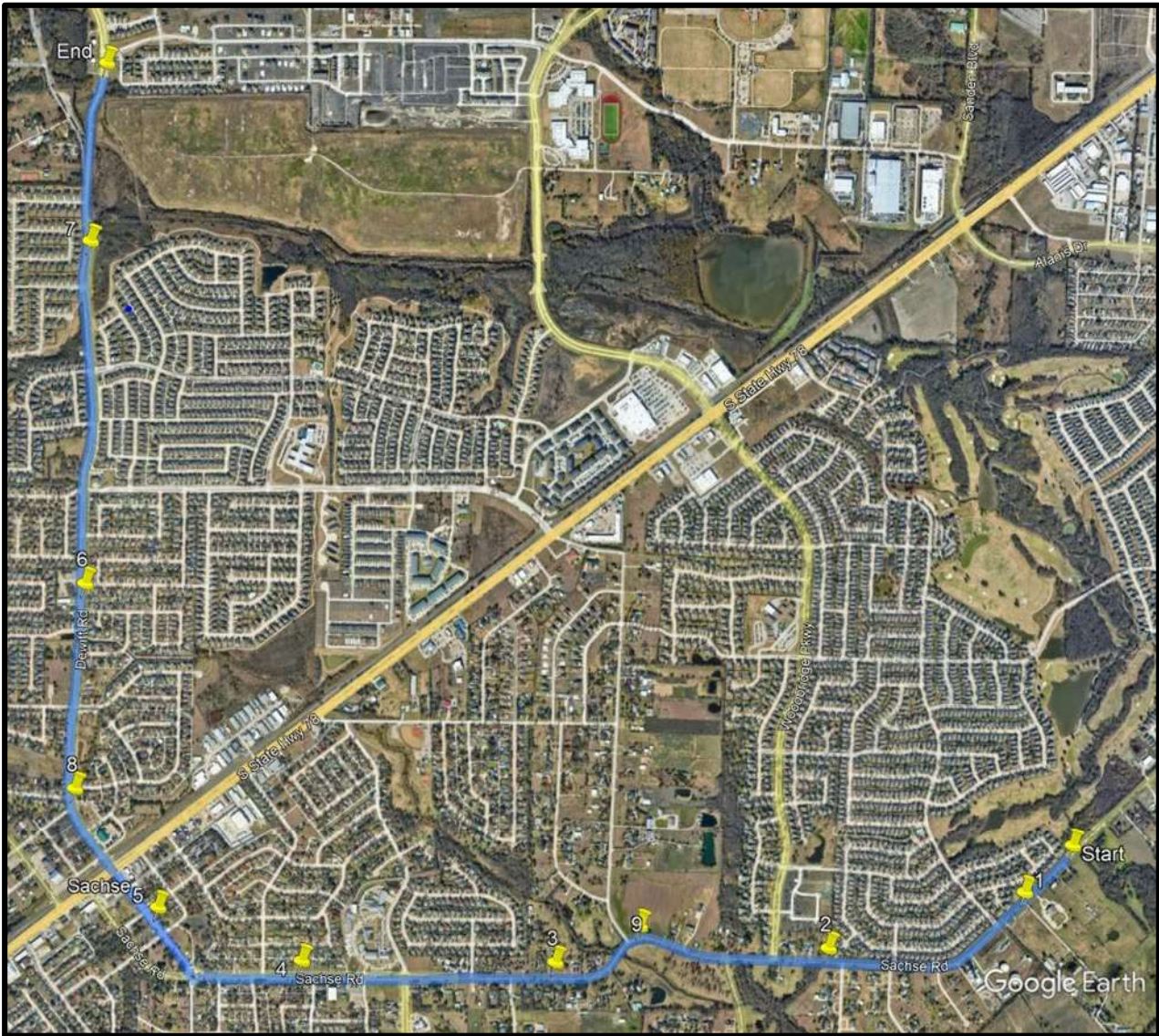


Table 1: Summary of Collected Speed Data

Location	Direction	Vehicles Counted in Speed Study	Posted Speed Limit mph	50th% Speed mph	85th% Speed mph	10 MPH Pace Upper Bound mph	Mode mph
1 Sachse Rd East of Country Club Dr	EB	5,102	45	46	52	50	47
	WB	5,213	45	47	53	55	47
2 Sachse Rd East of Woodbridge PKWY	EB	6,631	45	44	48	50	46
	WB	6,219	45	49	54	55	46
3 Sachse Rd East of Getha Ln	EB	4,836	40	42	49	50	44
	WB	3,937	40	43	48	50	44
4 Sachse Rd West of Park Lake BLVD	EB	4,598	35	37	43	45	39
	WB	4,128	35	41	47	45	39
5 5th St Between Boone St & Alexander St	NB	4,431	35	36	40	40	35
	SB	2,121	35	35	40	40	35
6 Dewitt Rd Between Scott Dr & Creekside Dr	NB	6,519	40	38	43	45	39
	SB	6,949	40	42	48	50	39
7 McCreary North of Andrett Dr	NB	6,051	40	40	44	45	41
	SB	6,406	40	42	47	45	41
8 Dewitt Rd Between Mc Dearmon St & Dewitt Street	EB	5,395	40	37	42	45	38
	WB	6,186	40	39	44	44	37
9 Sachse Rd East of Bailey Rd	EB	4,988	40	40	44	45	40
	WB	4,100	40	42	46	45	40

In addition, LEE gathered crash data from TxDOT's CRIS system to address the issue of crashes. Specifically, analysts collected those crashes designated as speed related. Analysis considered both the S-curve on Sachse Road and the 5th Street curve separately to aid in final recommendations. Finally, analysis compared this data to TxDOT's last published averages (2021 data is the last data published). *Table 2a* summarizes this data and its findings.

Table 2a: Summary of Crash Data

Location	Total Crashes Jan2020-Mar2023	Average Daily Traffic (ADT)	Number of Lanes	Segment Length (miles)	Crashes per 100million Vehicle Miles ⁽¹⁾	2021 State Average
Sachse Rd - Start to Miles Road	71	11582	2	1.6	315.1	208.50
Sachse Rd - Miles Road to Roundabout	13	8726	4	0.5	267.2	167.97
5th St - Roundabout to State Highway 78	9	6552	4	0.3	361.9	167.97
DeWitt Rd / 5th - SH 78 to Ranch Road	33	13468	4	0.9	232.1	167.97
DeWitt Rd / McCreary- Ranch Road to End	9	12962	4	0.7	84.8	167.97

(1) (Number of Crashes x 100,000,000) / (ADT x Length x # Years x 365)

It should be noted that the 5th Street & Sachse Road sections in Table 2a from Miles Road included construction for all but the last ten months data was collected. Table 2b shows data for the past ten months. Please note that this is a very small sample size.

Table 2b – 5th Street Post Construction Crash Data

Post Construction	Total Crashes 01Jun22- 31Mar23	Average Daily Traffic (ADT)	Number of Lanes	Segment Length (miles)	Crashes per 100 million Vehicle Miles ⁽¹⁾	2021 State Average
Sachse Rd - Miles Road to Roundabout	2	8726	4	0.5	150.7	167.97
5th St - Roundabout to SH 78	3	6552	4	0.32	470.4	316.62

(1) (Number of Crashes x 100,000,000) / (ADT x Length x # Years x 365)

As a check for accuracy, LEE utilized the FHWA's analysis method of USLIMITS2 for comparison. Table 3 Summarizes these results in contrast with LEE's recommendations. In their site visit, LEE Engineering drove the roadway segments at various speeds to confirm these assessments. Their view represents one of an unfamiliar motorist in a late model vehicle.

Table 3: USLIMITS2 Comparison

ROADWAY SECTION	Existing Speed Limit	50th (mph)	85th (mph)	10-mph Pace	MODE (mph)	USLIMITS2 (mph)	Recommend (mph)
1. Sachse Rd - City Limit to Miles Road	45	44	49	45-55	47	50	40
2. Sachse Rd - Miles Road to Roundabout	35	39	45	35-45	39	45	40
3. 5th St - Roundabout to State Highway 78	35	36	40	30-40	35	35	30
4. DeWitt Rd -State Highway 78 to Ranch Road	40	39	44	35-45	38	40	40
5. McCreary Rd -Ranch Road to City Limit	40	41	45	35-45	41	45	40

Note that the Sections 1 and Section 3 recommendation varies from the USLIMITS2 recommendation and remains well below the 85th percentile speeds recorded. These recommendations stem from site considerations and crash rates.

In Section 1 (City Limits to Miles Road), the Crash Rate exceeds the statewide average of 208.50 crashes per 100 million miles traveled for a two-lane roadway. The horizontal curve, narrow lanes, and lack of paved shoulders result in a sense of unease for unfamiliar motorists when driving this roadway at higher speeds. These factors combined with the existing crash experience led to the recommendation for a lower limit.

Similarly, Section 3 (Roundabout to State Highway 78) exhibited a Crash Rate exceeding the statewide average for a four-lane roadway. In Section 3, the presence of on street parking and a horizontal curve factored into this consideration. Parallel parking maneuvers occur at significantly lower speeds and often result in sight distance issues during the parking task. These factors render the roadway incompatible with higher speed limit recommendations in both sections.

Sections 2, 4, and 5 recommendations match adjoining sections and remain within 5mph of both the 85th percentile speed and the USLIMITS2 calculations for each section. The Appendix contains count data, speed data, and USLIMITS2 documents.

RESULTS:

Analysis concluded that the entire roadway investigation fell into five separate sections based on roadway characteristics, geometric features, and natural break points:

1. Sachse Rd from the Eastern City Limits to Miles Road.
2. Sachse Rd from Miles Road to Roundabout
3. 5th Street from Roundabout to State Highway 78.
4. DeWitt Road from State highway 78 to Ranch Road.
5. McCreary Road from Ranch Road to Northern City Limits.

Careful consideration was given to motorist perception, roadway characteristics, existing speed, and crash data. Analysis combined these elements with physical observations from the site visit and trial runs to determine the recommended speed limits. *Table 4* contains the recommended speed limits for these four sections.

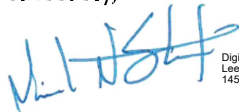
Table 4: Results Summary

ROADWAY SECTION	Existing Speed Limit	Crash Rate ⁽¹⁾	Recommend (mph)
1. Sachse Rd - City Limit to Miles Road	45	315.1	40
2. Sachse Rd - Miles Road to Roundabout	35	267.2	40
3. 5th St - Roundabout to State Highway 78	35	361.9	30
4. DeWitt Rd - State Highway 78 to Ranch Rd	40	232.1	40
5. McCreary Rd - Ranch Road to City Limits	40	84.8	40

(1) Crashes per 100 million vehicle miles

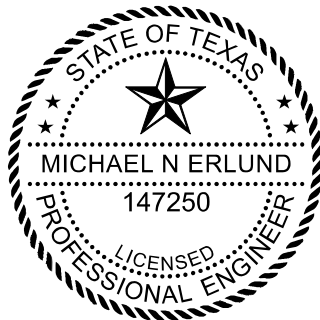
If you have any questions about these recommendations, please feel free to contact me or John Denholm at (972)-248-3006.

Sincerely,



Digitally Signed: Dr. Michael N Erlund, P.E.
Lee Engineering, LLC (F-450)
1451hrs 1452hrs 02AUG2023

Michael N Erlund, P.E.
Project Manager



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 9 “TRAFFIC REGULATIONS” BY AMENDING SECTION 9-4 TITLED “SPEED LIMITS” BY AMENDING SUBSECTION B TITLED “SPECIAL SPEED ZONES” TO AMEND THE MAXIMUM PRIMA FACIE SPEED LIMITS ON (1) TITLED “SACHSE ROAD”; DELETING (10) TITLED “MAXWELL CREEK ROAD” IN ITS ENTIRETY; RENUMBERING REMAINING PARAGRAPHS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 545.356 of the Transportation Code provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the city, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and,

WHEREAS, the City Council of the City of Sachse, Texas, upon the basis of an engineering and traffic investigation finds it necessary to alter prima facie maximum speed limits established by Section 545.356 of the Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe, and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. Chapter 9 “Traffic Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended by amending Section 9-4 “Speed limits” by amending Subsection B titled “Special Speed Limits”, to read as follows:

“Chapter 9

TRAFFIC REGULATIONS

...

Sec. 9-4 Speed limits.

...

Amend (1):

(1) Sachse Road

Delete

~~Eastbound from Highway 78 to Miles Road to be 35 MPH~~
~~Eastbound from Miles Road to Merritt Road to be 40 MPH~~
~~Westbound from city limits to Merritt Road to be 45 MPH~~
~~Westbound from Merritt Road to Miles Road to be 40 MPH~~
~~Westbound from Miles Road to Highway 78 to be 35 MPH~~

Add

Eastbound from State Highway 78 to the intersection with Fifth Street to be 30 MPH
Westbound from intersection with Fifth Street to State Highway 78 to the to be 30 MPH
Eastbound from intersection with Fifth Street to Miles Road to be 40 MPH
Westbound from Miles Road to intersection with Fifth Street to be 40 MPH
Eastbound from Miles Road to Eastern city limit to be 40 MPH
Westbound from Eastern city limit to Miles Road to be 40 MPH

...

Delete (10) Maxwell Creek Road

~~(10) Maxwell Creek Road~~

~~Southbound from north city limits to Ingram Road to be 35 MPH~~
~~Northbound from Ingram Road to north city limits to be 35 MPH~~

Renumber Remaining Paragraphs

(10) Third Street

...

(11) Hudson Drive

...

(12) Creek Crossing Lane

...

(13) Fifth Street

...

(14) DeWitt Road

...

(15) Maxwell Creek Road (McCreary)

...

(16) Woodbridge Parkway

...

(17) Ranch Road

...

SECTION 2. Any provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed and any provisions not so in conflict shall remain in force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Code of Ordinances of the City of Sachse, as heretofore amended, and upon conviction shall be punished by fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such violation shall continue shall constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 7th day of August, 2023.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(06-12-2023:TM 135469)

E. Regular Agenda Items

Subject	4. Receive a presentation regarding Utility Fund recommendations.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Discussion, Information

BACKGROUND

NewGen Strategies and Solutions, provider of the City's 2019 five-year water and wastewater rate study, was asked to assess Utility Fund financial policies, practices, and financial resources and make recommendations based on City of Sachse policies, needs, and industry standards.

POLICY CONSIDERATIONS

NewGen Strategies and Solutions will provide recommendations. Pending no objections from Council, staff will begin implementing changes in fiscal years 2024 and 2025.

RECOMMENDATION

Receive a presentation from Rebecca Schafer, Principal Consultant with NewGen Strategies and Solutions.

File Attachments

[E4. Presentation NewGen Utility Capital Management.pdf \(1,206 KB\)](#)



August 2023 | City of Sachse, TX

UTILITY CAPITAL MANAGEMENT REVIEW FINDINGS AND RECOMMENDATIONS



PROJECT FOCUS AND OBJECTIVES

- Assess Utility Fund policies, practices and funds with focus on:
 - Capital Planning,
 - Long Term Fiscal Sustainability,
 - Asset Maintenance and Replacement
- Make recommendations based on:
 - City of Sachse policies and needs, aid in business practice and efficiency
 - Industry and Financial Best Practices,
 - Credit Rating Agency guidelines



RECOMMENDATION #1 – ESTABLISH SEPARATE UTILITY CAPITAL IMPROVEMENT PROGRAM (CIP) FUND

- Implementation of Utility Capital Improvement Program (CIP) Fund
- Greater transparency of funding options
 - Facilitate improvements to multi-year strategic financial & capital planning
 - Water and Wastewater Impact Fees, other capital contributions including debt proceeds for funding projects
 - Repair and Replacement
 - Pay As You Go (PAYGO) Capital Project funding
 - Contingencies
 - Capital funding needs defined; helpful in revenue requirement/rate development
 - Aligned with GFOA Capital Planning Policies Best Practice recommendations and common practice in other municipalities

RECOMMENDATION #2 – SEPARATE UTILITY FUND VEHICLE, EQUIPMENT REPLACEMENT FUND (VERF)

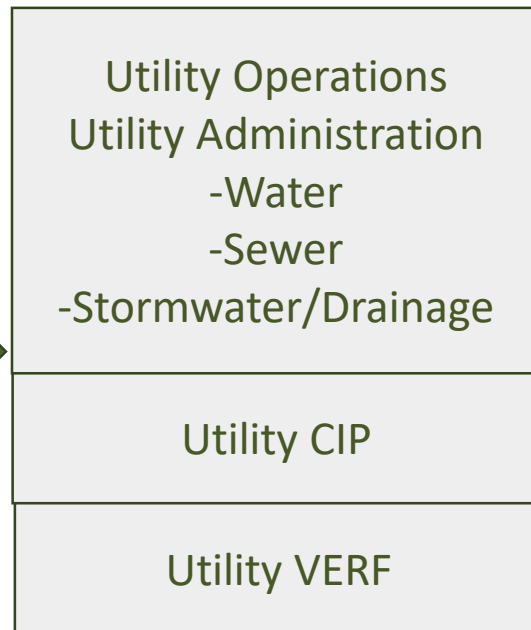
- Utility vehicles, other assets, are not included in existing VERF;
- Establish Utility Fund VERF for replacement of assets:
 - With useful life expectancy of 3 to 20 years including:
 - Vehicles, costly highly specialized Vac-trucks, backhoes, water pumps
 - Specialized sewer cameras, lift stations, SCADA, and other computer equipment
 - May incorporate meter replacement into Utility VERF or establish separate Meter Replacement Reserve Fund
- Aligned with GFOA Capital Planning Policies Best Practice recommendations and common practice in other municipalities

INTERNAL VIEW OF HOW NEW UTILITY FUNDS WILL BE INTEGRATED INTO ACCOUNTING SYSTEM

Currently:



Proposed:



- Internal changes within accounting system; will not affect high level reporting
- Helpful to staff; improve clarity, tracking and long-term financial planning capabilities
- Ensures all Utility Fund expenses are incorporated into multi- year revenue requirement for long term rate plan development



RECOMMENDATION #3 – FORMALLY INCREASE UTILITY FUND RESERVE TARGET AND GOAL

- Current Sachse financial policy statement:
 - General Fund Operating Reserve target 90 days;
Utility Fund 75 days
- Recommend minimum 90 day target;
- Industry (AWWA), credit rating agencies, prefer and recommend higher fund balance target
- Currently in position to establish (transfer) beginning balances for VERF and Capital funds while maintaining 90+ days operating

• *GFOA Best Practices:*
• *“It is essential that a government maintain adequate levels of working capital in its enterprise funds to mitigate current and future risks (e.g., revenue shortfalls and unanticipated expenses) and to ensure stable services and fees.”*



SUMMARY OF RECOMMENDATIONS

- Establish separate Utility Capital Improvement Program (CIP) Fund;
- Establish separate Utility VERF
- Increase Utility Fund Operating Reserve to 90 days from 75 days

NEXT STEPS

- Questions and discussion?
- If no objections, staff will implement recommendations and incorporate them into budget planning process





THANK YOU!

NEWGEN STRATEGIES AND SOLUTIONS
275 W. CAMPBELL ROAD, SUITE 440
RICHARDSON, TEXAS 75080

REBECCA SCHAFER, PRINCIPAL CONSULTANT
(972) 432-6219
BSCHAFER@NEWGENSTRATEGIES.NET

E. Regular Agenda Items

Subject	5. Receive an update from HUB International, the City's benefits consultant, regarding the City's current claims status.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Information
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

HUB International is the City's benefits consultant. It is customary for the consultants to provide the City with updates about its claims status on an annual basis.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

There are no recommendations affiliated with this item. This is a presentation only.

Monica Blakely from HUB International will be presenting.

F. Executive Session

Subject	1. Executive Session pursuant to Texas Government Code Section 551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and for retail or commercial business projects seeking to locate within the City of Sachse.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Closed Session

F. Executive Session

Subject	2. Executive Session Pursuant to Texas Government Code 551.087: Deliberation regarding Economic Development Negotiations: Discussion of an economic development incentive for Project Fern.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Closed Session

G. Regular Agenda Items / Meeting Closing

Subject	1. Take action as a result of executive session: Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

G. Regular Agenda Items / Meeting Closing

Subject	2. Take action as a result of Executive Session: Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse for Project Fern and any amendments and instruments related thereto.
Meeting	Aug 7, 2023 - City Council Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse for Project Fern and any amendments and instruments related thereto.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.