



**Monday, March 20, 2023
City Council Meeting**

AMENDED

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

Sachse City Council Meetings are streamed live online (<https://sachsetx.swagit.com/live>) and available on-demand (<https://sachsetx.swagit.com/city-council>).

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, March 20, 2023, at 6:30 p.m. to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Special Announcements

1. Present a proclamation recognizing Vietnam War Veterans Day.
2. Present a proclamation honoring Don E. Whitt.
3. Mayor and City Council announcements regarding special events, current activities, and local achievements.

C. Public Comment

1. Public Comment: The public is invited at this time to address the Council. Please come to the microphone and state your name and city of residence for the record. However, if your remarks pertain to a specific agenda item that will include action/vote, please hold them until that item, at which time the Mayor will solicit your comments. The time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act but may take comments under advisement. Issues raised may be referred to City staff for research and possible future action.

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 March 6, 2023, meeting minutes.

E. Regular Agenda Items

1. Receive a presentation regarding the establishment of a rental inspection program.
2. Receive an update on Bond 2021 projects.

3. Discuss a potential trail project with the cities of Wylie and Murphy and the North Texas Municipal Water District.
4. Receive the results of the citywide resident survey conducted by Polco.

F. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of Economic Development incentives for projects generally located along Ranch Road, Woodbridge Parkway, and State Highway 78 in Sachse, Texas.
2. The City Council shall convene into 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.
3. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for Milli's Donuts LLC for a project generally located along Miles Road and Rosewood Lane.
4. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for SB Sachse, LTD. for a project generally located along Murphy Road and Blackburn Road.

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 for projects generally located along Ranch Road, Woodbridge Parkway, and State Highway 78 in Sachse, Texas.
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 with Bunker Hill Retail, LLC for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto.
3. 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 Milli's Donuts LLC for a project generally located along Miles Road and Rosewood Lane, and any amendments and instruments related thereto.
4. 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 SB Sachse, LTD. for a project generally located along Murphy Road and Blackburn Road, and any amendments and instruments related thereto.
5. 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: 03/17/2023 by 5 p.m. 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.

B. Special Announcements

Subject	1. Present a proclamation recognizing Vietnam War Veterans Day.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Recognition

BACKGROUND

March 29 is recognized nationally as Vietnam War Veterans Day to honor and thank the veterans and the families of those who bravely served and sacrificed during the war. It also a pledge to remember those that were prisoners of war or may still be missing. Sachse is grateful to those that have dedicated themselves to protecting freedom and democracy.

POLICY CONSIDERATIONS

There are no policy considerations with this item.

RECOMMENDATION

Present a proclamation recognizing Vietnam War Veterans Day.

File Attachments

[B1 Vietnam War Veterans Day Proclamation 2023.pdf \(107 KB\)](#)

§ *Proclamation*

WHEREAS, throughout the history of the United States, brave men and women have answered the call to serve in our Nation's armed forces and dedicated themselves to protecting freedom and democracy; and

WHEREAS, for two decades, millions of Americans valiantly fought in the service of their country during the Vietnam War, and more than 58,000 men and women in uniform gave the ultimate sacrifice; and

WHEREAS, March 29, 2023, marks the 50th anniversary of the last American troop withdrawing from South Vietnam in 1973, ending one of the longest wars in our history; and

WHEREAS, Vietnam War Veterans Day commemorates the service and sacrifices of Vietnam veterans and their families and is part of a national effort to recognize the men and women who were denied a proper welcome upon returning home; and

WHEREAS, today, we choose to celebrate and thank Vietnam Veterans, honor those that made the ultimate sacrifice, and pledge to remember prisoners of war and those still missing in action;

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim March 29, 2023, as

Vietnam War Veterans Day

in Sachse, and encourage the community to honor those men and women who served their country faithfully and courageously during the Vietnam Conflict.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 20th day of March, 2023.

Gold
Seal



Jeff Bickerstaff, Mayor

B. Special Announcements

Subject	2. Present a proclamation honoring Don E. Whitt.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Recognition

BACKGROUND

Long time Wylie ISD Superintendent, Don E. Whitt, passed away on February 4, 2023. The City of Sachse and the Wylie Independent School District would like to honor his memory by presenting a proclamation to his family.

POLICY CONSIDERATIONS

There are no policy considerations with this item.

RECOMMENDATION

Present a proclamation honoring Don E. Whitt.

Attendees:
Members of the Whitt family.
Whitt Elementary Principal, Morgan Power.

File Attachments

[B2 Don Whitt Proclamation.pdf \(130 KB\)](#)

Proclamation

WHEREAS, native Texan Don E. Whitt served in the Texas A&M Army Corps of Cadets, and after his commission as a Second Lieutenant in the US Army, remained in the Army Reserves for another six years; and

WHEREAS, after a successful career of teaching and working with several school districts, Mr. Whitt was named the Superintendent of Wylie ISD in 1972 where he dedicated the remaining 21 years of his career during a time of tremendous growth as the student population rose from 900 students to 3,000 students; and

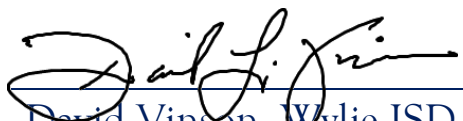
WHEREAS, Don Whitt retired in 1993 and Wylie ISD honored him in 2008 by opening a new elementary school in his name within the district and Sachse city limits; and

WHEREAS, the City of Sachse and Wylie ISD are grateful for the dedication and steadfast support Mr. Whitt and his family have shown the community, and the students and teachers of Whitt Elementary in particular; and

WHEREAS, Don Whitt passed away on February 4, 2023, after a lifetime of service;

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, along with Wylie Independent School District, do hereby recognize and honor the service and memory of Don E. Whitt for his dedicated service and support of the students, teachers, and parents of Whitt Elementary School and Sachse, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed on this 20th day of March, 2023.


David Vinson, Wylie ISD
Superintendent



Jeff Bickerstaff, City of
Sachse Mayor

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 March 6, 2023, meeting minutes.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the March 6, 2023, meeting minutes.
Minutes	View Minutes for Mar 6, 2023 - City Council Meeting

BACKGROUND

Minutes from the March 6, 2023, Council meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the March 6, 2023, meeting minutes.

File Attachments

[03.06.23 City Council Minutes.pdf \(145 KB\)](#)

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
MARCH 6, 2023**

The City Council of the City of Sachse held a regular meeting on Monday, March 6, 2023, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Jeff Bickerstaff; Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg; City Manager Gina Nash; City Attorney Joe Gorfida; Director of CIP and Public Works Corey Nesbit; Police Chief Bryan Sylvester; Fire Chief Marty Wade; Finance Director David Baldwin; Assistant Finance Director Ryan Bredehoeft; and Assistant to the City Manager Amanda Chi.

Members absent: Brett Franks

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

INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

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

SPECIAL ANNOUNCEMENTS:

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

Councilmember Millsap announced a gardening event that will be hosted at the Sachse Public Library on Saturday, March 11

City Manager's announcements:

- Promotions:
 - Ashlyn Martinez and Jordan Vaughn both completed the police academy and were sworn in as new police officers.
- New Employees:
 - Katelyn Garcia has joined the City as a new police recruit.
 - Steven Munoz has begun as a new Water Maintenance Technician.

Mayor Bickerstaff's announcements:

- The Fiscal Year 2022-2023 Adopted Budget document has been published on the City website. It is open for anyone that would like to review it. Navigate to the Finance Department's Financial Transparency page, select Budgets, and click the Budget Document link. Please contact the City Secretary or Finance Department if you have any questions.
- April 6 is the last day to register to vote if you would like your voice to be heard in the May 6 General Election. You can submit your application through your residing county's website. Contact Leah Granger if you have any questions.
- It's not too late to apply for the 2023 Sachse Scholarship. One senior, Sachse resident will be awarded \$1,000 for the 2023/2024 school year. There must be a pending application or acceptance letter from a college, accredited trade school, or other educational institution.

Applications for the scholarship must be postmarked no later than March 24 to be considered. Please apply online through the City's website.

2. Proclamation recognizing the City of Sachse Finance Department's efforts for earning the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

Mayor Bickerstaff presented a proclamation to the Finance Department's David Baldwin and Ryan Bredehoeft for earning the Certificate of Achievement.

PUBLIC COMMENT:

No comments were offered at this time.

CONSENT AGENDA: All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a councilmember or citizen so requests.

1. Approve the February 20, 2023, meeting minutes.

Item one was removed from the consent agenda by request.

- 2. Accept the monthly revenue and expenditure report for the period ending January 31, 2023.**
- 3. Accept the Quarterly Budget and Investment Reports for the quarter ending December 31, 2022.**
- 4. Authorize the Mayor to execute an Amended and Restated Agreement for Municipal Court Judge between the City of Sachse and the Honorable Robert Beasley.**

Councilmember Prestenberg made a motion to approve items 2-4 of the consent agenda as presented. Councilmember Howarth seconded the motion, and it carried unanimously.

1. Approve the February 20, 2023, meeting minutes.

Matthew Holboke, Sachse resident, addressed the Council regarding the meeting minutes detail.

A motion to approve the meeting minutes as presented was made by Councilmember Buhler and seconded by Councilmember Howarth. The motion carried unanimously.

REGULAR AGENDA ITEMS:

1. Discuss and provide feedback on the Bailey Road Concept Plan.

Mr. Nesbit presented the updated concept plan for Bailey Road after incorporating comments and suggestions from residents and Council. The bike lane was removed, the center median width was increased, and an eastern sidewalk was added and the western sidewalk widened. The lane pavement was reduced by a couple feet to include shoulders and the speed tables and stop signs at intersections was maintained. The centerline of the roadway was shifted five feet to the east in

order to allow for a wider center median and adjusted sidewalks. This shift also increased the distance from the western homes. There were no updated elements to the drainage and utility design.

- Sachse resident Matthew Holboke asked about the drainage on Bailey Road.
- Sachse resident David Teasdale asked about a couple of design elements.
- Sachse resident Cindy Elk spoke about the medians and timing of the project.

In response to questions, Ms. Nash noted that, while not on the survey, the raised medians were a response to the traffic calming needs and the removal of the speed humps. The design team will meet with the property owners to discuss unique needs that some will have in relation to the agricultural zoning in the area. In relation to timing, this project will likely be under construction before the Merritt Road project. Mr. Nesbit said that drainage has not been completed yet and once the concept has been established, it will be re-evaluated. The design team has tried to place medians where no properties are blocked and they will review the breaks in relation to Ms. Elk's property. The landscaping on the medians will utilize drought-tolerant, low-impact planting. Mr. Nesbit stated that there was space for the extra width on the sidewalks and it provides a better buffer for pedestrians. The Council asked some clarifying questions and offered some additional comments. The final concept plan will be added to the website and if any residents have any additional concerns, they can contact City staff.

2. Receive the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2022.

Mr. Baldwin reviewed the timeline of the audit process. He gave kudos to Assistant Finance Director Ryan Bredehoeft as the point staff person for the audit process as well as Senior Accountant Katelyn Ellis. Louis Breedlove of Senior Audit Manager from BrooksWatson & Co., PLLC gave an overview of the audit process, the report, and some highlights of the findings. Fiscal Year 2022 budget results showed a net positive variance of \$3,255,970, largely due to development and increased permits. Mr. Breedlove noted that the audit was conducted in compliance with all ethics requirements regarding independence. No difficulties were encountered in dealing with management, and the audit adjustments identified were corrected by management. Additionally, a couple minor recommendations to improve internal controls were identified and have been reviewed by management. However, no deficiencies in internal controls identified were considered to be a material weakness. There were no questions from Council regarding this report.

MEETING CLOSING:

1. Adjournment.

Mayor Bickerstaff adjourned the meeting at 7:43 p.m.

ATTEST:

Jeff Bickerstaff, Mayor

Leah K Granger, City Secretary

E. Regular Agenda Items

Subject	1. Receive a presentation regarding the establishment of a rental inspection program.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Discussion, Information
Goals	Meet the public safety needs of a growing citizen, student, and business population. Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

BACKGROUND

The City's 2017 Comprehensive Plan contemplates the creation of a rental registration program as a part of its evaluation of Sachse neighborhoods. As a traditional "bedroom community", Sachse is primarily comprised of neighborhoods. As stated in the Comprehensive Plan, "investing in the City's neighborhoods is essential in order to ensure that neighborhoods retain their value thus enabling the City to provide a higher level of service to its residents" and "Sachse's long-term future is inextricably tied to its housing quality and conditions."

As Sachse matures, it is important to create programs that will help protect the long-term value of the existing neighborhoods. Many communities have turned to rental inspection or registration programs as one mechanism to do this. The general structure of these programs provides for a registration program that connects a dedicated City division/team to the property owner and tenant. Properties can then undergo a formal exterior inspection program to ensure that the minimum property standards and living conditions are upheld in rental properties. This benefits the neighbors and neighborhood by ensuring that business operations near their homes are being monitored, it benefits the tenants by ensuring basic standards and a path of recourse if those are not met, and it benefits the property owner by connecting them with City resources and the ability to market their properties as "approved by the City."

POLICY CONSIDERATIONS

The City does not currently regulate single-family rental properties in neighborhoods. Establishing a rental inspection program is contemplated in the City's 2017 Comprehensive Plan.

RECOMMENDATION

Receive a presentation and provide feedback regarding the establishment of a rental inspection program.

File Attachments

[E1 Presentation Rental Inspection Program.pdf \(177 KB\)](#)

Rental Inspection Program

City Council
March 20, 2023



Overview

- Comprehensive Plan
- General Structure
- Rental Properties in Sachse
- Comparator City Programs
- Program Considerations
- Next Steps



Comprehensive Plan

- In the Neighborhood Integrity and Housing Policy section:

“Consider a rental inspection program that extends inspections of rental property into neighborhoods in order to protect property values, prevent neighborhood decline, and ensure continued compliance with regulations.”¹

1. City of Sachse Comprehensive Plan, pp. 79



General Structure

- Can take various forms including:
 - Registration programs
 - Inspection programs
 - New permitting category (e.g., “single-family rental property”)
- Typically involve a formal registration with the City that includes property owner information
- Can involve a registration or inspection fee
- Can require an exterior inspection to ensure the property is compliant with basic standards
- Typically seen in more established communities with more rental properties



Rental Properties in Sachse

- Currently, the City does not regulate single-family rental properties in neighborhoods
- The City currently has an informal duplex and multi-family inspection program conducted by the City's Building Official or their designated representative, as well as a life safety inspection program conducted by the City's Fire Prevention Specialist
- While no formal inventory exists, the City is aware of a rising number of rental properties in neighborhoods
- As Sachse's neighborhoods continue to mature, it could be advantageous to establish a rental inspection/registration program to monitor these operations



Comparator City Programs

- Several of the City's designated comparators have rental inspection programs:
 - City of Garland: [Single-Family Rental Program](#)
 - Town of Little Elm: [Rental Property Registration](#)
 - City of Richardson: [Rental Registration Program](#)
 - City of Rowlett: [Rental Registrations and Inspections](#)



Program Considerations

- Rental inspection/registration programs are an effective way to ensure that minimum property standards are met for the tenant, neighbors, and property owners
- Additionally, they provide additional oversight of business operations occurring in residential areas, providing a layer of regulation to protect neighborhoods
- Provides a path for neighbors, should there be any issues with rental properties
- Provides a path for tenants, should there be any issues with the property owner



Next Steps

- Seeking Council feedback and direction on the formation of a rental inspection program
- Pending feedback, staff can prepare a framework for Council's consideration

E. Regular Agenda Items

Subject	2. Receive an update on Bond 2021 projects.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Discussion, Information
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

Sachse residents approved four propositions on the November 2021 Bond Election ballot.

The projects include:

- Designing the expansion and upgrades to Sachse Road from Miles Road to the city limits.
- Upgrading and developing:
 - Bailey-Hooper Road from SH 78 to Sachse Road
 - Williford Road from SH 78 to Bailey Road
 - West Creek Lane from Sachse Road to Timbercreek Court
- Reconstructing City of Sachse neighborhood and residential streets within the city limits.
- Design and construct a new city animal shelter to facilitate adoptions.

The sequencing of these projects was very specific in order to prevent construction fatigue and be able to deliver on these projects in a timely manner.

OVERVIEW

The purpose of this item is to discuss the progress of Bond 2021 projects. These updates will be given to Council on a quarterly basis.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update on Bond 2021 projects.

File Attachments

[E2 Presentation Bond Projects Update.pdf \(400 KB\)](#)

Bond Projects Update

City Council
March 20, 2023



Overview

- Approved Bond Projects
- Timing Strategy with Projects
- Sachse Animal Shelter
- Bailey-Hooper Road
- Neighborhood Package
- Future Bond Projects Timeline



Approved Bond Projects

Sachse residents voted to approve the four propositions included on the November 2021 Bond Election ballot. The projects include:

- Designing the expansion and upgrades to Sachse Road from Miles Road to the city limits. These updates include the construction of the road, along with associated sidewalks, drainage, signage, lighting, curbs, traffic safety improvements, landscaping, and more.
- Upgrading and developing several City of Sachse streets and roads. This includes traffic safety, sidewalks and pedestrian rights-of-way, curbs and related drainage, utility relocations, and more. The roads or streets are:
 - Bailey-Hooper Road from SH 78 to Sachse Road
 - Williford Road from SH 78 to Bailey Road
 - West Creek Lane from Sachse Road to Timbercreek Court



Approved Bond Projects – Continued

- Reconstructing City of Sachse neighborhood and residential streets within the city limits. This could include expanding the roads or streets, enhancing or creating sidewalks, intersections, providing lighting, traffic safety, drainage improvements, and more.
- Design and construct a new city animal shelter, to facilitate adoptions.



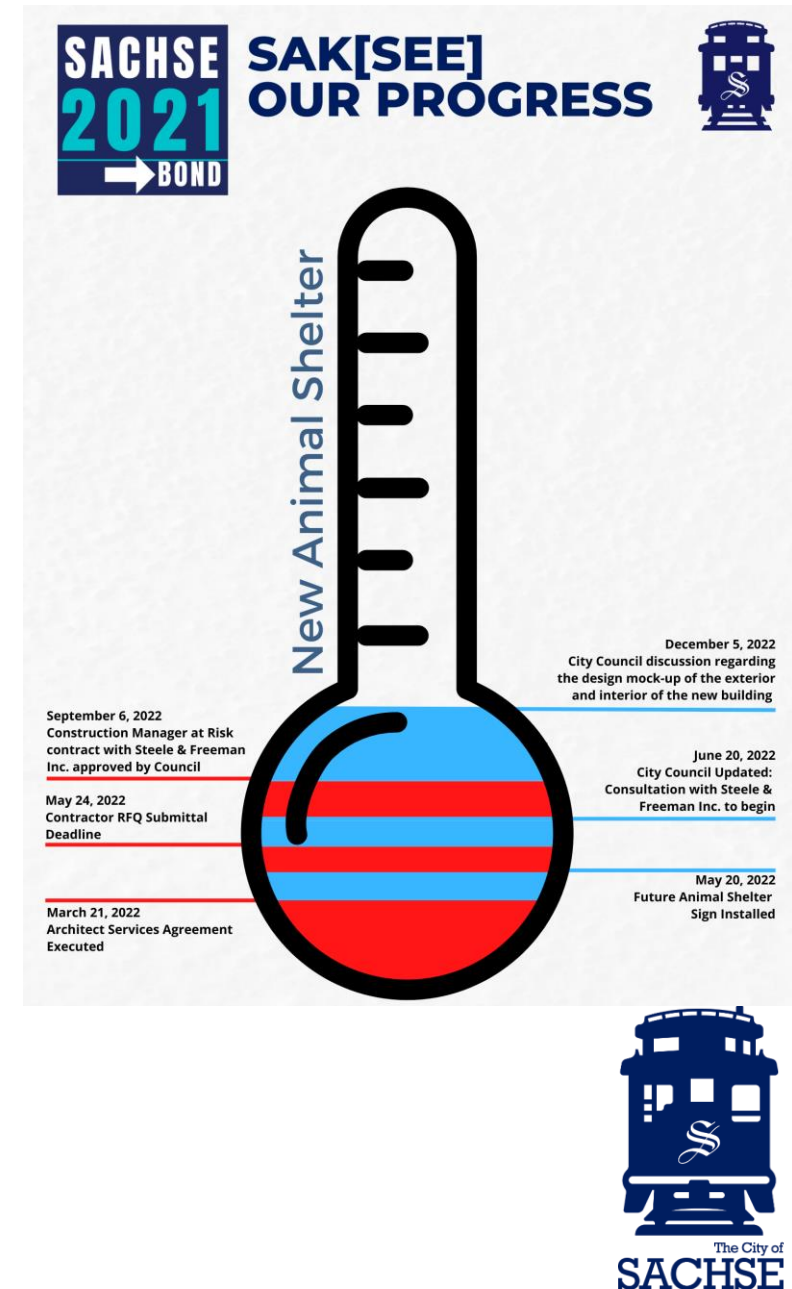
Timing Strategy with Projects

- Took the “worst first” approach and scheduled Bailey – Hooper Road to be the first road project associated with the bond program given its rapidly deteriorating condition
- Conscientious of “construction fatigue” and remained mindful of not blocking access routes throughout the community
- As the only building in the package, the Animal Shelter was prioritized to get ahead of construction timelines and building material pricing
- Important reminder: the debt will be issued in tranches to avoid an impact on the tax rate



Sachse Animal Shelter Timeline

- **March 21, 2022** – Architect Services Agreement executed
- **May 20, 2022** – Future Animal Shelter sign installed
- **May 24, 2022** – Contractor RFQ submittal deadline
- **June 20, 2022** – City Council updated: consultation with Steele & Freeman Inc. to begin
- **September 6, 2022** – Construction Manager at Risk contract with Steele & Freeman Inc. approved by Council
- **December 5, 2022** – City Council discussion regarding the design mock-up of the exterior and interior of the new building



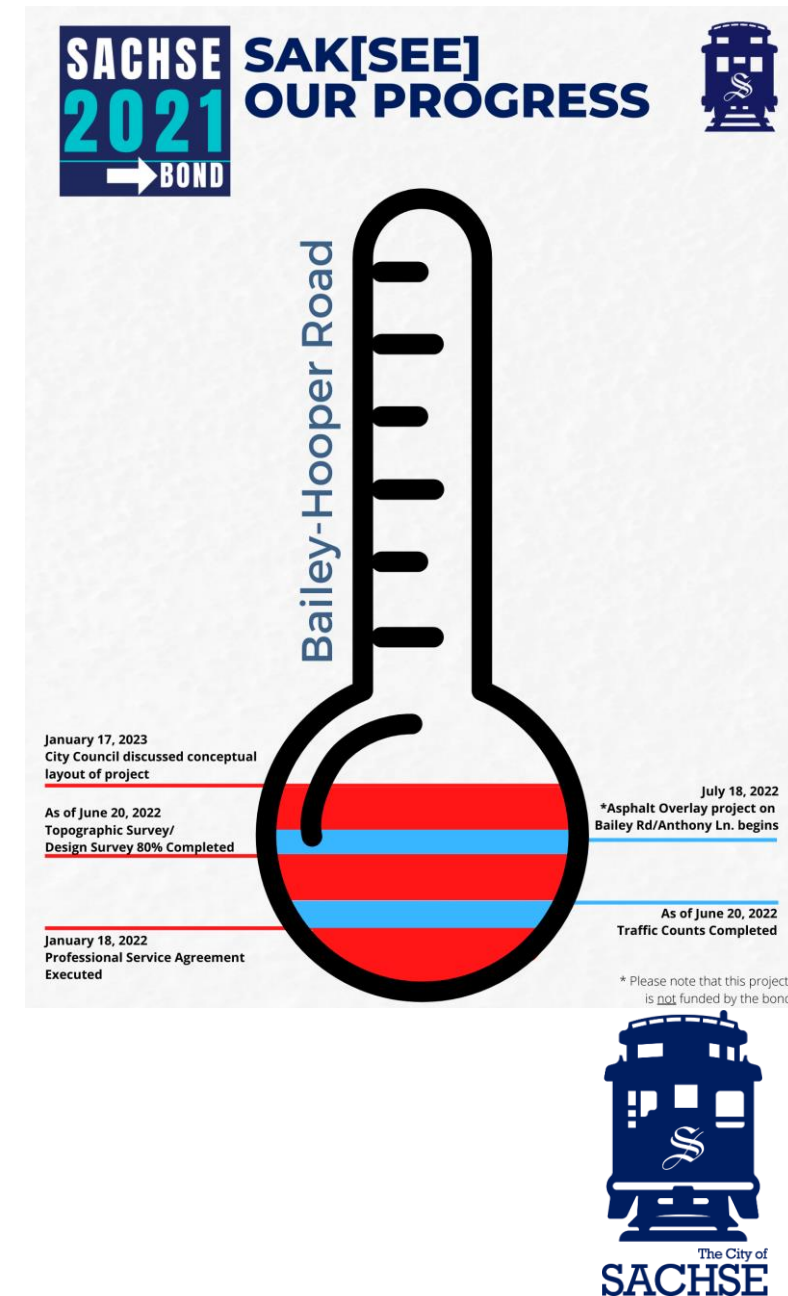
Sachse Animal Shelter – Current Progress

- The general design of the proposed facility has been completed
- The Construction Manager at Risk, Steele & Freeman Inc., is in the final stages of cost estimation
 - The proposed guaranteed maximum price will be presented to City Council at a later Council meeting for consideration



Bailey-Hooper Road Timeline

- **January 18, 2022** – Professional Service Agreement executed
- **June 20, 2022** – Traffic counts completed and Topographic Survey/Design Survey 80% completed
- **July 18, 2022** – Asphalt overlay project on Bailey Road/ Anthony Lane begins (not paid for by the bond)
- **January 17, 2023** – City Council discussed conceptual layout of project
- **March 6, 2023** – City Council and public discussion of Concept Plan



Bailey-Hooper Road—Current Progress

- Concept plan is being finalized
- Open house is being scheduled for residents on Bailey Road



Neighborhood Package

- Project identification for the Neighborhood Package was designed to be a part of the City's budget process
- Bond funds were not available in time for the budget process, which is why no projects were identified for the Neighborhood Package last fiscal year
- This will be a component of the upcoming budget process



Future Bond Project Timeline

- **Sachse Road Phase 2 – 2023/2025**
- **Sachse Road Phase 3 – 2028**
- **Williford Road from SH 78 to Bailey Road – 2026/2028**
- **West Creek Lane from Sachse Road to Timbercreek Court – 2025**
- **Neighborhood Package** – On-going, neighborhood packages will be presented as part of the upcoming budget process

All information on the bond process can be found at
www.cityofsachse.com/bond2021



E. Regular Agenda Items

Subject	3. Discuss a potential trail project with the cities of Wylie and Murphy and the North Texas Municipal Water District.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Discussion, Information
Goals	Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

BACKGROUND

The City of Sachse is proposing a trail over the closed Maxwell Creek Landfill located off Woodbridge Parkway. The goal for this project is to create a comprehensive regional trail system in this portion of Collin County by creating a new link to connect existing trails. Currently, connectivity to an existing trail in the City of Wylie is impossible because of the barrier created by the closed and inactive Maxwell Creek Landfill. With this project, the cities of Murphy, Sachse, and Wylie seek to resolve that issue by partnering with the North Texas Municipal Water District to create a new connection across the top of the Maxwell Creek Landfill. In doing so, trail users will have access to full connectivity of trails in the northeastern portion of the Metroplex.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with the item.

RECOMMENDATION

Discuss a potential trail project with the cities of Wylie and Murphy and the North Texas Municipal Water District.

File Attachments E3 Presentation Maxwell Creek Trail.pdf (2,385 KB)
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Maxwell Creek Landfill Trail Project

City Council
March 20, 2023



Overview

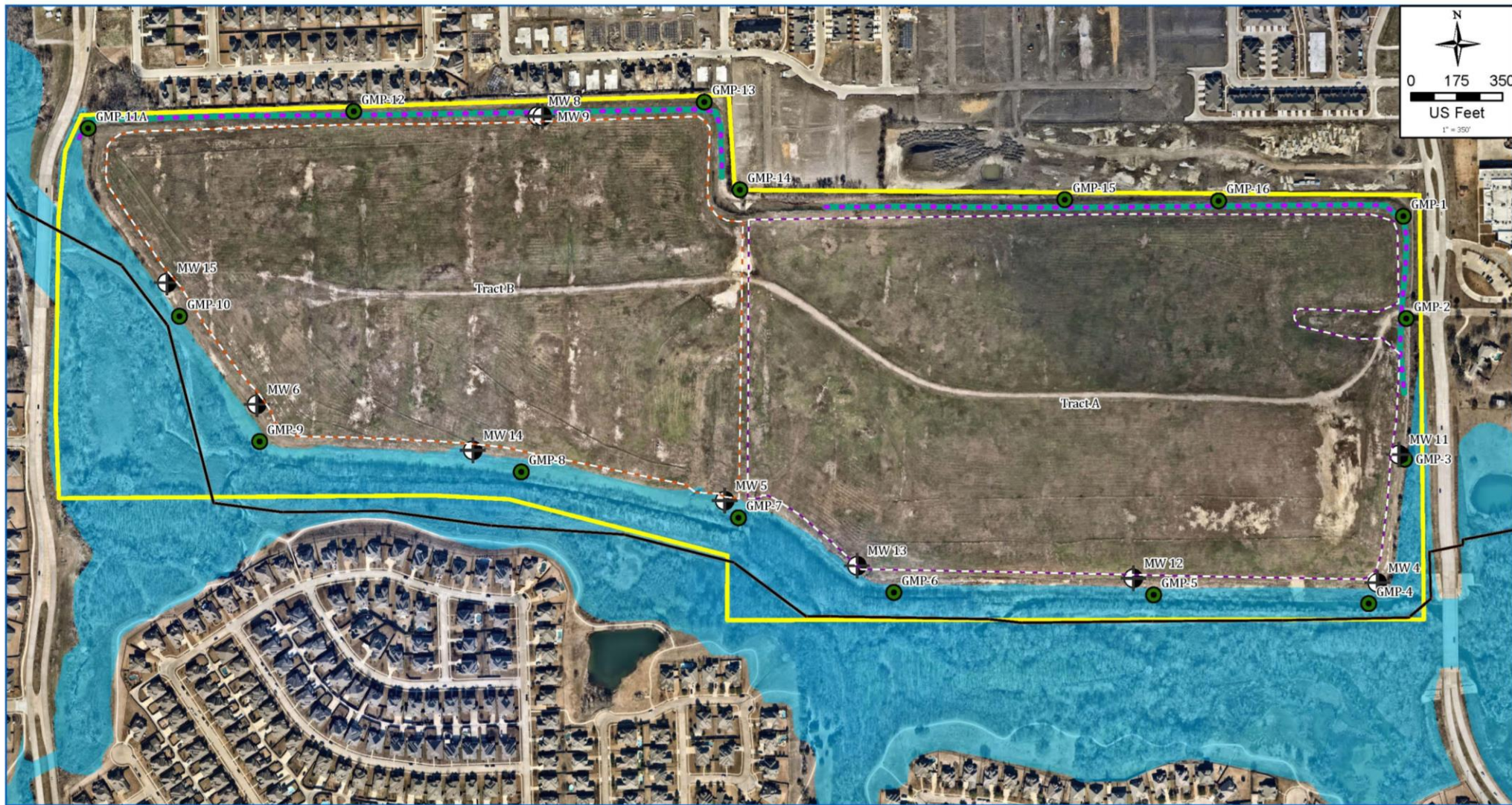
- Why a Landfill?
- Entities Involved
- Project Goal
- Funding Opportunities
- Next Steps



Why a Landfill?

- Unique opportunity to complete an adaptive re-use of a facility that currently does not provide any benefit to the community
- Re-purposing a closed landfill activates an underutilized and environmentally-impacted property
- Key connector between the communities
 - With ultimate connection to the Six Cities Trail (Allen, Plano, Richardson, Frisco, Garland, and McKinney)
- Opportunity to involve municipalities and the NTMWD





Maxwell Creek Landfill Site Map Sachse, TX

- Approximate Limits of Waste Placement
- - - Tract A
 - - - Tract B
 - Maxwell Creek Landfill Boundary
 - Groundwater Monitoring Wells
 - Gas Probes
 - 1% Flood Chance
 - Passive Landfill Gas System
 - City of Murphy Easement



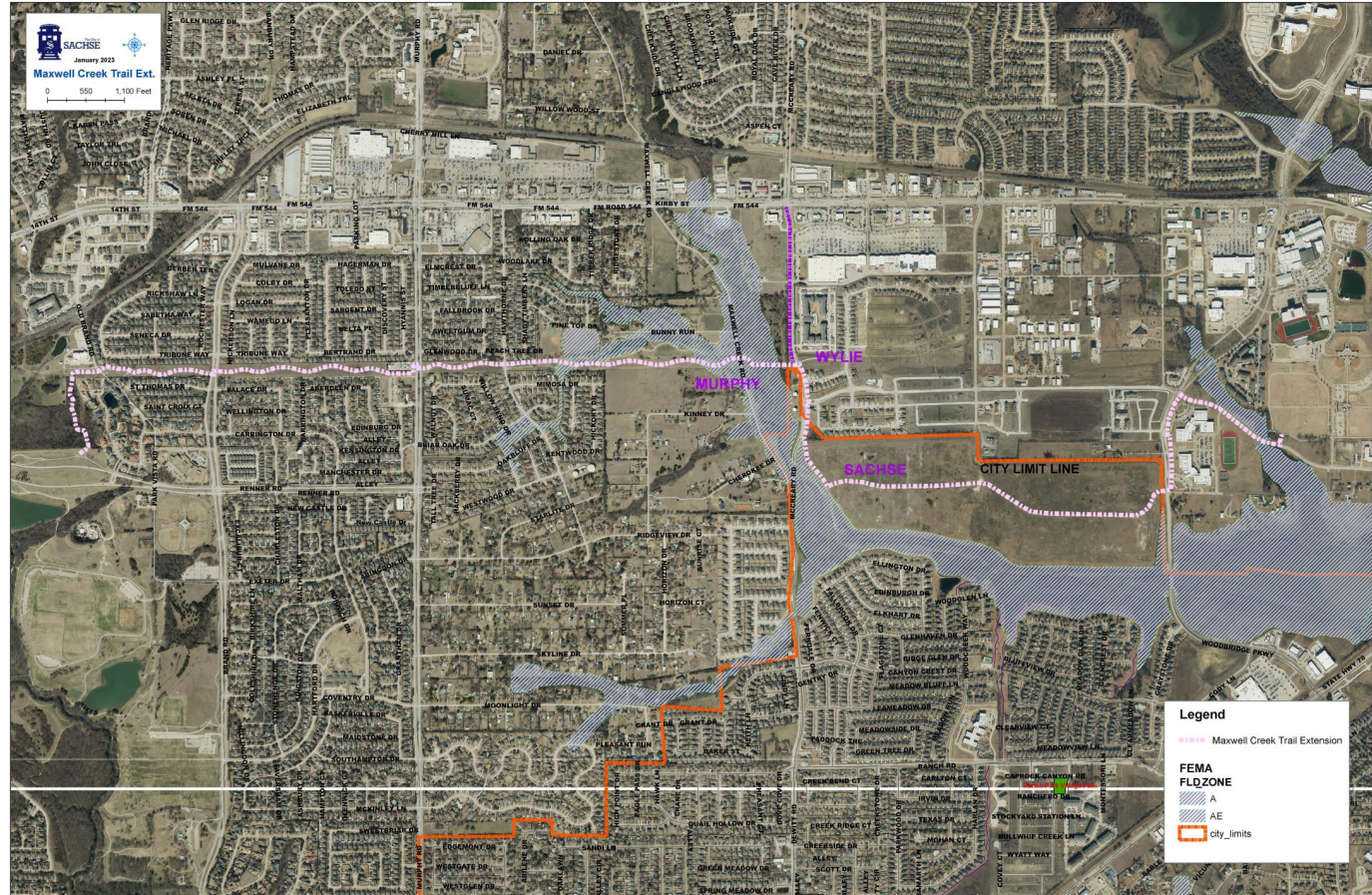
Entities Involved

- Sachse
- Murphy
- Wylie
- North Texas Municipal Water District (NTMWD)



Project Goal

- To create a comprehensive regional trail system in this portion of Collin County by creating a new link to connect existing trails





SACHSE
January 2023

Maxwell Creek Trail Ext.

0

255

510 Feet



Legend

 Maxwell Creek Trail Extension

FEMA

FLD_ZONE

 A

 AE

 city_limits

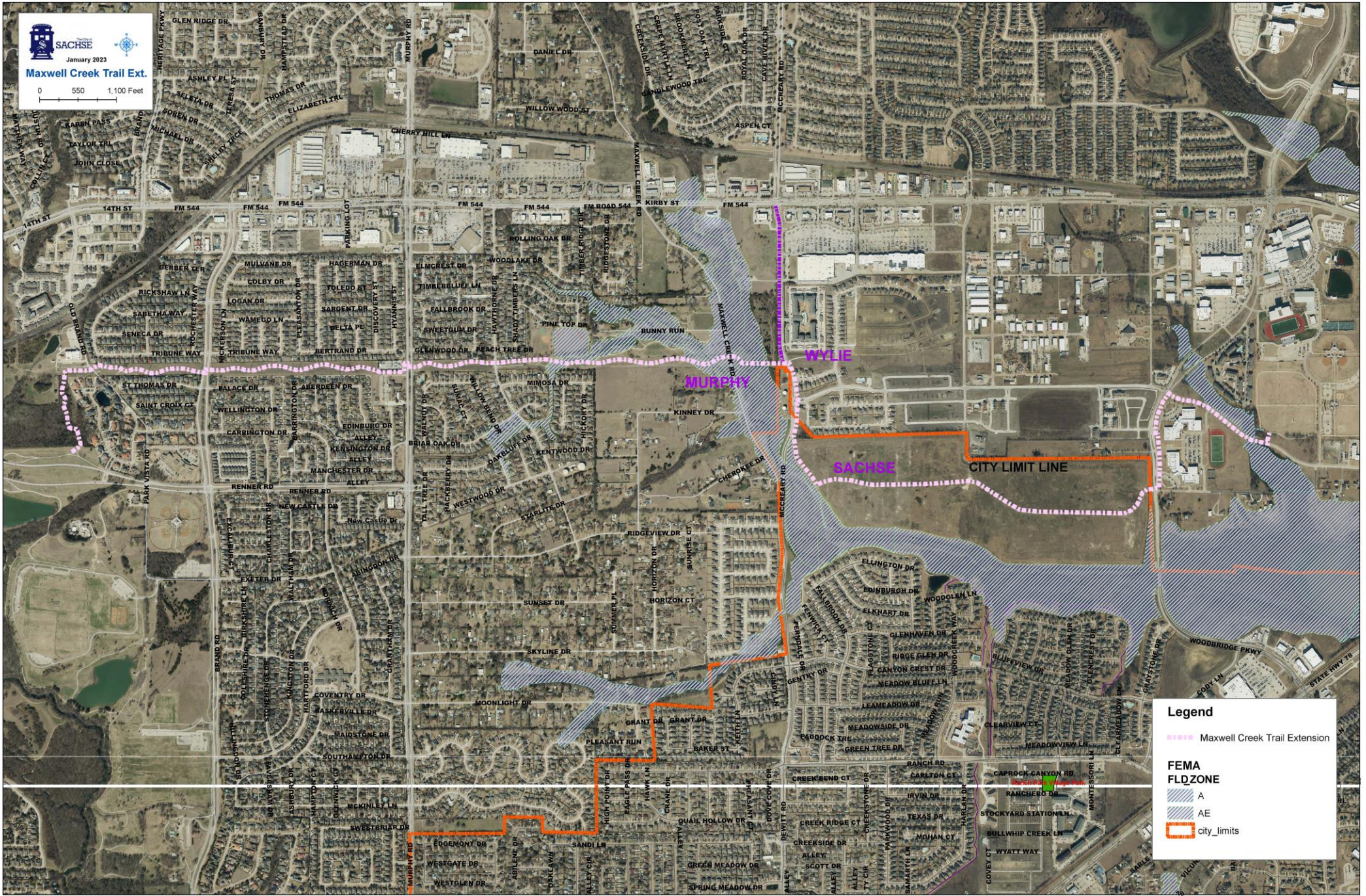


SACHSE
January 2023



Maxwell Creek Trail Ext.

0 550 1,100 Feet



Legend

Maxwell Creek Trail Extension

**FEMA
FLDZONE**

- A
- AE

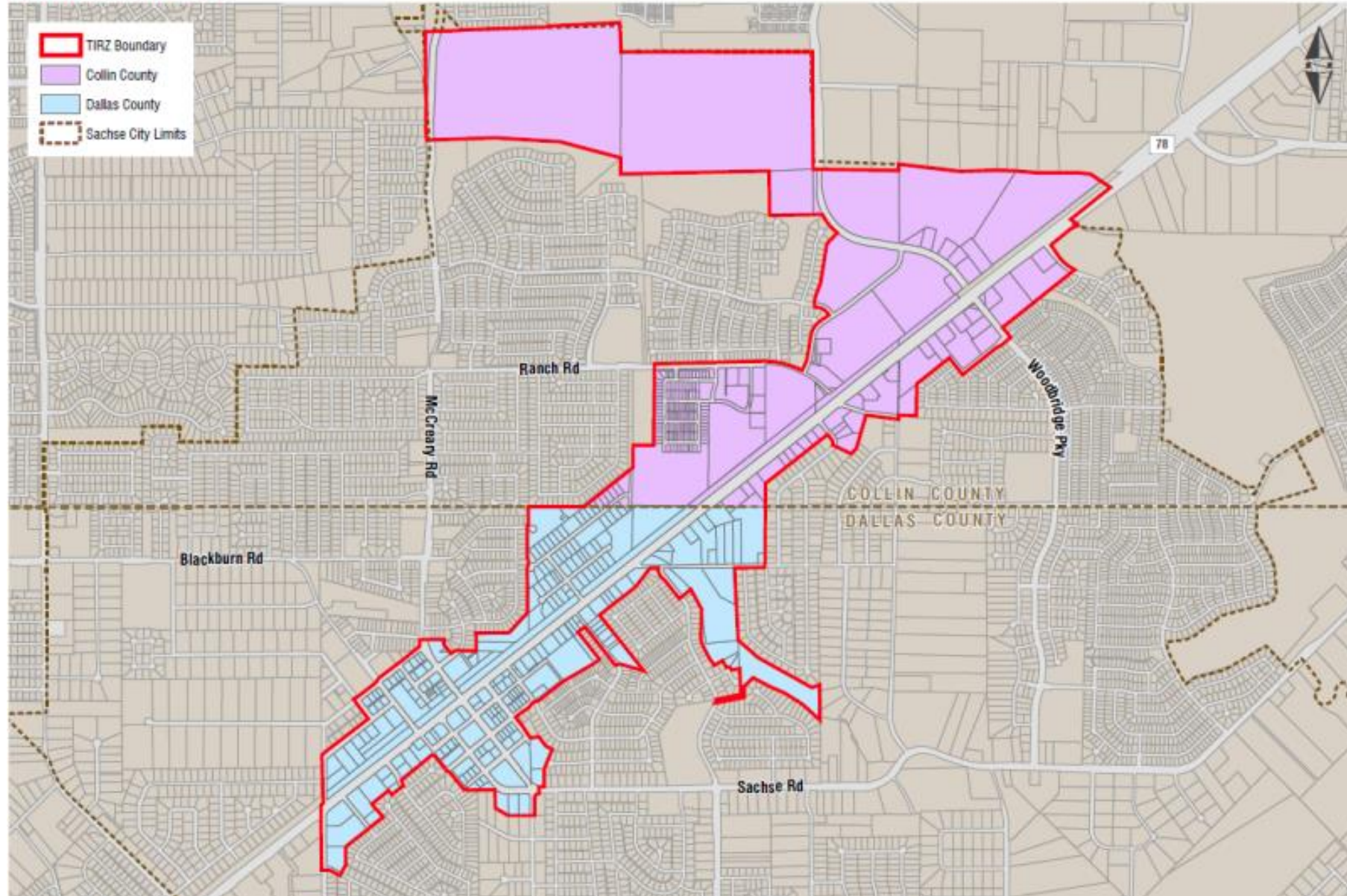
city_limits

Funding Opportunities

- TxDOT 2023 Transportation Alternatives (TA) Call for Projects
 - Preliminary application was approved
 - Detailed application due in June
 - 20% local match required if project is accepted
- Collin County Parks and Open Space Grant – Opens Spring 2023
- TIRZ #3
 - The landfill was strategically included in the scope of TIRZ #3
- North Central Texas Council of Governments (NCTCOG)



OVERVIEW MAP: TIRZ #3



Next Steps

- If the Council wishes to move forward, an MOU between Sachse, Murphy, Wylie, and the NTMWD will need to be approved
- Detailed application for TxDOT grant due in June
- Collin County Open Space grant application opens in Spring 2023



E. Regular Agenda Items

Subject	4. Receive the results of the citywide resident survey conducted by Polco.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Discussion, Information
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse. Provide excellent government services to Sachse citizens.

BACKGROUND

The City of Sachse conducted a citywide resident survey through Polco, a survey company affiliated with the National Research Center and endorsed by both the National League of Cities and the International City/County Management Association.

Polco Senior Survey Associate, Joe Dell'Olio, will be presenting the results of the resident survey remotely.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive the results of the citywide resident survey conducted by Polco.

File Attachments

[E4 Presentation Polco Survey Results.pdf \(1,775 KB\)](#)



Polco



National Research Center

THE NCSTM

THE NATIONAL COMMUNITY SURVEYTM

Results for
Sachse, TX
2022 National
Community SurveyTM



The National Community Survey™ in Sachse



The NCS™ for Sachse, TX

- First time conducting The NCS
- Survey conducted from September 28th, 2022 – November 16th, 2022
- Mailing approach employed:
 - Probability-based sample of 2,800 randomly selected households
 - 396 total responses received
 - 15% overall response rate
 - Non-probability, open-participation survey: 90 responses
- Results statistically weighted to reflect Sachse overall
- 95% confidence interval with a +/- 5% margin of error

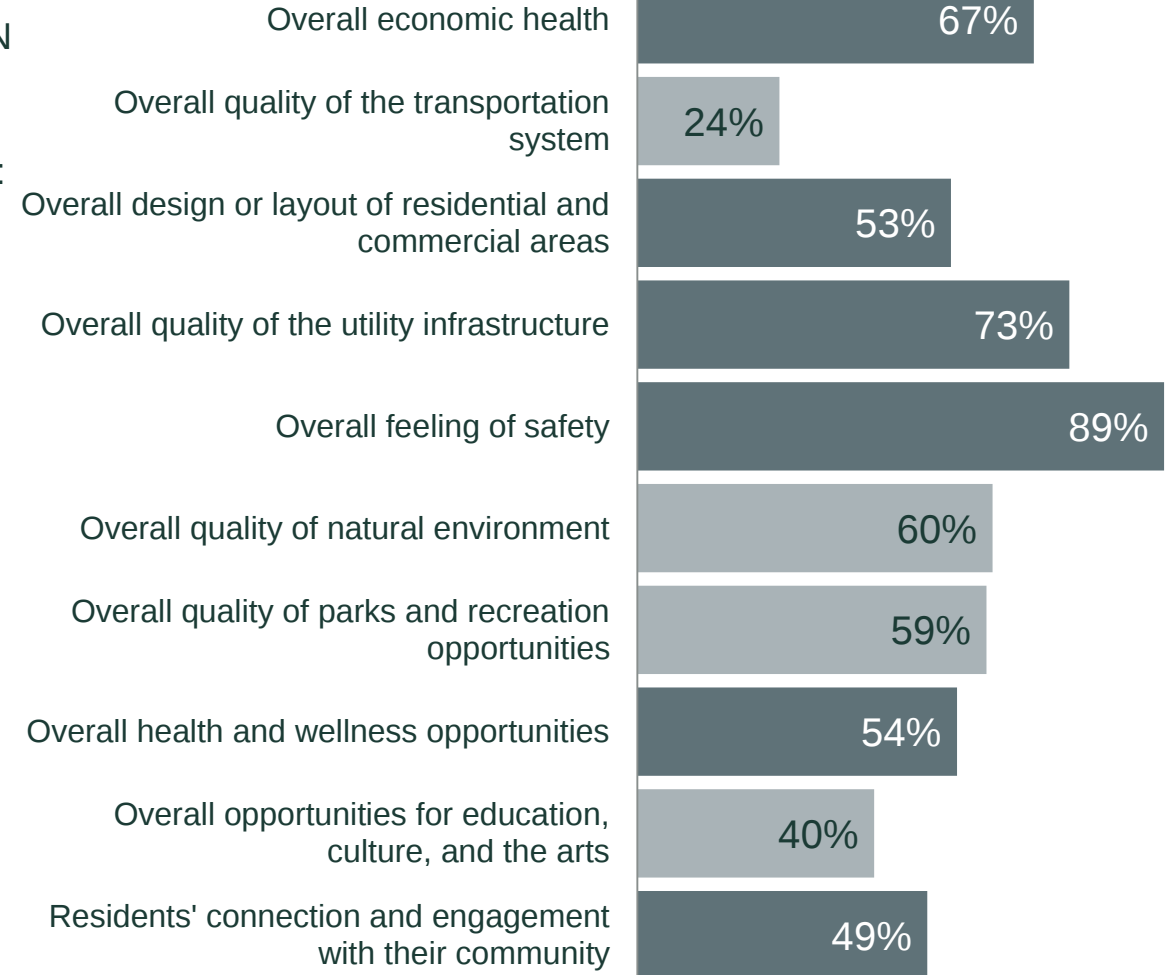


Facets of Community Livability: Quality

COMPARISON
TO
NATIONAL
BENCHMARK:

- Higher
- Similar
- Lower

PERCENT EXCELLENT or GOOD





Facets of Community Livability: Importance

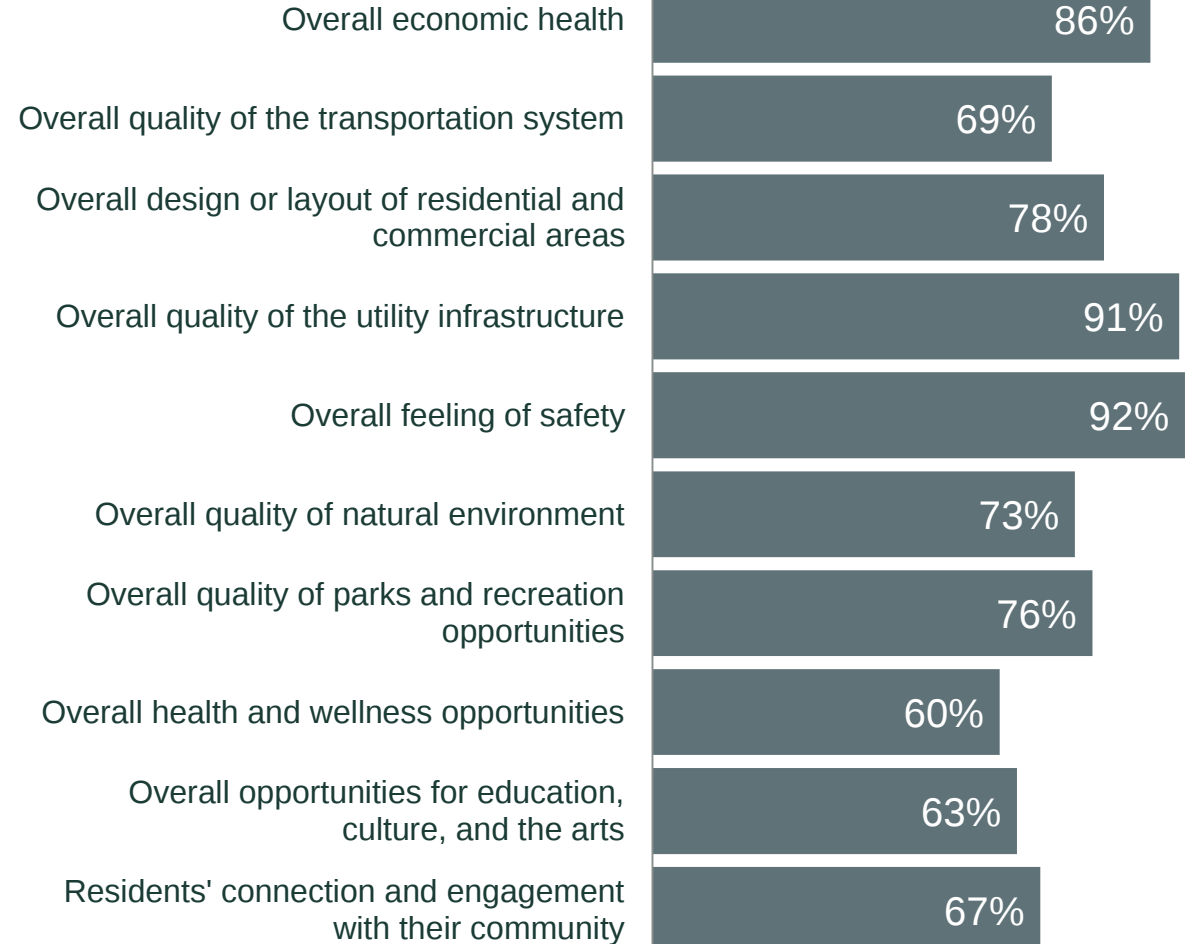
COMPARISON
TO
NATIONAL
BENCHMARK:

■ Higher

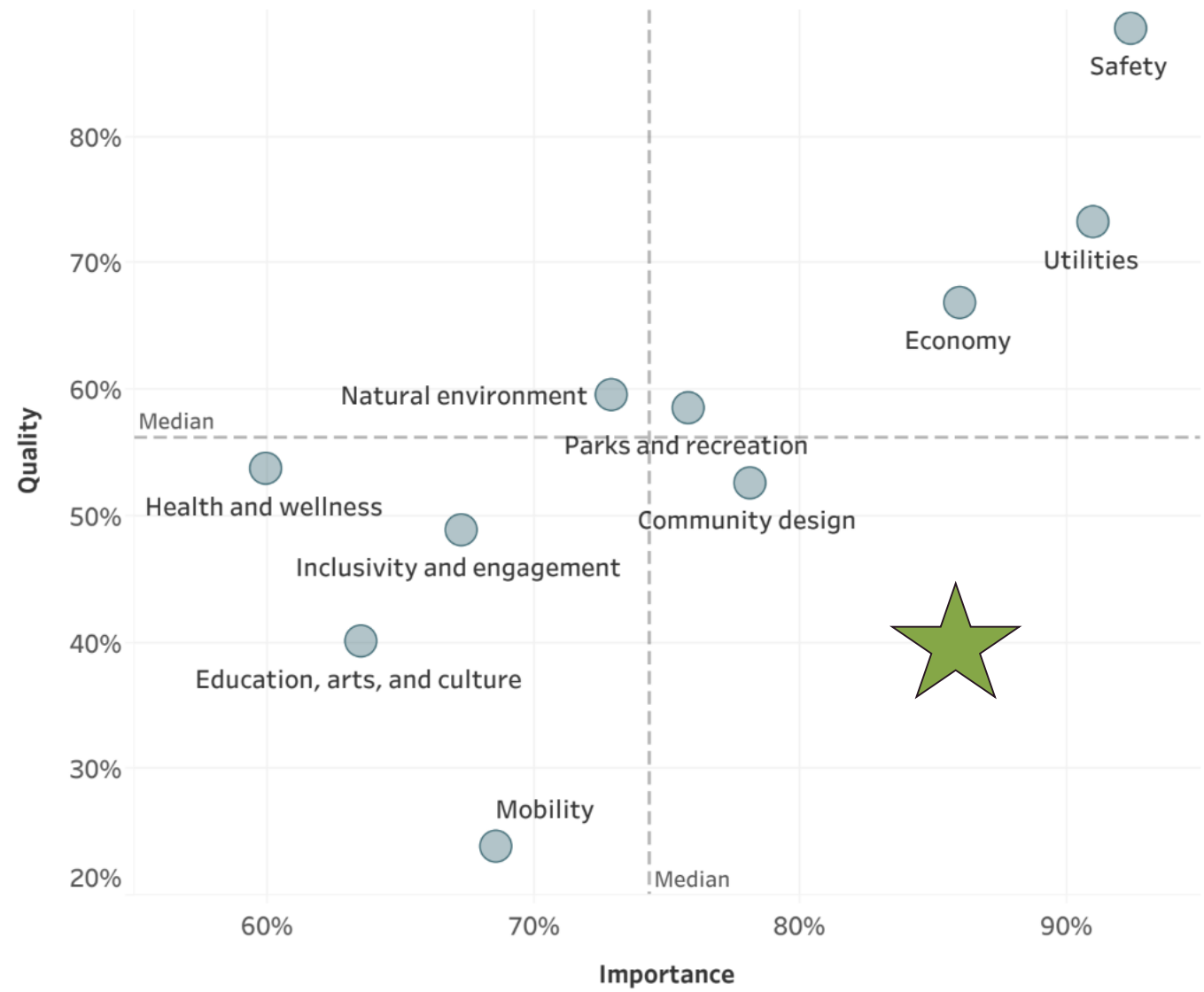
■ Similar

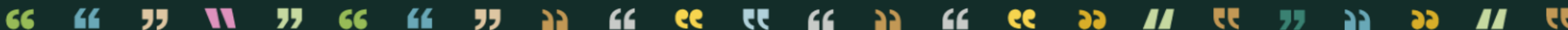
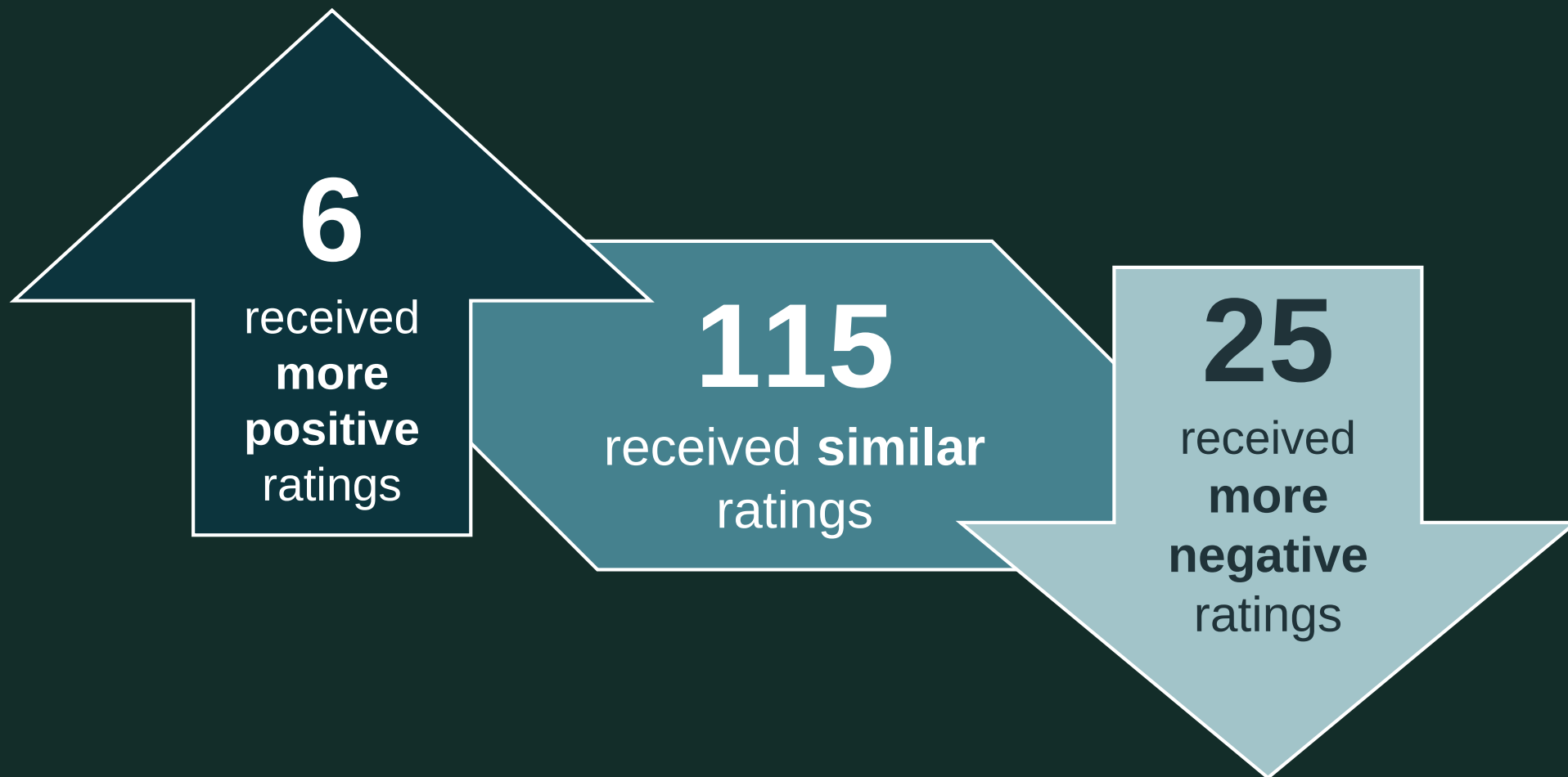
■ Lower

PERCENT ESSENTIAL OR VERY IMPORTANT



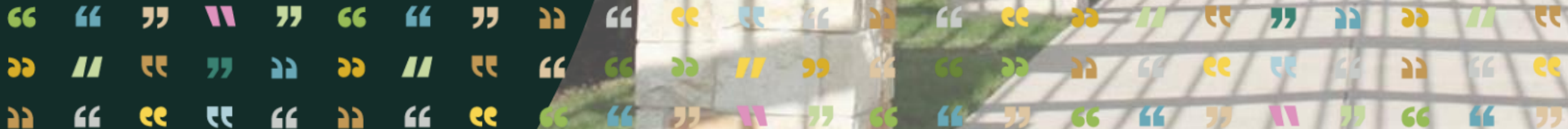
Balancing Quality and Importance







Key Findings





Key Finding #1

Sachse residents enjoy a high quality of life and strong sense of safety.



Overall Community Quality



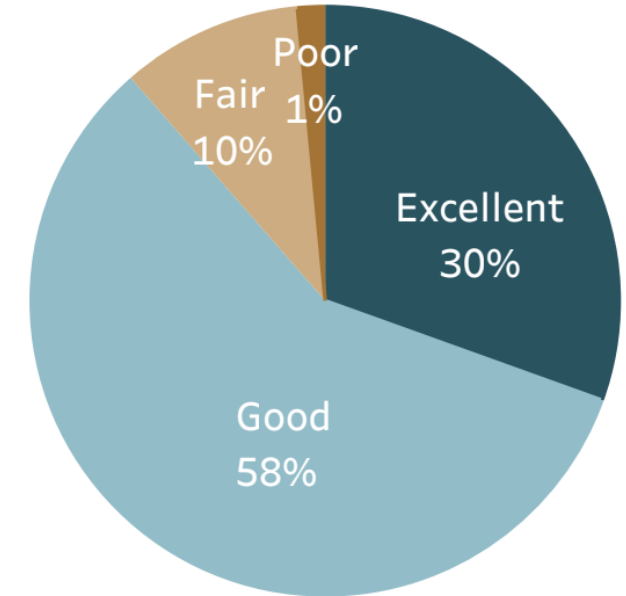
About

9 in 10

residents gave **excellent** or **good** ratings to:

- Sachse as a place to live
- The overall quality of life in Sachse

The overall quality of life in Sachse



9 in 10 residents also:

- Recommend living in Sachse to someone who asks

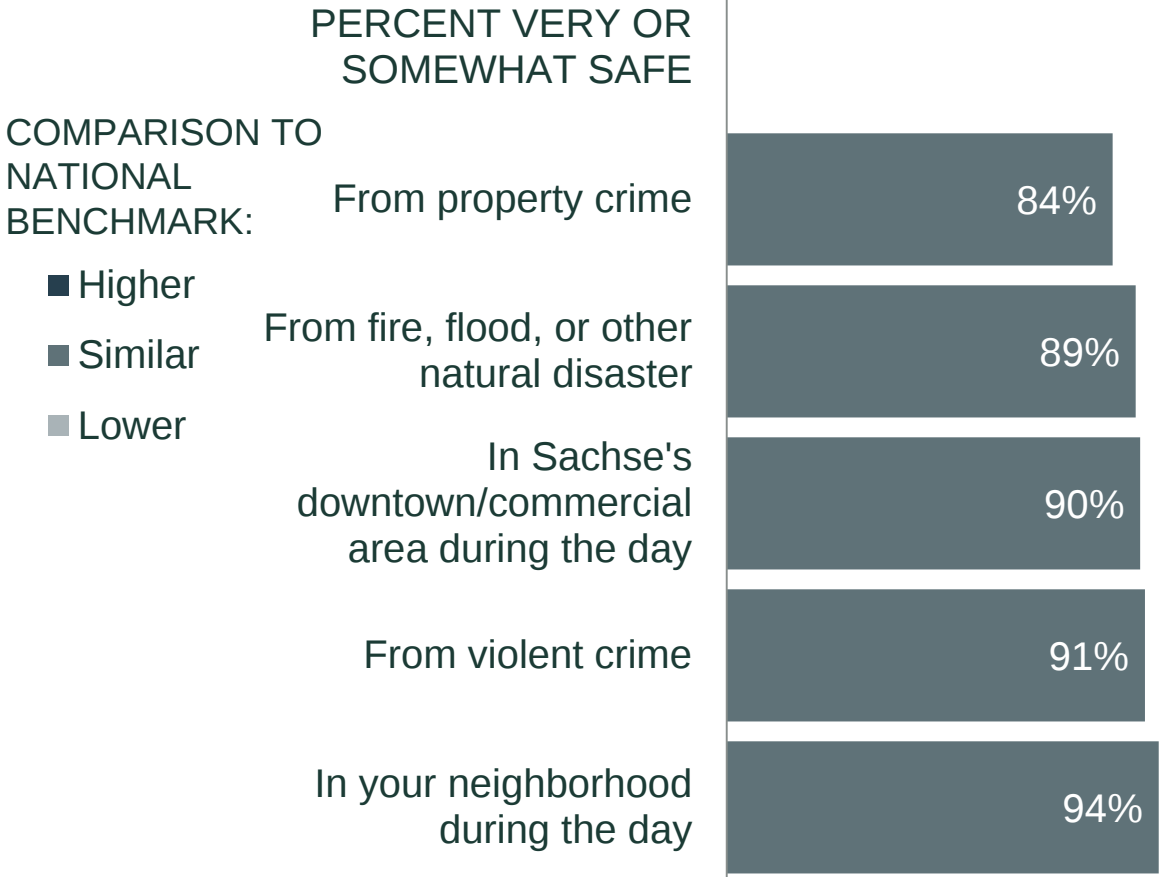
Safety in Sachse



Overall feeling of safety in Sachse



Please rate how safe or unsafe you feel:



Safety Services in Sachse



93%

Fire
services



93%

Ambulance/
Emergency
medical
services



88%

Police
services



86%

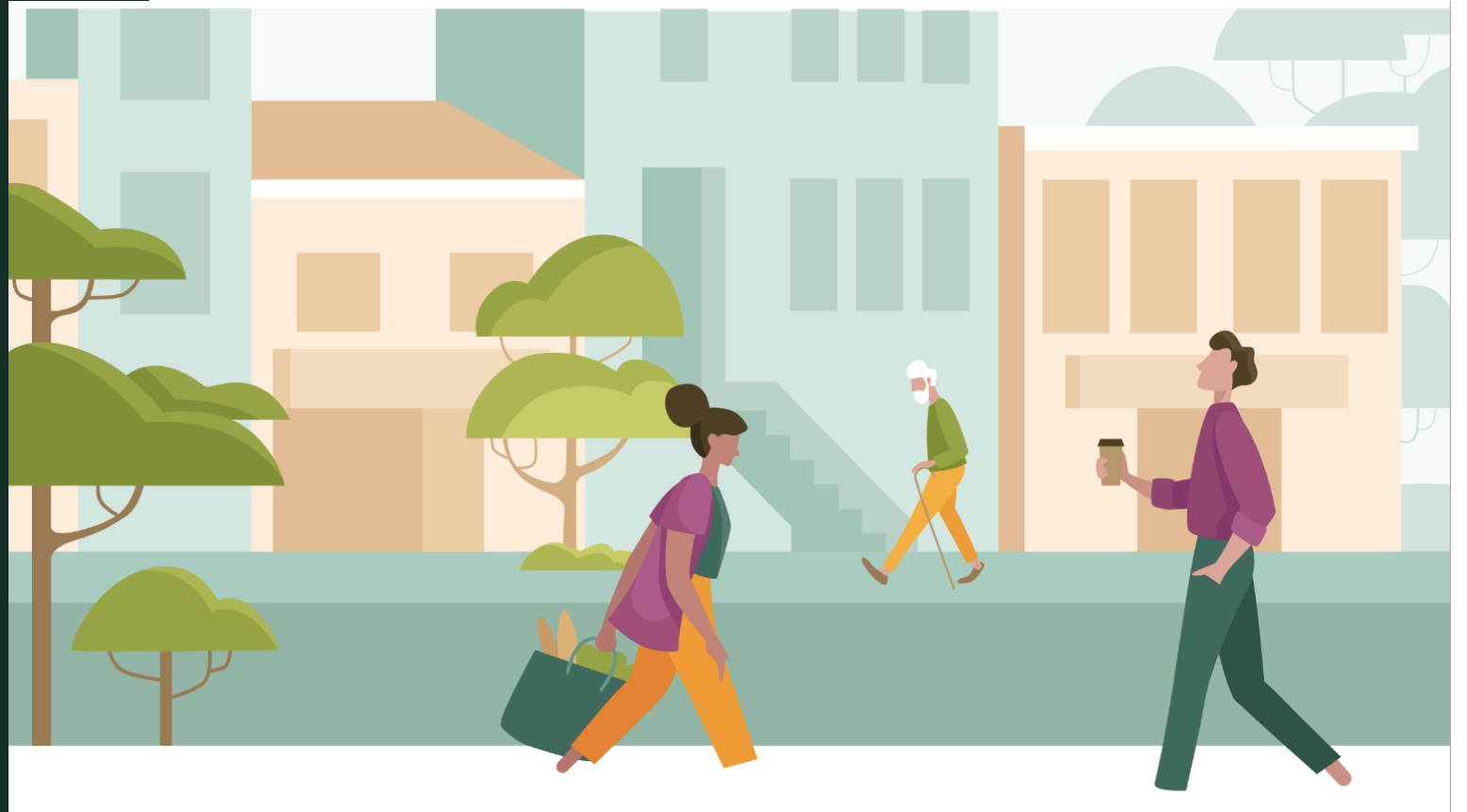
Fire
prevention/
education

Percent excellent or good



Key Finding #2

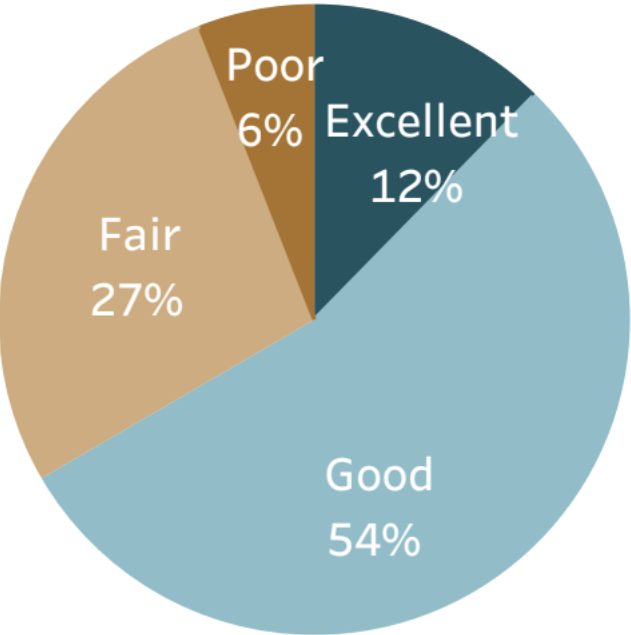
Although residents are optimistic about the cost of living, the economy continues to be an important focus for the community.



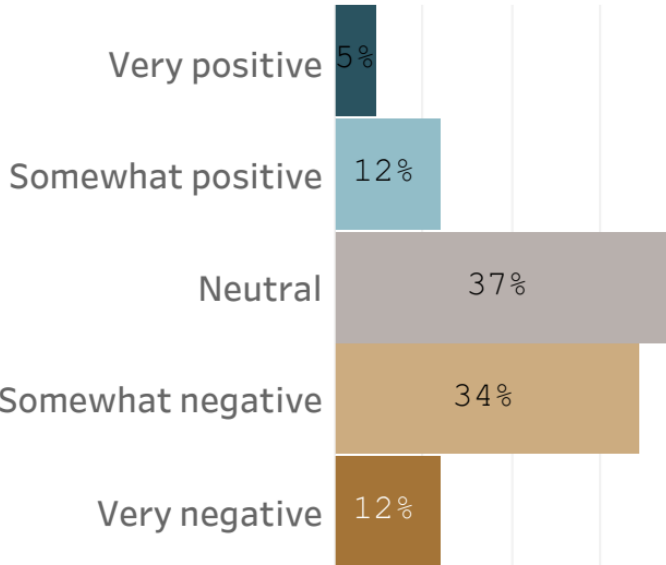
The Economy in Sachse



Overall economic health of Sachse



What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:



86% of residents
Rated Sachse's overall economic health as a high or medium priority for the City in the next five years



Key Finding #3

Residents identify opportunities for improvement within the City's library and community center.



Additional Special Topics

14. How much of a priority, if any, should the Sachse Public Library place on providing the following programs, services, and amenities?

	High priority	Medium priority	Low priority	Not a priority	Don't know
Private study rooms	1	2	3	4	5
Community quiet room	1	2	3	4	5
Children's play area	1	2	3	4	5
Teen room.....	1	2	3	4	5
Makerspace	1	2	3	4	5
In-person computer classes	1	2	3	4	5
In-person ESL classes.....	1	2	3	4	5
Online language-learning services	1	2	3	4	5
More programs for children.....	1	2	3	4	5
More programs for teens.....	1	2	3	4	5
More programs for adults	1	2	3	4	5
More STEM programs	1	2	3	4	5
More story times.....	1	2	3	4	5
More craft programs	1	2	3	4	5
More programs on Saturdays	1	2	3	4	5
More evening programs.....	1	2	3	4	5
One-on-one computer help/tutoring services	1	2	3	4	5
Laptops or tablets available for checkout	1	2	3	4	5
Hotspots available for checkout	1	2	3	4	5

Additional Special Topics

16. How much of a priority, if any, should the Michael J. Felix Community Center place on providing the following programs and services?

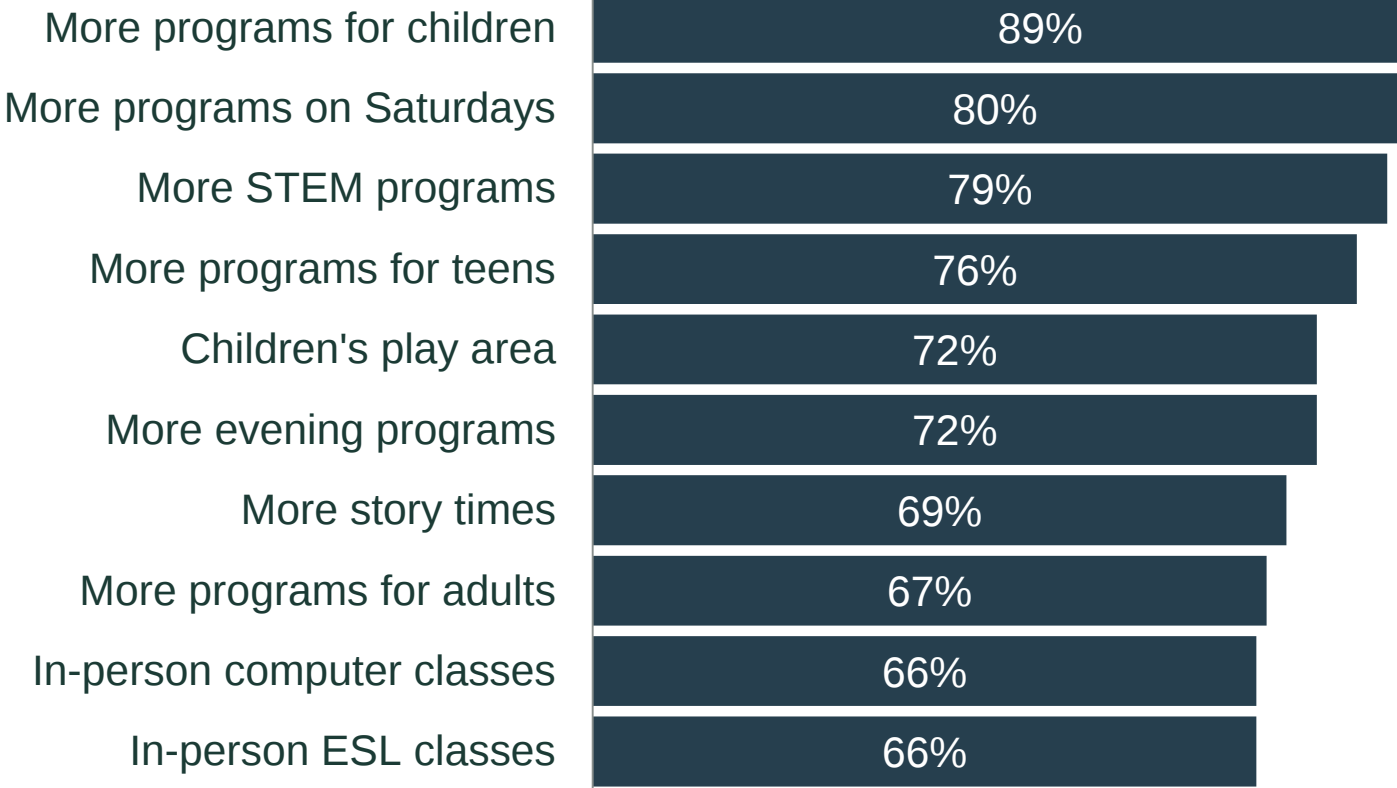
	High <u>priority</u>	Medium <u>priority</u>	Low <u>priority</u>	Not a <u>priority</u>	Don't <u>know</u>
Child (age 12 and under) arts, recreation and sports programs	1	2	3	4	5
Youth (age 13 to 17) arts, recreation and sports programs	1	2	3	4	5
Adult (age 18 to 61) arts, recreation and fitness programs.....	1	2	3	4	5
Older adult (age 62+) arts, recreation and fitness programs.....	1	2	3	4	5
Community events (such as summer concerts, festivals, etc.).....	1	2	3	4	5
Open the Community Center on Mondays (current hours: T-W-Th 9 AM-9 PM, F 10 AM-7 PM, Sat 10 AM-5 PM, Su-M Closed).....	1	2	3	4	5
School break camps and programs (during fall/summer break).....	1	2	3	4	5
Programming during weekday mornings (before 12 PM)	1	2	3	4	5
Programming during weekday afternoons (12 PM-5 PM)	1	2	3	4	5
Programming during weekday evenings (5 PM-9 PM).....	1	2	3	4	5
Programming during Saturday mornings (before 12 PM)	1	2	3	4	5
Programming during Saturday afternoons (12 PM-5 PM)	1	2	3	4	5
Programming during Saturday evenings (5 PM-9 PM).....	1	2	3	4	5
Other (please specify:.....)	1	2	3	4	5

Custom Questions



How much of a priority, if any, should the Sachse Public Library place on providing the following programs, services, and amenities?

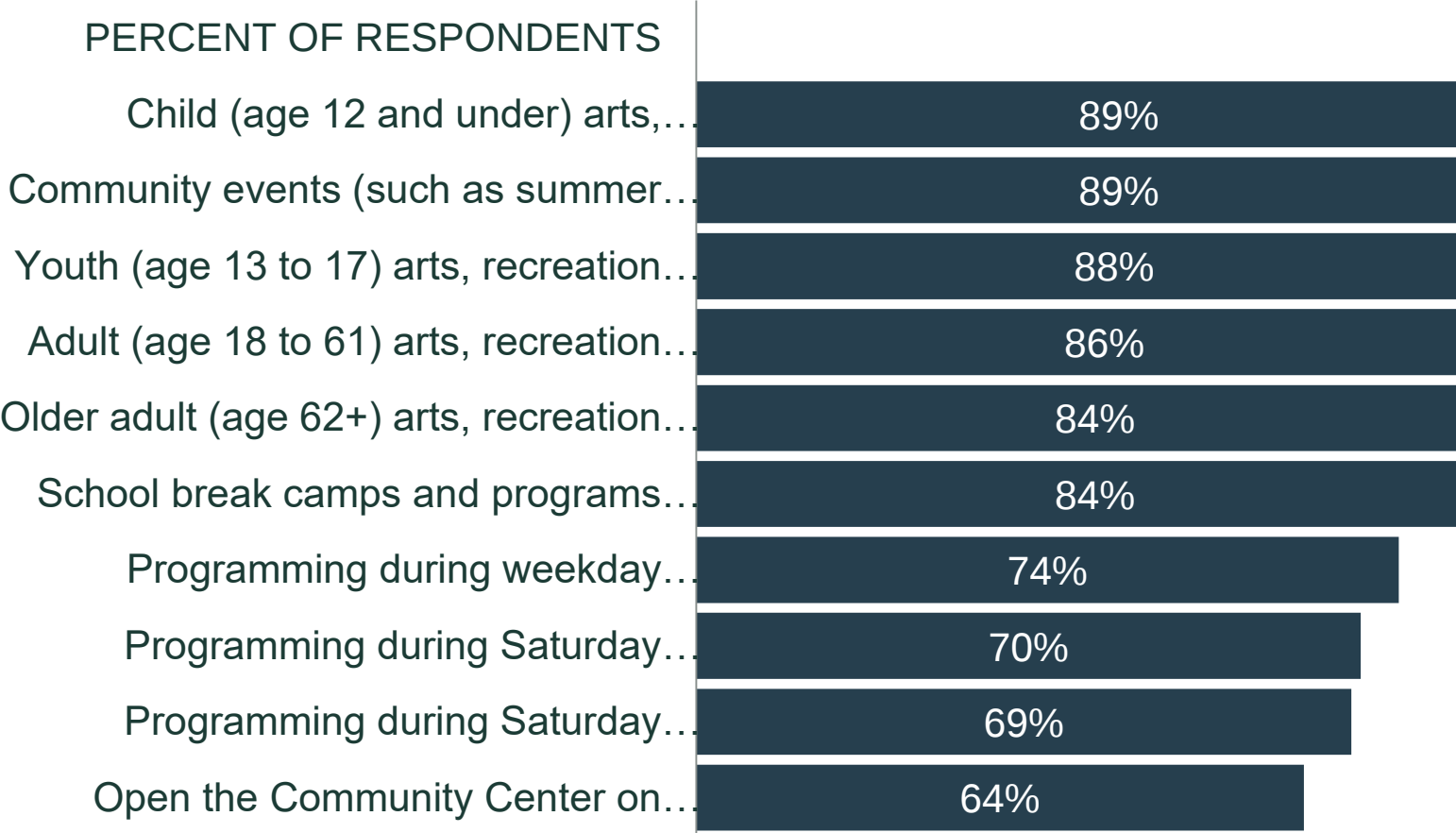
PERCENT OF RESPONDENTS



Custom Questions



How much of a priority, if any, should the Michael J. Felix Community Center place on providing the following programs and services?



Thank you!

Joe Dell'Olio
Senior Survey Associate
Polco/National Research Center
joe@polco.us



F. Executive Session

Subject	1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of Economic Development incentives for projects generally located along Ranch Road, Woodbridge Parkway, and State Highway 78 in Sachse, Texas.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Closed Session

F. Executive Session

Subject	2. The City Council shall convene into 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	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Closed Session

F. Executive Session

Subject	3. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for Milli's Donuts LLC for a project generally located along Miles Road and Rosewood Lane.
Meeting	Mar 20, 2023 - City Council Meeting
Access	Public
Type	Closed Session

F. Executive Session

Subject	4. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for SB Sachse, LTD. for a project generally located along Murphy Road and Blackburn Road.
Meeting	Mar 20, 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 for projects generally located along Ranch Road, Woodbridge Parkway, and State Highway 78 in Sachse, Texas.
Meeting	Mar 20, 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 projects generally located along Ranch Road, Woodbridge Parkway, and State Highway 78 in Sachse, Texas.

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 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	Mar 20, 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.

G. Regular Agenda Items / Meeting Closing

Subject	3. 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 Milli's Donuts LLC for a project generally located along Miles Road and Rosewood Lane, and any amendments and instruments related thereto.
Meeting	Mar 20, 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 Milli's Donuts LLC for a project generally located along Miles Road and Rosewood Lane, and any amendments and instruments related thereto.

G. Regular Agenda Items / Meeting Closing

Subject	4. 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 SB Sachse, LTD. for a project generally located along Murphy Road and Blackburn Road, and any amendments and instruments related thereto.
Meeting	Mar 20, 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 SB Sachse, LTD. for a project generally located along Murphy Road and Blackburn Road, and any amendments and instruments related thereto.