



**Monday, June 16, 2025
City Council Meeting**

**City Council Chambers
3815-B Sachse Road
6:30 PM**

City Council meetings are available live and 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 meeting for the purpose of seeking confidential legal advice from the City Attorney on any 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, June 16, 2025, at 6:30 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Recognition

1. Present a proclamation recognizing July 2025 as Parks and Recreation Month in Sachse.

C. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card 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.

D. Council/Staff Reports and Updates

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

E. Consent Agenda

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

1. Approve the June 2, 2025, meeting minutes.
2. Authorize the City Manager or their designee to approve the purchase of computers from GTS Technology Solutions for \$113,421.40 using the Texas Department of Information Resources (DIR) purchasing cooperative.
3. Approve and adopt a resolution to renew the Dallas County 2025 Hazard Mitigation Action Plan; and providing for an effective date.
4. Authorize the City Manager to execute the First Amendment to the Site Lease Agreement between the City of Sachse and GTP Towers IV, LLC with a current expiration date of January 31, 2026, for the leased premises

generally located at 6232 State Highway 78 Sachse, Texas 75048 for a lease extension of 18 months expiring on July 31, 2027.

5. Authorize the City Manager to execute an agreement with Alman Construction Services, LP, for an amount not to exceed Five Hundred Fifty-Four Thousand, One Hundred Sixty and No/100 Dollars (\$554,160.00) to provide the replacement of the Public Safety building generators with one 500 kW industrial generator and purchase a portable diesel 200 kW generator that can be used as needed for emergencies on or off site.
6. Authorize the City Manager to execute and award the construction contract for the City of Sachse Public Works Pump Station Improvement Project, W-24-16, to Mayim Municipal Builders, LLC in the amount of Four Million, Six Hundred Eighty-One Thousand, Four Hundred and No/100 Dollars (\$4,681,400.00).
7. Authorize the City Manager to negotiate and enter into a contract with GT Construction and VLEX Construction for the 2025 Annual Concrete Contract for an amount not to exceed Three Million and No/100 Dollars (\$3,000,000.00).

F. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive an update from Baker Tilly showing additional market placement scenarios to guide the compensation study implementation strategy.
2. Receive a revised presentation on the results of the 2024 Stormwater Rate Study (D-24-20) findings.
3. Receive the 2024 Leisure Services year in review presentation.

G. Executive Session

1. The City Council will convene into executive session pursuant to Section 551.071(2) of the Texas Government Code for the purpose of seeking legal consultation with the City Attorney regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.
2. 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.

H. Action Resulting from Executive Session

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

1. Take any action as a result of Executive Session regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.
2. Take any action as a result of Executive Session regarding the mid-year review of the City Secretary.

I. 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, on June 13, 2025, by 12 PM.

Leah K Granger, TRMC, City Secretary

Date removed

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan

Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

B. Recognition

Subject:	1. Present a proclamation recognizing July 2025 as Parks and Recreation Month in Sachse.
Meeting	June 16, 2025 - City Council Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Present a proclamation recognizing July 2025 as Parks and Recreation Month in Sachse.
Goals	Provide excellent government services to Sachse citizens. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Launched in 1985, this year marks the 40th anniversary of Park and Recreation Month. Each July, we celebrate park and recreation professionals and how they improve the lives of tens of millions of people, making a lasting impact in communities across the country. Park and recreation programs are essential to community health and well-being and help cultivate lifelong friendships, memories, and family bonds that people hold dear decades later. Together, we're building and maintaining sustainable parks and green spaces for current and future generations. Together, we're building thriving communities focused on health and well-being. Together, we're building high-quality programs and spaces accessible and inclusive for all. Together, we help people play and connect - through yoga, art classes, picnics, and more.

This year's theme, *Build Together, Play Together*, reminds us of the contributions of more than 160,000 full-time park and recreation professionals — along with hundreds of thousands of part-time and seasonal workers and volunteers — who maintain our country's close-to-home parks.

During Parks and Recreation Month, residents are encouraged to learn about the numerous services and programs offered by the Parks and Recreation and Leisure Services Department. Check out the Parks and Recreation [Facebook page](#) to learn about the programs and events offered, and find out how you can enter to win a basket of goodies donated by local stores, restaurants, and entertainment centers.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing July 2025 as Parks and Recreation Month in Sachse.

File Attachments

1. Proclamation_National Parks and Rec Month_2025

Proclamation

WHEREAS, parks and recreation are an integral part of communities throughout this country, including Sachse, by promoting health and wellness and improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation encourage physical activities by providing space for popular sports, hiking trails, and many other activities designed to promote active lifestyles, and recreation programming and education activities, such as out-of-school programming, youth sports, and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, our parks and natural recreation areas are fundamental to the environmental well-being of our community, ensure the ecological beauty of our community, and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month, and the City of Sachse recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim July 2025 as

NATIONAL PARKS AND RECREATION MONTH

in Sachse and encourage all to celebrate by participating in the raffle contest and parks and recreation activities and events.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 16th day of June 2025.

Gold
Seal



Jeff Bickerstaff, Mayor

E. Consent Agenda

Subject: 1. Approve the June 2, 2025, meeting minutes.

Meeting June 16, 2025 - City Council Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the June 2, 2025, Council regular meeting.

POLICY CONSIDERATIONS

State law and Sachse's Charter require minutes to be recorded for public meetings.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. CityCouncil_Regular_Minutes_06.02.2025-unsigned

CITY COUNCIL OF THE CITY OF SACHSE JUNE 2, 2025, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, June 2, 2025, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Monday, June 2, 2025, at 6:30 PM to consider the following items of business:

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

2. Invocation and Pledges of Allegiance.

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

B. Recognition

1. Present a proclamation recognizing June 1 through July 31, 2025, as Summer Reading 2025 in the City of Sachse.

Mayor Bickerstaff presented a proclamation to Library Services Manager Randall Cross to recognize the Summer Reading 2025 program.

C. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card 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.

- City of Coleman resident and Orry Land Development representative, Jeff Slusher, addressed the Council regarding an ordinance that has become a hindrance to his development.
- Sachse resident and Woodbridge HOA Vice President, Scott Johnson, addressed the Council regarding the new sign ordinance regulations and increased related costs causing a burden on the public.
- Sachse resident, Jayne Reed, addressed the Council regarding the Muslim community in Sachse and the driveway at the Pleasant Valley Methodist Church.

D. Council/Staff Reports and Updates

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

Councilmember Buhler encouraged registrations for summer camps, which include performing arts, STEM, sports, cooking, and many more. Spots are limited, so register early on the City's website. She also invited everyone to attend the Summer Nights Concert Series on June 6 and Red, White, and Blue Blast on July 3. Teens are welcome at the Urban Air Night on June 25; registration and waiver are required to be completed no later than June 24. Councilmember Prestenberg commented that the Featured Pet, Sammy, is still waiting for a family to invite him home. He is neutered, vaccinations will be covered by the shelter, and his adoption fee is waived as part of the Big Friendly Dog special. Please visit the Sachse Animal Shelter to meet Sammy and the other residents. Councilmember Millsap announced the Creature Teacher interactive experience at the library on June 14 and the Magic of Bubbles science show on June 16 at the Library.

Ms. Nash welcomed Public Safety Dispatcher Tobi Poteet to the City. She also highlighted the City's Core Value of innovation in action. The Library partnering with the Recreation team to kick off the reading challenge created an engaging experience for families, and the cross-departmental approach to department-led lunch & learns for employees is strengthening understanding and collaboration across the organization.

Mayor Bickerstaff reminded the public that City offices are closed on June 19 in observance of the Juneteenth holiday. However, CWD services will not be impacted by the closure. He also encouraged the support of Sachse's local businesses by following Sachse Economic Development on social media. Mayor Bickerstaff also made a special presentation to Ms. Nash in honor of her tenth anniversary with the City of Sachse and thanked her, on behalf of the Council, for her dedication and service.

E. Consent Agenda

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

1. Approve the May 19, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending April 30, 2025.
3. Accept the Quarterly Budget and Investment Reports for the quarter ending March 31, 2025.

Councilmember Howarth made a motion to approve the Consent Agenda as presented. Councilmember Prestenberg seconded the motion, and it carried 7 - 0. None voted against.

F. Action Items

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

1. Receive early resident and stakeholder input regarding the fiscal year 2025-2026 budget.

Finance Director David Baldwin explained the timeline for the budget process in relation to public input. Councilmember Howarth asked for clarification on what input Mr. Baldwin was looking for. He replied that staff is interested in anything that residents want the City Manager to consider during the process. Councilmembers made some suggestions for staff to consider.

Sachse resident, Jayne Reed, addressed the Council regarding compensation in relation to the budget and noted items she would like to see included.

No action was taken.

2. Conduct a public hearing to consider approval of an ordinance amending the Use and Development Regulations of Tract C-3 of Planned Development No. 19 relating to the use and development of lots 1A and 2A, Block A, Woodbridge Commons Phase 2, City of Sachse, Collin County, Texas, located at 8005 and 8015 Woodbridge Parkway to allow for an accessory use of drone delivery hub for grocery stores; approving development regulations; providing a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

Development Services Director Matt Robinson provided an overview of the requested changes to Planned Development No. 19 in relation to zone use. Walmart would like to use drones for product delivery. Councilmembers asked clarifying questions for Wing Delivery representative, Josh Bucci, and Walmart representative Debra Meek.

The public hearing was opened at 7:33 PM. As there were no comments, the public hearing was closed at 7:34 PM.

Council discussed temporary storage container usage. Some Councilmembers preferred a longer timeframe to allow for temporary storage of the drones while others did not. Mayor Pro Tem Franks made a motion to approve the item with an amendment of one-year usage of the temporary structure. Councilmember Buhler seconded for discussion. After additional discussion, Councilmember Prestenberg moved to amend the motion on the table from 12- to 24-months usage of the temporary structure. Councilmember Lindsey seconded the motion, and it carried 6 - 1. Councilmember Millsap voted no. Council took up the amended motion made by Mayor Pro Tem Franks to approve the item with the amendment of a two-year usage of the temporary structure that Councilmember Buhler seconded. It carried 7 - 0. None voted against.

G. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive an update on Sachse Road Phase 2 Design, BP-21-A01.

Assistant Director of Public Works and CIP Brian Jaffe provided an update on the Sachse Road Phase 2 design project. This project is part of the 2021 Bond package.

2. Receive an update on Williford Road Design, BP-21-B03.

Mr. Jaffe provided an overview of the Williford Road design project, part of the 2021 Bond package.

H. Executive Session

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

Municipal Judge.

2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.071(2) to consult with legal counsel on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code; wholesale water rates imposed by North Texas Municipal Water District (NTMWD) paid by Sachse as a customer city.
3. 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 Manager.

Mayor Bickerstaff adjourned the Council to executive session at 8:12 PM.
The Council returned to regular session at 9:05 PM.

I. Action Resulting from Executive Session

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

1. Take any action as a result of executive session regarding the review of the Alternate Municipal Judge.

Councilmember Howarth made a motion to reappoint Rick Schimmel as Associate Judge for a two-year period and approve the terms of the agreement for Associate Municipal Court Judge. Mayor Pro Tem Franks seconded the motion, and it carried 7 - 0. None voted against.

2. Take any action as a result of executive session regarding the wholesale water rates imposed by North Texas Municipal Water District (NTMWD) paid by Sachse as a customer city.

No action was taken.

3. Take any action as a result of executive session regarding the mid-year review of the City Manager.

No action was taken.

J. Adjournment

Mayor Bickerstaff adjourned the meeting at 9:06 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, TRMC, City Secretary

E. Consent Agenda

Subject:	2. Authorize the City Manager or their designee to approve the purchase of computers from GTS Technology Solutions for \$113,421.40 using the Texas Department of Information Resources (DIR) purchasing cooperative.
Meeting	June 16, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$113,421.40
Budgeted	Yes
Budget Source	Vehicle & Equipment Replacement Fund
Recommended Action	Approve the authorization for the City Manager or their designee to approve the purchase of computers from GTS Technology Solutions for \$113,421.40 using the Texas Department of Information Resources (DIR) purchasing cooperative.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

Planned technology lifecycle management ensures that computer equipment is replaced at regular intervals to maintain performance, security, and compatibility with evolving software and operational needs. Outdated hardware can lead to increased maintenance costs, system downtime, and reduced productivity. By proactively managing the replacement cycle, the City minimizes these risks and ensures staff have reliable tools to perform their duties efficiently.

The IT Division uses a structured inventory and assessment process to identify computers due for replacement, aligning with industry best practices and internal standards. This approach is funded through the Vehicle Equipment Replacement Fund (VERF), a dedicated resource for systematic technology upgrades. For FY 2024-2025, the City has scheduled the replacement of computers, a plan that was included and approved as part of the current budget cycle. This investment supports operational continuity, enhances cybersecurity posture, and promotes long-term cost efficiency.

POLICY CONSIDERATIONS

City purchasing policy requires that recommendations on purchases and contracts over \$50,000 be submitted to Council by the City Manager for Council approval. This item was approved as a part of the FY 24-25 budget process.

The Department of Information Resources (DIR) is included in Resolution 4094, authorizing participation in various cooperative purchasing programs in accordance with City's procurement policies and procedures. City policy authorizes purchase from a purchasing authority or cooperative in accordance with State Law. Cooperative purchasing, pursuant to Chapter 791 of the Texas Government code and Section 271 Subchapter F of the Local Government Code, so satisfies any State Law requiring local governments to see competitive bids for items.

RECOMMENDATION

Approve the authorization for the City Manager or their designee to approve the purchase of computers from GTS Technology Solutions for \$113,421.40 using the Texas Department of Information Resources (DIR) purchasing cooperative.

File Attachments

1. Quote_GTS Q-15844 (2)



TECHNOLOGY SOLUTIONS

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd Suite 275
Austin, Texas 78758
Phone: 512.452.0651

QUOTE

Quote Number: **Q-15844**
Quoted Date: 06/10/2025
Expiration Date: 06/30/2025
Account Exec: Kelli Petty
Inside Sales Rep: Jacob Jiongo
jacob.jiongo@gts-ts.com
(512) 681-6281
NET 30

Terms:

QUOTE FOR:

City of Sachse

LINE	ITEM	DESCRIPTION	SPECIFICATIONS	CONTRACT	QTY	PRICE	EXTENDED PRICE
1	CF-338CAAMBM	Panasonic Toughbook 33 - 12" - Intel Core i7 - 1370P - 32 GB RAM - 512 GB SSD - 5G		DIR-CPO-5225	8	\$ 4,893.44	\$ 39,147.52
2	FZ-SVCTPNF5Y	Panasonic Protection Plus - Toughpad Pc W/ 2 Years Xw (Years 1,2,3,4 & 5)		DIR-CPO-5225	8	\$ 668.12	\$ 5,344.96
3	210-BLYZ	Dell Latitude 5550 XCTO Base	• Intel Core Ultra 7 165U vPro (12 MB cache, 12 cores, 14 threads, up to 4.9 GHz Turbo) • Windows 11 Pro, English, Brazilian Portuguese PT-BR, French, Spanish • 16 GB: 2 x 8 GB, DDR5, 5600 MT/s (5200 MT/s with 13th Gen Intel Core processors) • Assembly Base MTL 5550 • Integrated Intel graphics	DIR-CPO-5792-R	13	\$ 1,840.43	\$ 23,925.59

for Intel Core Ultra 7 165U
vPro processor

- Intel vPro Management Disabled
- 1 TB, M.2 2230, TLC, Gen 4 PCIe NVMe, SSD
- 15.6", FHD 1920x1080, 60Hz, IPS, Non-Touch, AG, 250 nit, 45% NTSC, FHD Cam
- English US backlit AI hotkey keyboard with numeric keypad, 99-key
- Intel AX211 WLAN Driver
- Intel Wi-Fi 6E (6 where 6E unavailable) AX211, 2x2, 802.11ax, Bluetooth 5.3 wireless card
- 3-cell, 42 Wh, ExpressCharge Capable, Long Life Cycle, 3-year limited hardware warranty
- 65W AC adapter, USB Type-C, EcoDesign
- Fingerprint Reader, Control Vault 3+
- E4 Power Cord 1M for US
- Latitude 5550 Quick Start Guide
- SERI Guide (ENG/FR/Multi)
- ENERGY STAR Qualified
- Custom Configuration
- Mix Model MTL 65WADPT
- Intel Core Ultra 7 Non-vPro Label

Quote Number:

Q-15844

- FHD HDR RGB Camera, TNR, Camera Shutter, Microphone
- EPEAT 2018 Registered (Gold)
- Latitude 5550 Bottom Door, MTL U15
- Intel Rapid Storage Technology Driver
- Dell Limited Hardware Warranty Extended Year(s)
- Dell Limited Hardware Warranty
- ProSupport Plus: Next Business Day Onsite, 1 Year
- Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115
- ProSupport Plus: Keep Your Hard Drive, 5 Years
- ProSupport Plus: Next Business Day Onsite, 4 Year Extended
- ProSupport Plus: Accidental Damage Service, 5 Years
- ProSupport Plus: 7x24 Technical Support, 5 Years
- Activate Your Microsoft 365 For A 30 Day Trial
- Dell Additional Software

Base

- Intel Xeon W3-2435 (22.5 MB cache, 8 cores, 16 threads, 3.1 GHz to 4.5 GHz Turbo, 165 W)
- Windows 11 Pro for Workstations (6 cores plus), English, French, Spanish, Brazilian Portuguese
- No Out-of-Band Systems Management
- 64GB, 1x64GB, DDR5, 4800MHz, RDIMM ECC Memory
- Nvidia RTX A1000, 8GB GDDR6, 4 mDP to DP
- M.2 NVME Upper Flexbay Assembly, Empty Lower Flexbay for HH ODD
- Integrated Storage Controller
- 1TB Performance SSD, SED Ready
- No Hard Drive
- 4TB, 3.5" 7200rpm SATA AG-Enterprise Hard Drive
- No Hard Drive
- 5.25" Expansion Bay with cabling
- CMS Software not included
- No Hard Drive
- No SATA/SAS RAID
- M.2 NVME Non-RAID Boot (C4, C5)

R

- Virtual Raid on CPU software driver
- Precision 5860 Tower 750W Performance Chassis (DAO Open Flexbay L5.5)
- Heatsink for 175W or higher CPU (5860)
- System Power Cord C13 (US 125V, 15A)
- No Additional Network Card Selected (Integrated NIC included)
- Dell Wired Keyboard - KB216 - US English - Black
- Dell Optical Mouse - MS116 (Black)
- ENERGY STAR Qualified
- EPEAT 2018 Registered (Gold)
- Dell Precision/Pro Max Desktops TPM
- SERI Guide (ENG/FR/Multi)
- Quick Start Guide placemat, 5860 Tower
- Shipping Material (DAO)
- Shipping Material (5860, 7865)
- 5860T 750W Regulatory Label (DAO)
- Resource DVD not Included
- Premier Color 6.1
- No External ODD
- No Hard Drive
- Dell Limited Hardware

			- Warranty Plus Service • ProSupport Next Business Day Onsite 5 Years • ProSupport 7x24 Technical Support 5 Years • Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport • Activate Your Microsoft 365 For A 30 Day Trial • Dell Additional Software				
5	210-BLNG	Dell Mobile Precision Workstation 3591	- Intel Core Ultra 7 155H vPro Essentials (24 MB cache, 16 cores, 22 threads, up to 4.8 GHz, 45W) - Windows 11 Pro, English, Brazilian Portuguese PT-BR, French, Spanish - Intel Core Ultra 7 155H Processor and NVIDIA RTX 500 Ada 4GB GDDR6 Graphics - Intel vPro Management Disabled - Activate Your Microsoft 365 For A 30 Day Trial - NVIDIA RTX 500 Ada Generation, 4 GB GDDR6 15.6" FHD 1920x1080, 60Hz, 250 nits, Non-Touch,	DIR-CPO-5792-R	2	\$ 2,127.36	\$ 4,254.72

- FHD HDR RGB Camera,
Mic, WLAN
- FHD HDR RGB Camera,
TNR, Camera Shutter,
Microphone
- 32 GB: 1 x 32 GB, DDR5,
5600 MT/s, non-ECC
- 1TB, M.2 2280, Gen4 PCIe
NVMe, SSD, Class 40
- No Additional Hard Drive
- NO RAID
- English US backlit AI hotkey
keyboard with numeric
keypad, 99-key
- Single Pointing, No Security
- Intel AX211, 2x2 MIMO,
2400 Mbps, 2.4/5/6 GHz,
Wi-Fi 6/6E (WiFi 802.11ax),
Bluetooth
- 4 Cell, 64WHr, Standard
Battery
- 4 Cell Battery Cable
- 130W Type C Power
Adapter
- ENERGY STAR Qualified
- EPEAT 2018 Registered
(Gold)
- E5 Power Cord 1M for US
- SERI Guide (ENG/FR/Multi)
- Intel AX211 WLAN Driver
- Packaging for 130W
Adapter
- Custom Configuration
- Intel Core Ultra 7 Non-vPro

Label

- Dell Additional Software
- Quick Setup Guide for Mobile Precision 3591
- ProSupport Plus: Accidental Damage Service, 5 Years
- ProSupport Plus: Keep Your Hard Drive, 5 Years
- Dell Limited Hardware Warranty Plus Service
- ProSupport Plus: 7x24 Technical Support, 5 Years
- ProSupport Plus: Next Business Day Onsite, 5 Years
- Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115
- Intel(R) Rapid Storage Technology Driver
- BTO Standard Shipment (M)

6	DS-PAN-1202	Havis Docking Station For Panasonic Toughbook 33 Tablet Only With Power Supply (Basic Port Replication)	DIR-CPO-4751	4	\$ 844.80	\$ 3,379.20
7	210-BPPX	Dell Pro Micro Plus QBM1250	DIR-CPO-5792-R	2	\$ 1,770.59	\$ 3,541.18

- Intel(R) Core(TM) Ultra 7 265 vPro(R) (13 TOPS NPU, 20 cores, up to 5.3GHz)
- Windows 11 Pro

- 16 GB: 1 x 16 GB, DDR5, up to 5600 MT/s, non-ECC
- 1TB SSD TLC
- Internal WiFi Antenna
- Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card
- Wireless Driver, Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card
- Dell Pro Micro Plus with 65W Processor
- Dell Pro Keyboard and Mouse - KM5221W - US English - Black
- Mouse included with Keyboard
- ENERGY STAR Qualified
- US Power Cord
- Documentation
- Watch Dog SRV
- Quick Start Guide
- US/Canada Battery Warning Label
- Trusted Platform Module (Discrete TPM Enabled)
- Shipping Material, MPP Cusion
- Shipping Label
- Regulatory Label for 180W Adapter
- Driver/APP for IRST
- Intel Core Ultra 7 Processor

Label

- Desktop BTO Standard shipment
- Dell Pro Micro Plus QBM1250
- No vPro(R) support
- EPEAT 2018 Registered (Gold)
- Custom Configuration
- 1st M.2 2230 SSD Extend Bracket & Screw
- Internal Speaker
- No Additional Video Ports
- 180 Watt A/C Adapter, TCO Compliant
- NO RAID
- No Option Included
- English, French, Spanish, Brazilian Portuguese
- ProSupport Plus: Accidental Damage Service, 5 Years
- ProSupport Plus: Keep Your Hard Drive, 5 Years
- ProSupport Plus: 7x24 Technical Support, 5 Years
- ProSupport Plus: Next Business Day Onsite, 5 Years
- Dell Limited Hardware Warranty Plus Service
- Thank you for choosing Dell ProSupport Plus. For tech support, visit

			www.dell.com/contactdell or call 1-866-516-3115				
			• Activate Your Microsoft 365 For A 30 Day Trial				
8	452-BDUX	Dell Vertical Desktop Stand - MFF/TC		DIR-CPO-5792-R	2	\$ 14.07	\$ 28.14
9	210-BPQX	Dell Pro Slim QCS1250	• Intel(R) Core(TM) Ultra 7 265 vPro(R) (13 TOPS NPU, 20 cores, up to 5.3GHz) • Windows 11 Pro • 16GB: 1 x 16GB, DDR5, up to 5600 MT/s, non-ECC • 1TB SSD TLC • 1st M.2 2280 SSD Screw • Integrated Graphics • Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card • Internal WiFi Antenna • WLAN Driver Intel(R) Wi-Fi 6E AX211 • Dell Pro Slim chassis with 360W PSU • Dell Pro Wired Collaboration Keyboard - KB525C - US English • Dell Wired Mouse - MS116 • ENERGY STAR Qualified • System Power Cord (Philipine/TH/US) • Documentation • Watch Dog SRV	DIR-CPO-5792-R	17	\$ 1,478.69	\$ 25,137.73

- Quick Start Guide
- US/Canada Battery Warning Label
- Trusted Platform Module (Discrete TPM Enabled)
- Shipping Material (DAO)
- Shipping Label
- FSJ Reg label for 360W PSU
- Driver/APP for IRST
- Intel Core Ultra 7 Processor Label
- Desktop BTO Standard shipment
- Dell Pro Slim QCS1250
- EPEAT 2018 Registered (Silver)
- No vPro(R) support
- Custom Configuration
- No Optical Drive
- No Hard Drive Bracket
- CMS Software not included
- Internal speaker
- Intrusion cable switch
- No Additional Add In Cards
- No Additional Network Card Selected (Integrated NIC included)
- No Option Included
- No Additional Video Ports
- English, French, Spanish, Brazilian Portuguese
- ProSupport Plus: Accidental Damage Service, 5 Years

- ProSupport Plus: Keep Your Hard Drive, 5 Years
- ProSupport Plus: Next Business Day Onsite, 5 Years
- ProSupport Plus: 7x24 Technical Support, 5 Years
- Dell Limited Hardware Warranty Plus Service
- Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115
- Activate Your Microsoft 365 For A 30 Day Trial

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability. Dell maintains a strict zero-return policy. Therefore, purchases of incorrect quantity, specifications, items, or configurations are non-refundable and non-returnable. Please ensure that you have reviewed your quote thoroughly.

****This quote does not include the applicable sales tax for our commercial customers****

Sales Total:	\$ 113,421.40
Freight & Misc:	\$ 0.00
Tax Total:	\$ 0.00
Total (USD):	\$ 113,421.40

E. Consent Agenda

Subject: 3. Approve and adopt a resolution to renew the Dallas County 2025 Hazard Mitigation Action Plan; and providing for an effective date.

Meeting June 16, 2025 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Adopt and approve the Dallas County 2025 Hazard Mitigation Action Plan resolution.

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 purpose of the Dallas County 2025 Hazard Mitigation Action Plan is to identify sustainable actions and reduce the impact of natural hazards such as flooding, severe storms, and extreme heat. A FEMA-approved plan is required to remain eligible for federal grant programs like the Hazard Mitigation Grant Program (HMGP) and Flood Mitigation Assistance (FMA). Participating jurisdictions may propose mitigation projects based on local needs and priorities. While there is no requirement to implement specific actions, inclusion in the plan ensures access to funding opportunities if the City chooses to pursue them.

The plan is a cooperative effort among participating jurisdictions such as: Addison, Balch Springs, Carrollton, Cedar Hill, Cockrell Hill, Coppell, Dallas County, DeSoto, Duncanville, Farmers Branch, Glenn Heights, Highland Park, Hutchins, Lancaster, Richardson, Rowlett, Sachse, Seagoville, Sunnyvale, University Park, and Wilmer.

Follow the link to view the [Hazard Mitigation Action Plan](#).

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Adopt and approve the Dallas County 2025 Hazard Mitigation Action Plan resolution.

File Attachments

1. FEMA Letter_Approval Pending Adoption_DallasCo-TX-SIGNED
2. Resolution_Adopt Dallas County 2025 Hazard Mitigation Plan



FEMA

April 23, 2025

Jennifer Charlton-Faia, Deputy State Hazard Mitigation Officer
Texas Division of Emergency Management
P.O. Box 285
Del Valle, Texas 78617-9998

RE: Approvable Pending Adoption of the Dallas County, Texas Multi-Jurisdiction
Hazard Mitigation Plan

Dear Ms. Charlton-Faia:

This office has concluded its review of the referenced plan, in conformance with the Final Rule on Mitigation Planning (44 CFR § 201.6). FEMA review does not include the review of content that exceeds the applicable FEMA mitigation planning requirements. Formal approval of this plan is contingent upon the adoption by the participants on Enclosure A, as well as the receipt of the final draft of the plan containing all plan components.

Adopting resolutions must be submitted to this agency for review and approval no later than one year from the date of this letter. Failure to submit these resolutions in a timely manner could lead to a required update of the plan prior to FEMA approval.

Once this final requirement has been met, a letter of official approval will be generated. The Local Hazard Mitigation Planning Tool, with the reviewer's comments, has been enclosed to further assist the jurisdictions in complying with planning requirements. If you have any questions, please contact David Freeborn, HM Community Planner, at (940) 268-7602.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald C. Wanhanen".

Ronald C. Wanhanen Chief,
Risk Analysis Branch

Enclosures: Participants
cc: Anne Lehnick

Participants

Attached is the list of participating local governments included in the April 23, 2025 review of the referenced Hazard Mitigation plan.

Community Name
1) Addison town
2) Balch Springs city
3) Carrollton city
4) Cedar Hill city
5) Cockrell Hill city
6) Coppell city
7) Dallas County
8) DeSoto city
9) Duncanville city
10) Farmers Branch city
11) Glenn Heights city
12) Highland Park town
13) Hutchins city
14) Lancaster city
15) Richardson city
16) Rowlett city
17) Sachse city
18) Seagoville city
19) Sunnyvale town
20) University Park city
21) Wilmer city

Adoption Submittal (Final)

Following the issuance this of Approvable Pending Adoption letter, all participants are provided one year to adopt the plan and submit it through the State to FEMA. For multi-jurisdictional plans, multiple adoptions should be submitted as a complete package as outlined below.

The State must submit the plan files via:

Risk Management Directorate (RMD) SharePoint:

<https://rmd.msc.fema.gov/Regions/VI/Mitigation%20Planning/Forms/AllItems.aspx>

Note: You will be requested to register if you have not already done so.

All plans containing Protected Critical Infrastructure Information (PCII) must be submitted as an encrypted document with the password being sent separately in an email to ensure secure file submissions.

1. Final draft of the plan in MS Word or pdf format containing:
 - a. The final plan formatted as a single document.
 - b. Documentation demonstrating adoption by the participating jurisdictions seeking approval. (i.e. copies of signed resolutions, official meeting minutes, etc....) Note: Adoption resolutions can be separate files. Additional adoptions are not required to provide a copy of the plan.
 - c. Remove strikethroughs, highlights and all Track Changes must be accepted in the final plan.
2. Send an email addressed to r6-mtd-planning@fema.dhs.gov as notification that the electronic file has been submitted. Please DO NOT send plans to the email inbox as it has very strict size limitations which will lock the inbox and not allow additional emails to be received. The email must include the following information:
 - a. Include the follow when applicable: (Note: A submittal letter is no longer required.)
 - i. Subject line [Approval Review for Name of Plan, State]
 - ii. FEMA funding source, grant or disaster number, and project number (when applic
 - iii. list of adopting jurisdictions
 - iv. Plan File name (file name must include date submitted)
3. Submittals which do not conform to the above requirements will be returned to the State for resubmission

CITY OF SACHSE, TEXAS
RESOLUTION NO. R-2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING AND ADOPTING THE DALLAS COUNTY 2025 HAZARD MITIGATION ACTION PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse recognizes the threat that natural hazards pose to people and property within the City of Sachse; and

WHEREAS, the County of Dallas has prepared a multi-hazard mitigation plan, hereby known as Dallas County 2025 Hazard Mitigation Action Plan (the “Plan”), in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the Plan, identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Sachse from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City Council demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Plan.

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

SECTION 1. The Dallas County Hazard 2025 Mitigation Action Plan is approved and adopted in its entirety. The Plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in five (5) years.

SECTION 2. This Resolution shall take effect immediately from and after the date of its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 16th day of June 2025.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, TRMC, City Secretary
(05-29-2025: 4904-4475-8088, v. 1)

E. Consent Agenda

Subject: 4. Authorize the City Manager to execute the First Amendment to the Site Lease Agreement between the City of Sachse and GTP Towers IV, LLC with a current expiration date of January 31, 2026, for the leased premises generally located at 6232 State Highway 78 Sachse, Texas 75048 for a lease extension of 18 months expiring on July 31, 2027.

Meeting June 16, 2025 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Authorize the City Manager to execute the First Amendment to the Site Lease Agreement between the City of Sachse and GTP Towers IV, LLC with a current expiration date of January 31, 2026, for the leased premises generally located at 6232 State Highway 78 Sachse, Texas 75048 for a lease extension of 18 months expiring on July 31, 2027.

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

BACKGROUND

The existing Site Lease Agreement between the City of Sachse and GTP Towers IV, LLC was originally executed on November 27, 1995. The lease covers a portion of the property currently occupied by the Parks building, located along Highway 78, and includes associated easements for access and utilities.

GTP Towers IV, LLC recently approached the City to request a long-term lease extension. However, staff determined that a long-term extension would not align with the City's strategic goals.

In response, the proposed First Amendment to the Site Lease Agreement provides a renewal option of eighteen (18) months beyond the current expiration date of January 31, 2026, to July 31, 2027. This short-term extension will allow the tenant sufficient time to plan and execute the relocation of their equipment and operations while preserving the City's flexibility for future use of the property.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to execute the First Amendment to the Site Lease Agreement between the City of Sachse and GTP Towers IV, LLC with a current expiration date of January 31, 2026, for the leased premises generally located at 6232 State Highway 78 Sachse, Texas 75048 for a lease extension of 18 months expiring on July 31, 2027.

File Attachments

1. Presentation_GTP Towers IV_First Amendment to Site Lease Agreement
2. GTP Towers IV_Lease Agreement_First Amended_6232 SH 78

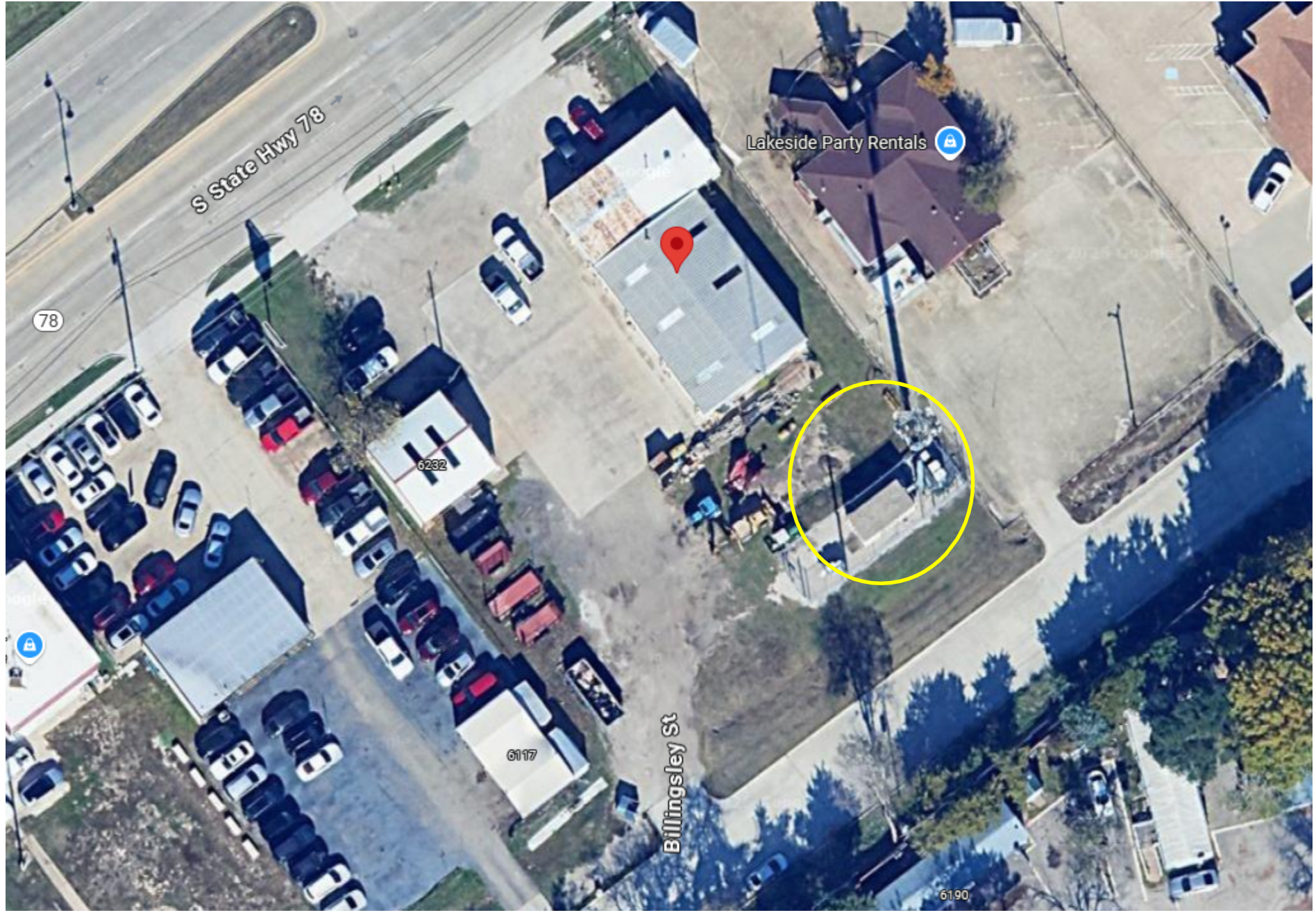
First Amendment to the Site Lease Agreement – GTP Towers IV, LLC

City Council
June 16, 2025



Site Overview & History

- Cell tower is located at the existing Parks building off Hwy 78
- Original Site Lease Agreement began in 1995
- GTP Towers IV, LLC currently leases a portion of the property for tower operations
- Current lease expires January 31, 2026



Reason for Lease Amendment

- Tenant requested a long-term lease extension
- Due to planned construction of the new Service Center and potential property sale, long-term extension not advisable
- Amendment allows for:
 - A short-term, 18-month extension
 - Time for tenant to relocate equipment
 - Continued rent per original lease

Staff Recommendation

- Approve the First Amendment to the Site Lease Agreement
- Maintain operational continuity for tenant
- Support City's long-term facility planning

THE FIRST AMENDMENT TO SITE LEASE AGREEMENT

This First Amendment to Site Lease Agreement (this "**Amendment**") is made effective as of the latter signature date hereof (the "**Effective Date**") by and between **City of Sachse, Texas**, ("**Landlord**") and **GTP Towers IV, LLC**, a Delaware limited liability company ("**Tenant**") (Landlord and Tenant being collectively referred to herein as the "**Parties**").

RECITALS

WHEREAS, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Site Lease Agreement dated November 27, 1995 (as the same may have been amended, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such leasehold and easement rights and interests, collectively, the "**Leased Premises**"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Lease Term Extended.** Notwithstanding anything to the contrary contained in the Lease, the Parties agree that the Lease, without giving effect to this Amendment and assuming the exercise by Tenant of all remaining renewal terms in the Lease, has a final expiration date of January 31, 2026 (the "**Current Expiration Date**"). Tenant shall have the option to extend the Lease for a single additional eighteen (18) month renewal term (the "**Renewal Term**"). The Renewal Term shall commence on the day immediately following the Current Expiration Date, unless Tenant notifies Landlord that Tenant elects not to renew the Lease not less than ninety (90) days prior to the Current Expiration Date.
2. **Rent and Escalation.** The Parties hereby acknowledge and agree that all applicable increases and escalations to the rental payments under the Lease (the "**Rent**") shall continue in full force and effect through the Renewal Term.
3. **Notices.** The Parties acknowledge and agree that Section 13 of the Lease is hereby deleted in its entirety and is of no further force and effect. From and after the Effective Date the notice address and requirements of the Lease, as modified by this Amendment, shall be controlled by this Section of this Amendment. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: 3815-B Sachse Rd, Sachse, TX 75048; to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

4. **Conflict/Capitalized Terms.** The Parties hereby acknowledge and agree that in the event of a conflict between the terms and provisions of this Amendment and those contained in the Lease, the terms and provisions of this Amendment shall control. Except as otherwise defined or expressly provided in this Amendment, all capitalized terms used in this Amendment shall have the meanings or definitions ascribed to them in the Lease. To the extent of any inconsistency in or conflict between the meaning, definition, or usage of any capitalized terms in this Amendment and the meaning, definition, or usage of any such capitalized terms or similar or analogous terms in the Lease, the meaning, definition, or usage of any such capitalized terms in this Amendment shall control.
5. **Counterparts.** This Amendment may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.

[SIGNATURES FOLLOW ON NEXT PAGE]

LANDLORD:

City of Sachse, Texas,

Signature: _____

Print Name: _____

Title: _____

Date: _____

Signature: _____

Print Name: _____

Title: _____

Date: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

TENANT:

GTP Towers IV, LLC,

a Delaware limited liability company

Signature: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from the vesting deed (or deeds) to the fee owner of the Parent Parcel that includes the land area encompassed by the Lease and Tenant's improvements thereon

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below:

Being situated in the County of Dallas, State of Texas, and being known as
Dallas County APN: 48-00050-023-004-0000.

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Landlord.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements.

Prepared by and Return to:

American Tower
10 Presidential Way
Woburn, MA 01801
Attn.: Land Management/Nathan Maxwell Whitaker, Esq.
ATC Site No.: 374726
ATC Site Name: Sachse TX
Assessor's Parcel No(s): 48-00050-023-004-0000

Prior Recorded Lease Reference:

Book: 97062; Page: 1556
Instrument No.: 620302
State of Texas
County of Dallas

MEMORANDUM OF LEASE

This Memorandum of Lease (the "**Memorandum**") is entered into as of the latter signature date hereof, by and between **City of Sachse, Texas**, ("**Landlord**") and **GTP Towers IV, LLC**, a Delaware limited liability company ("**Tenant**").

NOTICE is hereby given of the Lease (as defined and described below) for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Memorandum shall constitute an amendment of any such prior recorded notice(s).

1. **Parent Parcel and Lease.** Landlord is the owner of certain real property being described in **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"). Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Site Lease Agreement dated November 27, 1995 (as the same may have been amended from time to time, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises is also described on **Exhibit A**.
2. **Expiration Date.** Subject to the terms, provisions, and conditions of the Lease, and assuming the exercise by Tenant of all renewal options contained in the Lease, the final expiration date of the Lease would be July 31, 2027. Notwithstanding the foregoing, in no event shall Tenant be required to exercise any option to renew the term of the Lease.
3. **Effect/Miscellaneous.** This Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control. Landlord hereby grants the right to Tenant to complete and execute on behalf of Landlord any government or transfer tax forms necessary for the recording of this Memorandum. This right shall terminate upon recording of this Memorandum.
4. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: 3815-B Sachse Rd, Sachse, TX 75048; to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the parties hereto, by thirty (30) days prior

ATC Site No.: 374726
Site Name: Sachse TX

written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

5. **Counterparts.** This Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Memorandum as of the day and year set forth below.

LANDLORD

City of Sachse, Texas,

Signature: _____

Print Name: _____

Title: _____

Date: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

LANDLORD

City of Sachse, Texas,

Signature: _____

Print Name: _____

Title: _____

Date: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

TENANT

GTP Towers IV, LLC,

a Delaware limited liability company

Signature: _____

Print Name: _____

Title: _____

Date: _____

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this ____ day of _____, 202____, before me, _____
the undersigned Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity
upon which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from the vesting deed (or deeds) to the fee owner of the Parent Parcel that includes the land area encompassed by the Lease and Tenant's improvements thereon

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below:

Being situated in the County of Dallas, State of Texas, and being known as
Dallas County APN: 48-00050-023-004-0000.

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Landlord.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements.

E. Consent Agenda

Subject:	5. Authorize the City Manager to execute an agreement with Alman Construction Services, LP, for an amount not to exceed Five Hundred Fifty-Four Thousand, One Hundred Sixty and No/100 Dollars (\$554,160.00) to provide the replacement of the Public Safety building generators with one 500 kW industrial generator and purchase a portable diesel 200 kW generator that can be used as needed for emergencies on or off site.
Meeting	June 16, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$554,160.00
Budgeted	Yes
Budget Source	Debt Service Fund
Recommended Action	Authorize the City Manager to execute an agreement with Alman Construction Services, LP, to provide the replacement of the Public Safety building generators with one 500 kW industrial generator and purchase a portable diesel 200 kW generator that can be used as needed for emergencies on or off site.
Goals	Meet the public safety needs of a growing citizen; student; and business population.

BACKGROUND

Facility Maintenance staff have reported ongoing repairs and frequent maintenance issues with the existing backup generators at the Public Safety building. These generators are more than a decade old and are original to the building. These generators are critical to ensuring continued operations for first responders during power outages and emergencies. Currently, only two of the four backup generators at the Police Department are operational. Of the two non-functional units, one is completely inoperable due to severe damage and cannot be repaired. The second non-operational generator is being used for spare parts to maintain the remaining units. Replacing the existing system with a single, high-capacity 500 kW industrial generator will improve reliability and reduce ongoing maintenance costs. In addition, the acquisition of a 200 kW portable diesel generator will provide the City with flexibility to respond to emergencies at various locations as needed.

A request for bids was advertised on April 24, 2025, in the Sachse News and on the City website, and three bids were received. Alman Construction Services provided the lowest qualified bid. This item was approved as a part of the FY 24-25 budget process utilizing debt instruments to assist with this capital acquisition. The original plan included a generator for Fire Station No. 1 as well as the Police generator. Staff will bid the Fire Station generator item out once this process is initiated.

There is a 30- to 34-week lead time on the generator order after the submittal has been approved. Once construction begins, it is anticipated to take up to seven weeks for the project. This request includes a 10% contingency based on the contract notes stating that the amount is subject to change without notice if the materials are affected by tariffs imposed by the US Government. Should the amount change due to tariffs and is above the request with the 10% contingency, staff will come back to Council with an amended request.

Item	Cost
Base Bid	\$339,770

Alternate (Portable Generator)	\$156,284
Bonding	\$8,500
Contingency (10%)	\$49,606
Total Project Cost	\$554,160

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to execute an agreement with Alman Construction Services, LP, to provide the replacement of the Public Safety building generators with one 500 kW industrial generator and purchase a portable diesel 200 kW generator that can be used as needed for emergencies on or off site.

File Attachments

1. Presentation_GeneratorContractCouncil_6.16.25
2. Alman Construction Services LP_Installation of Public Safety Generators Agreement (with Exhibits)_FINAL

Public Safety Building Generator Replacement

City Council
June 16, 2025



Steps to Selecting Contractor

- Prepare specifications
- Advertised request for bids
- Bids opened on May 15, 2025
 - Three bids received
- Evaluated for compliance and cost
- Recommendation to City Council – June 16, 2025

Bid Opening on March 15, 2025

Company	Bid Amount	Alternate Bid Amount	Total
Power Smith	\$624,036	No Bid	\$624,036
Rapier Industries	\$320,317	\$184,848	\$505,165
Alman Construction Services	\$339,770	\$156,284	\$496,054



Staff Recommendation

- Staff recommends Alman Construction Services
- In business for over 40 years
- Clients have included: TxDot, Grand Prairie, Oncor, Amazon

Questions

STATE OF TEXAS §
 § **AGREEMENT FOR INSTALLATION OF**
 § **PUBLIC SAFETY GENERATORS**
COUNTY OF DALLAS §

This Agreement for Installation of Public Safety Generators (“Agreement” or “Contract”) is made by and between the City of Sachse, Texas (“City”) and Alman Construction Services, LP (“Contractor”) (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

RECITALS:

WHEREAS, the City desires to engage the services of Contractor as an independent contractor and not as an employee in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, Contractor desires to render services for the installation of public safety generators, as more fully described in Exhibit “A” attached hereto and made a part herein by reference, and in accordance with the terms and conditions set forth in this Agreement; and

NOW THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Article I
Term

The Term of this Agreement shall commence on the last date of execution hereof (the “Effective Date”) and shall continue until completion of services set forth in this Agreement, unless sooner terminated as provided herein.

Article II
Contract Documents

2.1. This Agreement consists of the following items:

- (a) This Agreement; and
- (b) Contractor’s Scope of Services (attached as Exhibit “A”).

2.2 In the event there exists a conflict in interpretation, the documents shall control in the order listed above. These documents shall be referred to collectively as “Contract Documents.”

Article III Scope of Services

The Parties agree that Contractor shall perform the services specifically set forth under Exhibit “A.”

Article IV Schedule of Work

Contractor agrees to commence services upon written direction from the City and to perform the required services in accordance with a schedule mutually agreed upon by the City and Contractor (the “Work Schedule”). Any work performed or expenses incurred by Contractor prior to Contractor’s receipt of a Notice to Proceed from the City shall be entirely at Contractor’s own risk.

Article V Compensation

5.1 City shall compensate Contractor in the amounts set forth in Exhibit “A”.

5.2 City shall pay Contractor within thirty (30) days after completion of the Project and City’s approval and acceptance of the work performed by Contractor on the Project. Contractor must submit a proper invoice with no errors or discrepancies and that all work noted on the invoice has been completed. Any errors, discrepancies or the invoicing of work not completed may result in a delay in payment.

5.3 Contractor shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, copying and facsimile charges, reproduction charges, and telephone, internet and e-mail charges.

Article VI Devotion of Time; Personnel; and Equipment

6.1 Contractor shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should City require additional services not included under this Agreement, Contractor shall make reasonable efforts to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City, and without decreasing the effectiveness of the performance of services required under this Agreement.

6.2 To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement. The cost of such personnel and assistance shall be borne exclusively by Contractor.

6.3 Contractor shall furnish the facilities, equipment, telephones, facsimile machines, email facilities, and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

Article VII Relationship of Parties/Independent Contractor

It is understood and agreed by and between the Parties that in satisfying the conditions of this Agreement, Contractor is acting independently, and that the City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. As such, the City shall not: train Contractor, require Contractor to complete regular oral or written reports, require Contractor devote its full-time services to the City, or dictate Contractor's sequence of work or location at which Contractor performs its work.

Article VIII Suspension of Work

The City shall have the right to immediately suspend work by Contractor if City determines in its sole discretion that Contractor has, or will fail to perform, in accordance with this Agreement. In such event, any payments due Company shall be suspended until Contractor has taken satisfactory corrective action.

Article IX Availability of Funds

If monies are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, this Agreement shall be canceled and Contractor may only be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of services delivered under this Agreement or which are otherwise not recoverable. The cost of cancellation may be paid from any appropriations for such purposes.

Article X Insurance

Contractor shall provide and maintain for the duration of this Agreement, and for the benefit of the City (naming the City and its officers, agents and employees as additional insureds), insurance coverage in full force and effect as set forth in Exhibit "B" attached hereto. Contractor shall provide signed Certificates of Insurance verifying that Contractor has obtained the required insurance coverage for the City prior to the Effective Date of this Agreement.

Article XI Surety Bonds

Contractor shall furnish separate performance and payment bonds to the City, per the requirements set out in state statutes to guaranty full and faithful performance of the Contract and the full and final payment of all persons supplying labor or materials for the services set forth in this Contract. Each bond required by the state statutes shall set forth a penal sum in an amount not less than the Contract Price. Each bond furnished by the Contractor shall incorporate by reference the terms of this Contract as fully as though they were set forth verbatim in such bonds. In the event the Contract Price is adjusted by Change Order executed by Contractor, the penal sum of both the performance bond and the payment bond shall be deemed increased by like amount. The performance and payment bonds furnished by Contractor shall be in form suitable to the City and shall be executed by a surety, or sureties, reasonably suitable to the City and authorized to do business in the State of Texas by the State Board of Insurance.

Article XII Indemnification

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OR ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS THE "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO SOLE NEGLIGENCE OF CITY). IF ANY ACTION OR PROCEEDING SHALL BE BROUGHT BY OR AGAINST CITY IN CONNECTION WITH ANY SUCH LIABILITY OR CLAIM, CONTRACTOR, ON NOTICE FROM CITY, SHALL DEFEND SUCH ACTION OR PROCEEDINGS AT CONTRACTOR'S EXPENSE, BY OR THROUGH ATTORNEYS REASONABLY SATISFACTORY TO CITY. CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OR COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS CONTRACT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Article XIII Termination

13.1 Termination for Cause. City may terminate this Agreement, with or without cause, by giving Contractor thirty (30) days prior written notice. In the event of such termination, Contractor shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

13.2 Termination for Default. City shall terminate this Agreement immediately in the event Contractor fails to: (i) meet delivery schedules or (ii) otherwise conform to the specifications under this Agreement. Breach of contract or default authorizes the City to award the Agreement to another Contractor, purchase elsewhere, and charge the full increase in cost and handling to the defaulting Contractor.

Article XIV Miscellaneous

14.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

14.2 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement.

14.3 Assignment. Contractor may not assign this Agreement in whole or in part without the prior written consent of the City. In the event of an assignment by Contractor to which City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

14.4 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

14.5 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said Court.

14.6 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

14.7 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

14.8 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

14.9 Recitals. The recitals to this Agreement are incorporated herein.

14.10 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City, to:

City of Sachse, Texas
Attn: Gina Nash
City Manager
3815 Sachse Road
Sachse, Texas 75048
Phone: (972) 495-1212
gnash@cityofsachse.com

With a copy to:

Joseph J. Gorfida, Jr.
Nichols | Jackson, L.L.P.
500 North Akard
1800 Ross Tower
Dallas, Texas 75201
Phone: (214) 965-9900
jgorfida@nicholsjackson.com

If intended for Contractor, to:

Alman Construction Services, LP
Attn: Nick Guzman, President/Owner
7677 Hunnicut Road
Dallas, Texas 75228
Phone: (214) 388-1800
nguzman@almanelec.com

14.11 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

14.12 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

14.13 Audits and Records. Contractor agrees that during the term hereof, the City and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of Contractor's records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by City or date of termination if sooner.

14.14 Conflicts of Interests. Contractor represents that no official or employee of City has any direct or indirect pecuniary interest in this Agreement.

14.15 Compliance with Federal, State & Local Laws. Contractor shall comply in performance of services under the terms of this Agreement with all applicable laws, ordinances and regulations, judicial decrees or administrative orders, ordinances, and codes of federal, state and local governments, including all applicable federal clauses.

14.16 Force Majeure. No Party will be liable for any default or delay in the performance of its obligations under this Agreement if and to the extent such default or delay is caused, directly or indirectly, by fire, flood, earthquake, elements of nature or acts of God, riots, civil disorders, acts of terrorism or any similar cause beyond the reasonable control of such party, provided that the non-performing party is without fault in causing such default or delay. The non-performing Party agrees to use commercially reasonable efforts to recommence performance as soon as possible.

14.17. Boycott Israel; Boycott Energy Companies; and Prohibition of Discrimination against Firearm Entities and Firearm Trade Associations.

- (a) Contractor verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

14.18 No Excluded Nation or Foreign Terrorist Organization. Contractor certifies that Contractor is not engaged in active business operations within the Sudan, Iran, or a foreign terrorist organization and is not listed on the list of prohibited entities prepared and maintained by the Texas Comptroller of Public Accounts pursuant to Texas Government Code §§806.051, 807.051, or 2252.153.

(signature page to follow)

EXECUTED this _____ day of _____, 2025.

City of Sachse, Texas

By: _____
Gina Nash, City Manager

Approved as to form:

By: _____
Joseph J. Gorfida, Jr., City Attorney
(05-29-2025: 4909-5312-7240, v. 1)

EXECUTED this _____ day of _____, 2025.

Alman Construction Services, LP

By: _____
Name: _____
Title: _____

EXHIBIT “A”
Scope of Services



7677 Hunnicut Road
Dallas, Texas 75228
214-388-1800 Ofc
214-388-1818 Fax

www.almanelec.com

6/4/25 Revised

City of Sachse
3815-B Sachse Road
Sachse, TX 75048

Reference: **City of Sachse Public Safety Generators**

Attention: W. Lance Whitworth

We are pleased to offer our proposal on the above referenced project.

Base Bid: \$ 339,770.00

Alternate for Portable Generator: \$ 156,284.00

Scope specifically includes:

- Generators per attached cut sheets.
- New generator to be installed on the existing concrete slab.
- Existing ATS to remain and be used for the new generator.
- Scope of work per project specifications.

Specifically excludes:

- Weekends and holidays. Overtime.
- Sales tax.
- Engineered design drawings (electrical power and gas piping). (add for this is \$16,200).
- Third party testing.
- Bonding (add for this is \$8,500).
- Atmos Energy fees.
- Rental generator for backup power during the construction work.

Note:

1. *Price is only valid for 30 days from date of quote.*
2. *This proposal shall become a part of any contract documents.*
3. *Proposal is subject to change without notice if the Materials are affected by Tariffs imposed by the US Government.*
4. *Normal working hours are Monday-Friday, 7:00am -3:30 pm. Anything before 7am and after 3:30 pm is considered overtime. Saturdays is overtime, Sunday is double time.*
5. *Power will need to be shut off to complete work.*
6. *Generator to have a 30-34 week lead time after approved submittals.*
7. *Portable generator to have a 12-16 week lead time after approved submittals.*
8. *Construction schedule to be 7 weeks.*
9. *One year warranty.*

We appreciate the opportunity to be of service to your organization,
If you have any questions, please do not hesitate to contact me in our office.

Sincerely,

John Dawn

Estimator
TECL 19940

EXHIBIT “B”

Insurance Requirements

Procurement and Evidence of Insurance. Contractor must provide City with a certificate or copy of its insurance policy(s) evidencing the coverage and coverage provisions identified below no later than ten (10) days prior to the Performance. All insurance companies and coverage must be authorized by the Texas Department of Insurance to transact business in the State of Texas and must have an A.M. Best’s rating A- or greater.

All such insurance, with the exception of workers compensation, shall name City as an additional insured and provide for a waiver of subrogation against City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of the insurance. Each policy and renewals or replacements thereof shall provide that it will not be canceled, non-renewed or material change except with thirty (30) days advance written notice to City. Evidence of such insurance shall be provided to City by delivering certificate(s) of insurance and policy endorsements.

Coverage and Limits. The insurance required under this paragraph shall provide for the following coverages and limits:

- a. Workers’ compensation and employers’ liability insurance as required by applicable law and the Special Provisions to this Agreement.
- b. Commercial general liability insurance for bodily injury and property damage, including limited contractual liability coverage in not less than the following amounts:
 - i. General Aggregate Limit \$2,000,000 each occurrence and
 - ii. Each Occurrence Limit \$1,000,000 each occurrence.

Commercial automobile liability insurance coverage, including non-owned and hired, covering all owned, hired, or non-owned vehicles including the loading or unloading thereof with limits not less than \$1,000,000.

E. Consent Agenda

Subject: 6. Authorize the City Manager to execute and award the construction contract for the City of Sachse Public Works Pump Station Improvement Project, W-24-16, to Mayim Municipal Builders, LLC in the amount of Four Million, Six Hundred Eighty-One Thousand, Four Hundred and No/100 Dollars (\$4,681,400.00).

Meeting June 16, 2025 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact Yes

Dollar Amount \$4,681,400.00

Budgeted Yes

Budget Source Utility Fund and Water Impact Fees

Recommended Action Authorize the City Manager to execute and award the construction contract for the City of Sachse Public Works Pump Station Improvement Project, W-24-16, to Mayim Municipal Builders, LLC in the amount of Four Million, Six Hundred Eighty-One Thousand, Four Hundred and No/100 Dollars (\$4,681,400.00).

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

BACKGROUND

The existing pump station near the Public Works facility is in need of upgrades and additional pumps. With the increasing population and demand for water, the City of Sachse continues to monitor and evaluate existing infrastructure to ensure water delivery and capacity needs. The existing pump station and 3.0 MG ground storage tank were originally built in 2002, had two pumps installed, and included three additional spaces for future pump expansion. An additional pump was later installed in 2014. The current building does not provide a climate-controlled environment, making conditions undesirable for sensitive pump controls and electrical systems.

Kimley-Horn and Associates provided a design to upgrade/replace the three existing pumps, add two additional pumps, and add a separate electrical building to the facility. Pumps will be upgraded to the latest technology and will integrate into our existing SCADA monitoring system. These additions will better accommodate the growing needs of the city and provide an environment conducive to extending the life of the electrical and mechanical systems.

The project was advertised in the Sachse News and online via Civcastusa.com, and a total of four bids were received. Kimley-Horn and City staff reviewed and evaluated the contract documents and bid tabs for each contractor. Staff recommend Mayim Municipal Builders to provide the requested services. Construction of this project is in accordance with the recent FY 2023-2024 CIP, project W-24-16.

POLICY CONSIDERATIONS

There are no policy considerations associated with this project.

RECOMMENDATION

Authorize the City Manager to execute and award the construction contract for the City of Sachse Public Works Pump Station Improvement Project, W-24-16, to Mayim Municipal Builders, LLC in the amount of Four Million, Six Hundred Eighty-One Thousand, Four Hundred and No/100 Dollars (\$4,681,400.00).

File Attachments

1. Engineer Award Recommendation_PW PS Improvements



June 5, 2025

Mr. Corey Nesbit
Director of CIP and Public Works
City of Sachse
3815-B Sachse Road,
Sachse, Texas 75048

Re: Public Works Pump Station Improvements – Recommendation of Award
KH No. 061290310

Dear Mr. Nesbit:

On Tuesday, June 3rd, 2025, the City of Sachse received bids for the Public Works Pump Station Improvements. Four bids were received with an apparent low bid price of \$4,681,400 (see attached bid tabulation) from Mayim Municipal Builders, LLC. The bid received is within a reasonable range of the engineer's estimate of \$4.3 million. A bid bond was included with the bid. Kimley-Horn has previously worked with Mayim Municipal Builders, LLC, therefore additional references were not contacted as part of the qualification review process. Based on their qualifications, we have found that they are regularly engaged in projects of this nature and obtain the competency to perform this work. Therefore, Kimley-Horn recommends that the City of Sachse award the contract to Mayim Municipal Builders, LLC for the amount of \$4,681,400.00.

If you have any questions or comments, please call me at (817) 335-6511.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
TBPE No. F-928

A handwritten signature in black ink that reads "Shelby Warchesik, P.E.".

Shelby Warchesik, P.E.

Copy to:

Jonathan Lara, City of Sachse

Attachment – Bid Tabulation

K:\FTW_Uilities\061290310-Sachse-PWPS-Improvements\CCA\BIDDING\Award Recommendation-PWPS_Improvements.docx

E. Consent Agenda

Subject:	7. Authorize the City Manager to negotiate and enter into a contract with GT Construction and VLEX Construction for the 2025 Annual Concrete Contract for an amount not to exceed Three Million and No/100 Dollars (\$3,000,000.00).
Meeting	June 16, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$3,000,000.00
Budgeted	Yes
Budget Source	2021 Bond Funds; General Fund - Maintenance and Operations; Street Maintenance Tax
Recommended Action	Authorize the City Manager to negotiate and enter into a contract with GT Construction and VLEX Construction for the 2025 Annual Concrete Contract for an amount not to exceed Three Million and No/100 Dollars (\$3,000,000.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The annual concrete contract will be used to set unit prices for roadway, sidewalk, and alley rehabilitation and concrete paving repairs necessary to maintain the city's concrete infrastructure. Establishing unit costs for pavement allows staff to better understand the cost of paving projects and estimate the amount of paving replacement that can be achieved within the 2024-2025 and 2025-2026 budgets. Projects for this contract have previously been identified in the FY 2024-2025 CIP Budget.

The project was advertised in the Sachse News and online via Civcastusa.com, and a total of six bids were received. City staff reviewed and evaluated the contract documents and bid tabs for each contractor. Staff recommend GT Construction and VLEX Construction to provide the requested services.

Established unit cost lasts for a period of one year. Using two contractors allows flexibility when scheduling the concrete work and enables us to complete the projects in a more efficient and timely manner.

Funding Source	Project Number	Amount
General Fund (Street Maintenance)	R-OG-01	\$ 200,000
General Fund (Sidewalk Maintenance)	R-OG-02	\$ 68,000
2021 Bond Funds	BP-21-CO1	\$ 2,600,000
Street Maintenance Tax	R-25-03	\$ 132,000

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

RECOMMENDATION

Authorize the City Manager to negotiate and enter into a contract with GT Construction and VLEX Construction for

the 2025 Annual Concrete Contract for an amount not to exceed Three Million and No/100 Dollars (\$3,000,000.00).

File Attachments

1. Presentation_Annual Concrete Contract RFB25001-2025

2025 Annual Concrete Contract

City Council
June 16, 2025



Overview

- Background
- Overview
- Staff Recommendation
- Discussion and Questions

Background

- The annual concrete contract will be used to set unit prices for roadway, sidewalk, and alley rehabilitation and concrete paving repairs necessary to maintain the city's concrete infrastructure
- Establishing unit cost for pavement allows staff to better understand the cost of paving projects and estimate the amount of paving replacement that can be achieved within the 2025-2026 budget
- Established unit cost lasts for a period of one year
- Using two contractors allows flexibility when scheduling the concrete work

Overview

- The 2024-2025 Capital Improvement Plan (CIP) included projects to replace, improve, or maintain miscellaneous street and alley paving
- Projects are identified in the Neighborhood Package of the 2021 Bond (BP-21-C01):
 - Alberta Circle
 - Cedar Brook Court alley
 - Maple Shade Avenue alley (2)
 - Harvest Lane alley
 - Rustic Ridge Court
 - Rustic Ridge Court alley
 - Hunters Ridge Drive alley
 - Ridgeview Drive and alley
 - Seventh Street
 - Jewel Street
- Additional projects may be selected as funding allows

Staff Recommendation

- Authorize the City Manager to negotiate and enter into a contract with GT Construction and VLEX Construction for the 2025 Annual Concrete Contract for an amount not to exceed Three Million and No/100 Dollars (\$3,000,000.00)
- This contract will be funded from 2021 Bond Funds; General Fund - Maintenance and Operations; and Street Maintenance Tax

Discussion and Questions

F. Discussion Items

Subject:	1. Receive an update from Baker Tilly showing additional market placement scenarios to guide the compensation study implementation strategy.
Meeting	June 16, 2025 - City Council Meeting
Access	Public
Type	Discussion
Fiscal Impact	None
Recommended Action	Receive an update from Baker Tilly on additional market placement scenarios to guide the compensation study implementation strategy.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

In December 2024, City Council approved a comprehensive compensation and classification study to be conducted by the consulting firm Baker Tilly. The study included adoption of updated regional comparator cities, total compensation benchmarking within the new market, as well as development and implementation recommendations for new pay structures.

The Baker Tilly team has compiled and analyzed the compensation data, which served as the foundation for developing revised pay structures for both civilian and sworn employees. These proposed structures were reviewed and approved by the internal compensation study project committee and each department head. Within these pay structures are three different implementation models that will either lag, match, or lead the market with the midpoint serving as the anchor to the market.

This information was originally presented to the City Council on May 19, 2025, after which additional market projections were requested. In response, Baker Tilly and staff have developed expanded market placement scenarios and seek direction from the City Council regarding the desired placement of employee compensation within the comparator market.

Sarah Towne from Baker Tilly will lead the presentation.

POLICY CONSIDERATIONS

The guidance from this discussion will help staff determine an implementation strategy for the compensation study for the FY26 budget process.

RECOMMENDATION

Receive an update from Baker Tilly on additional market placement scenarios to guide the compensation study implementation strategy.

File Attachments

1. Presentation_Compensation Study_ Council 6.16.25_FINAL

Classification and Compensation Study



- Position Review
- Market Review
- Pay Plan Review
- Implementation
- Next Steps

Market Assessment: Results

- In total, 78 positions were included in the market survey as benchmark positions.
 - Of those, 1 position had insufficient data (less than 3 matches).
 - Overall, the study yielded market values for 98% of the City's benchmark positions.
 - Average minimum, midpoint, and maximum results were prepared for the 77 benchmarks with sufficient data.
 - *Benchmarks had 8.5 matches on average.*
 - *54% of the benchmarks had 9 or more matches each.*
- 
- A comparison of current midpoints vs. the market average midpoint was also prepared. Additional market thresholds demonstrating 5% above and 5% below market were also prepared for consideration.
 - **On average, the City of Sachse is:**
 - 2.0% **below** market at the minimum
 - 2.3% **below** market at the midpoint
 - 5.0% **below** market at the maximum

Market Assessment

What is The Market?

MIN

MID

MAX

Market Midpoint

Lead Market

MIN

MID

MAX

Market Midpoint

Match Market

MIN

MID

MAX

Market Midpoint

Lag Market

Project Overview

Pay Plan Development

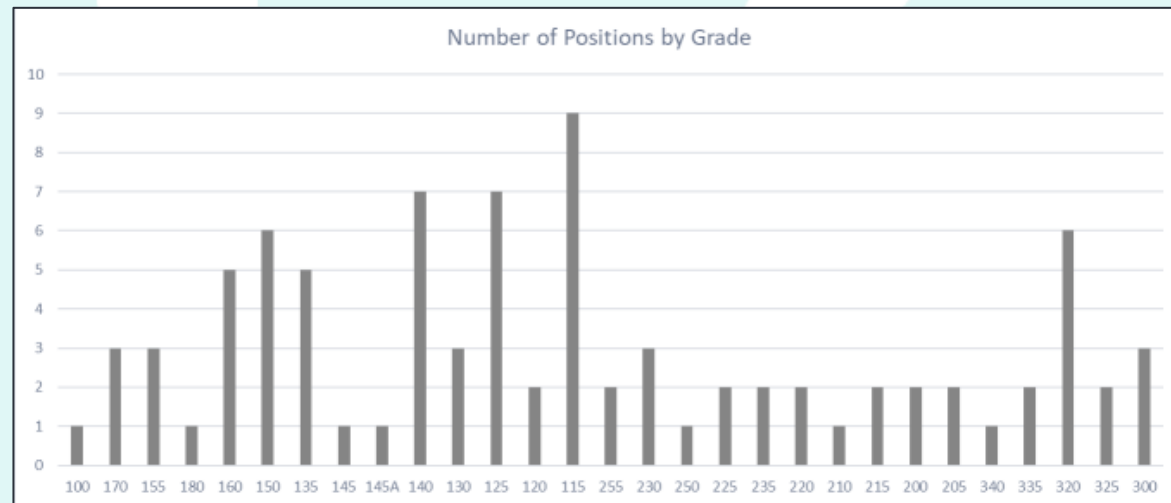
- Pay Plan: We analyzed your existing pay plan and provide recommendations tailored to the study's results.
- Grade Assignments: were based on external equity (market), internal equity (job evaluation), and existing equity (current midpoints and grade groupings) with consideration to career progressions, supervisor separation, business needs, etc.
 - We included department heads in a preliminary review of grade assignments.
- Implementation: With finalized grade assignments, we prepared implementation calculations across 3-4 scenarios that will assist your organization in adopting the new classification and compensation system.



Current General Pay Plan

Grade	Min Annual	Midpoint	Max Annual	Range Spread	Mid Diff%
100	\$27,040.00	\$32,448.00	\$37,856.00	40%	
105	\$32,136.00	\$38,563.20	\$44,990.40	40%	19%
115	\$38,313.60	\$45,976.32	\$53,639.04	40%	19%
120	\$40,229.28	\$48,275.14	\$56,320.99	40%	5%
125	\$42,240.74	\$50,688.89	\$59,137.04	40%	5%
130	\$44,352.78	\$53,223.34	\$62,093.89	40%	5%
135	\$46,570.42	\$55,884.50	\$65,198.59	40%	5%
140	\$48,898.94	\$58,678.73	\$68,458.52	40%	5%
145	\$51,343.89	\$61,612.67	\$71,881.44	40%	5%
145A	\$52,627.49	\$63,152.98	\$73,678.48	40%	2%
150	\$53,911.08	\$64,693.30	\$75,475.52	40%	2%
155	\$56,606.64	\$67,927.96	\$79,249.29	40%	5%
160	\$59,436.97	\$71,324.36	\$83,211.76	40%	5%
165	\$62,408.82	\$74,890.58	\$87,372.34	40%	5%
170	\$65,529.26	\$78,635.11	\$91,740.96	40%	5%
175	\$68,805.72	\$82,566.87	\$96,328.01	40%	5%
180	\$72,246.01	\$86,695.21	\$101,144.41	40%	5%
235	\$75,364.30	\$90,437.16	\$105,510.02	40%	4%
240	\$79,132.51	\$94,959.02	\$110,785.52	40%	5%
245	\$83,089.14	\$99,706.97	\$116,324.79	40%	5%
250	\$87,243.60	\$104,692.32	\$122,141.03	40%	5%
255	\$91,605.78	\$109,926.93	\$128,248.09	40%	5%
300	\$103,000.30	\$128,750.38	\$154,500.45	50%	17%
305	\$108,160.00	\$135,200.00	\$162,240.00	50%	5%
310	\$113,568.00	\$141,960.00	\$170,352.00	50%	5%
315	\$119,246.40	\$149,063.20	\$178,880.00	50%	5%
320	\$125,216.00	\$156,520.00	\$187,824.00	50%	5%
325	\$131,456.00	\$164,346.00	\$197,236.00	50%	5%
330	\$138,008.00	\$172,562.00	\$207,116.00	50%	5%
335	\$144,924.00	\$181,194.00	\$217,464.00	50%	5%
340	\$152,152.00	\$190,242.00	\$228,332.00	50%	5%

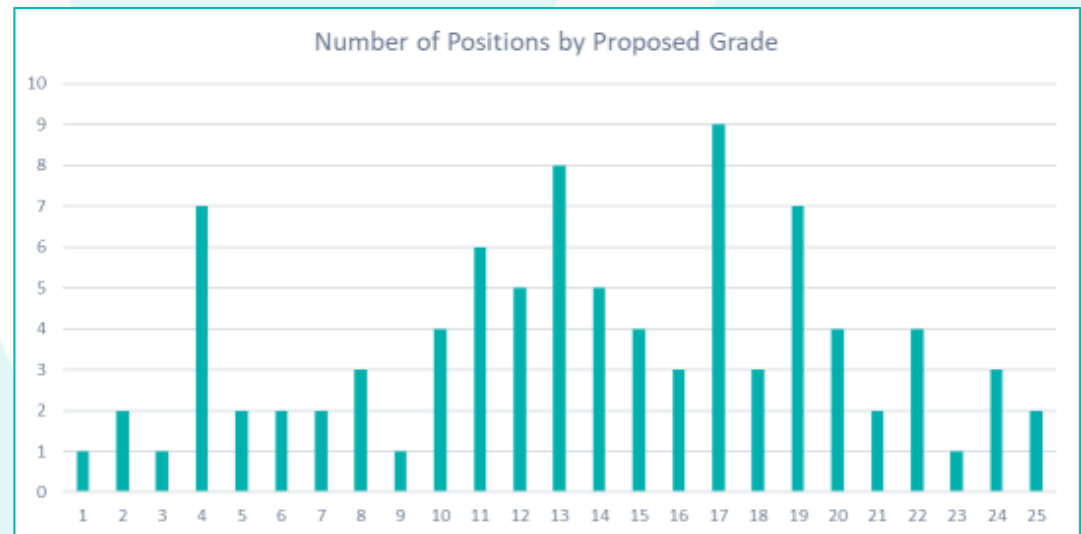
- Consolidated General Pay Plan (non-exempt, exempt, executive exempt)
- Open plan (no defined steps), 38 grades (numbered 100-340)
 - Not all grades in use
- 40-50% range spreads (distance from min to max)
- 2-19% midpoint differential (distance between each grade at the midpoint)
 - Average of 6% between grades
- Starting minimum wage for full-time employees is \$18.42/hour (\$38,313.60 annual- Grade 115)



Proposed General Pay Plan- Match Market

Grade	Minimum	Midpoint	Maximum	Range Spread	Midpoint Differential
1	\$35,652	\$41,000	\$46,348	30%	
2	\$41,000	\$47,150	\$53,300	30%	15%
3	\$42,230	\$48,565	\$54,899	30%	3%
4	\$43,497	\$50,022	\$56,546	30%	3%
5	\$44,803	\$51,523	\$58,244	30%	3%
6	\$46,147	\$53,069	\$59,991	30%	3%
7	\$47,531	\$54,661	\$61,790	30%	3%
8	\$50,383	\$57,941	\$65,498	30%	6%
9	\$53,406	\$61,417	\$69,428	30%	6%
10	\$56,811	\$68,173	\$79,535	40%	11%
11	\$58,515	\$70,218	\$81,921	40%	3%
12	\$62,026	\$74,431	\$86,836	40%	6%
13	\$64,507	\$77,408	\$90,310	40%	4%
14	\$67,087	\$80,504	\$93,922	40%	4%
15	\$80,504	\$96,605	\$112,706	40%	20%
16	\$82,919	\$99,503	\$116,087	40%	3%
17	\$90,382	\$108,458	\$126,535	40%	9%
18	\$95,804	\$114,965	\$134,126	40%	6%
19	\$108,246	\$129,895	\$151,544	40%	13%
20	\$124,483	\$149,379	\$174,276	40%	15%
21	\$130,258	\$162,823	\$195,387	50%	9%
22	\$132,863	\$166,079	\$199,295	50%	2%
23	\$150,135	\$187,669	\$225,203	50%	13%
24	\$157,642	\$197,052	\$236,463	50%	5%
25	\$165,524	\$206,905	\$248,286	50%	5%

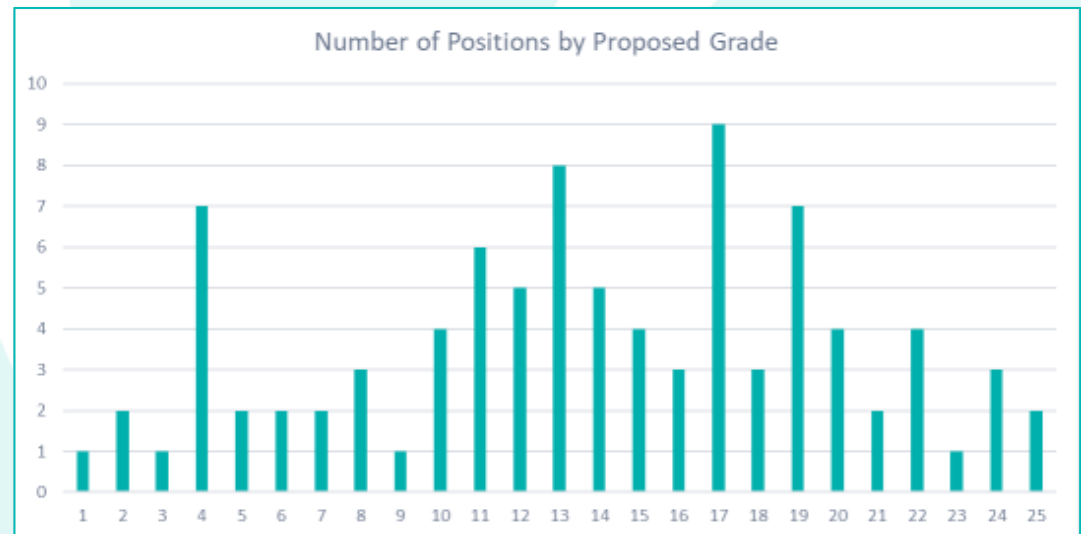
- Open plan (no defined steps), 25 grades (numbered 1-25)
- Aligned to 100% of market midpoints
- 30-50% narrowed range spreads
- Tailored to market midpoint differential
 - Average of 7% between grades
- Starting minimum wage for full-time employees is \$19.71/hour (\$41,000 annual- Grade 2)



Proposed General Pay Plan- Lead Market

Grade	Minimum	Midpoint	Maximum	Range Spread	Midpoint Differential
1	\$36,900	\$42,435	\$47,970	30%	
2	\$42,435	\$48,800	\$55,166	30%	15%
3	\$43,708	\$50,264	\$56,820	30%	3%
4	\$45,019	\$51,772	\$58,525	30%	3%
5	\$46,370	\$53,325	\$60,281	30%	3%
6	\$47,761	\$54,925	\$62,089	30%	3%
7	\$49,194	\$56,573	\$63,952	30%	3%
8	\$52,145	\$59,967	\$67,789	30%	6%
9	\$55,274	\$63,565	\$71,856	30%	6%
10	\$58,798	\$70,557	\$82,317	40%	11%
11	\$60,562	\$72,674	\$84,787	40%	3%
12	\$64,195	\$77,034	\$89,873	40%	6%
13	\$66,763	\$80,115	\$93,468	40%	4%
14	\$69,433	\$83,320	\$97,206	40%	4%
15	\$83,320	\$99,984	\$116,648	40%	20%
16	\$85,820	\$102,984	\$120,148	40%	3%
17	\$93,544	\$112,253	\$130,962	40%	9%
18	\$99,157	\$118,988	\$138,820	40%	6%
19	\$112,033	\$134,440	\$156,846	40%	13%
20	\$128,838	\$154,606	\$180,373	40%	15%
21	\$134,817	\$168,521	\$202,226	50%	9%
22	\$137,513	\$171,891	\$206,270	50%	2%
23	\$155,390	\$194,237	\$233,085	50%	13%
24	\$163,159	\$203,949	\$244,739	50%	5%
25	\$171,317	\$214,146	\$256,976	50%	5%

- Open plan (no defined steps), 25 grades (numbered 1-25)
- Aligned to 103.5% of market midpoints
- 30-50% narrowed range spreads
- Tailored to market midpoint differential
 - Average of 7% between grades
- Starting minimum wage for full-time employees is \$20.40/hour (\$42,435 annual- Grade 2)



Current Police Pay Plan

CITY OF SACHSE - POLICE PAY PLAN FY25								
POSITION	FREQUENCY	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Police Recruit	Annual	\$66,612.00						
	Monthly	\$5,551.00						
	Biweekly	\$2,562.00						
	Hourly	\$32.025000						
Police Officer	Annual	\$71,526.00	\$74,387.04	\$77,362.52	\$80,457.02	\$83,675.30	\$87,022.32	\$90,503.21
	Monthly	\$5,960.50	\$6,198.92	\$6,446.88	\$6,704.75	\$6,972.94	\$7,251.86	\$7,541.93
	Biweekly	\$2,751.00	\$2,861.04	\$2,975.48	\$3,094.50	\$3,218.28	\$3,347.01	\$3,480.89
	Hourly	\$34.387500	\$35.763000	\$37.193520	\$38.681261	\$40.228511	\$41.837652	\$43.511158
Police Sergeant	Annual	\$99,985.60	\$103,985.02	\$108,144.42				
	Monthly	\$8,332.13	\$8,665.42	\$9,012.04				
	Biweekly	\$3,845.60	\$3,999.42	\$4,159.40				
	Hourly	\$48.07000	\$49.99280	\$51.99251				
Police Lieutenant	Annual	\$114,657.40	\$119,243.70	\$124,013.44				
	Monthly	\$9,554.78	\$9,936.97	\$10,334.45				
	Biweekly	\$4,409.90	\$4,586.30	\$4,769.75				
	Hourly	\$55.12375	\$57.32870	\$59.62185				

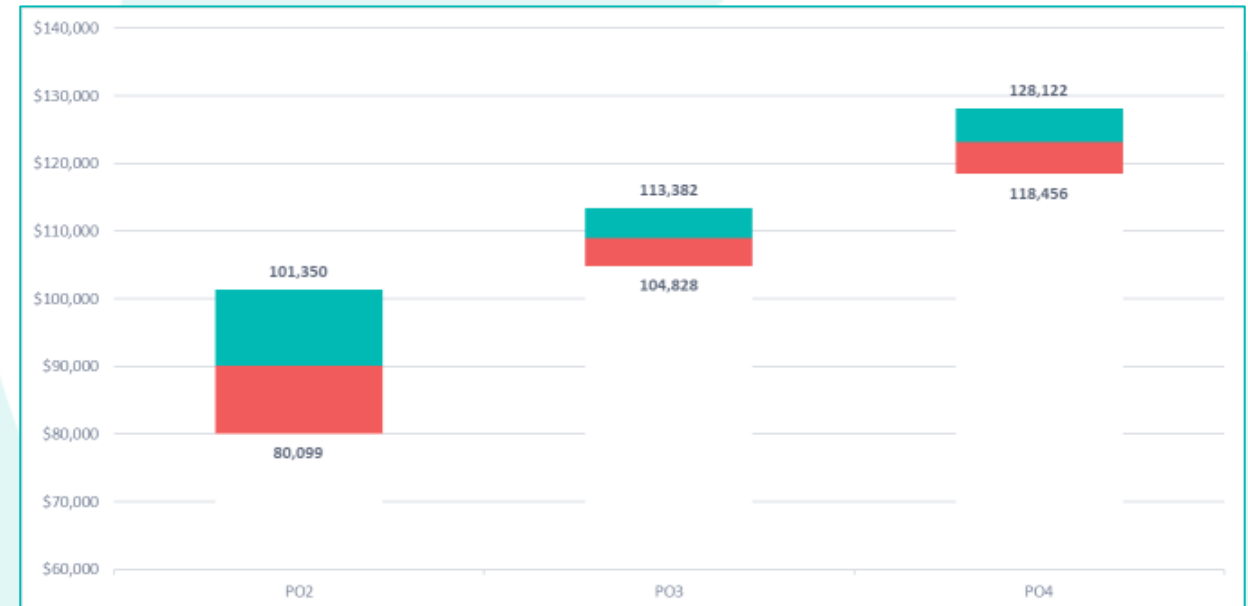
Sachse Structure			Market Averages	
Job Title	Number of Steps	% Between Steps	Average Steps	Average % Increase Between Steps
Police Officer	7	4.0%	6.71	4.07%
Police Sergeant	3	4.0%	4.71	3.85%
Police Lieutenant	3	4.0%	4.57	3.71%

- Four positions (Recruit, Officer, Sergeant, Lieutenant)
- Step and Grade plan (max 7 steps for Police Officers, 3 steps for Sergeants and Lieutenants)
 - Currently 4% between steps
- 8-27% range spreads (distance from min to max)
- Current plan avoids overlap between ranks (no compression)
- Starting minimum wage for PO is \$34.39/hour (\$71,526.00 annual)
 - Approximately 7.9% behind market at the minimum, 9.0% behind market at midpoint (Step 4)

Proposed Police Pay Plan

Grade	Position Title	1	2	3	4	5	6	7	Midpoint Differential	Number of Step	Step Diff	Actual Range Spread
PO1	Police Officer or Recruit	\$75,000								1	4.00%	
PO2	Police Officer	\$80,099	\$83,303	\$86,635	\$90,100	\$93,704	\$97,452	\$101,350	20%	7	4.00%	27%
PO3	Police Sergeant	\$104,828	\$109,021	\$113,382					21%	3	4.00%	8%
PO4	Police Lieutenant	\$118,456	\$123,194	\$128,122					13%	3	4.00%	8%

- Step and Grade plan (max 7 steps for Police Officers, 3 steps for Sergeants and Lieutenants)
 - Maintains 4% between steps
- 8-27% range spreads (distance from min to max)
- Current plan avoids overlap between ranks (NE/EX)
- Starting minimum wage for PO is \$38.51/hour (\$80,099 annual)
 - Approximately 4% higher than average market minimums



Current Fire Pay Plan

CITY OF SACHSE - FIRE-RESCUE PAY PLAN FY25								
POSITION	FREQUENCY	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
FF/EMT	Annual	\$65,190.00	\$67,471.65	\$69,833.16				
Fire Prevention Specialist	Biweekly	\$2,507.31	\$2,595.06	\$2,685.89				
	Hourly 2912	\$22.386700	\$23.170200	\$23.981200				
	Hourly 2080	\$31.341300	\$32.438300	\$33.573600				
Fire Recruit (FF or PM)	Annual	\$67,600.00						
	Biweekly	\$2,600.00						
	Hourly 2912	\$23.214300						
FF/Paramedic	Annual	\$72,100.00	\$74,623.50	\$77,235.32	\$79,938.56	\$82,736.41	\$85,632.18	\$88,629.31
	Biweekly	\$2,773.08	\$2,870.13	\$2,970.59	\$3,074.56	\$3,182.17	\$3,293.55	\$3,408.82
	Hourly 2912	\$24.759600	\$25.626200	\$26.523100	\$27.451400	\$28.412200	\$29.406700	\$30.435900
Fire Driver/Engineer	Annual	\$94,888.65	\$98,209.76	\$101,647.10				
	Biweekly	\$3,649.56	\$3,777.30	\$3,909.50				
	Hourly 2912	\$32.585400	\$33.725900	\$34.906300				
Fire Captain	Annual	\$104,500.00	\$108,157.50	\$111,943.01				
	Biweekly	\$4,019.23	\$4,159.90	\$4,305.50				
	Hourly 2912	\$35.886000	\$37.142000	\$38.442000				
Fire Inspector	Annual	\$72,100.00	\$74,623.50	\$77,235.32				
	Biweekly	\$2,773.08	\$2,870.13	\$2,970.59				
	Hourly 2080	\$34.663500	\$35.876700	\$37.132400				

Job Title	Sachse Structure		Market Averages	
	Number of Steps	% Between Steps	Average Steps	Average % Increase Between Steps
Fire Paramedic	7	3.5	6.5	3.48%
Fire Driver/ Engineer	3	3.5	4.12	3.82%
Fire Captain	3	3.5	4.14	3.71%

- Seven positions (FF/EMT & Specialist, Fire Recruit, FF/Paramedic, Fire Driver/Engineer, Fire Captain, Fire Inspector)
- Step and Grade plan (max 7 steps for FF/Paramedic, 3 steps for FF/EMT, Engineer, and Captain)
 - Currently 3.5% between steps
- 7-23% range spreads (distance from min to max)
- Current plan avoids overlap between ranks (no compression)
- Starting minimum wage for FF/Paramedic is \$24.76/hour (\$72,100 annual)
 - Approximately 1.9% behind market at the minimum, 3.0% behind market at midpoint (Step 4)

Proposed Fire Pay Plan- *Updated*

Grade	Position Title	Grade	1	2	3	4	5	6	7	Midpoint Differential	Number of Steps	Step Diff	Actual Range Spread
F1	Firefighter/EMT	F1	\$71,463	\$74,321	\$77,294						3	4.00%	8%
F2	Firefighter Recruit - Paramedic	F2	\$74,433							0.2%	1	4.00%	
F3	Firefighter/PM	F3	\$76,387	\$79,442	\$82,620	\$85,925	\$89,362	\$92,936	\$96,654	11.0%	7	4.00%	27%
F4	Fire Driver/Engineer	F4	\$96,665	\$100,532	\$104,553					17.0%	3	4.00%	8%
F5	Fire Captain	F5	\$115,252	\$119,862	\$124,656					19.2%	3	4.00%	8%

- Five positions (FF/EMT, Fire Recruit, FF/Paramedic, Fire Driver/Engineer, Fire Captain)
- Step and Grade plan (max 7 steps for FF/Paramedic, 3 steps for FF/EMT, Engineer, and Captain)
 - Proposed 4.0% between steps
- 8-27% range spreads (distance from min to max)
- Current plan avoids overlap between ranks (NE/EX)
- Starting minimum wage for FF/Paramedic is \$26.23/hour (\$76,387 annual)
 - Approximately 4.0% higher than average market minimums



Pay Grade Assignments

Determined based on internal and external results (SAFE® evaluation scores and market midpoints). We used a regression to test the relationship between this information and to identify outliers.

In total, 92 unique positions were classified to a grade in the proposed pay plan based on SAFE evaluation scores. From there, grade assignments were adjusted, as necessary, to account for:

• Existing equity (current midpoints & grade groupings)	• Market average midpoints
• Career progressions	• Supervisor-subordinate separation
• Grade compression	

The following information was NOT considered when assigning positions to a grade:

• The person in the position	• Performance
• Length of service	• Employee existing salary

Implementation Scenarios

Baker Tilly developed 10 scenarios—4 for the general pay plan and 3 each for Police and Fire plans—for the City of Sachse to evaluate as part of the adoption process for its new classification and compensation plan.

- **No employee will receive a pay decrease as a result of the study.**
- **Implementation cost reflects base pay in US dollars. Benefits and pay differentials are not included.**

	# of Staff
Totals	130
Employees Below Minimum	48
Employees Within Range	78
Employees Above Maximum	4

Implementation Scenarios for the proposed General pay plan:

- Option 1:** Employees move to the minimum of their assigned pay grade if their current salary is below that amount. All other employees within the ranges would retain their existing salary. Option 1 represents the minimum action required to adopt the proposed pay plan.
- Option 2:** Employees receive the greater of moving to the minimum of their assigned pay grade or a 3% salary adjustment. This scenario intends that no eligible employee receives less than 3%.
- Option 3:** In addition to Option 1, then employees also receive a 3% adjustment for each year in their position (capped at 8 years) from the new proposed minimum. Any employees whose current salary is greater than the calculation would retain their existing salary. This scenario is meant to help alleviate compression by moving employees further into their new range relative to their time in position. This is not a calculation based on years of service with the organization.
- Option 3b:** In addition to Option 2, then employees also receive a 3% adjustment for each year in their position (capped at 8 years) from the new proposed minimum. Any employees whose current salary is greater than the calculation would retain their existing salary. This scenario is meant to help alleviate compression by moving employees further into their new range relative to their time in position, while also ensuring that ***no eligible employee receives less than a 3% adjustment.***



Implementation Scenarios

- No employee will receive a pay decrease as a result of the study.
- Implementation cost reflects base pay in US dollars. Benefits and pay differentials are not included.

Implementation Scenarios for the proposed Police and Fire pay plans:

Option 1. Employees move to the closest step without a decrease.

This is to get all employees onto the pay plan.

Option 2. Employees move to the step based on years in position (capped at midpoint- Step 4), unless it would result in a decrease then employees would move to the closest step without a decrease.

For example: if an employee has been in their position with Sachse for 3 years, the employee’s new salary would be Step 3 of their newly assigned pay grade.

Option 3. Employees move to the same step they are currently at within the existing plan.

If an employee is on step 5 in the existing plan, the employee would move to step 5 on the new plan.

	Police	Fire	Total
	# of Staff	# of Staff	# of Staff
Totals	37	35	72
Employees Below Minimum	14	15	29
Employees Within Range	23	19	42
Employees Above Maximum	0	1	1

**All three options for public safety include a 2% lump sum for topped out employees, their anniversary step, and the cost of the necessary adjustments needed to bring the incentive pay structures to market average.*



Implementation Scenarios- Option 1

Market Match - Option 1

	Public Safety Base*	Public Safety 2% Lump Sum (topped out)	Public Safety Cert and Education Pay	Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total
Proposed Salary Increase	\$ 311,929	\$ 19,916	\$ 20,962	\$ 134,087	\$ 469,463	\$ 17,431	\$ -	\$ 504,325
<i>Salary Based Benefits</i>								
TMRS	\$ 49,597	\$ 3,167	\$ 3,333	\$ 21,320	\$ 77,416	\$ 2,772	\$ -	\$ 80,188
Social Security	\$ 19,340	\$ 1,235	\$ 1,300	\$ 8,313	\$ 30,187	\$ 1,081	\$ -	\$ 31,268
Medicare	\$ 4,523	\$ 289	\$ 304	\$ 1,944	\$ 7,060	\$ 253	\$ -	\$ 7,313
Totals	\$ 385,388	\$ 24,606	\$ 25,899	\$ 165,664	\$ 601,558	\$ 21,536	\$ -	\$ 623,094

Lead Market - Option 1

	Public Safety Base*	Public Safety 2% Lump Sum (topped out)	Public Safety Cert and Education Pay	Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total
Proposed Salary Increase	\$ 311,929	\$ 20,178	\$ 20,962	\$ 217,213	\$ 542,043	\$ 28,238	\$ -	\$ 598,518
<i>Salary Based Benefits</i>								
TMRS	\$ 49,597	\$ 3,208	\$ 3,333	\$ 34,537	\$ 90,675	\$ 4,490	\$ -	\$ 95,164
Social Security	\$ 19,340	\$ 1,251	\$ 1,300	\$ 13,467	\$ 35,357	\$ 1,751	\$ -	\$ 37,108
Medicare	\$ 4,523	\$ 293	\$ 304	\$ 3,150	\$ 8,269	\$ 409	\$ -	\$ 8,679
Totals	\$ 385,388	\$ 24,929	\$ 25,899	\$ 268,366	\$ 704,582	\$ 34,888	\$ -	\$ 739,470

*Anniversary Steps Included



Implementation Scenarios- Option 2

Market Match - Option 2									
	Public Safety Cert and								
	Public Safety Base*	Public Safety 2% Lump Sum	Education Pay	Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total	
Proposed Salary Increase	\$ 412,508	\$ 38,812	\$ 20,962	\$ 328,638	\$ 758,197	\$ 42,723	\$ 6,343	\$ 807,263	
Salary Based Benefits									
TMRS	\$ 65,589	\$ 6,171	\$ 3,333	\$ 52,253	\$ 127,346	\$ 6,793	\$ 1,009	\$ 135,148	
Social Security	\$ 25,575	\$ 2,406	\$ 1,300	\$ 20,376	\$ 49,657	\$ 2,649	\$ 393	\$ 52,699	
Medicare	\$ 5,981	\$ 563	\$ 304	\$ 4,765	\$ 11,613	\$ 619	\$ 92	\$ 12,325	
Totals	\$ 509,654	\$ 47,952	\$ 25,899	\$ 406,032	\$ 989,537	\$ 52,784	\$ 7,837	\$ 1,050,158	

Lead Market - Option 2									
	Public Safety Cert and								
	Public Safety Base*	Public Safety 2% Lump Sum	Education Pay	Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total	
Proposed Salary Increase	\$ 412,508	\$ 39,220	\$ 20,962	\$ 385,391	\$ 807,981	\$ 50,101	\$ 10,149	\$ 868,231	
Salary Based Benefits									
TMRS	\$ 65,589	\$ 6,236	\$ 3,333	\$ 61,277	\$ 136,435	\$ 7,966	\$ 1,614	\$ 146,015	
Social Security	\$ 25,576	\$ 2,432	\$ 1,300	\$ 23,894	\$ 53,201	\$ 3,106	\$ 629	\$ 56,937	
Medicare	\$ 5,981	\$ 569	\$ 304	\$ 5,588	\$ 12,442	\$ 726	\$ 147	\$ 13,316	
Totals	\$ 509,654	\$ 48,457	\$ 25,899	\$ 476,151	\$ 1,060,160	\$ 61,900	\$ 12,539	\$ 1,134,599	

*Anniversary Steps Included



Implementation Scenarios- Option 3

Market Match - Option 3								
	Public Safety Cert and							
	Public Safety Base*	Public Safety 2% Lump Sum	Education Pay	Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total
Proposed Salary Increase	\$ 637,212	\$ 68,679	\$ 20,962	\$ 355,917	\$ 1,036,501	\$ 46,269	\$ 5,759	\$ 1,088,529
<i>Salary Based Benefits</i>								
TMRS	\$ 101,317	\$ 10,920	\$ 3,333	\$ 56,591	\$ 172,160	\$ 7,357	\$ 916	\$ 180,433
Social Security	\$ 39,507	\$ 4,258	\$ 1,300	\$ 22,067	\$ 67,132	\$ 2,869	\$ 357	\$ 70,358
Medicare	\$ 9,240	\$ 996	\$ 304	\$ 5,161	\$ 15,700	\$ 671	\$ 84	\$ 16,455
Totals	\$ 787,275	\$ 84,853	\$ 25,899	\$ 439,735	\$ 1,337,763	\$ 57,166	\$ 7,115	\$ 1,402,044

Lead Market - Option 3								
	Public Safety Cert and							
	Public Safety Base*	Public Safety 2% Lump Sum	Education Pay	Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total
Proposed Salary Increase	\$ 637,212	\$ 69,232	\$ 20,962	\$ 529,020	\$ 1,187,654	\$ 68,773	\$ 11,086	\$ 1,267,512
<i>Salary Based Benefits</i>								
TMRS	\$ 101,317	\$ 11,008	\$ 3,333	\$ 84,114	\$ 199,772	\$ 10,935	\$ 1,763	\$ 212,469
Social Security	\$ 39,507	\$ 4,292	\$ 1,300	\$ 32,799	\$ 77,898	\$ 4,264	\$ 687	\$ 82,850
Medicare	\$ 9,240	\$ 1,004	\$ 304	\$ 7,671	\$ 18,218	\$ 997	\$ 161	\$ 19,376
Totals	\$ 787,275	\$ 85,536	\$ 25,899	\$ 653,604	\$ 1,552,314	\$ 84,969	\$ 13,697	\$ 1,650,980

*Anniversary Steps Included



Implementation Scenarios- Option 3b

Market Match - Option 3B

	Public Safety Base*	Public Safety 2% Lump Sum	Public Safety Cert and Education Pay		Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total
Proposed Salary Increase	\$ 637,212	\$ 68,679	\$ 20,962		\$ 503,182	\$ 1,230,035	\$ 61,962	\$ 6,343	\$ 1,298,340
<i>Salary Based Benefits</i>									
TMRS	\$ 101,317	\$ 10,920	\$ 3,333		\$ 80,006	\$ 195,576	\$ 9,852	\$ 1,009	\$ 206,436
Social Security	\$ 39,507	\$ 4,258	\$ 1,300		\$ 31,197	\$ 76,262	\$ 3,842	\$ 393	\$ 80,497
Medicare	\$ 9,240	\$ 996	\$ 304		\$ 7,296	\$ 17,836	\$ 898	\$ 92	\$ 18,826
Totals	\$ 787,275	\$ 84,853	\$ 25,899		\$ 621,681	\$ 1,519,708	\$ 76,554	\$ 7,837	\$ 1,604,099

Lead Market - Option 3B

	Public Safety Base*	Public Safety 2% Lump Sum	Public Safety Cert and Education Pay		Non-Sworn Employees	General Fund Total	Utility Fund	EDC	Grand Total
Proposed Salary Increase	\$ 637,212	\$ 69,232	\$ 20,962		\$ 645,985	\$ 1,373,391	\$ 83,958	\$ 10,150	\$ 1,467,499
<i>Salary Based Benefits</i>									
TMRS	\$ 101,317	\$ 11,008	\$ 3,333		\$ 102,712	\$ 218,369	\$ 13,349	\$ 1,614	\$ 233,332
Social Security	\$ 39,507	\$ 4,292	\$ 1,300		\$ 40,051	\$ 85,150	\$ 5,205	\$ 629	\$ 90,985
Medicare	\$ 9,240	\$ 1,004	\$ 304		\$ 9,367	\$ 19,914	\$ 1,217	\$ 147	\$ 21,279
Totals	\$ 787,275	\$ 85,536	\$ 25,899		\$ 798,114	\$ 1,696,825	\$ 103,730	\$ 12,540	\$ 1,813,095

*Anniversary Steps Included



Project Overview

Project Completion

- Final Report: Will document the methodology used to conduct the study, our findings, and recommendations.
- Final Presentation(s): We will present the results to elected officials, senior leadership, employees, and/or designated staff as desired.
 - All project documentation will be delivered including PAQs.
- Training: We will provide training to HR staff to administer and maintain the new classification and compensation system – including the SAFE® job evaluation process.



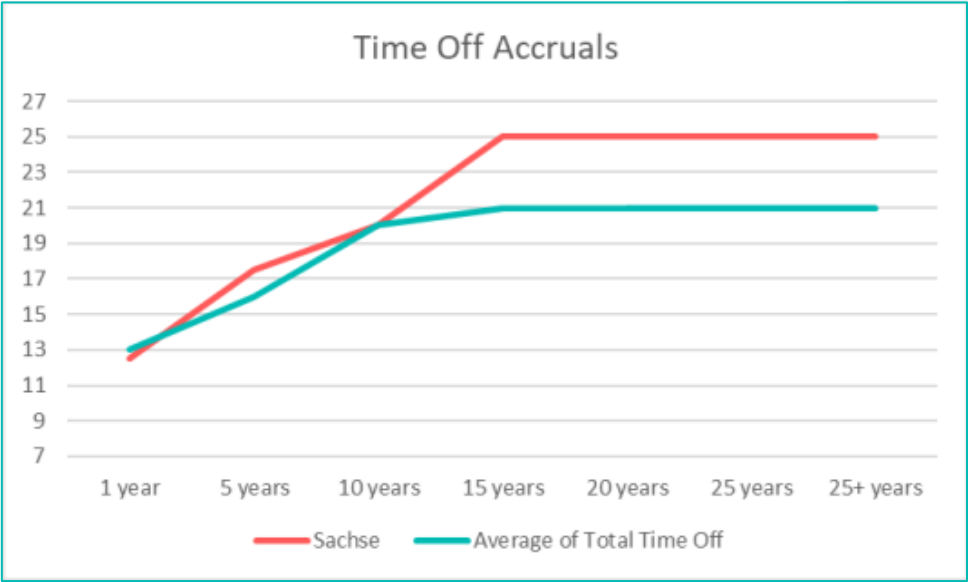
Project Overview

Additional Deliverables:

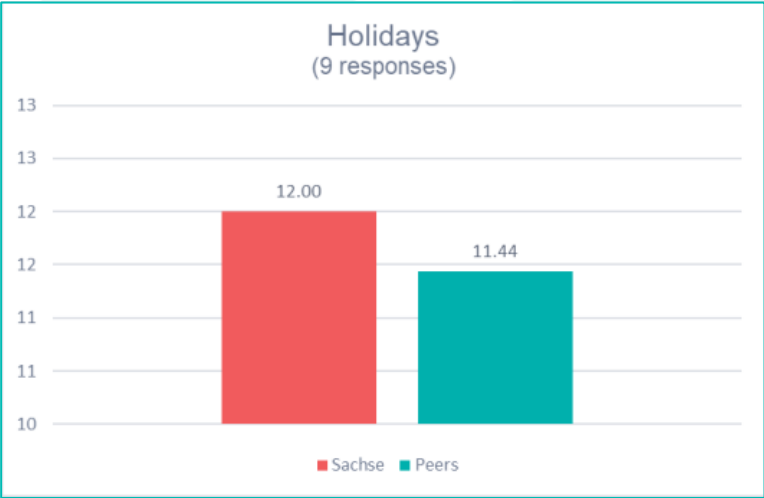
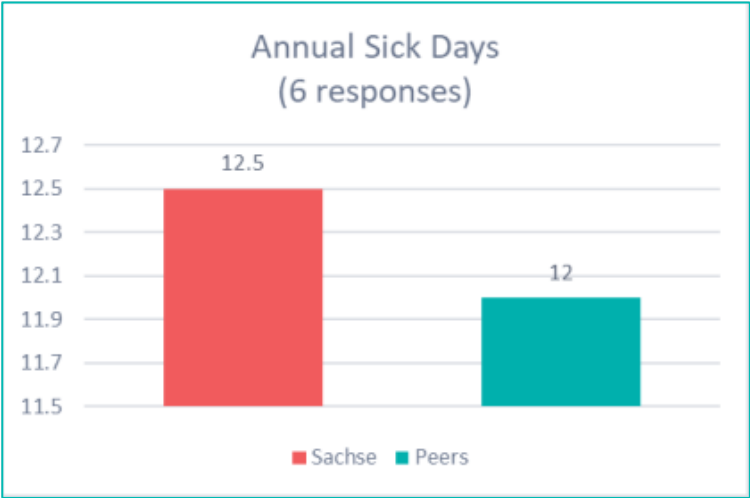
- ✓ **FLSA Review:** we reviewed exempt / non-exempt designations for each position based on guidelines within the Fair Labor Standards Act (FLSA).
- **Career Ladders:** we can create career ladders for entry level positions up to supervisor career progressions in each department. Assumes 2 per department or 30 total ladders.
- ✓ **Benefits Comparison:** We collected data on pay plans, pay policies, pay differentials, paid time off, medical premiums, retirement, and other pay and benefits program information for comparison to the City's offerings.
- **Job Descriptions:** We will update existing job descriptions to reflect position changes related to the study's results (FLSA, titles, education or experience requirements, ADA sections, supervision exercised).



Benefits Comparison



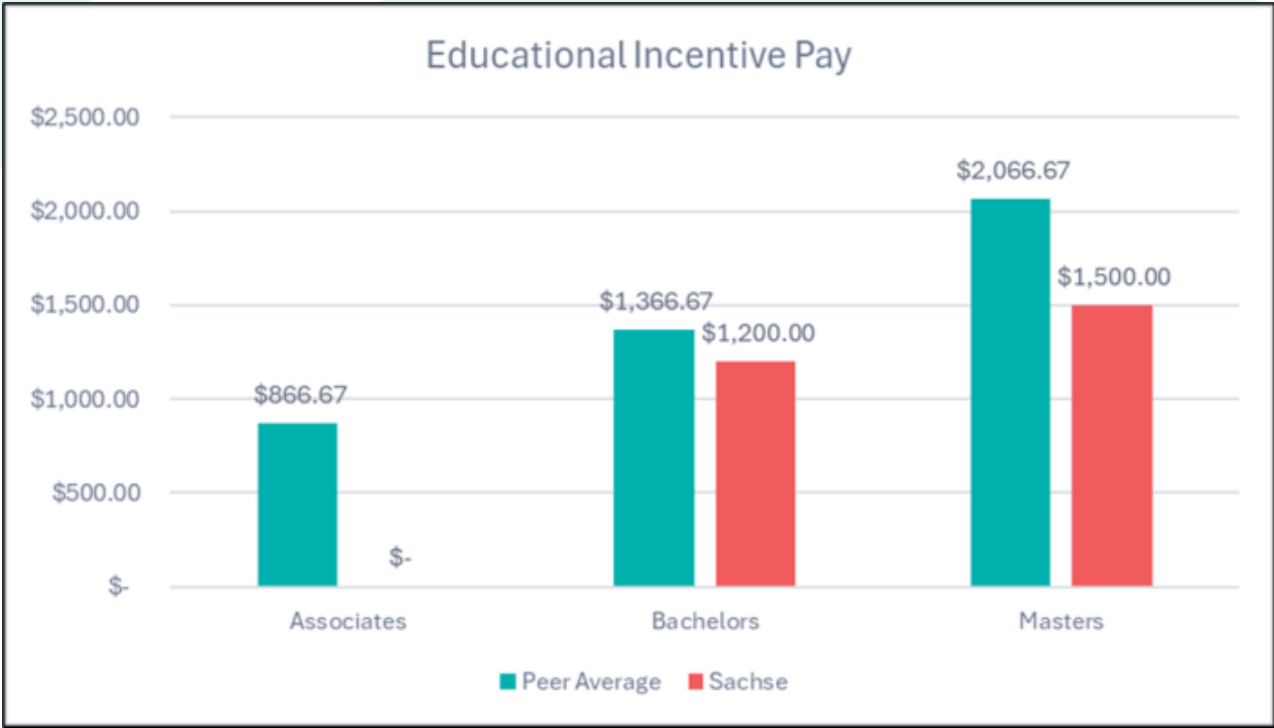
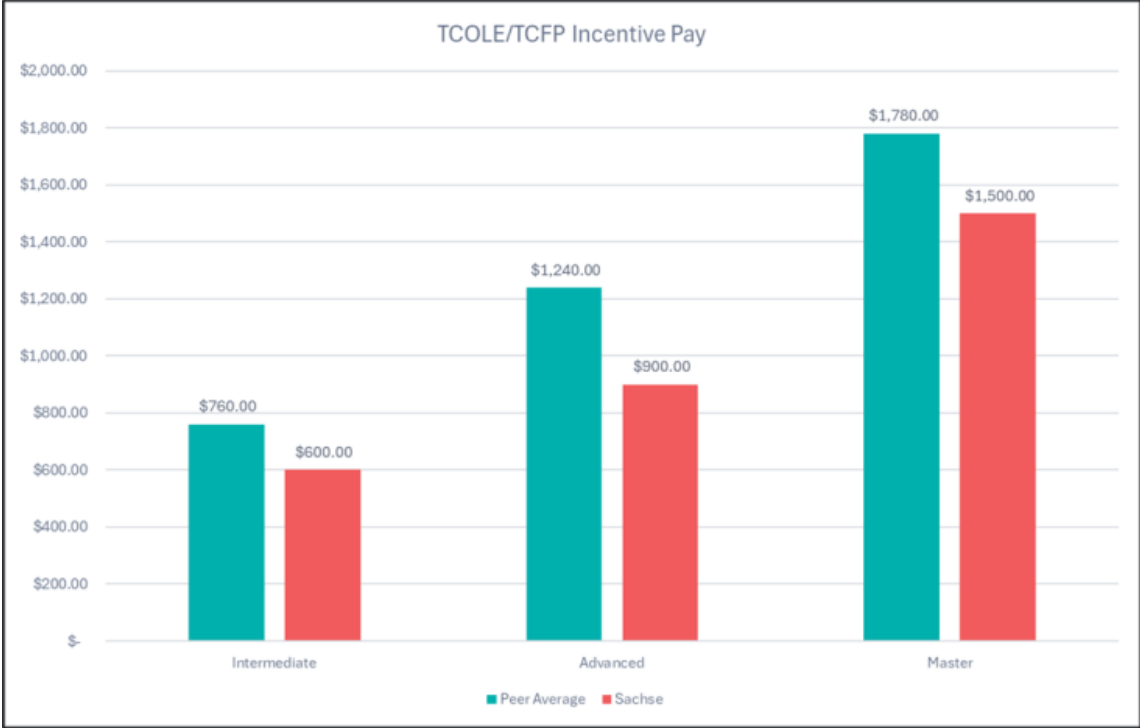
- Sachse exceeds peer averages in both total paid holidays and personal/floating holiday offerings.
- Sachse provides both PPO and HDHP plans, with premiums and deductibles higher than the peer average, particularly for family coverage.
- Sachse participates in TMRS with a 7% employee contribution and a 14% employer match.
- Sachse's tuition reimbursement of \$5,250 is the highest among its peers.
- Sachse grants 1:1 comp time to essential staff during closures—only 3 of 8 peers offer inclement weather compensation.



Sachse's public safety benefits are in line with regional norms, offering uniform coverage, cell phone support, and selective vehicle access based on role or department.



Benefits Comparison



- Sachse’s current incentive pay for peace officer certifications is consistently lower than regional peers, with gaps ranging from 15% to over 27%. Of the five responding peers, annual certification incentive pay ranges from \$600–\$900 annually for Intermediate, \$900–\$1,400 annually for Advanced, and \$1,500–\$2,000 annually for Master levels.
- Only three peers reported specific education incentive pay, with Sachse offering no pay for Associate’s degrees, 12% below the average for Bachelor’s, and 27% below average for Master’s.

Benefits Comparison

Education / Certification Pay	Sachse Current	Market Average	Percentage Difference	Staff Recommendation	Annual Difference Per Employee
Bachelors Degree	\$1,200	\$1,366	12%	\$1,375	\$175
Masters Degree	\$1,500	\$2,066	27%	\$2,075	\$575
Intermediate	\$600	\$760	21%	\$775	\$175
Advanced	\$900	\$1,240	27%	\$1,250	\$350
Masters	\$1,500	\$1,780	16%	\$1,800	\$300

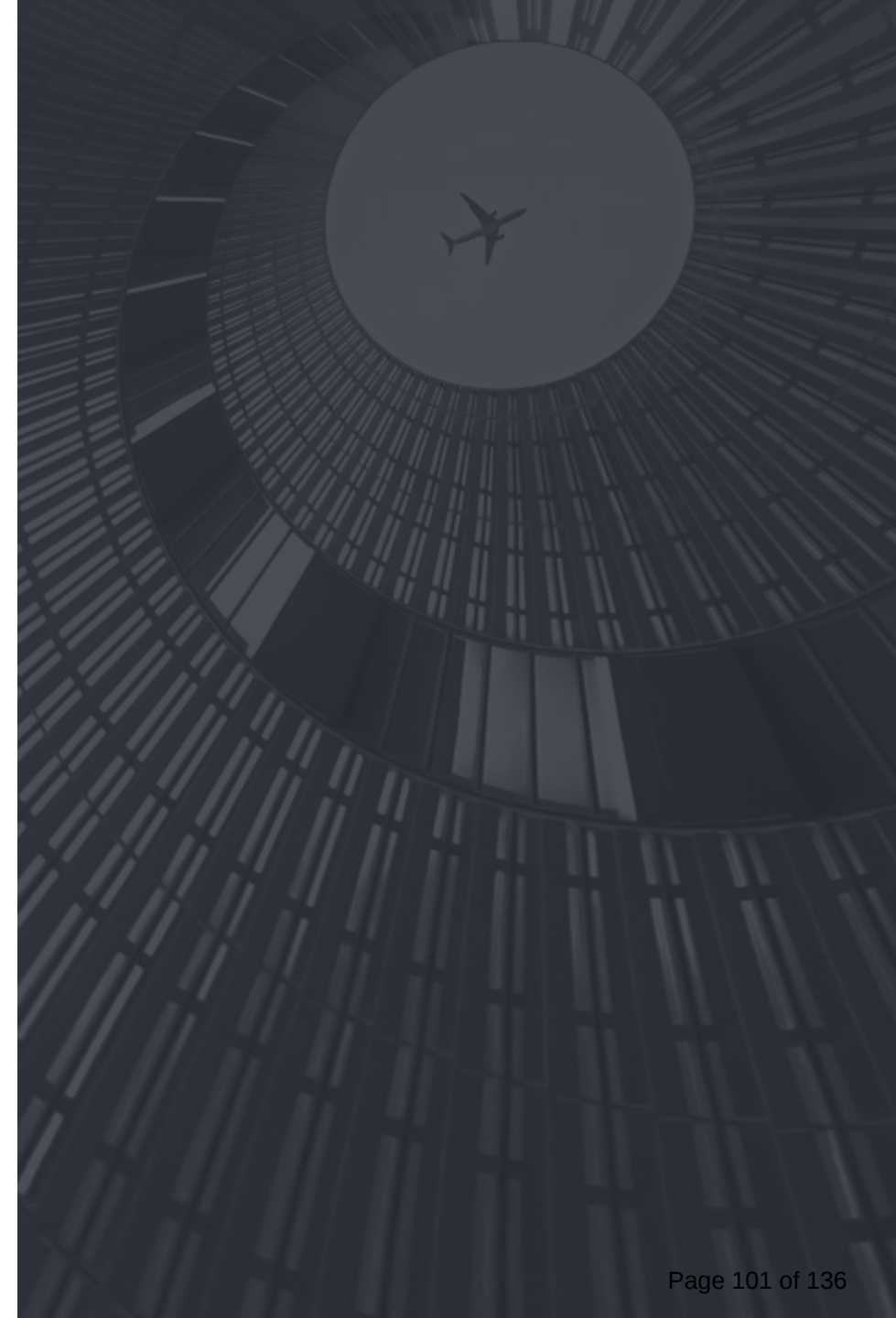
- Bachelor’s Degree: Sachse currently provides \$1,200 annually, 12% below the market average of \$1,366. The proposed adjustment is \$1,375.
- Master’s Degree: At \$1,500, Sachse falls 27% below the peer average of \$2,066.67. The recommendation is an increase to \$2,075.
- Intermediate Certification: Sachse currently offers \$600 annually, which is 21% below the market average of \$760. The recommended adjustment is to increase this to \$775.
- Advanced Certification: The largest gap was found here, with Sachse paying \$900 annually—27% below the market average of \$1,240. The recommendation is to increase this to \$1,250.
- Master Certification: Sachse offers \$1,500 annually, which is 16% below the peer average of \$1,780. The recommendation is to raise this to \$1,800.

- Based on Baker Tilly’s analysis, Sachse’s incentive pay for education and peace officer certifications falls below peer averages.
- Staff-recommended increases represent a targeted, data-driven response to documented gaps in Sachse’s incentive pay relative to the market. Aligning with peer compensation levels will help improve retention, morale, and competitiveness in recruiting qualified officers, particularly in a tight labor market.

Recommendations

We urge the City of Sachse to:

- Approve the use of Baker Tilly’s SAFE® methodology to maintain internal equity in compliance with the federal Equal Pay Act. This job evaluation tool can also be used to maintain the integrity of the new classification and compensation plan in the future.
- Approve the proposed 25-grade General pay plan with tailored midpoint differentials resulting in more appropriate range spreads and the new Police and Fire pay plans which have been recalibrated to be market competitive.
- Approve the position grade assignments that have been established with consideration of internal and external data results as well as input from Sachse’s project team and department leadership.
- Work with administration to select an implementation scenario that addresses the City’s compensation philosophy and business goals, and that is fiscally attainable and sustainable.
- Continue efforts to maintain the classification and compensation system:
 - Routinely review positions, job descriptions, and market conditions with appropriate peer comparators.
 - Adjust the pay structure and salaries, as needed, to keep pace with market conditions.
 - Commit to advancing employees through their assigned pay ranges based on Sachse’s policies.



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F. Discussion Items

Subject:	2. Receive a revised presentation on the results of the 2024 Stormwater Rate Study (D-24-20) findings.
Meeting	June 16, 2025 - City Council Meeting
Access	Public
Type	Discussion
Fiscal Impact	Yes
Dollar Amount	TBD
Budgeted	Pending Council direction
Budget Source	The rate study reflects planned stormwater rate adjustments for fiscal years 2025 through 2030.
Recommended Action	Receive a revised presentation on the results of the 2024 Stormwater Rate Study (D-24-20) findings.
Goals	Strategically invest in the City's existing and future infrastructure. Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

In 2017, City Council adopted a Stormwater Utility Rate to fund drainage projects (CIP) through a fee assessed to properties within the city. The City has contracted with NewGen Strategies and Solutions to prepare a plan for the next five years of service. This updated study is intended to show current revenue, proposed drainage CIP projects, and the proposed rate structure to help fund future projects.

Staff will present an updated presentation regarding projects and recommended rate structure.

POLICY CONSIDERATIONS

This is an update to the 2017 Stormwater Utility Rate Study. This presentation reflects planned Stormwater Utility Rate adjustments for fiscal years 2025-2030.

RECOMMENDATION

Receive a revised presentation on the results of the 2024 Stormwater Rate Study (D-24-20) findings.

File Attachments

1. Presentation_Sachse Stormwater Rate Study June 2025



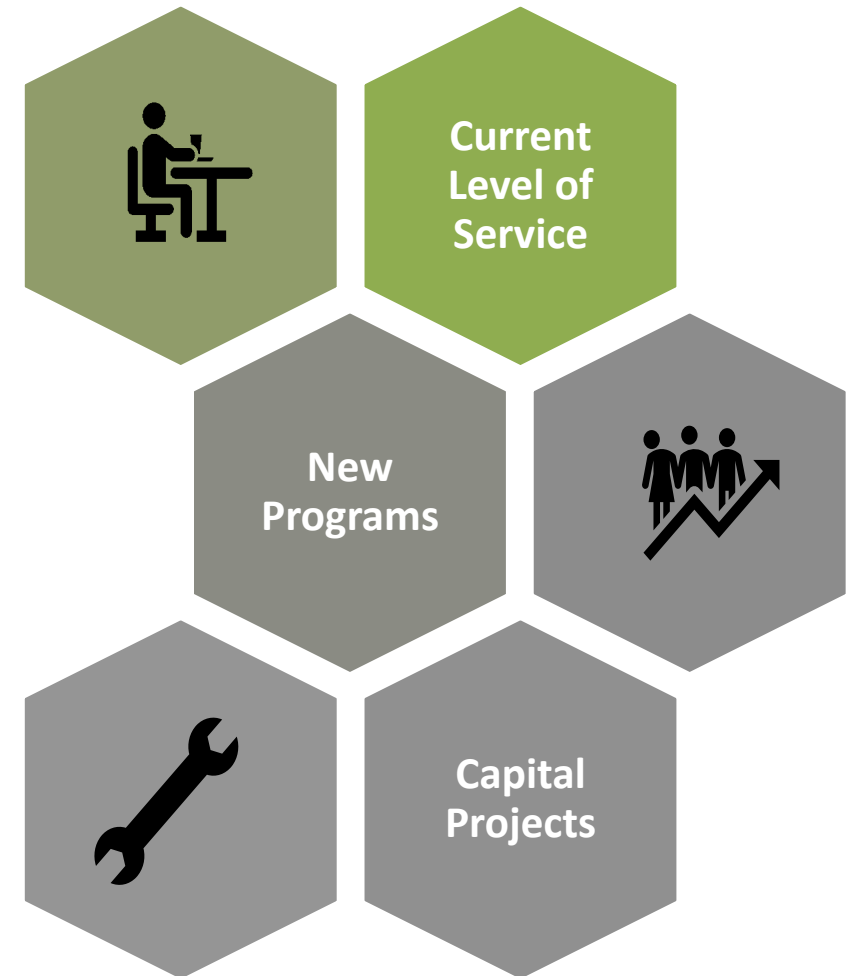
June 16, 2025 – City of Sachse City Council

STORMWATER RATE STUDY RESULTS



STORMWATER UTILITY AND FEE CONSIDERATIONS

- What “Level of Service” do we want to maintain for this utility?
- What projects are most needed?
- Should this utility stand on its own or continue to be subsidized from other revenues?



REVENUE POTENTIAL – VARIOUS FEE AMOUNTS

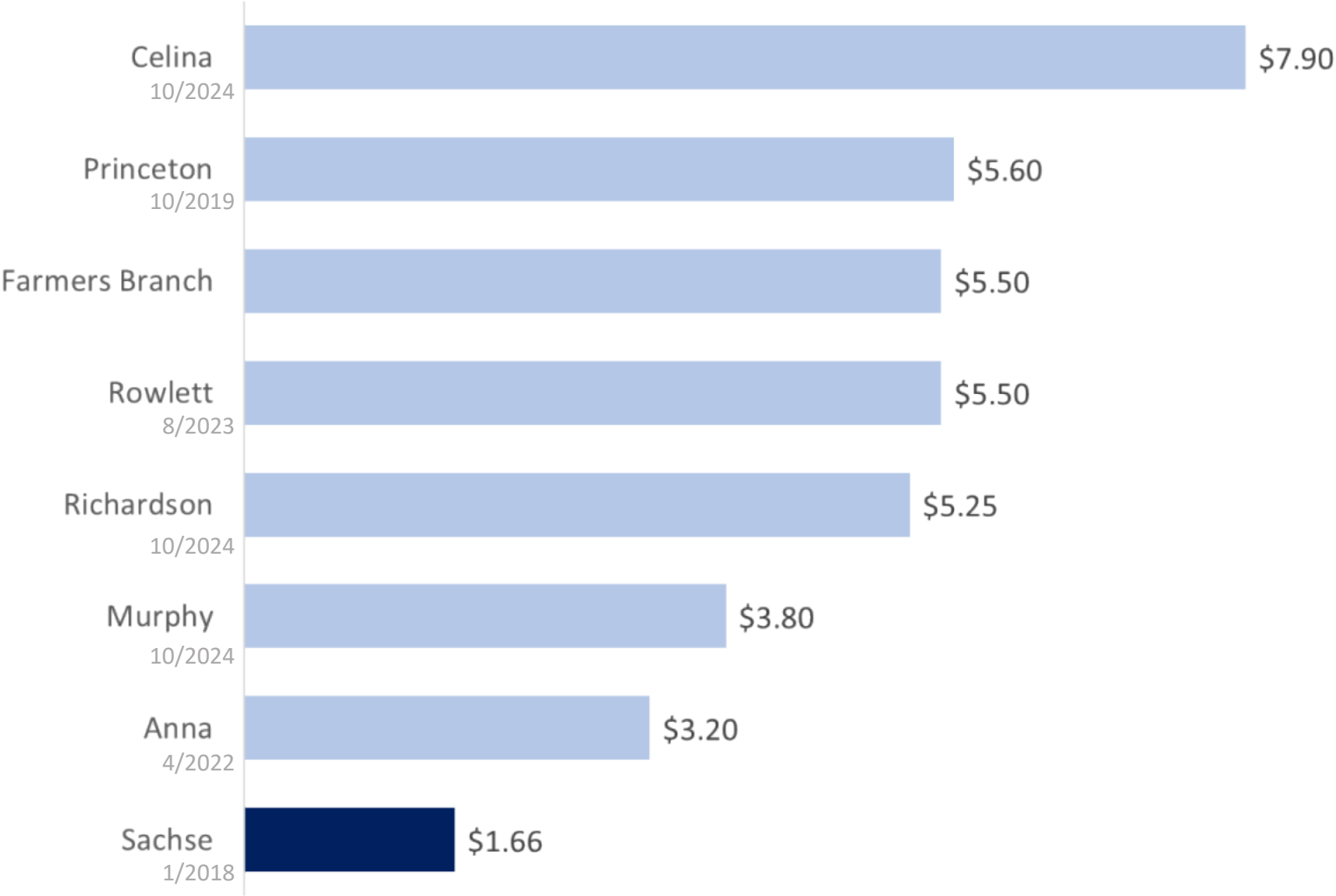
Description	2025	2026	2027	2028	2029	2030
Residential Billable ERUs	9,204	9,364	9,484	9,574	9,634	9,694
Non-Residential Billable ERUs	2,537	2,657	2,757	2,827	2,887	2,947
Total	11,741	12,021	12,241	12,401	12,521	12,641

Current Rate →	\$ 1.66 / ERU Annual Revenue	\$233,881	\$239,458	\$243,841	\$247,028	\$249,418	\$251,809
	\$ 3.00 / ERU Annual Revenue	422,676	432,756	440,676	446,436	450,756	455,076
	\$ 6.00 / ERU Annual Revenue	845,352	865,512	881,352	892,872	901,512	910,152

Includes growth consistent with Water and Wastewater Study

REGIONAL FEE COMPARISON

- Residential drainage (stormwater) fees
- Rockwall, Royse City, and Wylie not shown as they do not currently charge a fee
- Wylie began a fee study in March 2024



STORMWATER UTILITY CAPITAL PROJECTS

Project	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30+
GIS System Improvements and Management	\$ 25,000	\$25,000	-	-	-	-
Small Drainage Projects	\$100,000	\$125,000	\$150,000	\$200,000	\$225,000	\$250,000
Stormwater Utility Rate Study	\$160,000	-	-	-	-	-
Cornwall Street Drainage Improvements	\$150,000	\$400,000	-	-	\$500,000	-
Rowlett Creek Gabion Improvements	-	\$200,000	\$1,000,000	\$1,000,000	-	-
Willow Lake Inspection and Maintenance	-	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Bunker Hill Detention Pond Maintenance	-	\$150,000	-	-	-	-
CIP Roadway Projects	\$500,000	-	-	-	\$500,000	-
Jackson Meadows Pond Maintenance	-	-	-	-	-	-
Anthony Lane Creek Maintenance	-	-	-	-	\$150,000	-
★ Spring Meadows Estates Pond Redesign	-	-	-	-	-	\$2,000,000
★ Long Branch from Dewitt to SH 78	-	-	-	-	-	\$4,000,000
Total	\$935,000	\$950,000	\$1,200,000	\$1,250,000	\$1,425,000	\$6,300,000

REVENUES ARE INSUFFICIENT AT CURRENT FEE

This fee was established to fund capital needs only and does not cover operations and maintenance needs.

Fiscal Year	25-26	26-27	27-28	28-29	29-30	30+
Revenues	\$239,458	\$243,841	\$247,028	\$249,418	\$251,809	\$253,000
Expenses	\$935,000	\$950,000	\$1,200,000	\$1,250,000	\$1,425,000	\$6,300,000
Over / (Under)	\$(695,542)	\$(706,159)	\$(952,972)	\$(1,000,582)	\$(1,173,191)	\$(6,047,000)

The current fee of \$1.66 in effect since 2018 will not fully support stormwater capital expenses today.

This utility must rely on other sources or defer planned capital activities.

RECOMMENDED RATE PLAN

The rate plan below is proposed to minimize rate shock from rapid increases to users but also work towards self-sufficiency for this utility.

Fiscal Year	25-26	26-27	27-28	28-29	29-30	30+
Proposed Fee	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$9.00
Revenues	\$721,260	\$881,352	\$1,041,684	\$1,202,016	\$1,365,228	\$1,365,228
Expenses	\$935,000	\$950,000	\$1,200,000	\$1,250,000	\$1,425,000	\$6,300,000
Over / (Under)	\$(213,740)	\$(68,648)	\$(158,316)	\$(47,984)	\$(59,772)	\$(4,934,772)

This utility would still be partly reliant on other sources to fund planned capital needs.

DISCUSSION AND QUESTIONS

F. Discussion Items

Subject: 3. Receive the 2024 Leisure Services year in review presentation.

Meeting June 16, 2025 - City Council Meeting

Access Public

Type Discussion

Fiscal Impact None

Recommended Action Receive the 2024 Leisure Services year in review presentation.

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

Recreation Manager Cynthia Wiseman will provide an overview of projects, events, and programs in 2024 and highlight upcoming items for 2025.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive the 2024 Leisure Services year in review presentation.

File Attachments

1. Presentation_Leisure Services 2025 Review_FINAL

Leisure Services Year in Review

City Council
June 16, 2025



Overview

- Parks
 - Recent Accomplishments
 - Photos
 - 2025 Recent and Future Projects
- Recreation
 - Recent Accomplishments
 - 2024 Metrics
 - What to Expect in 2025
 - Recreation Event Photos
 - Upcoming Events



Parks



Recent Accomplishments

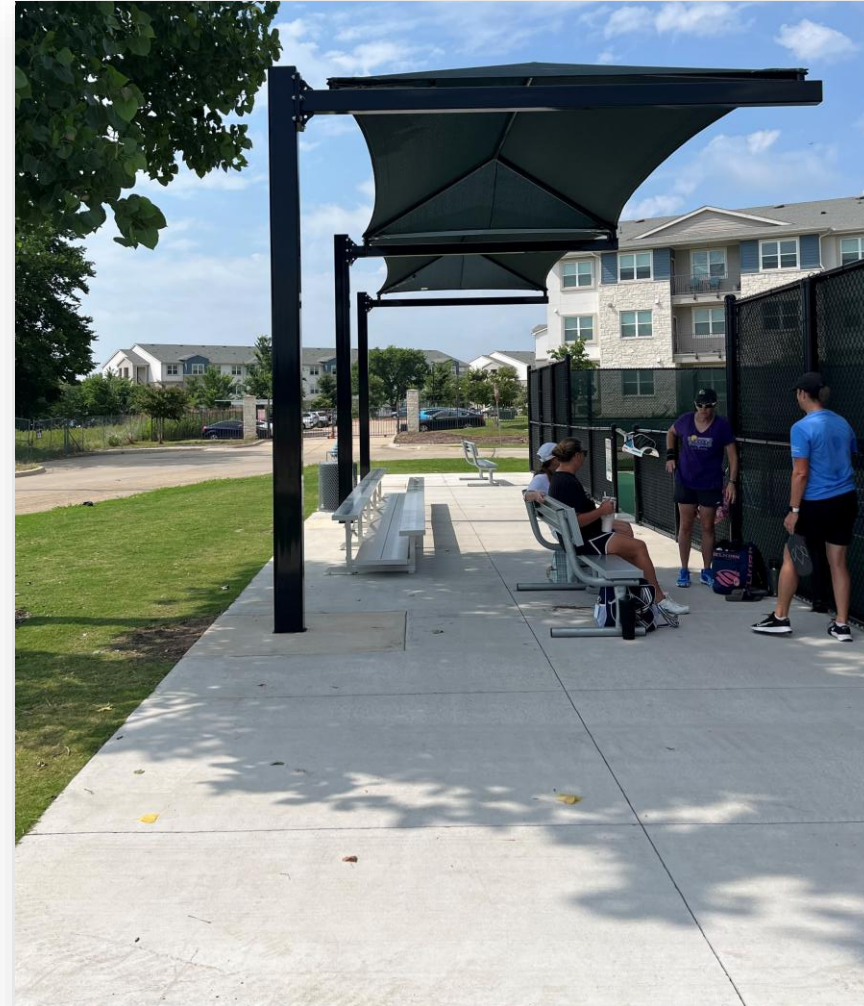
- Restroom and pond fountain installed, and completed trail at Joe & Patricia Stone Park
- J.K. Sachse Park pickleball courts constructed and opened
- Heritage Park Grand Opening
- Council approved the purchase of playground equipment to be installed at J.K. Sachse Park
- City Council consideration of the Sachse Service Center
- Two staff members received Aquatic Facility Operator (AFO) certifications and continue to maintain their irrigator technician license
- Two staff members received/maintained their pesticide applicators license with Texas Department of Agriculture



Joe Stone Park Restroom and Pond Fountain



J.K. Sachse Pickleball Courts



Heritage Park Grand Opening



Heritage Park Grand Opening



Heritage Park Grand Opening



2025 Recent and Future Projects

- Playground install at J.K. Sachse Park
 - To be completed by the end of summer 2025
- Conversion of lighting at Salmon Park to LED
 - Project complete
- Irrigation installation and repair along Hudson Lane
 - Project complete



Recreation

Recent Accomplishments

- Hours of operation changes
 - Mondays (9 AM-9 PM), T/W/Th (9 AM-9 PM), F (9 AM-7 PM), Sat (9 AM-5 PM)
- Teen programming – free programs for teens taught by staff
 - i.e. intro to “ramenology”, college jumpstart, and video game tournaments
- Family pickleball nights, dodgeball and volleyball nights
- T.R.A.I.N – trailer with yard games, tables and chairs that can be reserved by Sachse residents for pavilion reservations or for block parties
- Pop-Up Parks
- New Events: Egg-cessible Egg Hunt, Teen Nights, Summer Concerts, Mother and Son event, Fall-O-Ween
- Staff taught programs



2024 Metrics

- 1,730 Memberships purchased/renewed
- 6,285 Drop-ins purchased
- 30,100 Check-ins
- 3,160 Class/camp participants
- 74,740 Visits to the Community Center
- 32,200 Special event attendees
- 2025 Metrics are trending up on memberships and daily check-ins



What to Expect 2025

- Monthly celebrations at the Community Center
 - National Scribble Day, National Walking Day, National Fitness Day, and more
- Staff will continue the Teen Rise program
 - Recently completed a Teen Mechanics series to introduce teens to the basics of car maintenance and a Teen Volunteer series working with a local food pantry
- Free Class Week
 - Hosted a free week of classes to introduce new students to the programs the Community Center offers
- Family Nights at the Community Center
- Library and Recreation collaboration on events such as Summer Reading



Recreation Events – Daddy Daughter Dance



Recreation Events – T.R.A.I.N and Egg Hunts



Recreation Events – Arbor Day Jubilee



Recreation Events – Summer Concert Series



Recreation Events – Red, White, and Blue Blast



Recreation Events – Mother ‘n Son



Recreation Events – Fall-O-Ween



Upcoming Events for 2025

- Red, White, and Blue Blast: July 3
- Summer Concert Series – Neon Prophets (90s Cover): August 1
- Teen Nights: June 25 (Urban Air) and July 24 (Teen Hogwarts Night)
- Mother ‘n Son Space Adventure: September 6
- Fall-o-Ween “Drones and Bones”: October 18
- Christmas Extravaganza: December 3



H. Action Resulting from Executive Session

Subject: 1. Take any action as a result of Executive Session regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

Meeting June 16, 2025 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Take any action as necessary.

Goals

BACKGROUND

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Take any action as necessary.

File Attachments None

H. Action Resulting from Executive Session

Subject: 2. Take any action as a result of Executive Session regarding the mid-year review of the City Secretary.

Meeting June 16, 2025 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

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

Goals

BACKGROUND

The City Council conducts a performance review of the City Secretary every six months. The annual review of the City Secretary is conducted in January and the mid-year review is in June.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

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

File Attachments None
