



Monday, May 4, 2026
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, May 4, 2026, at 6:30 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Recognition

1. Present a proclamation recognizing National Public Service Recognition week.
2. Present a proclamation recognizing Economic Development Week.
3. Present a proclamation recognizing Municipal Clerk's Week.
4. Recognize Addison "Reese" Bryant, recipient of the 2026 City of Sachse Scholarship.

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 shall be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card shall be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

D. Council/Staff Reports and Updates

1. Report on Public Comment from the April 20, 2026, City Council meeting.
2. 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 April 20, 2026, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending March 31, 2026.

3. Authorize the City Manager to execute an agreement with Alman Construction Services, LP, for an amount not to exceed Two Hundred and Nine Thousand, Eight Hundred and Fourteen and No/100 Dollars (\$209,814.00) to provide the replacement of the Fire Station 1 building generator.
4. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC, LLC, for pipe bursting improvements for the West Creek Lane Pipe Bursting Project, BP-21-B02, in the amount of Six Hundred Eighty-One Thousand, Six Hundred Thirteen and No/100 Dollars (\$681,613.00).

F. Action Items

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

1. Consider approving a resolution of the City Council of the City of Sachse, Texas, adopting the 2026 Strategic Plan; and providing for an effective date.
2. Consider approving an ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 7 "Personnel" by amending Section 7-2 "Park and Recreation Commission"; by amending 7-2(E)(1)(g) and by amending 7-2(E)(2)(c); providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); and providing for an effective date.
3. Consider authorizing the City Manager to utilize Contingency Funds in an amount not to exceed Sixty-Thousand and No/100 Dollars (\$60,000.00) for the purchase and installation of lighting and security cameras to address safety concerns related to large gatherings at J.K. Sachse Park and outdoor areas around the Community Center.

G. Discussion Items

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

1. Receive a briefing on the Enterprise Fleet Management program.
2. Discuss Police Department body-worn and in-car camera options and provide direction for a future contract.
3. Receive a briefing on the Taste of Sachse event.
4. Discuss and receive an update on the Merritt Road project.

H. 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 April 28, 2026, by 5:30 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 National Public Service Recognition week.

Meeting May 4, 2026 - City Council Meeting

Access Public

Type Recognition

Fiscal Impact None

Recommended Action Present a proclamation recognizing Public Service Recognition Week.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

Since 1985, Public Service Recognition Week has been celebrated during the first week of May (beginning on the first Sunday of the month) to honor the individuals who serve our nation as federal, state, county, local, and tribal government employees and volunteers. Across the nation and around the world, this week provides an opportunity for public servants to share information about the work they do. Residents gain a deeper understanding of what motivates these individuals to choose public service as a way to help others, and how the services provided through their government agencies improve the quality of life for all.

Representatives from the City of Sachse Culture Committee will receive the proclamation on behalf of all City employees.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing Public Service Recognition Week.

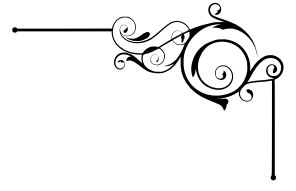
File Attachments

1. Proclamation_National Public Service Recognition Week 2026



Proclamation

City of Sachse, Texas



Whereas, since 1985, Public Service Recognition Week has been celebrated annually during the first week of May to honor the dedicated individuals who serve as federal, state, county, local, and tribal government employees and volunteers; and

Whereas, these public servants contribute significantly to the strength, vitality, and well-being of our community by providing essential services that enhance public safety, support local infrastructure, foster civic engagement, and improve the overall quality of life for residents; and

Whereas, the commitment and professionalism demonstrated by public servants ensure that government remains responsive, effective, and accountable, and their work often continues without recognition despite the critical role they play in sustaining our daily life; and

Whereas, Public Service Recognition Week provides an opportunity for residents to learn more about the responsibilities and contributions of those who serve in government, to appreciate the motivations that inspire them to pursue public service, and to acknowledge the positive impact their efforts have on our community; and

Whereas, the City of Sachse proudly recognizes the dedication, integrity, and service of its public employees and volunteers who work diligently to support the needs and interests of the community.

Now, Therefore, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim May 3-9, 2026, as *Public Service Recognition Week* in Sachse and encourage all residents to join me in expressing heartfelt appreciation to our public servants for their commitment to serving others.

In -Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of May 2026.

Gold
Seal



Jeff Bickerstaff, Mayor

B. Recognition

Subject:	2. Present a proclamation recognizing Economic Development Week.
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Present a proclamation recognizing the week of May 4-8, 2026, as Economic Development Week.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

The International Economic Development Council (IEDC) created Economic Development Week in 2016 to recognize the efforts of economic development organizations and professionals. IEDC celebrates Economic Development Week every year, highlighting the programs, best practices, and exceptional individuals that improve people's quality of life.

Economic Development Director Jerod Potts and Specialist Denise Jolivette will receive the proclamation.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing the week of May 4-8, 2026, as Economic Development Week.

File Attachments

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| 1. Proclamation_Economic Development Week 2026 |
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Proclamation

City of Sachse, Texas



Whereas, for generations, the economic development profession has cultivated thriving neighborhoods, championed sustainability and resiliency, strengthened economic prosperity, enhanced quality of life, and built robust tax bases; and

Whereas, economic development professionals operate across diverse environments, including rural, suburban, and urban communities; local, state, provincial, and national governments; public-private partnerships; chambers of commerce; institutions of higher education; and similar organizations and associations; and

Whereas, economic development professionals serve as stewards of progress, connecting residents, business leaders, elected officials, industry executives, and educational institutions to advance job creation, community investment, infrastructure improvements, and long-term opportunity; and

Whereas, economic developers contribute to the continued strength and vitality of the City of Sachse within the State of Texas, building on past achievements while shaping a resilient and prosperous future;

Now, Therefore, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim the week of May 4 - 8, 2026, as *Economic Development Week* in Sachse and remind individuals of the importance of this community celebration which supports expanding career opportunities and making lives better.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of May 2026.

Gold
Seal



Jeff Bickerstaff, Mayor

B. Recognition

Subject: 3. Present a proclamation recognizing Municipal Clerk's Week.

Meeting May 4, 2026 - City Council Meeting

Access Public

Type Recognition

Fiscal Impact None

Recommended Action Present a proclamation recognizing Municipal Clerk's Week.

Goals

BACKGROUND

Municipal clerks serve an essential role in local government operations. They maintain official records, coordinate elections, and are often the first point of contact for residents seeking assistance or information. Their responsibilities support transparency and integrity in government by ensuring accurate documentation and facilitating communication between the public and elected officials. The role requires broad knowledge of legal procedures, administrative processes, and community relations, and is fundamental to the efficient operation of local democratic government.

The year 2026 marks the 57th annual Municipal Clerks Week. This observance was first established in 1984 when President Ronald Reagan issued a national proclamation designating the first full week of May to recognize the contributions of municipal clerks. This proclamation is presented to acknowledge the important work performed by clerks in communities across the country, including the City of Sachse.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing Municipal Clerk's Week.

File Attachments

1. Proclamation_Municipal Clerk's Week_2026



Proclamation

City of Sachse, Texas



Whereas, municipal clerks play an essential role in the operations of local government by maintaining official records, coordinating elections, and serving as a primary point of contact for residents seeking information or assistance; and

Whereas, the duties carried out by municipal clerks promote transparency, accountability, and integrity in government through accurate documentation, effective communication, and diligent stewardship of public information; and

Whereas, the position of municipal clerk requires extensive knowledge of legal procedures, administrative processes, and community relations, and is fundamental to the efficient and effective functioning of local democratic governance; and

Whereas, the year 2026 marks the 57th annual observance of Municipal Clerks Week, first established in 1984 when President Ronald Reagan issued a national proclamation designating the first full week of May to recognize the contributions of municipal clerks; and

Whereas, Municipal Clerks Week offers an opportunity to acknowledge and celebrate the dedication, professionalism, and service of clerks in communities across the nation, including those who faithfully serve the residents of the City of Sachse.

Now, Therefore, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim May 3-9, 2026, as *Municipal Clerk's Week* in Sachse and encourage all residents to join me in recognizing the vital contributions and exemplary service of our municipal clerk.

In -Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of May 2026.

Gold
Seal



Jeff Bickerstaff, Mayor

B. Recognition

Subject: 4. Recognize Addison "Reese" Bryant, recipient of the 2026 City of Sachse Scholarship.

Meeting May 4, 2026 - City Council Meeting

Access Public

Type Recognition

Fiscal Impact None

Recommended Action Recognize Addison "Reese" Bryant, recipient of the 2026 City of Sachse Scholarship.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

This year marks the 13th year the City of Sachse has offered a \$1,000 scholarship to a 12th-grade student residing in Sachse. At its April 20 meeting, the City Council reviewed all scholarship applications and selected Addison "Reese" Bryant, a senior at Sachse High School, as the recipient of this distinguished award.

The scholarship is made possible through the City's solid waste provider, Community Waste Disposal (CWD). Under the terms of the City's waste disposal contract, CWD contributes \$1,000 annually to fund a scholarship for a local Sachse youth.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Recognize Addison "Reese" Bryant, recipient of the 2026 City of Sachse Scholarship.

File Attachments None

E. Consent Agenda

Subject: 1. Approve the April 20, 2026, meeting minutes.

Meeting May 4, 2026 - City Council Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the April 20, 2026, 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

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|--|
| 1. CityCouncil_Regular_Minutes_04.20.2026-unsigned |
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**CITY COUNCIL OF THE CITY OF SACHSE
APRIL 20, 2026, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, April 20, 2026, 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, April 20, 2026, at 6:30 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:32 PM.

2. Invocation and Pledges of Allegiance.

Mayor Bickerstaff offered the invocation and Councilmember Lindsey led the pledges.

B. Recognition

1. Recognize the Community Emergency Response Team (CERT) and Radio Amateur Civil Emergency Service (RACES) volunteer organizations for their dedication to the City of Sachse.

Mayor Bickerstaff presented a proclamation to members of CERT and RACES to honor their dedication to the Sachse community.

2. Present a proclamation recognizing National Public Safety Telecommunicators Week.

Mayor Bickerstaff presented a proclamation to Public Safety Telecommunicators Lorraine Massie and Quinton Cofield to recognize National Public Safety Telecommunicators Week.

3. Present a proclamation recognizing the week of April 19-25, 2026, as National Library Week in the City of Sachse.

Mayor Bickerstaff presented a proclamation to Library Manager Randall Cross to recognize National Library Week.

4. Present a proclamation recognizing April 25, 2026, as Arbor Day in the City of Sachse.

Mayor Bickerstaff presented a proclamation to Recreation Coordinator Jordan Beaulieu-Liles and Recreation Manager Cynthia Wiseman to recognize Arbor Day.

5. Present a proclamation recognizing April 25, 2026, as Keep America Beautiful - Great American Cleanup Day in the City of Sachse.

Mayor Bickerstaff presented a proclamation to Ms. Beaulieu-Liles and Ms. Wiseman to recognize Keep America Beautiful — Great American Cleanup Day.

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 shall be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card shall be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

Sachse resident, Lola Smith, addressed the Council regarding green space in Sachse and deed restriction enforcement.

D. Council/Staff Reports and Updates

1. Report on Public Comment from the April 6, 2026, City Council meeting.

There were no public comments at the April 6 meeting; therefore, no report was given.

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

Councilmember Buhler invited the public to participate in the Arbor Day Jubilee and Great American Cleanup on April 25 and the first Summer Nights Concert Series: The Lonely Hearts Club on May 1. Food trucks and activities at J.K. Sachse Park will begin at 7 PM before the Beatles tribute band takes the stage. Attendees are encouraged to bring lawn chairs and blankets to enjoy the outdoor event. Councilmember Prestenberg noted that the Sachse Safe Paws free microchipping clinic will be held on May 2. The featured pet is Meadow, a Great Dane-Lab mix. She is ready to meet a family, so call 972-675-9622 to schedule a meet and greet at the Sachs Animal Shelter. Councilmember Millsap invited everyone to celebrate National Library Week and enjoy some of the many events hosted by Sachse Library staff, such as Teen Weekend: Study Hall Hangout on April 25 and Sachse Comic Con 2026 on May 2.

Ms. Nash recognized Parks and Open Spaces Superintendent Gerry Hernandez and his team for exhibiting the core values of humility and excellence. Their work on the Sachse Road roundabout reflects the standard of care that the team consistently brings to the community's parks and open spaces.

Mayor Bickerstaff reminded voters to cast their ballot for the May 2 General Election. Details can be found at www.cityofsachse.com/Elections. The next Farmers Market is May 9 from 9 AM to 1 PM at 3324 5th Street. This family and pet-friendly event is held on the second Saturday of each month and is the local destination for fresh produce, artisan foods, and handcrafted goods. He also encouraged residents to take advantage of the X-Treme Green event on May 16 from 8 AM to 1 PM. The event will be held at a new location this year, Heritage Park, to accommodate the flow of traffic. Details and a map will be shared on the website soon.

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 April 6, 2026, meeting minutes.

2. Authorize the City Manager to award and execute the construction contract for West Creek Lane Reconstruction, BP-21-B02, to Axis Contracting Inc. in the amount of One Million, Three Hundred Forty-Seven Thousand, Eighty-Five and 15/100 Dollars (\$1,347,085.15).
3. Authorize the City Manager to award and execute the construction contract for Woodbridge Parkway project, R-24-03, to Garret Shields Infrastructure, LLC in the amount of One Million, Six Hundred Thirty-Five Thousand, Two Hundred Eighty-Three and No/100 Dollars (\$1,635,283.00).

Mayor Pro Tem Franks 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 shall be given to the City Secretary prior to the start of the meeting.

1. Conduct a public hearing and consider approving an ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from Residential-1 District (R-1) to Agricultural District (AG) on a ±4.0 acre tract of land situated in the James C. Tucker Survey, Abstract No. 1464, City of Sachse, Dallas County, Texas, said tract being all of a called 4.0 acre tract of land conveyed to Garland Independent School District (ISD) in a general warranty deed recorded in document No. 201800060483 of the official public record of Dallas County, Texas (O.P.R.D.C.T.), being more particularly described in "Exhibit A" and shown in "Exhibit B"; 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 an effective date.

Development Services Director Matt Robinson presented the rezoning request from Garland Independent School District (GISD).

The public hearing opened at 7:10 PM. The following Sachse residents addressed Council:

- Steven Bates — regarding traffic concerns related to a bus barn
- Billy Boydston — regarding road maintenance
- Chris Rinebarger — regarding traffic and safety concerns related to a bus barn

The public hearing closed at 7:17 PM.

Mr. Robinson clarified that the proposed use of the project is permitted in the current zoning. The intention of the applicant is to standardize the requirements across the entire property. Javier Fernandez, Director of Facility Planning and Construction for the District, noted that the project was approved in the 2023 Bond election. The project is to build an Ag-related three-building complex consisting of housing for animals, a show barn, and parking in the back for the trailers related to showing the animals. The satellite campus will support the agricultural aspect of the career and technology program.

After additional questions and discussion, Mayor Pro Tem Franks made a motion to approve the ordinance as presented. Councilmember Lindsey seconded the motion, and it carried 7 - 0. None voted against.

2. Conduct a public hearing and consider approving an ordinance amending Chapter 8 "Subdivisions," by amending Section 8-14 titled "Completion and maintenance of public improvements"; by amending Subsections 8-14a(3) and 8-14d(1); by amending Section 8-15 titled "General requirements and design standards" by amending Sections 8-15B(3)(b) and 8-15F(3); by amending Section 8-18 titled "Street design construction costs" by amending Subsection 18-8b; amending Section 8-20 titled "Impact fees" by amending Subsections 8-20B and 8-20C(1); and by amending Exhibit 11A titled "Zoning Ordinance" by amending Article 3 titled "Districts" by amending Section 11 titled "SP-special use permits" by amending 11.2 titled "Use regulations"; by amending Article 4 titled "General provisions applying to all or several districts" by amending Section 11 titled "Landscaping and screening" by amending 11.4 titled "Required landscaping" by amending 11.4d titled "Single-family residential development requirements" by amending 11.4d4 titled "Masonry wall required"; and by amending 11.6 titled "Screening standards" by amending 11.6d titled "Masonry wall standards" by amending 11.6d1 titled "Design and materials"; and by amending 11.6d6(c) titled "Additional requirements"; providing a conflicts clause; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); and providing an effective date.

Mr. Robinson explained that the next three items are related to each other. He outlined the proposed changes to several sections under Chapter Eight "Subdivisions" of the Code of Ordinances.

The public hearing opened at 7:48 PM. As there were no comments from the public, the public hearing closed at 7:48 PM.

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

3. Consider approving an ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 3 "Building Regulations" by amending Article I "In General" by amending Section 3-13 "Standards for Construction of Public Facilities"; by deleting Section 3-17 "Drainage and Stormwater Control" in its entirety; by renumbering Sections 3-18 through 3-56; by amending Section 3-24 "Flatwork Requirements"; providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed Five Hundred Dollars (\$500.00); and providing for an effective date.

Mr. Robinson noted that the building regulation ordinance amendments are related to and referencing the Engineering Design Manual.

Mayor Pro Tem Franks made a motion to approve the ordinance as presented. Councilmember Howarth seconded the motion, and it carried 7 - 0. None voted against.

4. Discuss and consider approving an ordinance adopting revisions to the City of Sachse Engineering Design Manual; providing a repealing clause; providing a severability clause; and providing for an effective date.

Senior Engineer Cameron Cermin presented the updates proposed to the Engineering Design Manual. Primarily, the intention is to codify the construction details and general notes, update some discrepancies, and reflect current practices.

Mayor Pro Tem Franks made a motion to approve the ordinance as presented. Councilmember Howarth seconded the motion, and it carried 6 - 1. Councilmember Millsap voted against the proposal.

5. Consider approving an ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 9 "Traffic Regulations" by amending Section 9-6 "Parking" by amending 9-6A "Truck Parking" by amending 9-6A(1) "Unlawful"; providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed Five Hundred Dollars (\$500.00); and providing for an effective date.

Ms. Nash noted that the item is regarding truck parking. Results from the traffic study currently underway at The Station will be addressed once that study is complete. However, this item is one that can be addressed immediately. Mr. Robinson and Chief Sylvester explained that the proposed ordinance adds existing restrictions in the rest of the city to Old Town and The Station and will enable enforcement on the streets in that area. Chief Sylvester noted the safety concern related to restricted sight lines due to trucks parked on the streets. He added it will be a safety improvement for the area and is consistent with Council's philosophy in the rest of the city.

Mayor Bickerstaff noted that a speaker card was received from C. Brad, and it was distributed to the Council.

Councilmember Prestenberg made a motion to approve the ordinance as presented. Councilmember Lindsey seconded the motion, and 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 shall be addressed in the Public Comment Section of this meeting.**

1. Receive the quarterly 2021 Bond update.

Ms. Nash presented the status of projects approved by the 2021 Bond Election. Specific progress on any of the projects can be found at www.cityofsachse.com/bond2021.

2. Discuss the implementation of the Sachse Safe Paws program.

Leisure Services Director Lance Whitworth presented a new program that is a collaboration between the Animal Shelter and Sachse Fire Rescue, called Safe Paws. This initiative will enable the public to bring pets found after shelter hours to either of the two fire stations in Sachse to determine if the animal has a microchip. This will facilitate quicker recovery of lost pets. To kick off the program, there is a free microchipping event on May 2 from 10 AM to 1 PM at Fire Station 2. Find more information about Safe Paws at www.cityofsachse.com.

3. Receive the Sachse Public Library's 2025 year end review presentation.

Mr. Cross reviewed growth and highlights from 2025 in relation to the Sachse Library. He described collaboration projects with Leisure Services and metrics. He noted the new reading app, Libby by OverDrive, as the Library's primary means to enjoy eBooks and audiobooks and enter the reading ecosystem. Councilmembers praised Mr. Cross and the Library team for their great work.

4. Discuss and review applications for the 2026 City of Sachse Scholarship.

Councilmembers discussed their impressions of the applications and provided their preference for the winner of the scholarship. Applicant number one was the prevailing student.

H. Adjournment

Mayor Bickerstaff adjourned the meeting at 9:01 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, TRMC, City Secretary

E. Consent Agenda

Subject:	2. Accept the monthly revenue and expenditure report for the period ending March 31, 2026.
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the monthly revenue and expenditure report for the period ending March 31, 2026.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Finance Department prepares a report each month to update the City Council regarding revenues and expenditures for the City. Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, Sachse Economic Development Corporation, and the Sachse Municipal Development District. Also included is a report of year-to-date sales tax revenue through April 2026.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending March 31, 2026.

File Attachments

1. All Funds March 2026
2. Sales Tax Report April 2026

City of Sachse

Monthly Revenue and Expenditure Report

March 31, 2026 (Unaudited)

GENERAL FUND

	Current Month		50% of Year Completed		Note
	Annual Budget	Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Property Tax	\$ 19,777,959	\$ 289,198	\$ 20,960,573	106%	A
Sales Tax	3,170,000	238,294	1,651,006	52%	
Franchise Fees	2,354,536	91,255	1,088,810	46%	
Licenses and Permits	555,000	19,536	175,429	32%	B
Service Fees	1,850,050	91,850	656,235	35%	C
Fines	335,000	28,469	156,064	47%	
Interest Income	600,000	61,826	234,788	39%	D
Miscellaneous Income	1,689,255	99,038	763,485	45%	
Intergovernmental Revenue	1,802,756	146,862	881,172	49%	
Total Revenue	\$ 32,134,556	\$ 1,066,327	\$ 26,567,562	83%	
Expenditure Summary					
Animal Services	\$ 391,590	\$ 34,404	\$ 212,099	54%	
City Manager	1,216,386	86,829	574,939	47%	
City Secretary	341,924	24,518	199,477	58%	E
Combined Services	1,149,752	9,903	1,399,918	122%	F
Development Services	1,079,687	59,965	406,693	38%	G
Engineering	395,268	68,988	225,923	57%	H
Facilities Maintenance	772,281	54,160	395,934	51%	
Finance	1,098,959	84,334	561,707	51%	
Fire-Rescue	8,290,233	635,510	4,150,733	50%	
Human Resources	577,103	41,704	251,237	44%	I
Information Technology	1,178,269	66,964	785,459	67%	J
Library	920,564	70,166	431,915	47%	
Municipal Court	374,499	32,955	189,747	51%	
Neighborhood Services	414,242	25,376	180,143	43%	K
Parks	1,693,843	112,861	673,080	40%	L
Police	8,607,672	641,074	4,265,668	50%	
Recreation	982,324	72,678	514,126	52%	
Senior Activity Center	236,797	18,010	111,127	47%	
Streets	2,344,713	152,150	1,128,652	48%	
Total Expenditures	\$ 32,066,106	\$ 2,292,549	\$ 16,658,578	52%	
Revenue Over/(Under) Expenses	\$ 68,450	\$ (1,226,222)	\$ 9,908,983		M
Beginning Fund Balance October 1, 2025			\$ 8,498,082		

*Includes City Council-approved budget amendment - O-2026-02 (March 2, 2026).

See following page for explanation of major variances

Explanation of General Fund Major Variances:

- A** Property tax receipts peak in December and January. Reflected collections will decrease with transfer to TIRZ
- B** Licenses and Permits activity less than YTD Actuals % of Budget primarily due to low building permit activity
- C** Service Fee activity less than YTD Actuals % of Budget primarily due to low Developer Fees, Plan Review Fees, and Building Inspection Fees
- D** Interest revenue trending low due to lower fund balance prior to receipt of bulk of property tax collections
- E** Expenses trending high due to timing of election services, software licensing, and special events and programs
- F** A property purchase, insurance expense timing, and vacancy savings budgeted as a negative amount increase YTD Actuals % of Budget spent trend. The MDD Fund will fully reimburse the General Fund for the property purchase over time as funds are available
- G** Professional Services timing and vacancy savings decreases YTD % of Budget spent trend
- H** Maintenance and Support Contracts timing increases YTD % of Budget spent trend
- I** Vacancy savings and software licensing timing decreases YTD % of Budget spent trend
- J** Software licensing and web page services expense timing increases YTD % of Budget spent trend
- K** Vacancy savings timing decreases YTD % of Budget spent trend
- L** Expenses below "YTD Actuals % of Budget" spend primarily due to water expense and contract mowing timing due to seasonality
- M** Current month actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

March 31, 2026 (Unaudited)

UTILITY FUND

			50% of Year Completed		
			YTD Actuals	YTD Actuals	Note
	Annual Budget	Current Month Actual	YTD Actuals	% of Budget	
Revenue Summary					
Water Revenue	\$ 11,103,536	\$ 729,537	\$ 4,508,108	41%	A
Sewer Revenue	7,058,587	607,282	3,629,122	51%	
Drainage Revenue	265,000	59,583	358,128	135%	B
Fees	236,500	18,204	107,196	45%	
Interest Income	1,000,000	86,869	495,274	50%	
Total Revenue	\$ 19,663,623	\$ 1,501,475	\$ 9,097,828	46%	
Expenditure Summary					
Utility Administration	\$ 682,765	\$ 43,885	\$ 319,162	47%	
Water	10,697,346	1,698,829	7,048,486	66%	C
Sewer	19,462,873	270,183	3,123,013	16%	D
Stormwater Projects	405,000	2,083	12,498	3%	E
Total Expenditures	\$ 31,247,984	\$ 2,014,980	\$ 10,503,159	34%	
Revenue Over/(Under) Expenses	\$ (11,584,361)	\$ (513,505)	\$ (1,405,330)		F
Beginning Fund Balance October 1, 2025			\$ 26,489,827		

Explanation of Major Variances:

- A** Water revenue collections trending low due to seasonality
- B** Drainage revenue collections exceed budget due to drainage utility system fee increase
- C** Water expense trending high due to maintenance and support contract expenses timing
- D** Sewer expenses trending low due to timing of capital project expenses
- E** Stormwater project expenses trending low due to timing of capital project expenses
- F** Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

March 31, 2026 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	50% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,550,000	\$ 116,090	\$ 813,000	52%	
Other Income	10,000	-	-	0%	A
Interest Income	290,000	22,956	122,121	42%	B
Total Revenue	\$ 1,850,000	\$ 139,047	\$ 935,121	51%	
Expenditure Summary					
Expenditures	\$ 2,145,704	\$ 65,347	\$ 493,079	23%	C
Total Expenditures	\$ 2,145,704	\$ 65,347	\$ 493,079	23%	
Revenue Over/(Under) Expenses	\$ (295,704)	\$ 73,699	\$ 442,042		
Beginning Fund Balance October 1, 2025			\$ 6,349,722		

Explanation of Major Variances:

- A** Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year
- B** Interest revenue trending low due to timing of revenue collections
- C** Expenses trending low due to timing of Local Business Grant Program and Professional Services expenses

City of Sachse

Monthly Revenue and Expenditure Report March 31, 2026 (Unaudited)

DEBT SERVICE FUND

	Annual Budget	Current Month Actual	YTD Actuals	50% of Year Completed	
				YTD Actuals	% of Budget
Revenue Summary					
Property Tax	\$ 8,403,985	\$ 122,522	\$ 8,921,575	106%	A
Interest Income	165,000	15,522	82,881	50%	
Total Revenue	\$ 8,568,985	\$ 138,044	\$ 9,004,456	105%	
Expenditure Summary					
Fees	\$ 13,000	\$ 500	\$ 2,050	16%	B
Principal	5,800,000	-	5,076,825	88%	C
Interest	2,590,638	-	1,199,419	46%	D
Total Expenditures	\$ 8,403,638	\$ 500	\$ 6,278,294	75%	
Revenue Over/(Under) Expenses	\$ 165,347	\$ 137,544	\$ 2,726,162		
Beginning Fund Balance October 1, 2025			\$ 1,720,989		

Explanation of Major Variances:

- A** Property tax receipts peak in December and January. Reflected collections will decrease with transfer to TIRZ
- B** Includes estimated financing costs for anticipated debt issuance
- C** Principal payments are primarily due in February. Remaining balance is for anticipated debt redemption
- D** Interest payments are primarily due in February and August

City of Sachse

Monthly Revenue and Expenditure Report March 31, 2026 (Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	Annual Budget	Current Month		50% of Year Completed		Note
		Actual	YTD Actuals	YTD Actuals % of Budget		
Revenue Summary						
Sales Tax	\$ 760,000	\$ 57,282	\$ 398,717	52%		
Interest Income	5,000	2,087	10,186	204%		A
Total Revenue	\$ 765,000	\$ 59,369	\$ 408,903	53%		
Expenditure Summary						
Expenditures	\$ 950,000	\$ 74,167	\$ 469,302	49%		
Total Expenditures	\$ 950,000	\$ 74,167	\$ 469,302	49%		
Revenue Over/(Under) Expenses	\$ (185,000)	\$ (14,798)	\$ (60,399)			B
Beginning Fund Balance October 1, 2025			\$ 296,154			

Explanation of Major Variances:

- A** Interest revenue trending strong due to fund balance currently greater than anticipated
- B** Current Month Actual variance due to timing of revenue collections and expenses

**CITY OF SACHSE
2025/2026 SALES TAX REPORT**

Month	FY 2026								FY 2025		
	Municipal Dev. Dist.	Street Maint.	Economic Dev. Corp.	General Fund				Total ¹	General Fund	Total ¹	
	<i>0.25%</i>	<i>0.25%</i>	<i>0.50%</i>	<i>1.00%</i>	<i>Monthly Growth Over Prior Yr</i>	<i>Year-To-Date (YTD) Collections</i>	<i>% of Budget</i>	<i>Growth Over Prior Yr</i>	<i>2.00%</i>	Year-To-Date (YTD) Collections	<i>2.00%</i>
	<i>0.25%</i>	<i>0.25%</i>	<i>0.50%</i>	<i>1.00%</i>	<i>Monthly Growth Over Prior Yr</i>	<i>Year-To-Date (YTD) Collections</i>	<i>% of Budget</i>	<i>Growth Over Prior Yr</i>	<i>2.00%</i>	Year-To-Date (YTD) Collections	<i>2.00%</i>
October	\$56,712	\$57,888	\$115,776	\$231,552	-6%	\$231,552	8%	-6%	\$461,928	\$246,884	\$492,690
November	70,401	72,776	145,552	291,104	20%	522,656	17%	7%	579,833	490,077	484,245
December	62,523	63,601	127,201	254,402	8%	777,059	25%	7%	507,727	725,878	469,742
January	62,675	63,496	126,993	253,985	9%	1,031,044	33%	8%	507,150	959,016	464,237
February	89,124	90,694	181,388	362,776	0%	1,393,820	45%	5%	723,982	1,322,939	725,046
March	57,282	58,045	116,090	232,180	15%	1,626,000	53%	7%	463,598	1,525,166	403,379
April	54,663	55,772	111,544	223,089	10%	1,849,089	60%	7%	445,068	1,728,782	405,918
May										2,003,482	546,975
June										2,234,345	460,930
July										2,469,105	468,182
August										2,751,433	563,924
September										3,001,707	499,363
TOTAL	\$453,380	\$462,272	\$924,545	\$1,849,089					\$3,689,286		\$5,984,632
BUDGET	\$760,000	\$780,000	\$1,550,000	\$3,080,000					\$6,170,000		\$6,400,000
% collected	60%	59%	60%	60%					60%		94%

Notes

- ¹ - Includes General Fund, Economic Development, Municipal Development District, Street Maintenance, and General Fund
- Sales tax displayed as cash-basis, reflecting distributions from Texas Comptroller for month revenue was received
- Texas Comptroller provides separate sales tax distributions for Sachse (Street Maintenance, EDC, General Fund) and the Municipal Development District
- Distributions are received around the 10th of each month
- Cash receipts are received two months after month of activity (i.e. October sales tax transaction revenue received in December)
- Excludes 380 Agreement grants/incentives
- Excludes mixed beverage sales tax

E. Consent Agenda

Subject: 3. Authorize the City Manager to execute an agreement with Alman Construction Services, LP, for an amount not to exceed Two Hundred and Nine Thousand, Eight Hundred and Fourteen and No/100 Dollars (\$209,814.00) to provide the replacement of the Fire Station 1 building generator.

Meeting May 4, 2026 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact Yes

Dollar Amount \$209,814

Budgeted Yes

Budget Source Debt Service Fund

Recommended Action Authorize the City Manager to execute an agreement with Alman Construction Services, LP, for an amount not to exceed Two Hundred and Nine Thousand, Eight Hundred and Fourteen and No/100 Dollars (\$209,814.00) to provide the replacement of the Fire Station 1 building generator.

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

BACKGROUND

Facility Maintenance staff have identified the need to install a backup generator at Fire Station No. 1 to ensure continued operations during power outages and emergency events. Reliable backup power is critical to maintaining uninterrupted Fire-Rescue response capabilities, including communications, apparatus readiness, and facility functionality during emergency situations.

A request for bids was issued, and responses were received from three vendors. Bids were reviewed based on qualifications, cost, and ability. Alman Construction Services submitted the best qualified bid and has demonstrated experience with similar generator installations.

The project includes associated site work, electrical integration, and necessary infrastructure. There is an anticipated 30–34 week lead time associated with generator procurement following submittal approval, and construction is expected to be completed within one week once materials are received. Necessary bonding is included in the scope of the project.

This project was included in the approved budget and is funded through the issuance of tax notes as authorized by City Council.

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, for an amount not to exceed Two Hundred and Nine Thousand, Eight Hundred and Fourteen and No/100 Dollars (\$209,814.00) to provide the replacement of the Fire Station 1 building generator.

File Attachments

1. Presentation_GeneratorContractCouncil_5.4.26
2. Agreement_Alman Construction Services LP_Installation of Fire Station 1 Generator

Fire Station #1 Generator Replacement

City Council
May 4, 2026



Steps to Selecting Contractor

- Prepare specifications
- Advertised request for bids
- Bids opened on March 31, 2026
 - Bids received from three vendors
- Evaluated for compliance to the project specifications and cost
- Recommendation to City Council – May 4, 2026

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**
 § **REPLACEMENT GENERATOR**
COUNTY OF DALLAS §

This Agreement for Installation of Replacement Generator (“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 a replacement generator at the City’s Fire Station 1, 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, DEFEND 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-B 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 _____, 2026.

City of Sachse, Texas

By: _____
Gina Nash, City Manager

Approved as to form:

By: _____
Joseph J. Gorfida, Jr., City Attorney
(04-23-2026: 4931-5499-0500, v. 1)

EXECUTED this _____ day of _____, 2026.

Alman Construction Services, LP

By: _____
Name: _____
Title: _____

EXHIBIT "A" Scope of Services



7677 Burnside Road
Dallas, Texas 75228
214-388-1800 Cj/c
214-388-1818 Fax

3/23/26

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

Reference: **City of Sachse Fire Station #1
Replacement**

Attention: Leah K. Granger, City Secretary

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

Base Bid: \$ 209,814

Scope specifically includes:

- Generator 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.
- Bonding

Specifically excludes:

- Weekends and holidays. Overtime.
- Sales tax.
- Engineered design drawings.
- Third party testing.
- 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. *Construction schedule to be 1 week.*
8. *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



City of Sachse Fire Station #1 Generator Replacement - Specifications

1. Overview

The City of Sachse, Texas (the "City") is requesting sealed proposals from qualified contractors (the "Respondent") for the removal and disposal of one existing generator at Sachse Fire Station #1 and the installation of a new 200–250kW natural gas generator. The objective is to ensure reliable and efficient emergency power for public safety operations with minimal service disruption.

There will be a non-mandatory pre-bid meeting at 10:00 A.M. on March 20 at Sachse City Hall City Council Chambers (3815-B Sachse Road, Sachse, TX 75048). **All bids must be submitted by 10:00 AM on March 23.** Sealed proposals must be submitted to the City Secretary, Leah K. Granger, clearly marked with **Bid #2026-01-FM, City of Sachse Fire Station #1 Generator Replacement.** Late submittals will not be accepted and will be returned unopened. All inquiries or clarifications should be directed to Assistant to the City Manager Logan Thatcher at lthatcher@cityofsachse.com. If it becomes necessary to revise or clarify any part of this RFP, a written addendum will be posted to the City of Sachse website at www.cityofsachse.com/bids.aspx. It is the responsibility of any respondent to ensure it has reviewed any addenda. The City is not bound by oral representations, clarifications, or changes made in the written specifications by its employees, unless such clarification or change is provided to the respondents in written addendum. **Bid opening will be on March 31 at 10:00 AM at the Sachse City Hall City Council Chambers (3815-B Sachse Road, Sachse, TX 75048).**

2. Project Objectives

- Remove and dispose existing generator, in accordance with EPA and local disposal regulations.
- Install a new natural gas generator with a capacity between 200kW and 250kW, ensuring it meets the load demands of the Sachse Fire Department.
- Minimize disruption to fire safety operations.
- Ensure full compliance with all applicable safety and regulatory standards (NFPA, NEC, EPA, and local codes).

3. Scope of Work

Phase 1: Site Assessment & Preparation

- Conduct a comprehensive assessment of existing infrastructure.
- Identify any necessary structural, gas, or electrical modifications.
- Secure all applicable permits and coordinate with regulatory agencies.

- Develop a detailed project schedule to minimize service interruptions.

Phase 2: Removal and Disposal of Existing Generators

- Safely disconnect and remove existing generator.
- Contractor shall be responsible for transporting and disposing of the generator in accordance with all EPA, environmental, and safety regulations.
- Prepare the site for installation.

Phase 3: Installation of New Generator

- Deliver, install, and anchor a new 200–250kW natural gas generator.
- Complete all necessary utility connections (electrical and gas).
- Ensure proper system integration and conformance with local building and fire codes.

Phase 4: Testing, Commissioning & Turnover

- Perform system commissioning and NFPA 110 load testing.
- Train designated City personnel on generator operation and routine maintenance.
- Provide all required documentation, including:
 - As-built drawings
 - Equipment specifications
 - Operation and maintenance manuals
 - Manufacturer warranties

4. Proposal Evaluation Criteria & Scoring Sheet

Proposals will be reviewed and scored based on the following weighted criteria:

Evaluation Criteria	Weight Score (1–10)	Weighted Score
Cost Proposal	30%	
Contractor Qualifications & Experience	20%	
Equipment Specifications & Quality	15%	
Project Timeline / Downtime Minimization	15%	
Warranty, Support, and Training Offered	10%	
References and Relevant Project History	10%	
Total	100%	

Scoring Guidelines:

- 1–3: Below minimum expectations
- 4–6: Meets expectations
- 7–9: Exceeds expectations
- 10: Outstanding / Best-in-class



The City will award the contract to the responsible offeror submitting the lowest responsive bid, or best value responsive bid, as applicable.

5. Submission Requirements

Three (3) bound copies of the proposal to this RFP must be submitted on 8 ½ inch by 11 inch paper. An electronic copy on a thumb drive must be made available as well. Any maps or other information that cannot be reduced to this size is acceptable.

Each proposal shall include the following:

- Detailed scope of work with timeline and milestones
- Equipment cut sheet for the 200–250kW natural gas generator
- Itemized pricing (base and alternate)
- Company qualifications, licenses, and certifications
- References from similar projects
- Details on warranty coverage and post-installation support
- Proof of insurance and bonding

6. General Terms & Conditions

By submission of a proposal in response to this RFP, unless an exception is expressly stated in the proposal, the submitting party is deemed to have agreed to or acknowledges the following:

- A. **Acceptance Period:** The Respondent agrees to a minimum of 120 calendar day acceptance period by the City from the date of public opening.
- B. **Funding For Project:** The terms of any agreement between the selected Respondent and the City will be contingent upon sufficient funding and authorizations being made by the City for the performance of the agreement. If sufficient funding and authorizations are not made by the City, the agreement shall terminate, without penalty, upon written notice being given by the City to selected Respondent. The City's decision as to whether sufficient funds are available shall be accepted by the selected Respondent and shall be final.
- C. **Compliance:** The selected Respondent will be required to comply with all applicable OSHA, EPA, ADA, TAS, HIPAA, and GLBA provisions and any and all other relevant state and federal standards, codes and regulations that may apply or are noted in other sections of the RFP.
- D. **Conflict Of Interest:** Respondents submitting a proposal in response to this RFP are certifying that they have had no contact with an employee or an elected or appointed official of the City which would give the Respondent submitting such proposal any advantage over any other Respondent submitting one. A violation of any of the above shall be just cause for rejection of that particular proposal without further consideration.



E. **TAXES, LICENSES AND PERMITS:** The submitted Respondent is solely responsible for securing all required licenses, permits and insurance necessary for the proper execution and completion of the work/services involved. The City is tax exempt.

F. **OTHER TERMS**

- i. The respondent to this RFP is solely responsible for the content of its proposal and ensuring that it best satisfies the evaluation criteria set forth in this RFP. Previously published data in support of experience, financial or performance capability will be evaluated if such data reflects a current position, and such data is submitted as a part of the response to this RFP.
- ii. The City reserves the right to reject any or all proposals or any part(s) thereof and to waive informalities and minor irregularities in the proposals received.
- iii. A formal, more extensive agreement will be negotiated and signed by and between the successful Respondent and the City to perform this services.
- iv. The City reserves the right to enter into discussions with anyone, or all of the Respondents after the proposals have been initially reviewed. Such discussions may be for clarification of content contained in a proposal and/or may result in request for a "Best and Final" offer from Respondent(s). Such responses shall be subject to all provisions, terms and conditions as set forth in the RFP, unless otherwise modified.

7. Guidelines & Additional Information

- A. **No Gratuities:** Respondents shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the City for the purpose of influencing this selection. Any attempt by a respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds for exclusion from the selection process.
- B. **All Information True:** Respondents represent and warrant to the City that all information provided in the response shall be true, correct, and complete. Respondents who provide false, misleading, or incomplete information, whether intentional or not, in any of the documents presented to the City for consideration in the selection process shall be excluded.
- C. **Confidential Material:** Any material that is to be considered as confidential in nature must be clearly marked as such and will be treated as confidential by the City to the extent allowed by law. Submission of information relative to this RFP shall not be released by the City during response evaluation process or prior to entering an agreement with the selected respondent. Respondents are advised to



consider the implications of the Texas Public Information Act, particularly after the response process has ceased and an agreement signed by the City and the selected respondent. Trade secrets and any material that is considered as confidential in nature must be clearly marked and identified as such by the respondent at the time of response submittal and will be treated as confidential by the City to the extent allowed by the Texas Public Information Act. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. Failure to identify proprietary/confidential information will result in all unmarked sections being deemed non-proprietary upon public request.

- D. **Late Submittals:** RFPs received after the submission deadline shall be returned unopened and will be considered void and unacceptable. The City is not responsible for lateness of the mail, postal carrier, courier, or other means of delivery.
- E. **Interviews:** After the initial evaluation of the submittals, Respondents will be notified by email of their status in the selection process. Respondents who are "short-listed" should expect and anticipate subsequent interviews which will most likely focus not only on the Respondent's program approach but also on an appraisal of the people who would be directly involved in the Project.
- F. **Inquiries.** Do not contact the City or elected officials during the selection process to make inquiries about the progress of this selection process. Respondents will be contacted when it is appropriate to do so.
- G. **Cost of Responses:** The City will not be responsible for the costs incurred by anyone in the submittal of responses and interviews.
- H. **Contract Negotiations:** This RFP is not to be construed as a contract or as a commitment of any kind. If this RFP results in a contract offer by the City, the specific scope of work, associated fees, and other contractual matters will be determined during contract negotiations. Fair and equal treatment will be shown to all Respondents with respect to any opportunity for discussion and revision of responses. Such revision may be permitted after submissions and prior to award for the purpose of obtaining best and final offers.
- I. **No Obligation:** The City reserves the sole right to (1) evaluate the responses submitted; (2) waive any irregularities therein; (3) select candidates for the submittal of more detailed or alternate responses; (4) accept any submittal or portion of submittal; (5) reject any or all Respondents submitting responses, should it be deemed in the City's best interest; or (6) cancel the entire process.
- J. **Insurance:** During the term of the Agreement with the City, the selected respondent will be required to maintain in full force and effect the following insurance:



1. Commercial general liability policy of insurance for bodily injury, death and property damage including the property of the City, its officers, contractors, agents and employees (collectively referred to as the "City") insuring against all claims, demands or actions relating to the work and services provided by the respondent pursuant to the agreement with a minimum combined single limit of not less than \$2,000,000.00 per occurrence for injury to persons (including death), and for property damage and \$2,000,000.00 aggregate including products and completed operations coverage of \$1,000,000.00. This policy shall be primary to any policy or policies carried by or available to the City;
2. Automobile liability insurance policy covering any vehicles owned, non-owned and hired and/or operated by the respondent, its officers, agents, and employees, and used in the performance of the agreement with policy limits of not less than \$1,000,000.00 combined single limit for bodily injury, death and property damage;
3. Statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under the agreement with policy limit of not less than \$1,000,000.00; and
4. Professional Liability with policy limit of not less than \$2,000,000.00 per claim and \$2,000,000.00 in the aggregate, covering negligent acts, errors and omissions by respondent, its contractors, sub-contractors, consultants, and employees in the performance of services pursuant to the agreement.

All insurance shall be endorsed to provide the following provisions:

1. Except for the Workers Compensation Insurance and Professional Liability policy, name the City, its officers, and employees as additional insureds as to all applicable coverage;
2. Except for the Professional Liability policy, provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance;
3. A specific endorsement be added to all policies, with a copy of the endorsement provided to the City that indicates the insurance company will provide to the City at least thirty (30) days prior written notice for cancellation, non-renewal, and/or material changes of the policy. In the event the companies providing the required insurance are prohibited by law to provide any such specific endorsements, Professional shall provide at least thirty (30) days prior written notice to City of any cancellation, non-renewal and/or material changes to any of the policies of insurance.



All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service. All policies must be written on a primary basis, non-contributory with any other insurance coverage and/or self-insurance maintained by the City.

A certificate of insurance and copies of policy endorsements evidencing the required insurance shall be submitted to the City prior to commencement of services. On every date of renewal of the required insurance policies, the respondent shall cause a certificate of insurance and policy endorsements to be issued evidencing the required insurance herein and delivered to the City. In addition, the respondent shall within ten (10) business days after written request provide the City with certificates of insurance and policy endorsements for the insurance required herein. The delivery of the certificates of insurance and policy endorsements to City is a condition precedent to the payment of any amounts due to Professional by City. The failure to provide valid certificates of insurance and policy endorsements shall be deemed a default and/or breach of this Agreement.

- K. **Indemnification:** The agreement signed between the selected respondent and the City will contain an indemnification provision substantially similar to the following:

PROFESSIONAL DOES HEREBY COVENANT AND CONTRACT TO WAIVE ANY AND ALL CLAIMS, RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS, FROM AND AGAINST ALL LIABILITY, CAUSES OF ACTION, CITATIONS, CLAIMS, COSTS, DAMAGES, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, CAUSED BY OR RESULTING FROM THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY PROFESSIONAL, ITS AGENT, ITS CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH PROFESSIONAL EXERCISES CONTROL SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE § 271.904 AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002 (B). INDEMNIFIED ITEMS SHALL INCLUDE REASONABLE ATTORNEYS' FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS IN PROPORTION TO PROFESSIONAL'S LIABILITY. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

- L. **Equal Opportunity Employer:** The selected respondent agrees that, during the term of the contract, they shall not engage in any employment practices which have the effect of discriminating against any employee or applicant for employment on the basis of race, color, religion, national origin, sex, age, or handicap; further, the selected respondent will take affirmative steps that applicants are treated and employees are treated during employment without regard to their race, color, religion, national origin, sex, age or handicap.



- M. Required Forms and State Contract Requirement:** As required by Chapter 176 of the Texas Local Government Code, respondents shall complete Form CIQ, Conflict of Interest Questionnaire (attached to this RFP as Attachment D), and include it at the end of each copy of their RFP. State law requires a vendor that wishes to conduct business or be considered for business with a city to file this form, which was created by the Texas Ethics Commission.

Form 1295: State law requires awarded vendors contracting with the City to complete and submit the Certificate of Interested Parties (Form 1295). This form is located on the Texas Ethics Commission website and should be completed and submitted upon notification of pending award at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

The selected respondent will be required to submit Form 1295 to the City as a condition for execution of the final agreement by the City.

- N. Statutory Certifications:** Respondents are advised that state law will require the terms of the final agreement between the selected respondent and the City to contain the following certifications to be made by the respondent:

1. The respondent 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;
2. The respondent does not Boycott Energy Companies and agrees that during the term of the agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended;
3. The respondent (i) 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 the agreement against a firearm entity or firearm trade association; and
4. The respondent does not conduct business with Iran, Sudan, or any known terrorist organization and is not identified by the Texas State Comptroller as a company known to have contracts with or provide supplies or services to a foreign terrorist organization.



~~Client Work History (for generators only)~~
Attachment A – Current Contracts

Company Name: Alman Construction Services,LP Totals of Years in Business: 40

Current Contracts

Bidder is to list all active contracts of similar size and scope of work:

1. Client Name: Cummin Sales and Service
Contact Name: Matt Bole
Phone Number: 469-600-5364
Dates of Service: Four Generator Projects to Start Approx. 6/1/26
Brief description of service provided: Installing 4 generators at 4 City of Dallas Fire Stations

2. Client Name: _____
Contact Name: _____
Phone Number: _____
Dates of Service: _____
Brief description of service provided: _____

3. Client Name: _____
Contact Name: _____
Phone Number: _____
Dates of Service: _____
Brief description of service provided: _____

4. Client Name: _____
Contact Name: _____
Phone Number: _____
Dates of Service: _____
Brief description of service provided: _____

5. Client Name: _____
Contact Name: _____
Phone Number: _____
Dates of Service: _____
Brief description of service provided: _____



Attachment B – Former Contracts (for generators only)
Bidder is to provide information regarding former contracts:

1. Client Name: Grand Prairie Fire Station No. 3
Contact Name:
Phone Number:
Dates of Service: Substantial Completion 11/8/2021
Brief description of service provided: New Build - Electrical
Reason for contract ending: Project Completed

2. Client Name: TxDot McKinney
Contact Name: Sharon Warbrouck
Phone Number: 817-889-7973
Dates of Service: Substantial Completion 11/30/23
Brief description of service provided: New Build - Electrical
Reason for contract ending: Project Completed

3. Client Name: _____
Contact Name: _____
Phone Number: _____
Dates of Service: _____
Brief description of service provided: _____
Reason for contract ending: _____

In the last three years, have you been released or removed from a job prior to the job being completed?

YES _____ NO If yes, give reason(s) _____



Attachment C – Project Supervisor and Emergency Contact Information

Company Name: **Alman Construction Services, LP**

Project Supervisor's duties and percentage of time bidder expects Project Supervisor to commit to this contract:

1. Project Supervisor Name: Ricky Davis
Percentage of Time Assigned: TBD
Duties: Superintendant

2. Project Supervisor Name: John Dawn
Percentage of Time Assigned: TBD
Duties: Project Manager

Emergency Contact Information

Name: Nick Guzman
Office Phone: 214-388-1800
After-Hours Phone: 214-240-8576
Email: nguzman@almanelec.com

Name: Steve Guzman
Office Phone: 214-388-1800
After-Hours Phone: 469-576-1332
Email: steveguzman@almanelec.com



Attachment D – Conflict of Interest Questionnaire

**CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity**

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

Form provided by Texas Ethics Commission

www.ethics.state.tx.us

Revised 11/30/2015

Signature of vendor doing business with the governmental entity

Date

Form provided by Texas Ethics Commission

www.ethics.state.tx.us

Revised 11/30/2015

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.

4931-5499-0500, v. 1

E. Consent Agenda

Subject:	4. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC, LLC, for pipe bursting improvements for the West Creek Lane Pipe Bursting Project, BP-21-B02, in the amount of Six Hundred Eighty-One Thousand, Six Hundred Thirteen and No/100 Dollars (\$681,613.00).
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$681,613
Budgeted	Yes
Budget Source	2021 Bond Funds
Recommended Action	Staff recommends NO-DIGTEC, LLC, to be awarded the construction contract for the West Creek Lane Pipe Bursting Project, BP-21-B02, in the amount of Six Hundred Eighty-One Thousand, Six Hundred Thirteen and No/100 Dollars (\$681,613.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

This project is the third roadway design project initiated under the 2021 Bond Program and covers improvements to West Creek Lane. The work includes pipe bursting approximately 2,800 linear feet of existing six-inch and eight-inch water lines originally installed in 1977.

During the development of the overall West Creek Lane replacement project, the water line component was removed from the roadway construction package to achieve cost savings. Separating the water line improvements into a standalone pipe-bursting contract allowed the City to control costs more effectively while still ensuring the roadway and water line improvements remain within the original 2021 Bond estimate.

This contract will be funded through 2021 Bond Issuance Funds, and the total construction cost for the two projects remains under the original bond construction budget. The contract includes a total project duration of 55 calendar days and will begin prior to the start of the roadway reconstruction.

POLICY CONSIDERATIONS

There are no policy considerations associated with this project.

RECOMMENDATION

Staff recommends NO-DIGTEC, LLC, to be awarded the construction contract for the West Creek Lane Pipe Bursting Project, BP-21-B02, in the amount of Six Hundred Eighty-One Thousand, Six Hundred Thirteen and No/100 Dollars (\$681,613.00).

File Attachments

- | |
|---|
| 1. Presentation_West Creek Lane Pipe Bursting |
|---|

West Creek Lane Water Line Pipe Bursting (BP-21-B02)

City Council
May 04, 2026



Overview

- Background
- Project Location
- Project Summary
- Staff Recommendation



Background

- This project is the third roadway design project initiated under the 2021 Bond Program and covers improvements to West Creek Lane
- Pipe bursting of approximately 2,800 linear feet of existing six-inch and eight-inch water line
- Water lines were installed in 1977
- Water line replacement was removed from the West Creek Lane roadway construction project for cost savings purposes
- Allowed City to control costs more effectively
- Combined projects remain within original 2021 Bond estimate



Project Location



Project Summary

- Project is for trenchless water main replacement
- Includes 1,600 LF of eight-inch water main replacement on West Creek Lane
- Includes 1,200 LF of six- to eight-inch water main replacement on Willow Creek Court and Meadow Creek Lane
- Main lines will be bypassed and all services will be re-connected
- Total contract length is 55 calendar days
- This project will start prior to the roadway replacement project



Staff Recommendation

- Staff recommends awarding the construction contract for the West Creek Lane Pipe Bursting Project, BP-21-B02, to NO-DIGTEC, LLC in the amount of Six Hundred Eighty-One Thousand, Six Hundred Thirteen and No/100 Dollars (\$681,613.00)
- This contract will be funded from 2021 Bond Issuance Funds
- The total construction cost for the two projects remains under the original bond construction budget



Questions?



F. Action Items

Subject:	1. Consider approving a resolution of the City Council of the City of Sachse, Texas, adopting the 2026 Strategic Plan; and providing for an effective date.
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Approve the resolution adopting the City of Sachse Strategic Plan.
Goals	Provide excellent government services to Sachse citizens. Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

The City of Sachse's current Strategic Plan was adopted in 2016. Since that time, the City has experienced continued growth, evolving service demands, and changes in both community expectations and organizational priorities. Recognizing the need to update and realign the City's strategic direction, staff initiated a comprehensive strategic planning process in 2025.

The City engaged the Berkley Group to facilitate the development of a new Strategic Plan. This process included a City Council Strategic Planning Retreat in March 2025, followed by a second retreat in February 2026 to further refine priorities and direction. In addition, the Berkley Group facilitated strategic planning sessions with the City's executive team and leadership staff to gather input and ensure alignment across the organization.

The resulting Strategic Plan reflects the collective input of the City Council and executive leadership, and is intended to serve as a guiding framework for organizational priorities, resource allocation, and decision-making for future years. The plan establishes key focus areas and strategic initiatives designed to maintain high-quality service delivery, adapt to changing service demands, and support the long-term vision of the community.

POLICY CONSIDERATIONS

Adoption of the Strategic Plan is a policy decision of the City Council, as it establishes the City's priorities and provides direction to staff on the implementation of programs, services, and capital investments.

The Strategic Plan serves as a foundational document that will guide future policy discussions, annual budget development, and capital improvement planning. While the plan does not appropriate funding or authorize specific projects, it informs those decisions by identifying areas of focus and desired outcomes.

No changes to existing ordinances are required for adoption of the Strategic Plan. However, future policy decisions and resource allocations will be influenced by the priorities and initiatives outlined in the plan.

RECOMMENDATION

Approve the resolution adopting the City of Sachse Strategic Plan.

File Attachments

1. Presentation_StrategicPlanCouncil_FINAL
2. Resolution_Strategic Plan 2026
3. Exhibit A_City of Sachse Strategic Plan 2026

City of Sachse Strategic Plan

City Council

May 4, 2026



Overview

- What is Strategic Planning?
- Process
- Structure
- Goal Areas
- Implementation

Strategic Plan 2026-2032

Effective City strategic planning is:

- Guided by the City's Comprehensive Plan and Vision
- Directed by Council goals
- Driven by City leadership
- Informed by subject-specific plans
- A tool for resource allocation decisions
- Accomplished by strategic departmental operations

The Berkley Group appreciates being a member of the strategic planning team, and looks forward to continuing the partnership



Strategic Plan 2026-2032

Strategic thinking is:

- Comprehensive
 - Not confined to organizational silos
- Long-term
- Connected by context:
 - Policy
 - Practical
 - Historical
 - Financial

- Everyone's job



Strategic Plan 2026-2032 – Process

- March 1, 2025: Council retreat – goal setting
- October 2025: facilitated individual department head interviews
- December 2025: facilitated staff work sessions
- February 21, 2026: Council retreat – confirm goals and first review of strategic initiatives
- May 2026: consider adoption of plan and implementation considerations

Strategic Plan 2026-2032 – Structure

- Executive Summary
- Core Values
- Council Goal Areas
 - Strategic Outcome
 - Strategic Directions
 - Focused areas of attention
 - Key Objectives
 - What success looks like
 - Strategic Initiatives
 - Primary means for implementation
- Assets for Implementation



Council Goal Area 1: Capital Needs and Infrastructure

Summary of initiatives:

- Establish cross-functional capital planning team
- Guided by Comprehensive Plan and subject-specific plans
- Utilize capital project reporting and tracking system
- Data-driven asset condition assessments



Council Goal Area 2: Excellent City Services

Summary of initiatives:

- Establish cross-functional workforce development team
- Establish cross-functional facilities team
- Complete the Parks Master Plan
- Aligned technology planning



Council Goal Area 3: Financial Stewardship

Summary of initiatives:

- Strengthen fiscal forecasting
- Assess long-term impacts on taxpayers
- Align budgeting with strategic priorities
- Strengthen key performance indicators
- Strengthen shared understanding of financial conditions

Council Goal Area 4: Economic Development

Summary of initiatives:

- Align economic development activities with infrastructure capacity
- Evaluate funding sources for infrastructure improvements
- Complete Fifth Street
- Strengthen partnerships: workforce development, retention
- Redevelopment aligned with community character and vision



Considerations for Implementation

- Reinforce a culture of strategic planning
- Make a habit of cross functional decision making
- Drive the budgeting process
- Integrate other plans
- Treat the Strategic Plan as formal policy direction
- Develop a communication and engagement plan

Questions?



RESOLUTION NO. R-2026-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ADOPTING THE 2026 STRATEGIC PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the strategic plan for the City of Sachse will cultivate a vibrant community where residents, visitors, and businesses thrive. Through intentional development and a focus on high-quality infrastructure and amenities, Sachse will maintain its sense of community and charm while furthering connected spaces that foster a sense of belonging.

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

SECTION 1. The 2026 Strategic Plan attached hereto as “Exhibit A” is hereby adopted.

SECTION 2. This Resolution shall take effect May 4, 2026, from and after its passage, and it is so accordingly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this 4th day of May 2026.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

“EXHIBIT A”
City of Sachse Strategic Plan

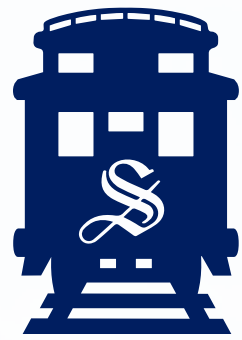


CITY OF SACHSE STRATEGIC PLAN

2026-2032

**Sachse City Council
Sachse, Texas**

**Prepared by Berkley Group, LLC
April 2026**



The City of
SACHSE

Mayor

Jeff Bickerstaff

City Council

Brett Franks, *Mayor Pro Tem/Place One*
Michelle Howarth, *Place Two Councilmember*
Frank Millsap, *Place Three Councilmember*
Chance Lindsay, *Place Four Councilmember*
Lindsay Buhler, *Place Five Councilmember*
Matt Prestenberg, *Place Six Councilmember*

City Staff

Gina Nash, *City Manager*
Lauren Rose, *Assistant City Manager*
Logan Thatcher, *Assistant to the City Manager*
David Baldwin, *Finance Director*
Leah Granger, *City Secretary*
Corey Nesbit, *CIP and Public Works Director*
Jerod Potts, *Economic Development Director*
Matt Robinson, *Development Services Director*
Bryan Sylvester, *Police Chief*
Jana Ventura, *Human Resources Director*
Marty Wade, *Fire Chief*
Lance Whitworth, *Leisure Services Director*

Consultant

Berkley Group

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EXECUTIVE SUMMARY

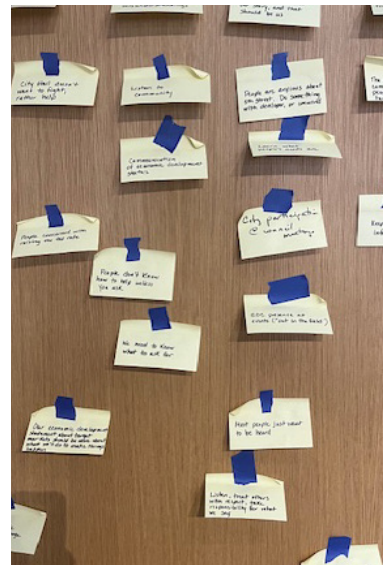
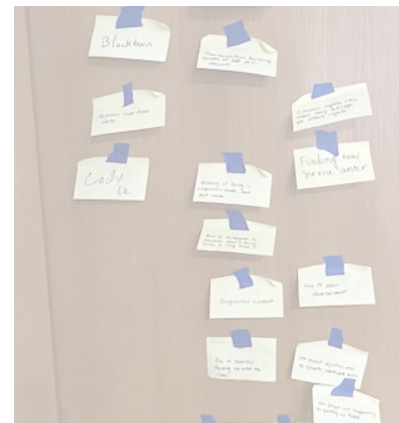
The City of Sachse Strategic Plan provides a clear and actionable framework to guide organizational leadership, coordination, and investment over the next several years. Developed from goal areas identified by the City Council, department head engagement, and multi-day strategic planning work sessions, the plan reflects a shared commitment to aligning daily operations with the City's long-term vision and priorities.

This Strategic Plan is intentionally aligned with the City's Comprehensive Plan, which establishes a broad and long-term picture of the community's long-range vision, land use policies, and growth framework. While the Comprehensive Plan provides a long-term vision, the Strategic Plan focuses on how the organization will lead, prioritize, and execute the work required to support that vision.

The planning process included department head interviews, facilitated work sessions, and collaborative analysis of organizational strengths, challenges, and opportunities, including available assets and resources for moving forward. City Management and department heads examined Council goal areas, identified shared themes across functional areas, and proposed strategic initiatives that require coordination across individual departments. Overall, this process revealed strong alignment between Council priorities and staff perspectives, particularly related to capital planning, service delivery, funding sustainability, and economic development.

The Strategic Plan is organized around the City Council's four goal areas developed during the March 2025 retreat. Within each goal area, the plan articulates a *Strategic Outcome*, identifies *Strategic Directions* that guide focus and leadership attention, and defines *Key Objectives* that describe what success looks like. Strategic Directions are used in this plan to organize and consolidate department-level actions and recommendations into a small number of focused areas for leadership attention. They are intended to provide clarity about where coordinated effort is needed to achieve desired outcomes. *Strategic Initiatives*, derived directly from department head input, represent the primary means for implementation and cross-departmental collaboration.

A distinguishing feature of this plan is its emphasis on collaboration, shared leadership, and strengths-based implementation. Assets identified by department leaders during the December work sessions are intentionally reflected throughout the plan to reinforce the City's capacity to move from planning to action. Rather than serving as a static document, the Strategic Plan is intended to guide decision-making, resource allocation, and continuous improvement across the organization.

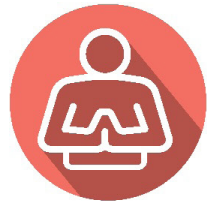


CORE VALUES



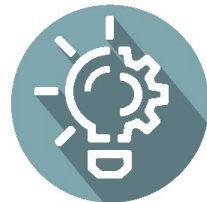
Service

We are dedicated to the service of the Sachse community.



Humility

We serve our residents and our team with freedom from pride or arrogance.



Innovative

We strive to turn our ideas into solutions that make us more efficient, responsive, and proactive.



Neighborly

We lead with empathy and treat our residents and our team as our neighbors.



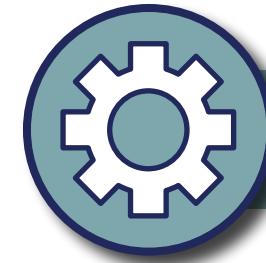
Excellence

We strive for high standards in pursuit of exceeding community expectations.

“Sachse will cultivate a vibrant community where residents, visitors, and businesses thrive. Through intentional development and a focus on high quality infrastructure and amenities, Sachse will maintain its sense of community and charm while furthering connected spaces that foster a sense of belonging.”

Foundational to the plan is the executive leadership’s long-standing emphasis on operationalizing the Sachse Core Values. The commitment to the Core Values has been embedded into the Sachse culture largely through the work of the City’s Culture Committee. During the December work sessions, the City’s leadership team made it clear that they view the Core Values as central to their purpose as they serve their community and their teams.

COUNCIL GOAL AREAS



GOAL AREA ONE CAPITAL NEEDS AND INFRASTRUCTURE

Strategic Outcome

Ensure that the City's capital assets and infrastructure are planned, maintained, and funded strategically to support community needs, service reliability, and long-term sustainability.

Strategic Directions

- Asset lifecycle planning and prioritization
- Coordinated capital improvement planning
- Infrastructure maintenance, expansion, and modernization

Key Objectives

- Improve long-term planning and coordination for capital investments across departments
- Balance growth-related infrastructure needs with supporting aging neighborhoods
- Increase shared internal understanding of capital priorities and trade-offs
- Increase public transparency and citizen engagement

Strategic Initiatives

Initiative 1: Cross-Functional Capital Planning and Sequencing

- A coordinated, cross-department effort to align capital planning processes, timelines, and assumptions in order to improve prioritization, sequencing, and long-term infrastructure outcomes. The Comprehensive Plan will guide the capital planning team's work to develop criteria for priorities and the design of the public realm.
- Adequate coordination of the planning effort will also be driven by the use and development of various subject-specific plans including utilities, roadway improvements, roadway maintenance, sidewalk improvements, stormwater evaluation, parks/trails, and city facilities. The capital planning team will also ensure adequate project management during all phases.
- Development of a capital project reporting and tracking system to provide real-time project information and status for the City Council and general public. The system will also assist project managers by consolidating relevant project information in one place.

Initiative 2: Infrastructure Reinvestment and Condition Assessment

- A strategic and data-driven effort to improve awareness of asset conditions and guide reinvestment decisions that balance growth, maintenance, and long-term sustainability.

Assets for Implementation

- Existing cross-department working relationships related to capital planning and infrastructure coordination
- Strong technical expertise across departments responsible for infrastructure and facilities
- Established capital planning, financial, and reporting processes that can be better aligned and integrated
- Regional partnerships and funding mechanisms identified during the asset-mapping exercise



GOAL AREA TWO EXCELLENT CITY SERVICES

Strategic Outcome

Deliver high-quality, responsive, and efficient city services by strengthening organizational capacity, improving coordination, and modernizing systems that support service delivery.

Strategic Directions

- Service delivery effectiveness and consistency
- Internal coordination and collaboration
- Technology-enabled service improvement

Key Objectives

- Clarify how services are delivered across departments
- Strengthen horizontal coordination among departments to reduce silos and duplication
- Modernize systems and processes that support service delivery and responsiveness

Strategic Initiatives

Initiative 1: Citywide Service Delivery Improvement

- A coordinated effort to strengthen the consistency, effectiveness, and responsiveness of City services through improved alignment, communication, and shared expectations across departments.
- Establishment of a cross-functional workforce development team responsible for: ensuring consistent evaluation and compensation decision-making across all city departments that rewards alignment with the Core Values; developing a mentorship program; assisting departments in evaluating training and staffing needs; and supporting onboarding, engagement, and off-boarding initiatives.
- Establishment of a cross-functional facilities team responsible for completing a facility inventory and assessment, focusing on potential efficiency improvements at the current Service Center and public safety facilities, and recommending and overseeing an implementation plan.
- Completion of a parks master plan to include a placemaking plan, ensuring opportunity for substantial input from interested persons and groups.
- A coordinated, cross-department effort to align capital planning processes, timelines, and assumptions to improve prioritization, sequencing, and long-term infrastructure outcomes.

Initiative 2: Cross-Functional Technology Planning

- A structured approach to aligning technology planning and investment across departments to better support service delivery and organizational effectiveness.
- Evaluate innovative and modern uses of technology in other organizations for potential adoption in Sachse.
- From Comprehensive Plan Implementation Matrix (High Priority): MB 3.3 — Continue administering an asset management system and pavement condition index.

Initiative 3: Process Improvement and Operational Effectiveness

- An organization-wide effort to identify and improve internal processes in order to reduce duplication, increase efficiency, and support consistent service delivery.
- Includes an evaluation of the potential benefits of regional partnerships in public safety, infrastructure improvements, parks, events, and recreation services.
- From Comprehensive Plan Implementation Matrix (High Priority): MB 2.1 — Work with partners to explore PGBT frontage road; MB 3.1 — Coordinate with TxDOT on SH-78 speed study.

Assets for Implementation

- Experienced and committed staff with deep institutional knowledge
- Existing technology platforms and systems identified as underutilized but strong foundations
- Established service delivery processes that can be refined rather than rebuilt
- Strong culture of service and accountability reinforced by executive team discussion



GOAL AREA THREE FINANCIAL STEWARDSHIP

Strategic Outcome

Ensure long-term financial sustainability by aligning resources with strategic priorities, strengthening financial planning practices, and improving transparency and stewardship.

Strategic Directions

- Long-range financial planning and forecasting
- Alignment of budgeting and strategic priorities
- Financial transparency and communication

Key Objectives

- Strengthen the City's ability to anticipate and plan for long-term financial needs
- Improve alignment between funding decisions and strategic priorities
- Increase shared understanding of financial constraints, risks, and opportunities

Strategic Initiatives

Initiative 1: Long-Range Financial Sustainability Planning

- A strategic effort to strengthen the City's ability to anticipate long-term funding needs, manage cost drivers, and plan for financial sustainability over time.
- Use the integrated capital plan to guide bond election sequencing and content decisions.
- Use projections obtained from fiscal forecasting to assess long-term impacts on taxpayers.
- Ensure estimates used in the capital plan are based on best available data and life-cycle costing.

Initiative 2: Strategic Budget Alignment

- Strengthen approach to align budget development and resource allocation decisions with the City's strategic priorities and long-term objectives.
- Continue and strengthen current efforts to describe strategic initiatives and key performance indicators in the budget process and documents.

Initiative 3: Financial Communication and Transparency

- Strengthen shared understanding of financial conditions, constraints, and tradeoffs through clearer internal and external communication.

Assets for Implementation

- Strong financial management expertise and leadership
- Established budgeting and financial reporting systems identified as reliable foundations
- Existing policies and practices that support fiscal discipline
- Cross-department understanding of funding challenges identified by executive team discussion



GOAL AREA FOUR ECONOMIC DEVELOPMENT

Strategic Outcome

Support sustainable economic development by aligning redevelopment efforts, infrastructure investment, and partnerships to strengthen the local economy and community vitality.

Strategic Directions

- Redevelopment and reinvestment alignment
- Strategic partnerships and regional collaboration
- Economic identity and place-based investment

Key Objectives

- Improve coordination between economic development, infrastructure, and service planning
- Strengthen partnerships that support workforce development and business growth
- Align economic development efforts with community character and long-term capacity
- Complete the Economic Development Strategic Plan and integrate new initiatives accordingly

Strategic Initiatives

Initiative 1: Integrated Economic Development and Infrastructure Coordination

- A cross-department effort to align economic development activities with infrastructure capacity, service planning, and long-term community priorities.
- Evaluate funding sources such as TIRZ revenues, developer participation, and EDC funding for cash or debt financing to fund infrastructure to enhance economic development.
- From Comprehensive Plan Implementation Matrix (High Priority): FLU 4.3 — Compare CIP with TIRZ 3 plan and prioritize enhancement of 5th Street district; ED 3.1 — Update finance plan for TIRZ 3.

Initiative 2: Workforce and Business Partnership Development

- A strategic approach to strengthening partnerships that support workforce development, business retention, and long-term economic vitality.
- From Comprehensive Plan Implementation Matrix (High Priority): ED 2 and 4 — Various 5th Street initiatives, identifying partnership opportunities

Initiative 2: Community Identity and Redevelopment Strategy

- An effort to align redevelopment activities with community character, long-term vision, and strategic investment priorities.
- From Comprehensive Plan Implementation Matrix (High Priority): FLU 1.2 — Assess non-conforming uses for opportunities for redevelopment; FLU 2.1 — Partner with developers and community organizations to facilitate redevelopment; FLU 2.5 — Implement drainage upgrades needed to support additional leasable space; FLU 2.6 — Identify parcels for city acquisition based on redevelopment potential; FLU 4.31 — Pursue mixed-use development.

Assets for Implementation

- Existing economic development leadership and external partnerships
- Regional relationships and collaborative opportunities identified during the asset-mapping exercise
- Community assets and redevelopment opportunities identified through group discussion
- Cross-department awareness of economic development goals and challenges



CONSIDERATIONS FOR IMPLEMENTATION

Strategic planning results from strategic thinking, which is an ongoing process of aligning operations with policy direction, integrating short-term decisions with long-term goals, and ensuring the coordinated and efficient use of resources.

As such, strategic planning is most effective when decision-makers throughout the organization view strategic thinking as an essential part of their jobs. The December 2025 work sessions with department heads spurred enthusiasm for strategic thinking. The following considerations will maintain and enhance that enthusiasm.

1. Reinforce a Culture of Strategic Planning

Strategic planning is most effective when it becomes part of how the organization operates day-to-day—not just a periodic exercise. Leaders at all levels are encouraged to reference and apply the Strategic Plan in their regular decision-making.

2. Make a Habit of Cross-Functional Decision Making

Described in this document are several cross-functional teams that would bear responsibility for ensuring successful implementation of strategic initiatives. The focus of those teams includes:

- Capital Planning
- Workforce Development
- Facilities Planning
- Technology Planning

The strategic thinking behind these teams is driven by the City Manager's desire to improve cross-functional and collaborative work throughout the organization. The specific linkages between strategic initiatives and the work of these teams were worked out during the December 2025 department head work sessions.

These teams will require thoughtful and balanced guidance. Initiation by city management along with clear expectations is essential. The teams will benefit from encouragement and coaching to ensure team members communicate thoroughly and decisions are made collaboratively. Team members should be evaluated on results of the team's work and on their demonstrated leadership and teamwork skills.

As these and other teams prove successful, cross-functional collaboration will become an established and comfortable part of doing the work of the city organization. Cross-functional teams will become a trusted tool for implementing Council priorities, developing new initiatives, operational decision-making, and problem solving.

3. Drive the Budgeting Process

The Strategic Plan establishes direction and priorities. Implementation will occur through departmental work plans, budgets, and performance management processes. The Strategic Plan should drive the budgeting process. Performance measures and KPIs will be developed and refined during implementation to support accountability and continuous improvement.

During the December work sessions, department leaders identified existing organizational assets that can be leveraged to support implementation. These strengths informed the strategic initiatives and are reflected throughout the plan to reinforce a strengths-based approach to execution. These strengths and assets should be reconsidered as part of the budget development process.

4. Integrate Plans as They Are Completed

The strategic plan document will in some ways become outdated soon after adoption. New priorities and initiatives will inevitably be identified through ongoing planning initiatives, and those priorities should be added to the plan as part of an ongoing update cycle.

Well-run cities plan well. Planning is necessary as the needs of communities change over time. Cities with minimal growth must evaluate alternatives to providing and funding city services. High-growth cities cope with new service demands. All cities experience changes in demographics and policy priorities.

The diverse nature of city operations requires focused planning on several areas of operation, but that focus should not come at the expense of a community-wide perspective. The economic development strategic plan should be consistent with the land use vision established in the Comprehensive Plan. Utility master plans, parks/trails plans, and facility plans should all connect to the broad service delivery goals established by the City Council.

5. Treat the Strategic Plan as Formal Policy Direction

City Councils and city managers benefit from clear and documented policy direction. Council members with individual policy ideas are encouraged to seek inclusion of those ideas in the plan and respect the decision of the majority.

6. Develop a Communication and Engagement Plan

The thoughtful development and implementation of the Strategic Plan is a story worth telling. A communication and engagement plan should emphasize the story of the 2026 Strategic Plan. Public trust is enhanced when citizens are familiar with how Council fulfills its policy-making role through an ongoing goal-setting and evaluation process. City staff are more likely perceived as thoughtful and responsive public service professionals when citizens are encouraged to understand how everyday decisions are made.

Trust is further enhanced when citizens have access to periodic progress reports and are encouraged to be active participants in decision-making.

APPENDIX A | STRATEGIC PLANNING RETREAT SUMMARY

Date	February 21, 2026
Location	McKinney City Hall, McKinney, Texas
Facilitator	Berkley Group

Executive Summary

The Sachse City Council held a Strategic Planning Retreat on February 21, 2026, at McKinney City Hall. The retreat served as a follow-up to the March 1, 2025 retreat, during which the Council developed a list of priority areas.

Following the March 2025 retreat, city staff—with assistance from the Berkley Group—worked through a series of processes to develop an updated Strategic Plan based on Council’s priorities, including:

- A survey of department directors focused on how Council priorities and strategic planning can guide ongoing departmental decision-making;
- Individual interviews held by the Berkley Group with each department director, exploring opportunities to operationalize Council priorities;
- Three work sessions with the department head team and city manager’s office, featuring facilitated discussions on cross-departmental collaboration and use of existing resources.

The February 2026 retreat provided an opportunity for the City Council to:

- Receive an update on the work to develop the 2026 Strategic Plan;
- Hear from executive management on important new key initiatives;
- Provide new and updated thoughts on Council priorities; and
- Preview the format and contents of the draft Strategic Plan.

Sachse’s Evolution

City Manager Gina Nash and Assistant City Manager Lauren Rose walked Council through a 10-year historical overview of Sachse’s strategic accomplishments. Council responses reflected positive consensus on prior initiatives, including consistently providing good service, restructuring the organization, developing parks, providing meaningful community events, and being selective in approving development.

Council discussion also reflected a realistic understanding of the fiscal implications of being a built-out city, with limited opportunities for new development. Several Council members raised concerns regarding attracting and retaining staff. Throughout the day, Council members emphasized the importance of managing capital project budgets and schedules and proactively communicating project status.

Affinity Exercise

Prior to the retreat, the Berkley Group asked each member of the City Council to provide their individual thoughts on accomplishments, challenges, current resources, and how they could help Council continue to work well as a team. Those individual responses were recorded and used for a group affinity exercise. The full results are included in Appendix B.

Categories developed from the exercise included:

- Priorities — Consistent with Infrastructure, City Services, Stewardship, and Economic Development; emphasis on completing the 5th Street project
- Communication — Timely communication, proactive engagement, and fighting misinformation
- Challenges — Property tax pressures, slowed growth, regional pressures
- Staff — Competence of City staff as a strategic advantage
- Risks — Reliance on single-family home property taxes and limited developable land
- Working Together as a Council — Sustaining a positive, respectful working relationship
- Future Opportunities — Regional partnerships, parks, public safety excellence
- Wins! — Events, staff accomplishments, collaborative Council-staff relationship
- Infrastructure Project Needs and Challenges — Managing cost estimates and schedules
- Frustrations — Topics largely outside Council’s direct control
- Community Strengths — Consistent with recent citizen satisfaction survey results

Council Priorities and Strategic Initiatives Review

The Berkley Group presented a brief overview of the March 2025 Council retreat and resultant priorities. Council was asked to comment on each strategic initiative and specifically to consider the results of the affinity exercise. Council responses indicated consensus that the strategic initiatives are on track with their overall vision.

Considerations for Implementation

Council was encouraged to reinforce a culture of strategic planning by using the Strategic Plan to drive the budgeting process, integrating related plans as they are completed, treating the Strategic Plan as formal policy direction, and developing a Communication and Engagement Plan.

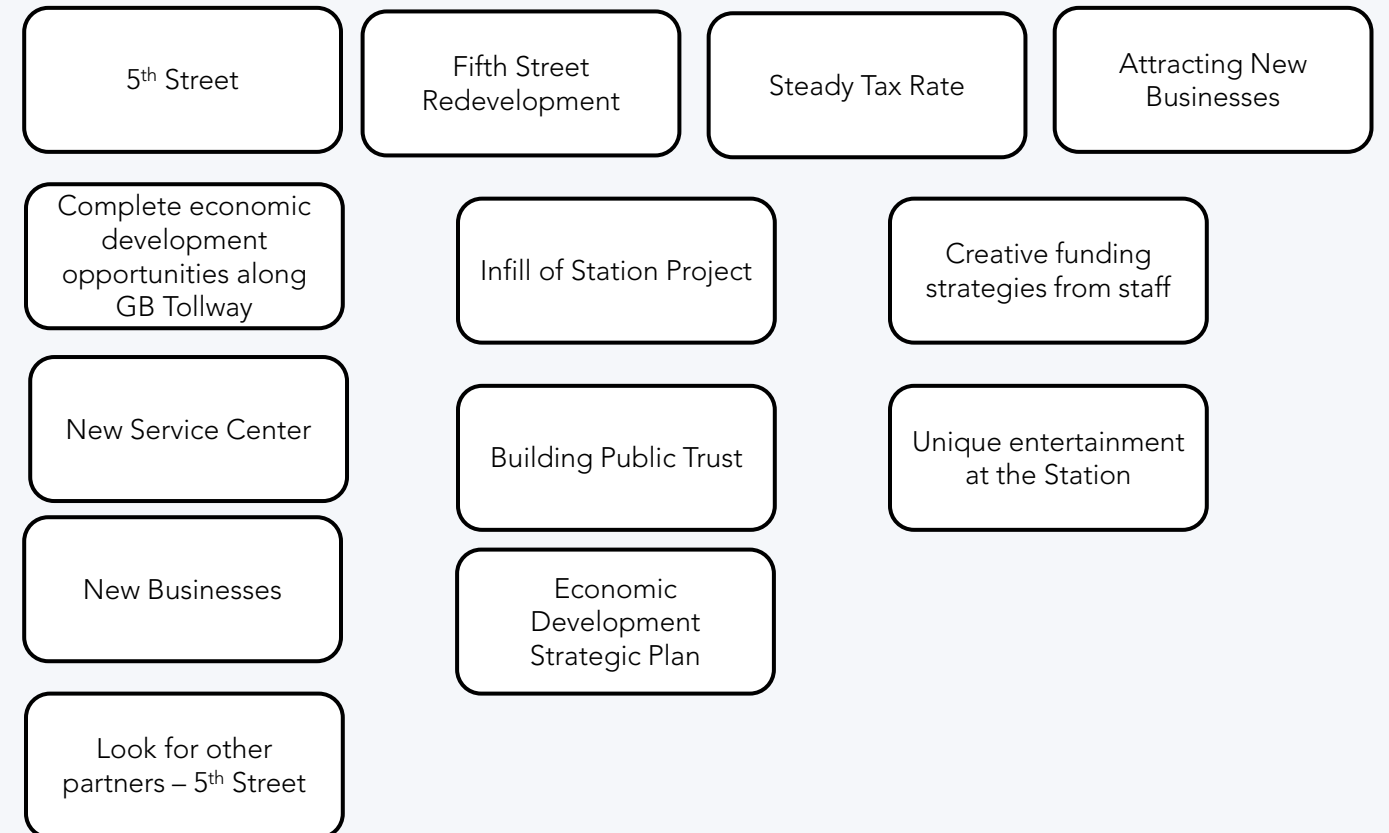
Next Steps

- Updating the 2026 Strategic Plan and other plan elements
- Exploring regional community partnerships
- Creative collaborations with the community and implementing the recently completed Comprehensive Plan
- Formalizing the Capital Improvement Plan (CIP) process
- Formalizing the budget process and updating the schedule
- Formalizing the Employee Experience program, building upon the successes of the Culture Committee
- Storytelling and Leadership Development

APPENDIX B | AFFINITY EXERCISE RESULTS

The following pages present the full results of the affinity exercise conducted during the February 21, 2026 Strategic Planning Retreat. Council members grouped individual responses into the categories below, with higher-priority items at the top of each category.

PRIORITIES



COMMUNICATION

Proactive communication (fighting conspiracies with facts)	Dispel public misunderstanding	Somebody should tell our story and that should be us	Communications efforts from new staff members
City Hall doesn't want to fight, rather help	Listen to community	People are anxious about 5 th Street. Do something with developer or unwind	The more we don't communicate the more people will think it's our fault
Hard core people on both sides	Communication of economic development status	Learn what people's needs are	Keeping people informed
People concerned with raising the tax rate	People don't know how to help unless you ask	Citizen participate at Council Meetings	EDC presence at events
Make my thoughts known	Ec. Dev. Message more about what we'll do to make things happen	We need to know what to ask for	More affluent, more prevalent "me" "my" is
5 th Street public perception challenge	Most People just want to be heard	Listen, treat others with respect, take responsibility for what we say	

CHALLENGES

NTMWD (member vs. customer)	High property taxes	How to handle budget concerns and maintain services and compensation levels
Blackburn	Pharmaceutical building south of GB still vacant	Citizens rights stop when they infringe on others rights
Revenue caps from State	History of being in expansion mode, but not now	Funding new service center
Cody Lane	How to reimagine a Sachse that's been here a long time?	Hwy 78 older development
	Disgruntled resident	5 th street objective was to create walkable area
	Rise in salaries/keeping up with Jones'	5 th street not happening as quickly as hoped
	Some citizens have too much "me my" should be more "us ours"	Push through the complaints
		Younger people with means want more

STAFF

Credentialed Staff

Right staff to lead Council down right path

Top Notch Department Directors

Employee compensation study in budget

How measure success? When industry needs help, calls us first. When other cities want to hire our employees

Last budget cycle and overdue compensation increases

Hire consultants when should be developing staff

RISKS

Huge reliance on single family homes and ad valorem taxes

Budgetary concerns (things and projects cost more)

Growth creates new and old part of town (no middle area)

Can't keep up with Jones'. Don't want to keep up with Jones'

Running out of space

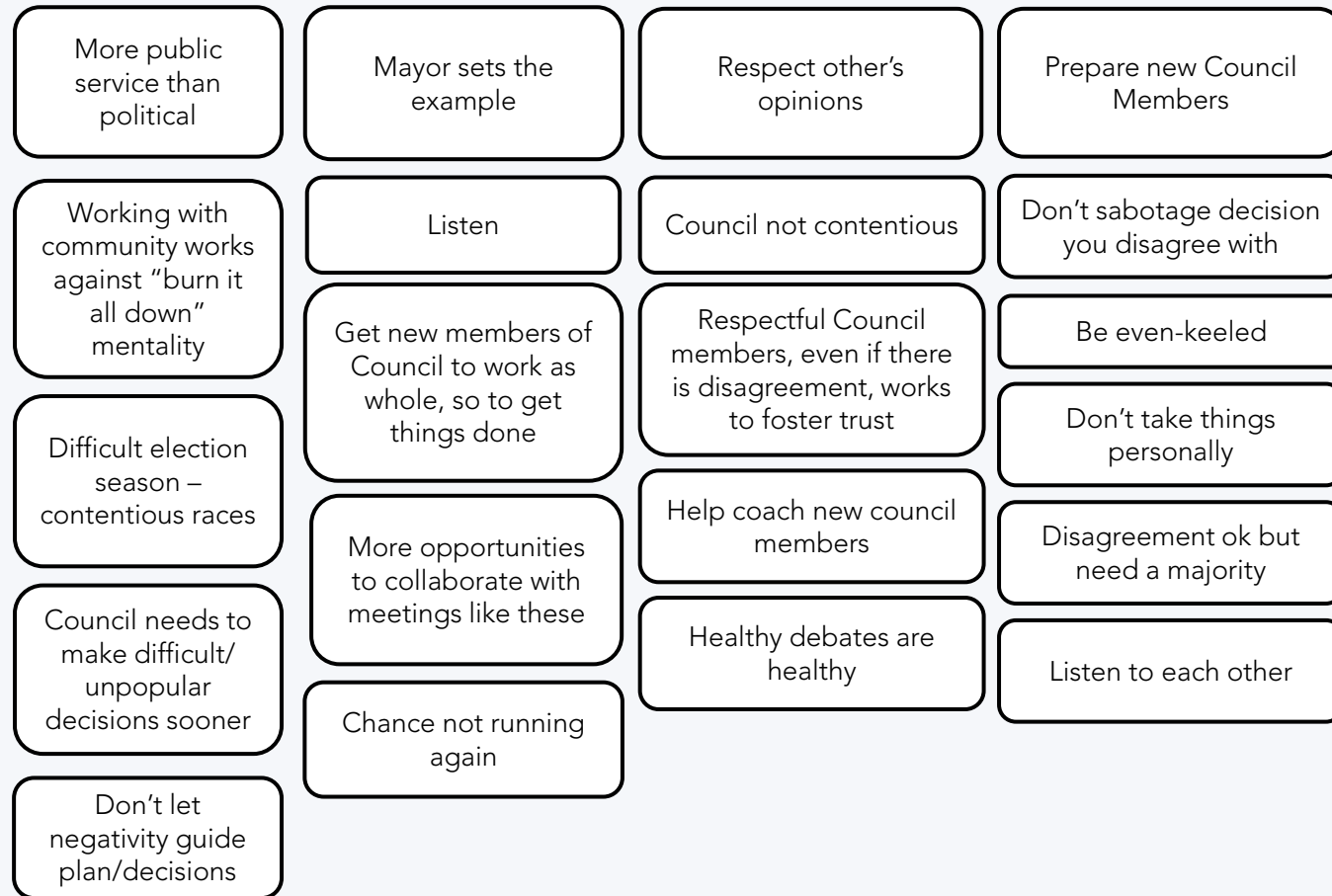
Few virgin pieces of land

City built out, can't get bigger

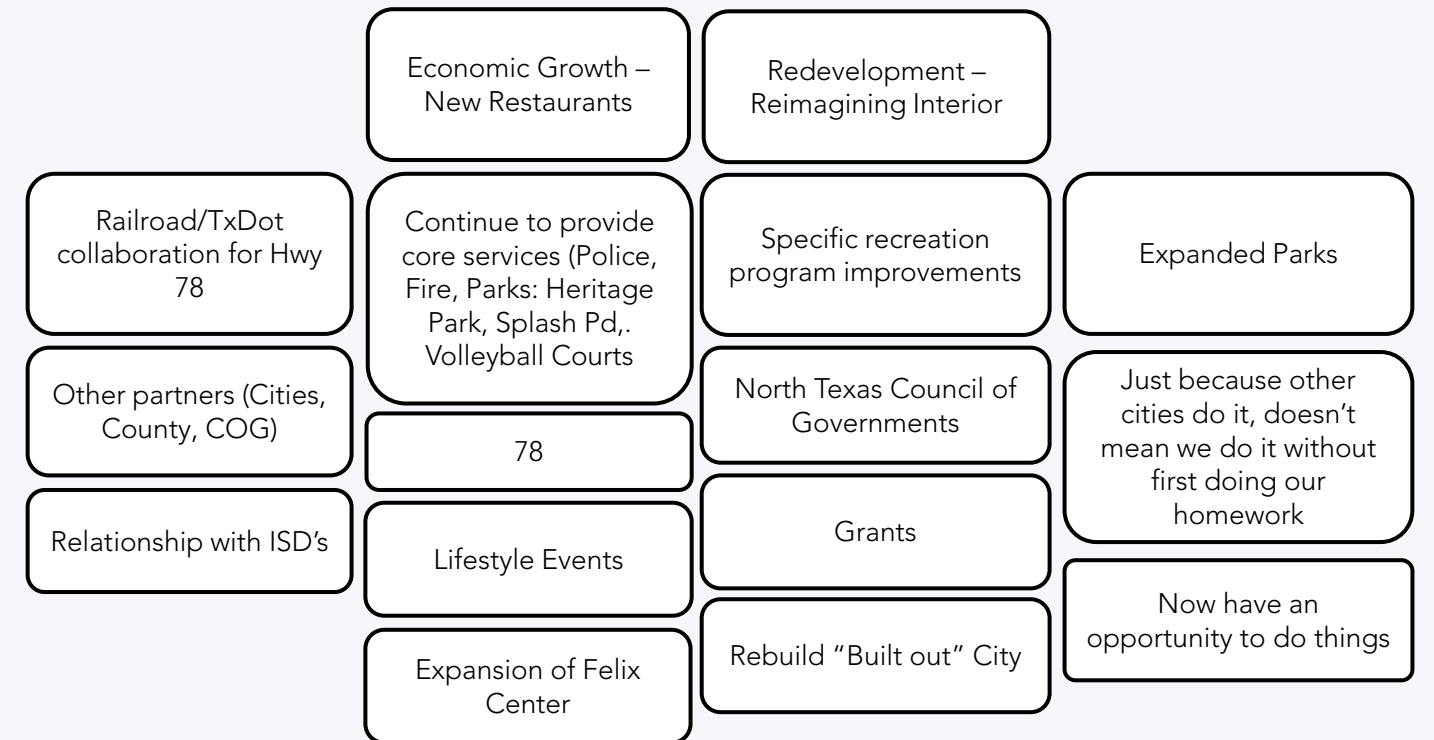
Older cities slow down

Variance between the haves and have nots

WORKING TOGETHER AS A COUNCIL



FUTURE OPPORTUNITIES



WINS

City has worked through difficult times	Build relationships with each other	Events: Red, White, Blue; Christmas; Drone Show
Smooth year	No animosity among Council	Communications person is excellent
Public Safety	Budget process and compensation adjustments for staff	New social media person is fantastic
People like it here	Our problems are small in comparison	Staff and Council work together
		Addition of playground at Sachse Park
		Added to parks
		CM and staff

INFRASTRUCTURE PROJECT NEEDS AND CHALLENGES

Slow process of getting projects out of design, long design state	Rising Costs of Projects	Major road gridlock
Funding from outside organizations, e.g., TxDot, NTCOG	Roads are in decline	Hwy 78 impacted by railroad
Highway 78 will involve some pain	Managing Construction activity	Concerns about roads on Facebook
	Additional signs regarding road construction	
	Citizen concerns about the impact of road construction	

FRUSTRATIONS

	Timeline of Construction Projects	State Legislature	Road design at 90%, Sachse and Merritt Roads
Get the dirt turning on road projects. Start construction. Establish and keep an aggressive schedule	Sachse not in charge of COG project	Texans see cities as evil	Evolve
Should plan to slow growth, be a tranquil city	More updates needed on Merritt Road	"Ish" questions and "Ish" Answers	Merritt Rd project status
Another Sonic			Incremental progress on Sachse Phase 2, Merritt
Second Spec's in town			Citizens want more restaurants . . . But not that one!
Another 7-11			

COMMUNITY STRENGTHS

Volunteerism	Most people like it here	Location
	People like that it's a safe city	Strong sense of community
	Lowered crime statistics	Grown sense of community
	Highly educated residents	Well – paid residents
		Sachse higher per capita income than others

APPENDIX C | 2025 STRATEGIC PLANNING RETREAT SUMMARY

Date	March 1, 2025
Location	The CORE – Coppell Recreation Center, Coppell, Texas
Facilitator	Berkley Group

Executive Summary

Purpose & Objectives

The Sachse City Council held a Strategic Planning Retreat on March 1, 2025, at The CORE in Coppell, Texas. The retreat aimed to focus council on short-term, medium-term, and long-term strategic planning. Objectives and desired outcomes for the retreat, as reinforced through feedback and collaboration with council members, included the following:

- Reviewing the importance, process, and essential components of effective strategic planning;
- Clarifying roles, responsibilities, and relationships of and between the Council, City Manager, and staff;
- Revisiting and refining the city’s mission, vision, and values to reflect and frame future-oriented goals;
- Identifying common values and principles of operation consistent with the mission and vision of the organization;
- Identifying and analyzing internal and external factors affecting the city’s direction and progress;
- Establishing goals and priorities within the framework of mission, vision, and values;
- Discussing opportunities for process improvement, and explore other issues identified by the Council;
- Developing foundational areas of a focus workplan for implementation by the City Manager and staff;
- Reviewing implementation considerations and actionable timelines to address identified goals and priorities.

Approach & Methodology

In preparation for the retreat, Berkley Group consultants conducted preliminary discussions regarding session planning with the City Manager and Manager’s Office staff. Following this initial kick-off meeting, consultants conducted individual virtual or telephone interviews with the Mayor and each Councilmember. These conversations were instrumental in identifying important individual and collective issues, goals, and priorities. This process informed the development of the agenda, engagement activities, and supporting materials for the retreat. Additional research was conducted in preparation for the retreat through a review of pertinent documents, and conversations with the City Manager/key executive leaders both virtually and through a guided tour of the City of Sachse.

The retreat session was designed to be interactive and productive. Beginning with a brief period allotted for opening remarks and introductions by Council Members focusing on personal reflections and motivations for public service. The session time was primarily devoted to interactive, small-group exercises and discussions, and collaborative brainstorming sessions were conducted to solicit participation and feedback. Discussions and exercises focused on mission, vision, and values, SWOT analysis, and strategic priority/goal setting (see Appendix C).

Key Outcomes

The retreat event involved a review and alignment of mission, vision, and values, comprehensive SWOT analysis to inform priorities, identification of strategic goals, actionable timelines, and potential implementation strategies. Consensus next steps included the following:

- Berkley Group session facilitators compiling the meeting notes from information captured during the retreat and providing a draft report for feedback.
- Following a review by the City Manager and key staff, finalizing the report for distribution to the Mayor and City Council.
- Continued partnership with Berkley Group in fully developing the City of Sachse Strategic Plan using the Council’s goals and priorities as a foundation and guide moving forward.

Introductions/Introductory Remarks

Responding to guiding prompts provided by facilitators, Council Members introduced themselves and shared their personal and professional backgrounds, strengths, potential challenges when working with others, and their motivation for serving on the City Council. Common themes that emerged included a deep individual and collective commitment to community; family; service; strategic planning; intentional, responsible growth; and a desire to leave a positive legacy for future residents. Members expressed a desire to preserve Sachse’s

character while thoughtfully managing development. Overall, personal reflections underscored a shared pride in Sachse’s identity and potential, fostering unity around strategic planning initiatives (see Appendix B).

Introductions

- *Who are you? What’s something others might not know about you?*
- *What strengths do you bring to your role on the council?*
- *What might colleagues find challenging about working with you?*
- *Why are you here? – “I serve on council to...I serve on the council because...?”*

Facilitators next introduced the focus and goals, integrated themes, and ground rules/norms that would guide the day’s work, stressing that they were informed through pre-retreat preparation steps, including City Council member interviews.

Overarching Focus & Goals for the Retreat:

- *Work as a team and develop consensus*
- *Encourage input from all Council members*
- *Identify major goals within the context of mission, vision, and values*
- *Identify objectives and priorities to advance the goals, with assigned responsibility and timelines in the short, medium, and long range*
- *Lay a foundation for the next strategic plan (Identify longer term issues)*
- *Craft a work plan for the next 18 to 24 months*
- *Understand constraints to progress and identify means to overcome them*

Integrated Themes (that may run through the day)

- *Leadership: Council/Administration roles and responsibilities, dynamics, and processes*
- *Public engagement*
- *Limitations – staff, finances, time, statutes*

Ground Rules/Norms:

- We learn together and from each other.
- Everyone's contributions are important!
- Engage & Listen.
- Be honest. Keep it REAL!
- Seek to understand - Respect different perspectives.
- Ask questions.
- Seek consensus when possible.
- Silence means consent – speak up if you disagree.
- Have fun; don't take ourselves too seriously.
- Flexible Breaks! If you need a break, take it. We will monitor closely as well.

Strategic Planning Review & Activities: Mission, Vision, and Core Values

Facilitators provided an overview of the key components and principles of strategic planning, emphasizing the difference between developing a strategic plan as a product (noun) and engaging in a systemic process of strategic planning that guides the critical day to day work of the city (verb). They also stressed the importance of Council and staff leadership in the process of building a sustainable path forward.

Council reviewed the City's current vision and mission statements. Working in pairs and then sharing as a whole group, Council members were asked to discuss and respond to the guiding questions below for each overarching purpose area:

Vision Statement – a statement of a desired future state

- Where is Sachse going?
- What do you want the future to look like? Describe Sachse in the future (5, 10, 20 years).
- What would be better as a result of this council's actions or initiatives?

While affirming the current Vision—"A vibrant community that offers exceptional opportunities for all to live, work, and play", the Council agreed that, though aspirational, the current statement may reflect a reality already achieved. Discussions emphasized enhancing and articulating economic sustainability and revitalization, intentional growth, and ensuring Sachse remains a place for people/families of all ages and stages of life to thrive.

Mission Statement – a statement of purpose

- Why does the City Council government exist? What is its purpose?

Themes emerging from these discussions regarding Sachse's Mission, included equitable service delivery, enhancement of quality of life, and a foundation for robust city services. In this discussion, participants emphasized high-quality, sustainable services; planned growth; a community-centric approach to governance and development; and again, ensuring a high quality of life for Sachse residents. As the current mission needs to be updated and aligned with the vision and core values, Council proposed mission language that framed city government as the provider of foundational infrastructure and services enabling residents and businesses to thrive.

Core Values/Operating Principles

- What is important in how the city operates, in citizen, council, and staff interactions and relationships?
- What approaches will not change regardless of the goals being pursued? (Steadfast non-negotiables... "Always" or "Never")

As part of developing and reinforcing the way in which the city engages in its important work, the recent efforts of the leadership staff to identify and define the city's core values was shared. These values consisted of Service, Humility, Innovative, Neighborliness, and Excellence. Council affirmed the importance of aligning, internalizing, and "living" out these values across leadership and operations.

Strategic Planning Activity: SWOT Analysis

As part of both celebrating and reinforcing strengths and opportunities, as well as "confronting the brutal facts", Council members engaged in a SWOT analysis. Conducted in rotating workstations, Council Members identified key internal and external factors.

- What's working? What is the city doing well? (Strengths)
- What needs improvement? What does the city need to do more or less? What does the city need to stop doing? (Weakness/Growth areas)
- What opportunities exist that the city can identify but hasn't addressed? What can the city do differently? (Opportunities)
- What is blocking the city's progress or success? What are the existing barriers or potential future impediments to success? What is coming or on the horizon the city must be prepared to respond to? (Threats)

After the teams had contributed to each section, facilitators reviewed and summarized the Council's findings:

Strengths

- High-quality staff and services provided
- Strategic location, with good schools that work well with the city
- Strong public safety that has been intentionally built and nurtured over time
- Proactive planning and execution of current plans (Comp Plan)
- Strong community identity and high community satisfaction
- People/Sense of Community – including community events
- Communications: Social Media presence/ Outbound Communication
- Household income
- Cooperative and unified Council
- Council support of City leadership staff

Weaknesses

- Limited land for future growth
- Aging city infrastructure demands
- An over-reliance on the residential property tax base
- Aging neighborhoods
- Cost of housing
- Highway 78 issues and challenges that need to be addressed
- Need for additional commercial options (restaurants)
- Utility challenges (water & sewer); aging (NTx water and sewer); buy & send

Opportunities

- Blend reality with perception (example – sidewalk replacement/construction projects)
- Capitalize on our resident's uniqueness (diverse economy)
- Focus on neighborhoods (vitality/roads/ infrastructure)
- Proximity to metro area
- Rts 78/190 – commercial potential
- Redevelopment of Town Center
- Revitalization efforts (e.g., Old Town, Highway 78 corridor)
- Economic diversification
- Medical corridor expansion
- Shift from growth to maintenance and sustainability phase
 - » Focus on increasing/enhancing quality services
- Growth in sports tourism – Baseball expansion/destination
- "Upscale Chicken Place"

Threats

- Economic uncertainty
- End of the residential growth cycle
- State tax policy changes
- School funding impact on the City's needs and available resources
- Traffic congestion/pressures
- TXDOT plans for 78 freeway
- Funding gaps for future projects
- Legislative and funding constraints
- Growing communities to the north
 - » Impact on traffic and infrastructure (thru traffic)
 - » Thousands of houses
- Complacency due to much sustained progress over a period of time
- Potential changes in City leadership

These SWOT themes are and will continue to be included in the development and refinement of goals, objectives, strategies, and key performance indicators in the strategic planning process. (see Appendix C)

Staff Financial Presentation & Highlights

- Key financial scenarios discussed, including bond capacity (\$55M by 2027 without tax increase).
- Discussions included bond capacity planning, tax revenue projections post-TIRZ closure, and debt structuring to accommodate future infrastructure and operational needs.
- Options for reallocating TIRZ revenue to the General Fund and infrastructure planning through 2032.

Strategic Planning Activity: Identify Major Strategic Goal Areas

Through small-group brainstorming, synthesis of shared priorities, as well as interviews with Council members and the City Manager, four strategic goal areas emerged. These goals are future-focused (long-view/multi-year focus) and have implications for both present and future decision-making.

Capital Needs & Infrastructure

- Develop a plan to focus on aging infrastructure and systems to include roads, utilities, stormwater management, and sidewalks.
 - » Maintenance and expansion of existing roads
 - » Address problem roads (Blackburn/Ingram); Sachse Road Phases 2 and 3
- Expand utility service capacity and address aging neighborhoods.
 - » Upgrade "old" water/sewer lines
 - » Meeting future capacity needs
- Sachse Service Center

City Services

- Modernize and enhance public safety, parks, and facilities while prioritizing staff retention.
- Retention of high-quality staff – conduct an updated compensation review.
- Maintain high safety and low crime rates
- Expand parks and increase programming
- Maintain sewer and water adequately for future use
- Expand public Wi-Fi

Funding

- Explore bond capacity, infrastructure costs, and accelerate bond planning for capital projects.
- Ensure long-term financial sustainability, and economic incentives.
 - » Align economic incentives with development goals.
 - » Achieve AAA+++ finance rating

- Operational expenses less than CPI (Consumer Price Index)
- New infrastructure should include operational costs
- Adequate funding for staff retention
- Maintain relatively stable tax rate
- Maintain award winning Finance Department

Economic Development:

- Prioritize revitalization of Old Town (Town Center), medical and Highway 78 corridors.
 - » 5th Street Old Town Kick-off
 - » Farmer's market expansion
- Attract new businesses and diversify revenue streams.
- Economic development projects should have financial and timeline impact
 - » Identified customer base
 - » Distance to Sachse
 - » ID Target markets
- Complete TIRZ 1 & 2 Development (destination/ attraction)
- Redevelopment of SH 78

Identify Objectives, Priorities, and Timelines

Following the discussion and consensus of goals and areas of focus or improvement, facilitators worked with Council to categorize goals and strategies into three planning horizons:

Immediate/Ongoing Priorities

- Road and utility maintenance.
- Initiating/Launching sidewalk repair projects and staff compensation study.
- Initiate/Implement first phase of Service Center construction and sidewalk repairs.
- Support new business attraction efforts.
- Plan 5th Street development
- Allow EDC Board to choose appropriate incentives with Council approval
- Enhance/Strengthen public communications for better engagement
- Prepare for 2027 bond proposal.

- Maintain sewer/water adequacy
- Retain quality staff (initiate compensation review)
- Keep high safety and low crime

18–24 Months

- 2027 Bond
- Begin Service Center Phase 1 construction.
- Expand park programming and initiate stormwater mitigation measures.
- Kick off 5th Street Old Town (Town Center) redevelopment and Farmer's Market enhancements. Neighborhood Partnership Project (Walls).
- Plan for Town Center development and future city parks.
- Upgrade Fire Station 2.
- Plan for Blackburn/Ingram
- Sachse Road Phase 2 (design)
- Merritt Road completion
- TIRZ 1&2 development
- Plan redevelopment of 78
- Add training and professional development opportunities for staff (retention)
- Land Banking (78)

3–5 Years

- Complete new fire station renovation and major road projects (e.g., Blackburn/Ingram improvements/construction).
- Redevelop and execute Highway 78 corridor revitalization.
- Sachse road Phase 3 completion
- Achieve TIRZ redevelopment and infrastructure expansions. Implement broader updates.
- Pursue city-wide park renovations.
- Expand infrastructure and embark on city-wide park renovations.
- AAA Financial Rating
- Bond 2032 plan

Implementation Considerations

Facilitators prompted Council members to consider and explore the following questions related to strategic planning implementation:

- *What is needed to achieve your vision?*
- *What current assets can be utilized or maximized?*
- *What limitations are you facing, if any? (Staff, finances, time, consensus, commitment, statute, policy, practice, etc.)*
- *What can you do to overcome the limitations?*
- *What information would be useful to the Council to provide accountability: periodic reports, financial reports, project progress reports?*
- *How will your plan and progress with implementation be communicated to the public?*
- *How and how often will the plan be reviewed and modified? What is the council's expectations of staff implementation and follow-up?*

Council and facilitators discussed key takeaways and implementation considerations. In looking ahead, Council discussed how to ensure accountability and sustainability for strategic goals/initiatives, including:

- Collaborate on a detailed strategic plan and align departmental work plans/initiatives with city council goals and priorities.
- Conduct a mid-year council check-in to ensure progress accountability and course corrections.
- Regular reporting and progress updates for accountability.
- Align staff evaluations and budget planning with strategic goals.
- Strengthen public communication and engagement to sustain momentum.
 - » Ensure regular updates on strategic goals and projects.
 - » Provide on-going updates on economic development and infrastructure projects to stakeholders.
- Plan review and adjustments over time to adapt to challenges/realities.
- Needs must be driven by the entire community.
- Timelines are critical and cannot be too congested. Additionally, it is important to keep the plan updated.

Next Steps & Final Comments

In summarizing and closing out the retreat, facilitators engaged the Council in the following question: *What next steps do you want to take?* The following next steps and key follow-up actions were requested or recommended by Council:

- Conduct a semi-annual retreat to take stock and be more agile or responsive in monitoring process.
- Develop a new Strategic Plan for the city informed by retreat outcomes. Work with city administration and department heads and inform public on activity and progress/feedback. As part of this work, finalize updated mission and vision statements for Council approval.
- Use staff and facilitator summaries to inform Council work sessions.

The Mayor and Council members expressed appreciation for the open dialogue, structure, and collaborative tone. There was clear consensus around the value of strategic planning, a desire to stay ahead of growth-related challenges, and reinforcing a desire to perhaps increase retreat planning to twice a year. Appreciation was also expressed regarding the approach and timeline component. There was also consensus that moving forward, some items will need a clearer timeframe for implementation.

Additional considerations were shared by the Mayor and Council including that these planning efforts are somewhat contingent on continued DFW metroplex success, keeping the possibility of a slower economy in mind, and the importance of maintaining a healthy reserve fund balance. Final sentiments included a sense of individual and collective pride to be part of the organization and the planning process. The Resident Survey further reinforced the continued, positive impact of City communications. The Mayor and Council expressed that the Sachse staff is top notch and that, in the end, everyone wants the same thing – what is best for Sachse.



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F. Action Items

Subject:	2. Consider approving an ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 7 "Personnel" by amending Section 7-2 "Park and Recreation Commission"; by amending 7-2(E)(1)(g) and by amending 7-2(E)(2)(c); providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); and providing for an effective date.
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Fiscal impact is reflected in the associated security camera and lighting proposal.
Recommended Action	Approve the proposed ordinance amending the Code of Ordinances to prohibit persons in City parks and the use of lights, including ball field lights, between the hours of 11 PM and 6 AM.
Goals	Provide excellent government services to Sachse citizens. 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

Calls for service to J.K. Sachse Park have increased over the last couple of years due to the rising popularity of the sand volleyball courts. These incidents have primarily involved large groups of teenagers and young adults and, in some cases, have created concerning issues for nearby residents and responding officers. In several instances, officers have been required to shut off park lighting to effectively close the park and encourage those present to leave the area.

Similar concerns have been observed at the Community Center, where groups of teens have congregated in outdoor areas not adequately covered by existing lighting or security cameras, creating additional safety and supervision challenges.

In anticipation of similar or increased activity once school is out for the summer, Leisure Services and the Police Department have collaborated to identify proactive solutions aimed at improving safety and reducing incidents.

Staff recommends a two-pronged approach to get ahead of these concerns: reducing the hours of operation for parks across the community and installing additional security measures including security cameras and additional lighting utilizing the City's Contingency Fund account. Currently, all City parks close at midnight. Staff recommends modifying the ordinance to have parks close at 11 PM.

This item is the first of two related tasks associated with staff's proposal.

Leisure Services Director Lance Whitworth and Police Chief Byan Sylvester will present this item.

POLICY CONSIDERATIONS

Park hours of operation are established via Ordinance under Section 7-2E "Policies", Section 7-2E(1g) and 7-2E(2c) to prohibit persons in City parks and the use of lights, including ball field lights.

RECOMMENDATION

Approve the proposed ordinance amending the Code of Ordinances to prohibit persons in City parks and the use of lights, including ball field lights, between the hours of 11 PM and 6 AM.

File Attachments

1. Presentation_Park and Open Spaces Security Enhancements_FINAL
2. Ordinance Amending Ch 7 Personnel Sections 7-2(E)(1)(g) and 7-2(E)(2)(c)_FINAL

Parks and Open Spaces Security Enhancements

City Council

May 4, 2026



Overview

- Background
- Staff Proposal
- Recommended Actions
- Next Steps

Background

- Calls for service to J.K. Sachse Park have increased over the last couple of years due to the rising popularity of the sand volleyball courts
- Large teen and young adult gatherings have created concerning issues for nearby residents and responding officers
- In several incidents, officers had to shut off park lighting to close the area when individuals refused to disperse
- Similar safety concerns have occurred at the Community Center where teens gather in poorly lit outdoor areas that are lacking in security camera coverage
- Anticipated increases in similar activity during the summer months highlight the need to address enhanced security measures



Staff Proposal

- Leisure Services and the Sachse Police Department met with the City Manager's Office to identify opportunities to strengthen security at the parks and Community Center
- Staff recommends a two-pronged approach:
 1. Change the hours of operation at parks to close at 11 PM instead of midnight
 2. Add additional security enhancements (cameras and lighting) to J.K. Sachse Park and to the Community Center using the City Manager's Contingency Fund



The City of
SACHSE

Staff Proposal

- Staff has met with vendors to obtain quotes for additional lighting and security cameras at J.K. Sachse Park and outdoor areas around the Community Center
- Staff reviewed the City Ordinance and identified sections that need to be amended to adjust nightly park and ballfield closing times
 - Staff also evaluated the Ordinance change relative to the comparator cities and found that most close parks at 11 PM



Recommended Actions

- Amend the Code of Ordinances Section 7-2E(1g) and 7-2E(2c) to prohibit persons in City parks and the use of lights (except those for security), including ball field lights, between the hours of 11 PM and 6 AM (**current item**)
- Authorize the use of Contingency Funds to enhance lighting in unlit or low-visibility areas and install additional security cameras (**subsequent item**)
- Maintain an ongoing joint effort between Police and Leisure Services to continuously assess facilities, identify security needs, and implement enhancements that keep spaces safe and welcoming for residents



Next Steps

- If Council consensus is to move forward with staff's recommendation to:
 1. Authorize the Ordinance amendment
 2. Authorize the use of Contingency Funds
- Once approved, staff will work with the vendors to acquire the required equipment and coordinate installation
- Staff will also work with Communications staff to relay the new hours of operation to park patrons



Questions?



ORDINANCE NO. O-2026-___

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 7 “PERSONNEL” BY AMENDING SECTION 7-2 “PARK AND RECREATION COMMISSION”; BY AMENDING 7-2(E)(1)(g) AND BY AMENDING 7-2(E)(2)(c); PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The City of Sachse Code of Ordinances is amended by amending Chapter 7 “Personnel” by amending Section 7-2 “Park and Recreation Commission”, to read as follows:

**“CHAPTER
PERSONNEL**

...

§7-2 Park and recreation commission.

...

AMEND 7-2(E)(1)(g) as follows:

E. Policies. Rules and regulations for utilization of all City parks and park facilities. The following rules shall apply to the utilization of all municipal parks and park facilities:

(1) General rules and regulations.

...

~~(g) Any person(s) shall not be allowed in, on, about or around a public park and/or facility between curfew of 11:30 p.m. to 6:00 a.m. on week nights and 12:00 midnight to 6:00 a.m. on weekends. No exceptions shall be allowed without written permission from the parks and recreation commission.~~

ADD:

(g) It shall be unlawful for any person other than law enforcement personnel or employees of the parks and recreation department to enter or remain in any

portion of a public park and/or facilities when the area is closed to the public. The times during which a public park and/facility are open to the public shall be posted by the City as between the hours of 6:00 a.m. and 11:00 p.m. unless otherwise posted by the City. A special permit may be granted by the parks and recreation director or designee for organized sports or special events which exceed the posted hours, in which case the area containing the permitted activity shall remain open to the public until the activity ends, at which time the area shall be closed to the public.

...

(2) Rules and regulations regarding the use of ball fields.

...

(c) No games played on the ball fields in the City parks shall begin before 8:00 a.m. All lights shall be turned off by 11:00 p.m. ~~every night. on Monday through Thursday and by 12:00 midnight on Friday and Saturday. The use of the lights on Sunday is prohibited.~~

...”

SECTION 2. All provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Sachse not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage. **PASSED AND APPROVED** by the City Council of the City of Sachse, Texas this the 4th day of April 2026.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(04-16-2026: REDLINE 4912-2623-7602, v. 1)

F. Action Items

Subject:	3. Consider authorizing the City Manager to utilize Contingency Funds in an amount not to exceed Sixty-Thousand and No/100 Dollars (\$60,000.00) for the purchase and installation of lighting and security cameras to address safety concerns related to large gatherings at J.K. Sachse Park and outdoor areas around the Community Center.
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	\$60,000.00
Budgeted	No
Budget Source	Contingency Fund
Recommended Action	Authorize the City Manager to utilize Contingency Funds in an amount not to exceed Sixty-Thousand and No/100 Dollars (\$60,000.00) for the purchase and installation of lighting and security cameras to address safety concerns related to large gatherings at J.K. Sachse Park and outdoor areas around the Community Center.
Goals	Provide excellent government services to Sachse citizens. 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

This is the second item related to the parks and open spaces security enhancement proposal. This is an action item to authorize the City Manager to utilize Contingency Funds for the purchase and installation of lighting and security cameras in an amount not to exceed Sixty-Thousand and No/100 Dollars (\$60,000.00) in areas at J.K. Sachse Park and the Community Center that will be designated by the Police and Leisure Services departments in an effort to improve the safety and provide a more secure environment for City park and facility visitors.

Section 7.08 of the City's Home Rule Charter establishes a Contingency Fund. The Charter states "the fund shall be under the control of the city manager and distributed by the city manager only after prior approval by the city council. The proceeds of the contingent appropriation shall be disbursed only by transfer to other departmental appropriations, the spending of which shall be charged to the departments or activities which the appropriations are made."

The City Council allocated \$100,000 to the Contingency Fund as a part of the FY 25-26 budget process. This proposal requests the utilization of \$60,000 of the available \$100,000 for the acquisition of additional security enhancement features outside the traditional budget process to allow the equipment to be purchased and installed ahead of the next fiscal year.

Lauren Rose, Assistant City Manager, will present this item.

POLICY CONSIDERATIONS

Section 7.08 of the City's Home Rule Charter establishes a Contingency Fund. The Charter states "the fund shall be under the control of the city manager and distributed by the city manager only after prior approval by the city council. The proceeds of the contingent appropriation shall be disbursed only by transfer to other departmental appropriations, the spending of which shall be charged to the departments or activities which the appropriations are

made."

RECOMMENDATION

Authorize the City Manager to utilize Contingency Funds in an amount not to exceed Sixty-Thousand and No/100 Dollars (\$60,000.00) for the purchase and installation of lighting and security cameras to address safety concerns related to large gatherings at J.K. Sachse Park and outdoor areas around the Community Center.

File Attachments None

G. Discussion Items

Subject:	1. Receive a briefing on the Enterprise Fleet Management program.
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Discussion, Reports
Fiscal Impact	Yes
Dollar Amount	TBD
Budgeted	Yes
Budget Source	Vehicle and Equipment Replacement Fund (VERF) and current fleet trade-in values
Recommended Action	Receive a briefing on the Enterprise Fleet Management program.
Goals	Provide excellent government services to Sachse citizens. Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

Fleet management is currently a decentralized function at the City of Sachse. Each department handles the purchasing, upfitting, maintenance, and licensing associated with their vehicles, with some assistance from the Finance Department. As the City's fleet has grown, the complexity of management across departments has also grown. Many larger organizations have fleet management positions to oversee fleet operations. However, given the organization's size, this is not suitable for Sachse.

Enterprise offers fleet management services for municipalities like Sachse that have outgrown their decentralized process but are not quite big enough to necessitate a full-time position managing fleet operations. The City was approached by Enterprise per professional recommendations from two of Sachse's comparator cities. Enterprise occupies a unique place in the vehicle market, being one of the largest purchasers of vehicles across the country. From this vantage point, they are able to identify things like appropriate vehicle type based on function and ideal replacement schedules to maximize the value of the vehicles and returns on investments. Their proprietary system offers comprehensive fleet management services including fleet replacements, asset tracking, management, and resale timing.

This item will provide an overview of the City's current fleet management activities, address the role the Vehicle and Equipment Replacement Fund (VERF) plays relative to the fleet, discuss current challenges, and provide details about the potential partnership with Enterprise Fleet Management. Pending Council feedback, staff will return at an upcoming meeting to formally establish a contractual relationship with Enterprise.

Jennifer Bertram, Enterprise Senior Account Executive-North Texas, will be in attendance to help address specific questions.

POLICY CONSIDERATIONS

Fleet management functions are decentralized, handled by each department individually with some assistance from the Finance Department.

RECOMMENDATION

Receive a briefing on the Enterprise Fleet Management program.

File Attachments

1. Presentation_Enterprise Fleet Management Council_FINAL

Enterprise Fleet Management Program

City Council
May 4, 2026

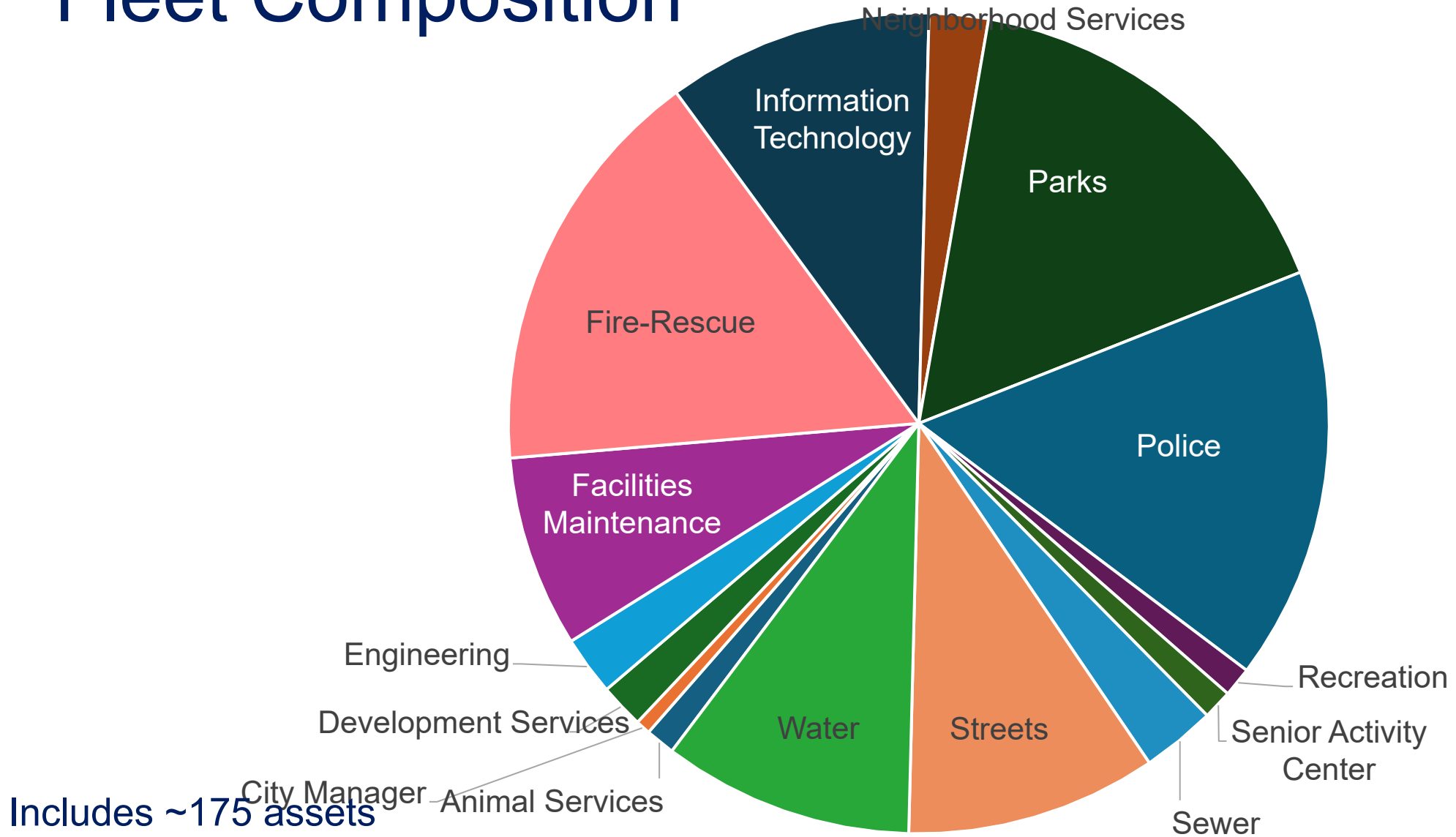


Overview

- Current Sachse Fleet
 - Fleet composition
 - Fleet management challenges
- Enterprise Fleet Management Partnership
- Important Note
- Transition Steps
- Implementation Timeline
- Questions



Fleet Composition

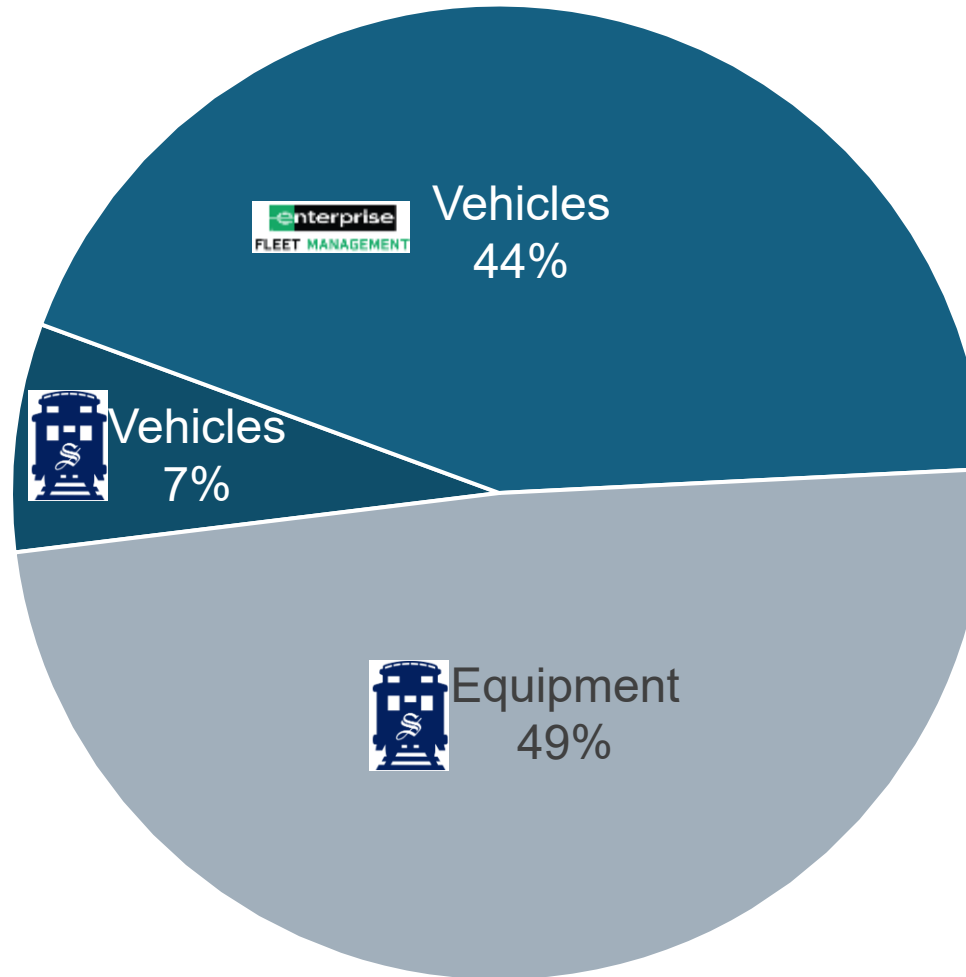


Includes ~175 assets



Fleet Composition

- Sachse currently manages ~175 assets or asset groups
- This proposal moves ~75 assets to Enterprise Fleet Management



Fleet Management Challenges

- Purchasing and management of fleet is a decentralized process handled largely by individual departments with assistance from Finance
- No dedicated position at the City to handle these functions, so there are differences among the departments
- The Vehicle and Equipment Replacement Fund (VERF), while helpful, only addresses the funding for vehicles and equipment
- Timing on replacement and sale of vehicles is not currently driven by best market value but rather by the end of the useful life of the vehicles—likely not obtaining the best resale value for vehicles within the fleet



Enterprise Fleet Management Partnership

- Enterprise offers fleet management services for municipalities
- Partnership includes:
 - purchasing coordinated by Enterprise
 - vehicle tracking
 - reduced fleet age
 - reduced maintenance costs
 - improved fuel efficiency/fuel savings
 - consolidated billing for purchase, upfit, maintenance
 - reduced lead time for vehicle service



***Note:** Fleet management applies to light and medium-duty vehicles, not heavy-duty vehicles or apparatus



Light Duty Vehicle Types



Sedans



SUVs



Cargo Vans



1/2 Ton Trucks



3/4 Ton Trucks



1 Ton Chassis

Medium Duty Vehicle Types Under 26,000 GVWR



4500-6500 Chassis



Box Trucks

Enterprise Fleet Management Partnership

City	Enterprise
Sets aside funds utilizing its VERF	Assumes acquisition responsibility for vehicles
Works with Enterprise staff to identify the right vehicles for functions	Handles the maintenance schedules, payments, and invoicing
Monitors usage on Enterprise's dashboard	Works with the City on resale timing based on market factors
	Handles all associated paperwork including titles, licensing, and registration
	Handles all sales and fleet refreshes



Enterprise Fleet Management Partnership

- **VERF:**
 - Will continue in its current form but will likely require less resources as savings are actualized through fleet adjustments and better resale timing
- **Maintenance:**
 - Vehicles can still be taken to local shops but will be coordinated and paid through Enterprise
- **Vehicle Selection:**
 - Vehicle choice is still within the power of the City and departments
 - Enterprise can serve as an advisor on “right-typing” the fleet, but the City has the ultimate say in which vehicles are acquired
- **Costs:**
 - Enterprise gets paid from its relationships with dealerships, lending management fees, and vehicle disposal fees—all of which are built into the costs for the vehicles so there are no surprises along the way
- **Exit Strategy:**
 - Should the City wish to withdraw from the arrangement, the City would pay off its leases and resume current operations



Enterprise Fleet Management Partnership

- Ideal option for organizations without full-time fleet management capabilities and decentralized fleet management functions
- Transitions fleet operations to a leader in the vehicle industry, with unique insights into market prices, resale values, and maintenance given their other business ventures
- Moves from an acquisition to a lease-based model
- Currently utilized and recommended by several North Texas cities including two comparator cities, Murphy and Anna





CHEVROLET
2024 Chevrolet Silverado 1500 Work Truck 4x2
Double Cab 6.6 ft. box

Government Factory Order Purchase

Price

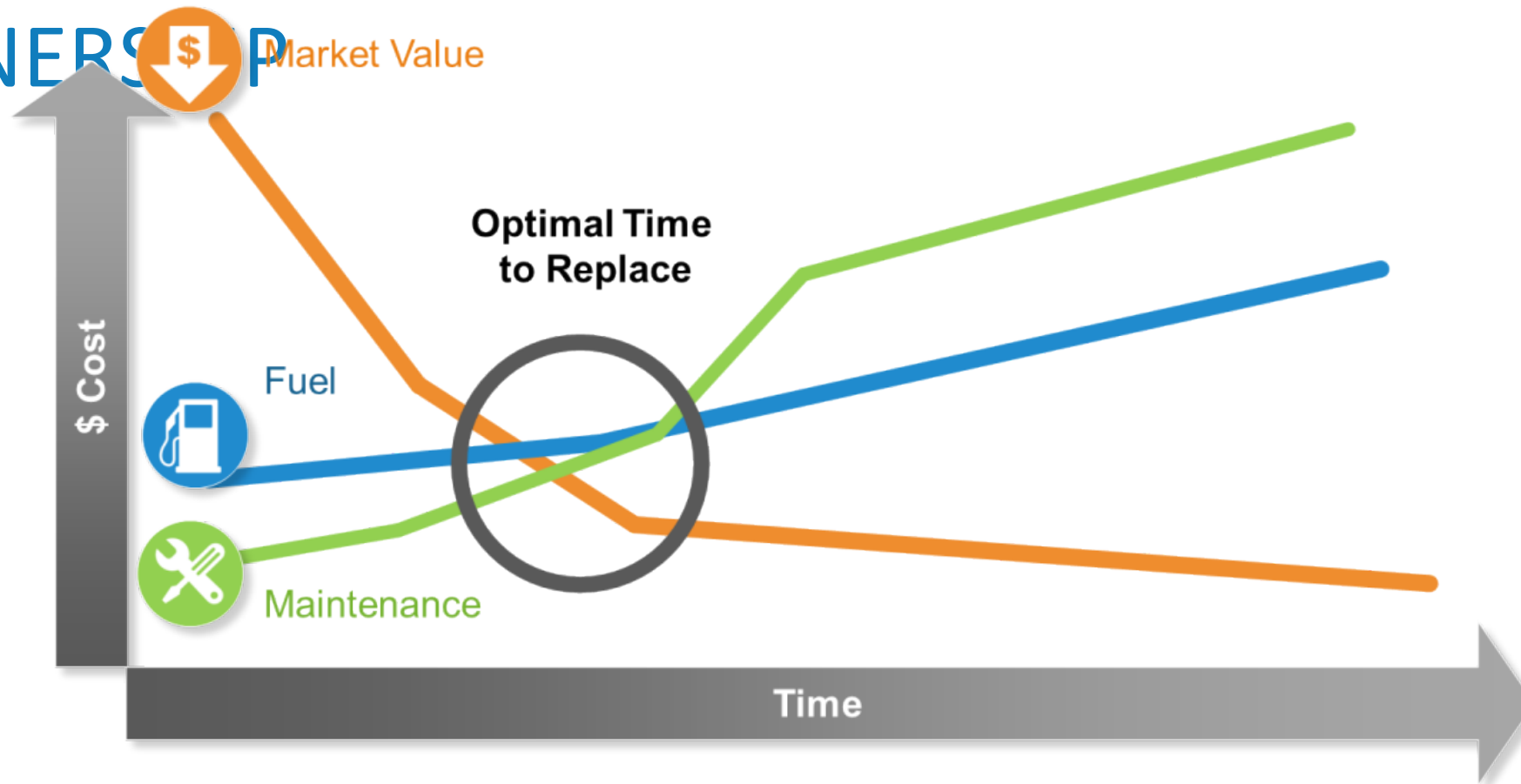
\$38,231

MANHEIM AUCTION RESULTS

Vehicle	Avg Odometer	Avg Sale Price	Capital Outlay
2022 Chevy Silverado 1500 Double Cab	15,000	\$35,100	\$3,131

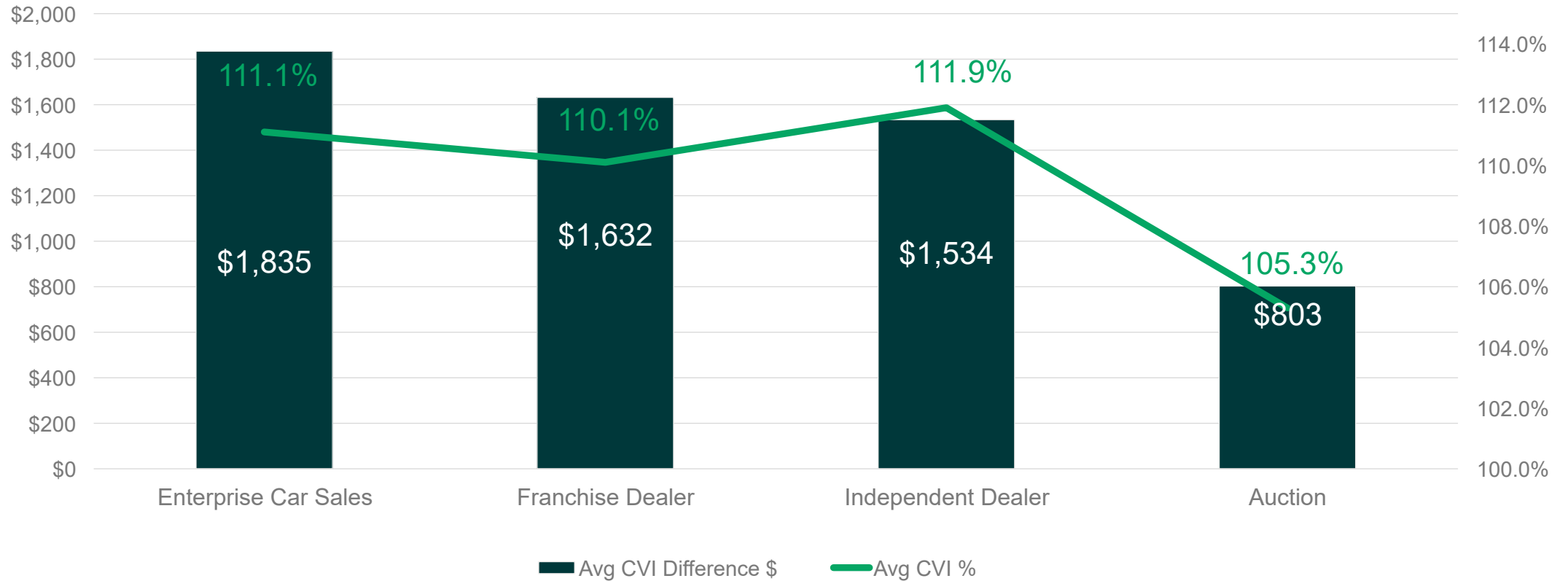


LOWEST COST OF OWNERSHIP



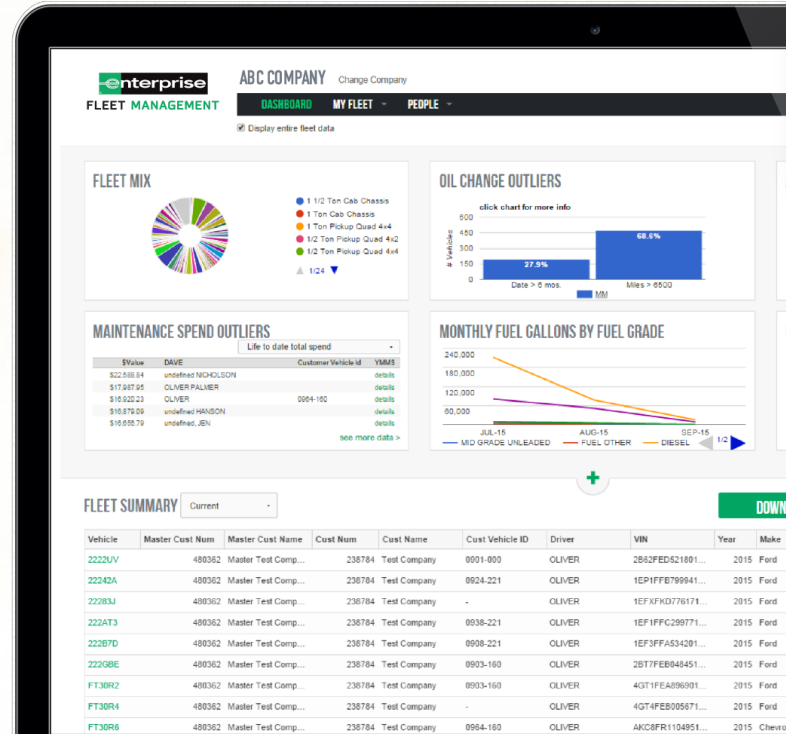
- Maintenance and fuel costs increase as the asset ages
- The most important part to total cost of ownership is selling the asset back into the market at the right time
- Enterprise will advise on replacements annually based on market trends

ENTERPRISE REMARKETING CHANNELS



Client Website

- Visibility and tracking of vehicle data
- Customized dashboards with easy reporting
- Real-time alerts
- Simplify accounting processes with vehicle descriptors
- Self-service features including *driver changes, vehicle descriptors, mileage information and more*
- Assign unlimited unique identifiers to each vehicle to simplify routine tasks and vehicle categorization

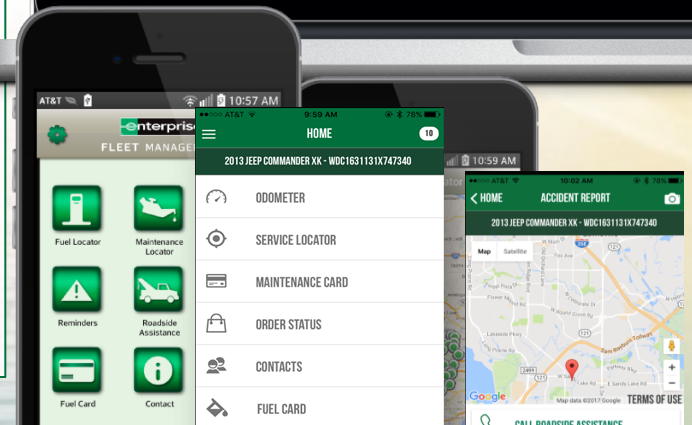


TOP 100 COMPANIES

InformationWeek's "Elite 100" list honoring the top U.S. companies for innovative and creative information technology programs.

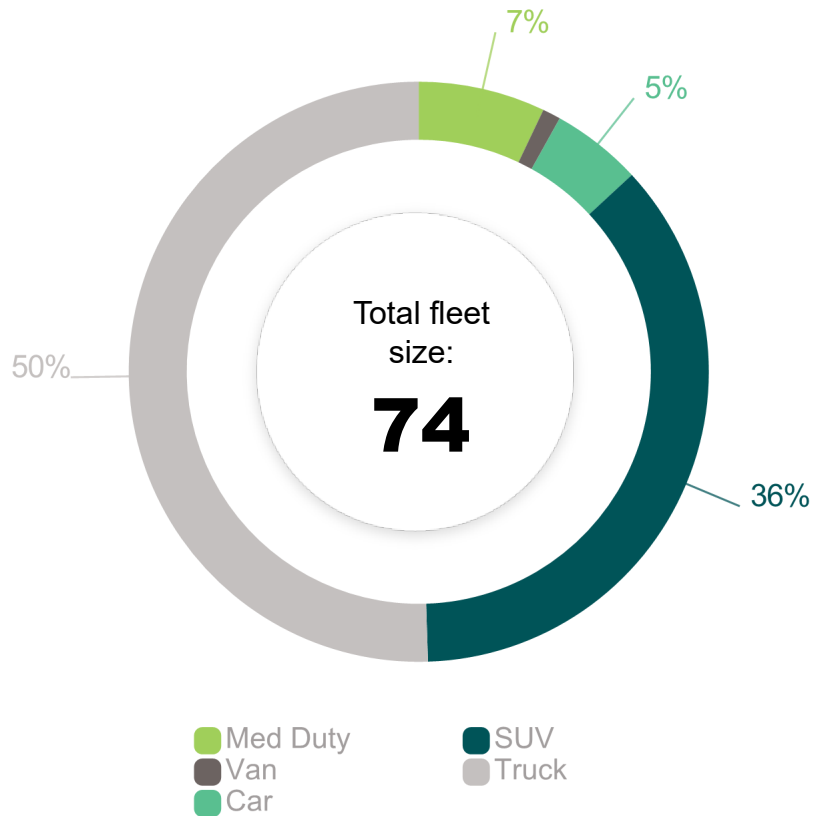
2016 GOLD STEVIE WINNER
AMERICAN BUSINESS AWARDS

Most Innovative Company of the Year



Vehicle Classes

Vehicle class overview



Vehicle Type	Quantity	Avg Age	Avg Annual Mileage
Truck	37	7.9	5,674
SUV	27	4.1	12,439
Med Duty	5	7.5	1,801
Car	4	9.0	6,215
Van	1	10.3	3,019
Totals/Averages:	74	6.6	6,875

Vehicle classes
5



Fleet Profile

Total fleet size:

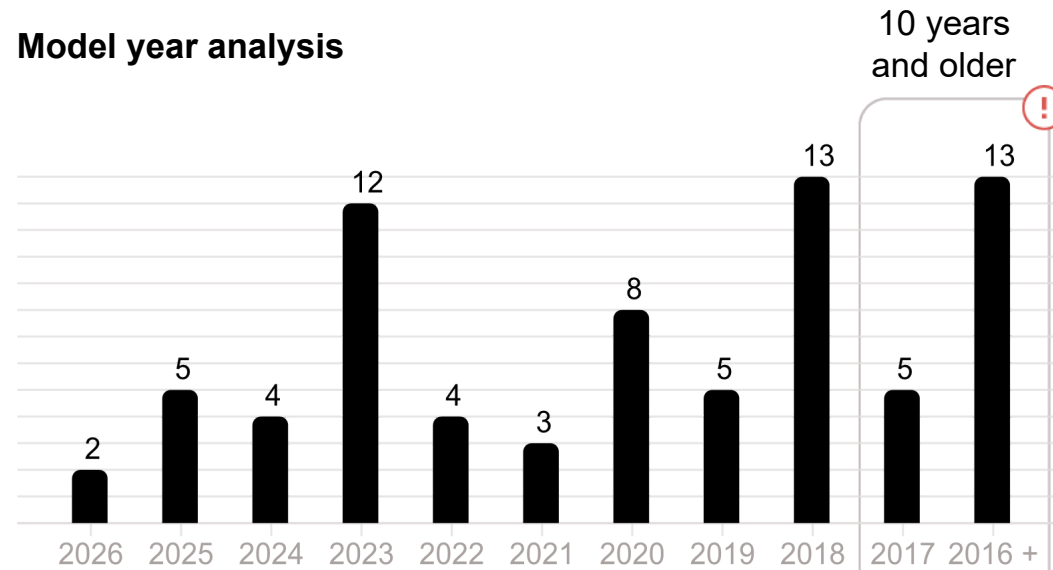
74

Manufacturer breakdown



Ford
Chevrolet
Dodge

Model year analysis



Avg holding Period (in years)

11.8

Avg annual acquisitions

5.5



OBJECTIVE

SUSTAINABLE REPLACEMENT PLAN

Identify an effective vehicle life cycle that maximizes potential equity at time of resale

- Shorten the current vehicle life cycle from **12 years to 5 years**
- Provide a lower sustainable fleet cost that is predictable year over year
- Free up more than **\$400,000** in capital from the resale of existing fleet in the first year
- Reduce current maintenance and fuel expense
- Leverage an open-ended equity lease that recognizes equity and enables the City to maintain a healthy life cycle
- No mileage or wear and tear penalties

THE RESULTS

- Reduce fuel costs by 18%
- Maintenance and repair expense by 37%
- Open-end equity lease will enable the City to retain the equity from resale and reduce the age of the fleet
- The City will leverage Enterprise Fleet Management's ability to sell vehicles at 110.2% of the commercial value index
- Replacing the oldest vehicles will provide safer, newer, and more efficient models for employees



Important Note

- City staff have been working with the Enterprise team to address questions, understand the process, and identify the needs for the departments
- This program does not replace the VERF—the City will continue to use this fund to cover replacement costs of the fleet as well as heavy-duty vehicles and apparatus
- Enterprise steps into the equation to act as a fleet manager on behalf of the City
- The City still retains ultimate decision-making power relative to costs and types of vehicles



Transition

- If the City partners with Enterprise, the team will begin preparing vehicles for resale to re-set the base age of the City's fleet (current age is ~11 years old)
- This will establish a healthy vehicle life cycle
- This process will commence this summer, ahead of the traditional October timeline to get ahead of all other communities purchasing vehicles during that time



Enterprise Fleet Management Implementation



Next Steps

- Staff recommends moving forward with the Enterprise Fleet Management Partnership program
- If there is a Council consensus, staff will return to the Council to approve the contract and start the transition process



Questions?



G. Discussion Items

Subject:	2. Discuss Police Department body-worn and in-car camera options and provide direction for a future contract.
Meeting	May 4, 2026 - City Council Meeting
Access	Public
Type	Discussion
Fiscal Impact	None
Recommended Action	Discuss Police Department body-worn and in-car camera options and provide direction for a future contract.
Goals	Meet the public safety needs of a growing citizen; student; and business population.

BACKGROUND

Police Department staff have been in negotiations with Motorola regarding a proposed contract extension, including body-worn and in-car camera system replacement, upgraded software, geolocation capability, and other hardware. Assistant Chief Baxter will present an overview of the existing system, components of a proposed contract extension, and potential funding sources for Council discussion.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss Police Department body-worn and in-car camera options and provide direction for a future contract.

File Attachments

1. Presentation_2026 Body & In-Car Camera Proposal_FINAL

Police Department Body and In-Car Camera Proposal

City Council
May 4, 2026



Overview

- Systems Background
- Current Conditions
- Proposed Extension
- Benefits
- Funding



Background

- In 2016, the Police Department was awarded a state grant for body worn cameras (BWC's) and converted to Watchguard (Motorola) equipment at that time
 - In-house server storage
- In-car systems were purchased over three budget cycles
 - Not grant eligible
- In 2023, executed five-year contract for BWC upgrade, cloud storage for both BWC and in-car, wireless downloading, software functions, warranty, and mid-contract refresh

Current Conditions

- Department within window for mid-contract refresh of existing BWC's
 - Annual current outlay \$28,560.00, contract expires 2028
- Existing in-car systems no longer supported as they are eight years old and not under warranty
- Motorola incentivizing upgrade from legacy in-car system
- Motorola acknowledging client history, multiple platforms, and infrastructure via pricing proposal



Proposal

- Seven-year contract beginning FY 2026/2027
- 42 body cameras, nine in-car systems
- Four interview room cameras
 - Two in each room, none currently
- Cloud based storage
- Increased efficiency of back-end software: case preparation and redaction improvement
- Wireless connectivity
- Associated hardware
- Installation
- Full warranty (repair or replacement) for life of contract



Benefits

- Three refresh periods within contract vs. two if complete existing contract and negotiate new five-year contract
- GPS enabled (officer safety) body cameras: seven years no cost
- Camera equipped interview rooms: no cost
- Significant discount to upgrade in-car systems now
- Charging banks and individual charging stations: no cost



Funding

- Year 1 \$58,982.00
- Year 2 \$29,055.00
- Year 3-7 \$35,872.00



Next Steps

- Finalize contract parameters
- Include funding in FY 2026/2027 proposed budget
- Council authorization of contract
- Implementation in October 2026



Questions?



G. Discussion Items

Subject: 3. Receive a briefing on the Taste of Sachse event.

Meeting May 4, 2026 - City Council Meeting

Access Public

Type Information, Discussion

Fiscal Impact None

Recommended Action Receive a briefing on the Taste of Sachse event.

Goals Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

In conjunction with National Small Business Week, Sachse Economic Development will host a program to encourage residents to shop and dine locally.

Economic Development Director Jerod Potts will present this item.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the Taste of Sachse event.

File Attachments

- | |
|---------------------------------------|
| 1. Presentation_Taste of Sachse_FINAL |
|---------------------------------------|

Taste of Sachse

Receive an update on the Taste of Sachse event

Overview

- Background
- Program Overview
- Participating Businesses
- Next Steps
- Questions



Background

- National Small Business Week (May 3 – May 9)
- IEDC Economic Development Week (May 4 – May 8)
- Encourages residents to shop and dine locally
- Second year for the Taste of Sachse event
- Using a digital event passport this year
 - Event used a physical card last year



Passport

QR Code to access
Digital Event Passport



Program Overview – 2026

- Make a purchase at a participating business between May 4 - June 1
- Scan unique QR code to “check-in”
 - Each participating business has their own unique code
- Check-in at **four different** participating businesses to be entered into a drawing to win prizes
- Other giveaways throughout the event for participation



Digital Event Passport

Welcome to the Taste of Sachse!

Get ready to explore delicious flavors and support local eateries. Just fill out your contact info below to unlock your digital passport and start your culinary adventure around Sachse!

Let's get started!

Name

Email Address

I agree to share my information with Sachse Economic Development.

[Help](#) [Submit](#)

Preview Mode
Attendee data and check-ins will be reset periodically.

Last reset: Apr 20, 2026, 11:41 AM CDT

[Reset Preview Attendees Now](#)

1 Registered Apr 20, 2026, 11:43 AM CDT

Denise Lewis
dlewis@cityofsachse.com

0 activities completed
[Moderate submissions](#)




7340 Hwy 78, Ste. 200 Sachse Nutrition Protein Smoothies & Toss	7500 Hwy 78 HTeaO Fresh Brewed Tea	7980 Hwy 78 Ste. 100 Jakes Burgers Classic Burgers
The Station CANE ROSSO Neapolitan Pizza	5840 Hwy 78 PRIME Burger Pitstop Burgers	5200 Hwy 78 30 Brunch House Brunch
8950 S. Hwy 78, Ste. 200 tropicalCAFE Tropical Smoothie Cafe Smoothies, Wraps, & Bowls	Bunker Hill Market Center Huckberry's Breakfast & Lunch Brunch	Bunker Hill Market Center Yelo Sashi - Thai - Sake Sushi & Thai Food

Participating Businesses

- 19 businesses signed up to participate in 2026
- In 2025, there were 15 participating businesses

PARTICIPATING BUSINESSES

Cane Rosso
HTeaO
30 Brunch House
Masala Twist Xpress
Yoko Sushi - Thai - Sake
DK's Donuts
Haus of Boba
Keki Japanese Cheesecake & Drinks
The Brass Tap
Jakes Burgers
Pho Station
Nation's Giant Hamburgers
Sayfani Coffee House
Epic Pizza
Sachse Nutrition
Tropical Smoothie Cafe
Woodbridge Cafe
Burger Prime
Manny's Tex-Mex

Next Steps

- Promote event prior to launch
- Continued engagement before and throughout event with participating businesses
- Install promotional banners along Hwy 78
- Install promotional event signs in key locations
- Encourage participation
- Raffle to determine winners
- Distribute prizes
- Follow up with businesses when event concludes



Passport
QR Code to access
Digital Event Passport

Giveaways

- Raffle for special prizes from local businesses, such as gift cards and merch
- Sachse merch for the first 20 people to check-in at four participating businesses
 - Must let staff know
- Sachse merch for the first five people who post to social media, tag Sachse Economic Development, and use the hashtag #TasteofSachse26
 - Branded water bottles
 - Shirts



Questions?

economicdevelopment@cityofsachse.com

djolivette@cityofsachse.com

#TasteofSachse26



Passport

QR Code to access
Digital Event Passport

G. Discussion Items

Subject: 4. Discuss and receive an update on the Merritt Road project.

Meeting May 4, 2026 - City Council Meeting

Access Public

Type Discussion

Fiscal Impact None

Recommended Action Discuss and receive an update on the Merritt Road project.

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

BACKGROUND

Staff will provide an update on the current progress related to the Merritt Road reconstruction and widening project, including future items, information, and schedules.

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

RECOMMENDATION

Discuss and receive an update on the Merritt Road project.

File Attachments

1. Presentation_Merritt Rd April 2026 Update_FINAL

Merritt Road Project Update

City Council Meeting

May 4, 2026



Overview

- Background
- Federal and State Update
- Franchise Relocations
- Funding
- Next Steps



Background

- Pleasant Valley Road to Sachse Road
- Approximately 1.5 miles
- Realign Sachse Road/Woodbridge Parkway intersection
- Two signalized intersections
 - Hudson Drive and Sachse Road
- Major drainage and elevated roadway improvements for flooding mitigation to be approved by the US Army Corps of Engineers (USACE) and the United States Department of Agriculture (USDA)
- Right-of-way (ROW) acquisition has been completed



Federal Update

- USACE is reviewing 404 permit
 - Floodplain reclamation, wetland impact and protection of aquatic environment
- FEMA coordination ongoing for Conditional Letter of Map Revision (CLOMR)
 - Halff revising and updating models for application
 - Affected by DHS shutdown
- USDA has approved plans pending final TxDOT approval



State Update

- Archeological documentation from Texas Historical Commission is complete
- Final plans were submitted to TxDOT for review in January 2026
- Halff has addressed all TxDOT remaining comments
- Final plans, specifications, and supporting documents will be released to TxDOT after franchise relocations are complete



Franchise Relocations

- Nine franchise utilities in corridor
- 80 conflicts with the proposed design
- Staff and Halff have been working with Dallas County Public Works to improve priority of project with franchise utility representatives
- Staff and Halff have attended numerous monthly coordination meetings with franchise representatives in order to keep relocations moving forward
- TxDOT expects all utilities to be clear before authorizing project advertising



Franchise Relocations

Completed (Letter of Clearance)

- Atmos Energy
- Frontier
- Farmer's Electric Coop
- NTMWD (Waiting on Letter)
- Texas Municipal Power Agency (Waiting on Letter)
- Garland Power and Light (Waiting on Letter)

Underway

- Oncor (6-8 Weeks)
 - NTMWD permit issued
 - Additional survey underway
 - Field work to begin on April 27, 2026
 - Bore under NTMWD and GP&L lines
- Spectrum (Waiting on Oncor)

Funding

- | | |
|--|--------------------|
| ▪ Federal participation | \$26,553,490 |
| ▪ State participation | \$1,486,712 |
| ▪ Dallas County participation | \$5,170,000 |
| ▪ <u>The Local participation</u> | <u>\$6,638,372</u> |
| ▪ Total Project Estimate | \$42,491,800 |
| ▪ Design, ROW, and construction | |
| ▪ Sachse is required to provide an additional \$7M to cover any construction cost differences with the sale of tax notes as needed | |
| ▪ Final cost delta cannot be determined until actual bid numbers are submitted | |



Timeline

- Spring 2026
 - Franchise relocations ongoing
 - USACE and FEMA review of project
- Summer 2026
 - Franchise relocations complete
 - Final plans, specification and bid documents completed
- Fall 2026
 - Let project for bidding and construction



Next Steps

- Staff have sent TxDOT comments on the final plan set and are waiting for comments to finalize design
- Staff will coordinate with TxDOT, NCTCOG, Dallas County, and other agencies on moving forward with funding agreements and reimbursements
- Staff will coordinate with TxDOT on establishing a date (letting date) for advertising and bidding the project

Questions?

