

**Bond Committee Meeting (Monday, July 13, 2021)
Meeting held in Council Chambers at City Hall**

Members present:

Tim Shivers, Lindsay Buhler, Brad Ford, Scott McMurdie, Charles Elk

Members absent:

Josh Ackles, John McKinney

Staff members present:

Lauren Rose, Corey Nesbit, Teresa Savage, Leah Granger (virtually), Mike Pastor, and James Burns

1. Call to Order: The Bond Committee of the City of Sachse will hold a Regular Meeting on Tuesday, July 13, 2021 at 6:00 p.m. to consider the following items of business:

Chairman Elk called the meeting to order at 6:03 p.m.

2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

Chairman Elk gave the invocation and Mr. McMurdie lead the Pledge of Allegiance to the U.S. and Texas Flags.

3. Consider approval of the May 24, 2021 meeting minutes.

Vice Chair Ford made a motion to approve the May 24 minutes as presented. Ms. Buhler seconded the motion and it passed unanimously.

4. Review and discuss draft ballot proposition options.

The Committee reviewed draft proposition language and bond package layout. Ms. Rose explained how grouping the streets projects differently may impact voting.

Chairman Elk asked for a general idea of communication from the residents with the committee members.

Vicechair Ford noted that, for the most part, any tax increase is viewed negatively. The Animal Shelter dollar amount seemed quite high to residents particularly in relation to the size and general income in the city. The shelter is needed but needs to be presented in a way that will be more likely to pass. He also stated that the residents he spoke with are also against the screening walls. Sidewalks are also a major concern.

Mr. McMurdie is opposed to the screening walls as this presents a slippery slope for future maintenance. He also expressed concern about the amount proposed for the Animal Shelter. Ms. Rose noted that the estimate has been revised and dropped from the rough estimate of \$8 Million to \$5 Million. He agrees that Blackburn/Ingram Road needs to be fixed but expansion is not a good option. Bailey, Williford, and Westcreek need to be fixed immediately and that sidewalks are a major concern.

Second Vicechair Shivers suggested that the language to Council should state that Blackburn/Ingram needs to be improved but not specifically signage/signalization. Mr. Nesbit responded that the \$9 Million dollars proposed for that road would be resurfacing/reconstruction of the road, adding curb, and possibly sidewalks, but would not cover expansion.

Matthew Holboke, 5511 Oakridge Circle, interjected that the Blackburn/Ingram project would be a major construction project and should include a light at 3rd Street. He asked the Committee what happens to the roads in between the time of election and construction. Mr. Nesbit and Ms. Rose explained that the scheduling presented is not project sequence specific but rather intended to give an idea of how long construction could take if all projects were selected. The Committee's focus at this time is to make a recommendation to City Council rather than to plan project scheduling. Without knowing what projects will be selected, sequencing is not possible. Chairman Elk noted that staff has a particular length of time to complete projects and that would be taken under consideration. Second Vicechair. Shivers reflected understanding that there are frustrations with the state of many roads and that this bond may be the only way to get some of these projects underway. Mr. Holboke stated that the projects presented are "gold plated", for example, Bailey Road should not be changed from an asphalt to concrete. City Council has neglected the fact that each resident deserves good roads and they need to be better stewards of his and the community's money.

Ms. Buhler would prefer to see all the roads separated out on the package. She is concerned about spending \$9.6 Million on resurfacing the Blackburn/Ingram without addressing the underlying issue. Sidewalks and the Animal Shelter are vital and she would like the package to address the future buildout of the city rather than just where it is right now. Screening walls are not preferred. They are an issue but Council should address the issue at the policy level.

Mr. Nesbit explained that Council will set policy on these projects. Bailey Road would need to be built with concrete to follow the current City Ordinance. Asphalt is cheaper but the challenge is that the City would not be following its own ordinance. Second Vicechair Shivers noted that this Committee does not have a say over execution or what even ultimately ends up on the ballot, but that the recommendations that should be made should address future needs of the city.

The Committee discussed the issues on Blackburn/Ingram in more depth. Ms. Rose noted that City Council would like to partner with other funding entities to address improvements. Chairman Elk summarized the opinion of the Committee that the project should be included on the recommendation but additional information should be provided during the presentation to Council.

Mr. Shivers asked if the proposition language is sufficiently vague could council choose to work on anything in the city and exclude what is discussed tonight? Mr. Chris Settle, Bond Counsel, affirmed that if the language is vague, Council may work on any project in the city that falls within the description.

Vicechair Ford commented that a \$43 Million package would not increase the tax burden on residents. Ms. Savage, Director of Finance, explained interest rates are capped and Council has 10 years to issue debt on projects that are deemed feasible. Having a little more flexibility in the language can be helpful to reallocate money if necessary. The Committee continued to get clarification on funding and tax rate implications from Ms. Savage.

The Committee asked for clarification on the \$5 Million Residential/Neighborhood package. Mr. Nesbit explained that a residential package would allow the City to go into neighborhoods based on pavement assessment scores and do major residential street improvements, including sidewalks, panel replacements, utilities, etc. Neighborhoods could be listed in the proposal language or staff could go to Council each year with options to be worked on directly. Being too specific in the language precludes staff from shifting money when needed. More broad language allows the City to address the needs as they arise.

Mr. Charles England, 6307 Bailey Road, stated concern about the state of Bailey Road and lack of improvements in the condition. He was surprised and pleased that it is being considered for this bond.

The Committee agreed that the propositions relating to streets should include the street names. The package should be as follows: the remaining three sections/phases on Sachse Road should be listed on one proposition; Bailey, Williford, and Westcreek would be a proposition; Blackburn would be its own proposition; a neighborhood streets package with no streets named specifically; and the Animal Shelter must be on its own proposition.

5. Review the charge issued to the Bond 2021 Committee by the City Council, discuss, and finalize a recommendation to Council on Bond 2021 projects.

The Committee revisited the discussion of the Animal Shelter. Vicechair Ford suggested \$2.5 Million seems to a responsible amount to recommend to the residents. It fits the number of people and animals that would be assisted. The Committee agreed that the lowered amount may be more palatable to the residents. The Committee would like to include factual language reflecting that the land recommended for the dog park is already City-owned. Ms. Rose will confer with Bond Counsel on the language to reflect the Committee's preferences.

During the discussion of recommending asphalt rather than concrete on Bailey Road to Council, Mr. Matthew Holboke, 5511 Oakridge Circle, interjected that if the language for Bailey and Hooper Roads are specific, Williford Road must be included as well.

Mr. McMurdie made a motion for the Committee to recommend to Sachse City Council ~~for that there should be at the~~ Bond Election in November with the following propositions: ~~that~~ Proposition #1 ~~be~~ Sachse Road, phases 2, 3, and 4, as presented; Proposition #2 ~~is the combination of~~ Bailey/Hooper Road, Williford Road, and West Creek Road listed by name at the dollar amount presented; Proposition #3 - Blackburn/Ingram Road ~~is Proposition #3 listed~~ by name at the dollar amount presented; Proposition #4 ~~is the~~ Neighborhood ~~residential-Residential street Street package Package~~ not listed by name but at the dollar amount presented; and Proposition #5 - the Animal Shelter ~~should be Proposition #5~~ at the dollar amount presented. Mr. Shivers seconded the motion and it passed unanimously.

Ms. Rose will draft the recommendation for the City Council Workshop.

6. Adjournment.

Chairman Elk adjourned the meeting at 8:12 p.m.