

Bond Committee Meeting (Monday, April 12, 2021)
TOUR OF POTENTIAL PROJECTS AROUND THE CITY

Members present

Brad Ford, Lindsay Buhler, John McKinney, Charles Elk, Josh Ackles, Tim Shivers, Scott McMurdie

Staff members present:

Lauren Rose, Corey Nesbit, Leah Granger

1. Call to Order: The Bond Committee of the City of Sachse will hold a Regular Meeting on Monday, April 12, 2021, at 5:15 p.m. to consider the following items of business:

Mrs. Rose called the meeting to order at 5:15 p.m.

2. Take a site tour of various potential project sites throughout Sachse including the Hudson Crossing screening wall, Williford Road, Bailey Road, the Animal Shelter/Public Works Facility, West Creek Lane, Blackburn/Ingram Road, various streets in the Hilltop Meadows subdivision, various streets in the Old Town District, and various streets in Salmon Estates.

Mrs. Rose opened discussion about the screening walls in the city. There are approximately 36,066 linear feet (6.8 miles) of screening walls in the City. None of the walls are owned by the City. Neighborhoods have varying ability and structure in place to maintain those walls. In some cases, HOA is actively maintaining the walls, in others, the HOA was responsible and then was later dissolved or did not pay into an escrow account to pay for maintenance. In some cases, the wall is the property of the homeowner. Vice Chair Ford visited with residents in the area who had different understandings. He requested Mrs. Rose research if the City gave Sachse on the Creek money for their screening wall.

First stop - Hudson Crossing Screening Wall: Wall is deteriorating. It was built 20-30 years ago with bricks, which are not a long term, structurally sound material for screening walls. New technology and practices were discussed - thick, concrete panels. Mr. McKinney asked if there is a required product for the City now. Mrs. Rose indicated that new standards and policies would need to be addressed. Some neighborhoods require a particular material but may have vague interpretations.

Mr. McMurdie asked for clarification about if the City should be spending money on screening walls. Mrs. Rose said as a recommending body, the members would need to weigh spending public funds on private property verses residents/HOAs not being able to afford maintenance and the area aesthetic. Members asked about the possibility of rezoning the walls to City property, the ability to enforce maintenance, and the possibility of a cost match/sharing policy.

Sidewalks were brought up in the discussion. Corey explained that the City has a relatively small \$50,000 per year budget for sidewalks with an extremely large backlog of requests. Vice Chari Ford asked if the City had a 50/50 split with residents for repairs. Currently, the policy leaves the responsibility of sidewalk repair to the City alone.

There was some concern about screen walls being replaced with the same material that would not last long. Mr. Nesbit recommended increasing the standards required. Mrs. Rose also recommended adopting increased standards for future building as well as a clause that would require a like for like maintenance specifications.

Second stop - Animal Shelter: Police Chief Sylvester met the committee members at the animal shelter for a tour. Animal services are overseen by the police department. The current building is a re-purposed auto shop with few modifications since it was purchased. The kennels in the back are not climate controlled. The reception area is extremely small, accommodating only one or two residents at a time, there is mold in the back wall, and limited storage. The electrical capacity is limited with extension cords utilized in many cases. There currently is no decontamination/shower facility which poses a threat if an animal were to be infected with something contagious. There are also no examination rooms currently.

Mr. McMurdie asked what were the capacity expectations with a new facility. Chief Sylvester explained that staff does a great job adopting and fostering animals out, but the facility is at, or close to, capacity frequently. Mrs. Buhler asked if there was space for other types of animals than dogs and cats. There is not a specific spot for other types of animals. If it is wild, staff will do their best to release them immediately in the appropriate area. The shelter has held birds from time to time until they can be adopted out. Second Vice Chair Shivers asked if a tear down and rebuild was necessary or if there were options to work with the current facility. Chief replied that remodeling is always an option, but the committee needs to determine what would be best for the community. There are areas that need significant attention. Mr. Nesbit added the outcome needs to be more customer friendly, not just for the animals but also for the community and area.

Chairman Elk asked if there is currently a dog park in the city. Mr. McKinney pointed out that residents can use the Rowlett dog park but not convenient. Mr. Nesbit indicated that if the animal shelter is selected a dog park would be recommended

as part of the project. Chief was asked when the last time significant dollars were spent on the building, and he said when the cat room was expanded and that was only for materials.

Upon moving to the outside kennels, Vice Chair Ford pointed out that the bottom of the building is rusted out. Staff indicated that a cat keeps getting into the walls and working up the dogs through those and other holes in the building. Chief suggested that security was at a minimum right now and there is no dedicated water source to allow for more pressure and ability to keep the facility clean. He noted that there is a large amount of land for the shelter but if they were to stay in the same facility, he would recommend doubling the kennel area, add climate control to enable people to mingle with the animals, and add an exam room and shower. Mr. Nesbit noted that if a new facility was recommended, it would be located at the front of the property by Sachse Road. A member requested that comparative city animal shelter information be pulled.

Mr. Nesbit was asked to pull the schematics and proposals for the Animal Shelter and the Public Works building which is also a consideration for the committee. The shelter redesign and build would cost roughly 3.5-4 million dollars. For perspective, Mr. Nesbit pointed out that the Merritt Road project will cost \$28M. Second Vice Chair Shivers asked why the City hasn't dealt with these issues until now. Mrs. Rose indicated that there are so many potential projects and issues to address with limited funds. Sachse has also experienced a boom which makes it difficult to keep up with development, and finally, each governing body has different priorities.

Third stop - Bailey Road: Mr. Nesbit has presented different proposals, options, and scenarios along with rough corresponding dollar amounts for different roads around the city. Asphalt overlays are cheaper but only have 5-10 year longevity. Concrete is more expensive but should have a 15-20 year lifespan. Sidewalks would be proposed with a concrete street or possibly only on one side. Bailey Road is not in a typical subdivision so needs may be different. Speed humps/bumps are not recommended because studies show they actually increase speeding between the humps. Mrs. Rose commented that anytime improvements are made the City will make sure it is done to the current and best standards. Chairman Elk and Mr. Nesbit noted that Bailey Road has not had any improvements for 20+ years.

Second Vice Chair Shivers noted that improvements may make Bailey Road a popular passage between Sachse Road and Hwy 78. This may deter some residents from wanting it improved. Mr. McKinney observed that the road is not pretty, unsafe, and an embarrassment to the city.

Vice Chair Ford asked if Bailey Road were to pass in November, how quickly could progress be made. Mr. Nesbit responded that it takes roughly 8 months to a year to design a project, and he would like to have one project ready to go at the time of the election. Vice Chair Ford stated that if the City were to start with the Animal Shelter, residents would be mad. Mrs. Rose noted that staff would typically recommend starting with the worst issue first. Mr. McKinney asked if staff would move forward with asphalt or concrete and Mr. Nesbit indicated the City could do either depending on the committee's recommendation.

Second Vice Chair Shivers suggested the large trucks have a great impact on the state of Bailey Road or Williford Road and is there potential for levying fees to those companies. Mrs. Rose noted that impact fees are charged to developers and companies to accommodate increased capacity. He also asked if the County would help with costs. Mr. Nesbit said the Counties do not help with residential streets but larger collector and arterial streets could potentially be shared with a 50/50 split.

Fourth stop - Williford Road and Drainage: Chairman Elk noted that Williford Road can be kind of scary with all the people walking on the road and that there is no room to expand. Mr. Nesbit agreed that expansion is not recommended for Williford or Bailey Roads, and they would remain two lanes.

The drainage area at Williford Road in Salmon Park is a potential project. Five culverts are needed to keep the ditch from eroding. This would be a relatively quick project and would cost roughly \$700,000 to do correctly. Mrs. Buhler asked about sidewalks on Bailey Road to reduce the risk to children, especially during large events. Mr. Nesbit indicated he would look into the possibility.

Mr. McMurdie asked how much the current tax rate would withstand. Mrs. Rose will gather that information. He indicated that rates will be going up as will costs for projects.

Fifth stop - Westcreek Drive: Mr. Nesbit described the road as an old asphalt roadway that is a major north - south connection as a potential project. He also noted that a smaller project could be minor maintenance on the concrete portion to extend the longevity of the current road. Mr. McMurdie asked how long it had been since work was done on Westcreek Drive. Mr. Nesbit will research that information. Mr. Nesbit also explained that foam injection is another option and method for maintenance on concrete roads. If the concrete is still in relatively good shape, the injection could extend the longevity and the companies warranty their work for 5 years. There are many tools that can be utilized for improving the roadways.

Sixth stop - Neighborhood Packages: Hilltop Meadows is an example of a potential neighborhood package. The utilities are 30-40 years old and need to be upgraded. Utilities could be replaced on year and the roadway improved with asphalt or concrete the next. There are also culvert issues causing flooding.

Seventh stop - Blackburn Road/Ingram Road: Mrs. Buhler asked if there were any plans to expand the roadway. Mrs. Rose explained that it is primarily Collin County traffic from other cities which makes it a difficult project to pass. Second Vice Chair Shivers argued that it was moving people between communities and cities. Mr. Nesbit noted that a traffic study had been completed recently, but the report has not been finalized. He also noted that this road could not be expanded due to limited right of way. Center turn lanes could be a recommendation but would take extensive right of way acquisition. The road is not in terrible shape but is a major thoroughfare. Members noted that there is significant pedestrian traffic and is next to a new development. Mr. Nesbit explained that it may be difficult to argue that improving the road would help surrounding areas, and the committee will need to consider if the City should use local funds for regional problems. Mrs. Rose indicated she would talk to commissioners from both counties and that an obstacle could be this project competing with other Collin County and Dallas County projects.

Several committee members noted issues with the road and surrounding area. For example, space is an issue; pedestrian sidewalks would help; drainage is an issue.

Eighth stop - Old Town District: Dewitt Road and Fourth Street area has no effective drainage. Dewitt Road could be rebuilt. This project would be a regional solution. Parallel parking could be added to the street to improve and revitalize the area.

Backyard on 5th would be a complimentary project to the expansion of Sachse Road. Upgrading the drainage and utilities would cost roughly \$400,000. This would be in anticipation of the growth coming in relation to Backyard on 5th and a catalytic to get people thinking of Sachse as a destination with a vibrant downtown area with shopping, eateries, and boutiques.

Ninth stop - Salmon Estates: There is currently no entry feature or monumentation. Mrs. Rose noted that Richardson and Garland have done a good job with monumentation and getting residents involved in that process. Improvements to some roads and sidewalks could be potential projects.

General discussion: Second Vice Chair Shivers encouraged the committee to be thinking about elevating standards and how they could be enforced. Mrs. Rose noted City Council would make the policy but this body could make that recommendation. Mr. Nesbit suggested that proposing a draft of that policy for Council to approve or not may be an option.

Mr. Nesbit encouraged committee members to think about and email if there are any other projects they would like to explore.

Mr. McMurdie noted that Miles Road is not lit up. Dewitt Road and Ranch Road look nice and are safer with the lighting there. Mr. Nesbit will pull some costs for lighting and decorative posts. He also noted that Sachse Road and Merritt Road both include lighting with the project.

Mr. Ackles asked if the City owned any sweepers. Mr. Nesbit responded that the City does not own any sweepers, and it could not be part of a bond election because it would be a capital expenses.

3. Adjournment.

The meeting and tour adjourned at 7:45 p.m.