

From: [Bond2021](#)
To: [Jackie Eichelberger](#)
Cc: [Bond2021](#)
Subject: RE: Video of March 29 Bond Meeting?
Date: Tuesday, March 30, 2021 5:07:22 PM

Hi Jackie,

Thank you for your email. All of the meeting recordings will be posted on the City's dedicated web page (www.cityofsachse.com/bond2021) for residents to view. Please give us 24-48 hours after the meeting to get the recording uploaded to the website. Because the meetings are hosted on Zoom, we have to digitally convert them to be able to be stored on the City's website platform. Last night's meeting has been posted. Michelle was in the process of converting the file to fit onto our website when you emailed us with your question. I just tested it right before I wrote this email and it appears to be working just fine.

It is incredibly important to all of us that the Bond 2021 process be completely transparent. That is why we have presented information about this process several times to the City Council and that is why we have established a dedicated web page to host all of the information related to the process. There, you will be able to see that we have all presentations and materials presented to Council, all presentations and materials presented to the Bond Committee, a dedicated email account for residents to submit feedback and questions, and the full meeting schedule.

As always, please do not hesitate to reach out to us if you have any additional questions or concerns.

Thank you,

Lauren Rose, MPA
Director of Strategic Services
City of Sachse | City Manager's Office
3815-B Sachse Road, Sachse, Texas 75048
P: 469-429-0415
rose@cityofsachse.com | www.cityofsachse.com

How am I doing? Please fill out our online customer survey with your feedback.

-----Original Message-----

From: Jackie Eichelberger <jackiew.e@verizon.net>
Sent: Tuesday, March 30, 2021 2:00 PM
To: Bond2021 <bond2021@cityofsachse.com>; Mike Felix <mfelix@cityofsachse.com>; Brett Franks <bfranks@cityofsachse.com>; Frank Millsap <fmillsap@cityofsachse.com>; Michelle Howarth <mhowarth@cityofsachse.com>; Chance Lindsey <clindsey@cityofsachse.com>; Cullen King <cking@cityofsachse.com>; Jeff Bickerstaff <jbickerstaff@cityofsachse.com>; Gina Nash <gnash@cityofsachse.com>
Subject: Video of March 29 Bond Meeting?

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Hi everyone,

Where and when will the video of last night's meeting of the Bond Committee be posted on the City website for citizens to watch? Unable to find anything yet.

For the Bond process to be "transparent" as has been indicated that it would be, it's vital that we citizens be able to review the meeting videos if we are unable to watch them "live and in-progress." I couldn't watch the whole meeting last night thinking it would be available to watch today.

Had no trouble getting the meeting on my computer with the web address given.

Thanks,
Jackie

From: [Bond2021](#)
To: [Matthew Holboko](#)
Cc: [Bond2021](#)
Subject: RE: Dallas County
Date: Tuesday, March 30, 2021 5:05:56 PM

Currently, Dallas County is participating in Sachse Road Ph 4 (they call it phase 2) with \$1M in design fees as part of the 7th Call for projects. No other funding participation has been awarded to Sachse with the next round of project calls.

128	Sachse	Merritt Road/Sachse, Texas	Pleasant Valley Rd to Aspen Estates Dr	4,870	FY22
129	Sachse	Sachse Road Phase 2	Merritt Road to City Limit at Muddy Creek****	1,000	FY24
Total Recommended District 2 MCIP Funding Commitments in Sachse:				5,870	

Please let us know if you have any additional questions.
Thank you,

Leah K Granger
Public Works Coordinator
City of Sachse | Public Works Department
O: 972-495-7600 | F: 972-495-4104

From: Matthew Holboko <holbokemarty@gmail.com>
Sent: Monday, March 29, 2021 7:04 PM
To: Bond2021 <bond2021@cityofsachse.com>
Subject: Dallas County

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Is Sachse Road not on the Dallas County list of future projects and what is there participation?

Sent from [Mail](#) for Windows 10

From: [Jackie Eichelberger](#)
To: [Corey Nesbit](#); [Lauren Rose](#)
Cc: [Gina Nash](#)
Subject: Williford
Date: Monday, May 3, 2021 1:58:55 PM

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Hi Y'all

What is the staff recommendation to the bond committee for the Williford reconstruction? Shouldn't it also be concrete according to the building regs? Wouldn't Council have to change the regulation to do it in asphalt just like they would if asphalt is used on Bailey? Both streets are part of a platted subdivision Sable Hills Estates. The homes on my side of Bailey are Sable Hills, the other side is Bailey Estates. Sable Hills was in existence before the Estate side.

Also it might be noted that the cut-thru traffic pattern has changed on Bailey. At least half of the WB cut-thru traffic out of Creek Crossing, maybe more, now goes straight across Bailey onto Ermine to Williford to 78.

What will Sachse's participation be in the Collin County Mobility Study just getting underway? Is Sachse planning to make any requests or suggestions for classification or route changes within our city limits within Collin to be considered in the study? Just curious.

Thanks...have a nice week.

Jackie

-----Original Message-----

From: Jackie Eichelberger <jackiew.e@verizon.net>

Sent: Wednesday, May 12, 2021 6:15 PM

To: Corey Nesbit <cnesbit@cityofsachse.com>

Subject: About those Walls

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Hi Corey,

For those walls along Miles that are leaning and dangerous to the public... what about the following:

Give notice to adjacent homeowners that the City will remove the wall at a certain date because it poses a danger to the public, but not replace it. Homeowners would then have the option of putting up their own wall or back fence on their own property or just leave it open.

I imagine most will want to fence in their back yards with something like my back fence which the City has a building reg. to cover how it might look.

If resident fences end up not being the same height, not a continual even line or there's an open area, the City can plant shrubs or small trees along the sidewalks to give the area a sense of uniformity. I think this would look nicer anyway. (Some of those MDD funds maybe?)

If this problem is handled like this, the responsibility of HOA-less walls will be done with and individual homeowners will have responsibility for whatever they put up instead. Code Enforcement takes over from there.

If the City repairs or replaces HOA-less walls for one sub division, it'll be obligated to do others as well. A precedent will be set.

Jackie

From: [Bond2021](#)
To: [Matthew Holboke](#)
Cc: [Bond2021](#)
Subject: RE: Bond Meeting Videos
Date: Wednesday, May 19, 2021 11:28:20 AM
Attachments: [image001.png](#)

Mr. Holboke,

The April 12 meeting was a tour. The Bond Committee met on a bus and visited the locations listed on the tour route. The May 24 meeting will be an in-person meeting and will be located in the City Council Chambers at Sachse City Hall.

Lauren Rose
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From: Matthew Holboke <holbokemarty@gmail.com>
Sent: Wednesday, May 19, 2021 11:19 AM
To: Bond2021 <bond2021@cityofsachse.com>
Subject: Bond Meeting Videos

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On the website the only video listed is for the March 29th Meeting.

Where are the April and may meetings located?
Sent from [Mail](#) for Windows 10

Hello Bond Committee,

My husband and I have lived in Sachse for almost 20 years, since 2002. I have attended all council meetings except when out of town since 2005 missing maybe 5 or 6 over all that time. I now have watched via Zoom all meetings since the COVID restrictions began. As an interested citizen, I would like to comment on some of the issues that you'll be discussing as you put together your recommendations to present to Council.

1. First of all, I live on Bailey and have watched the road deteriorate to the point of failure due to many years of neglect.

Bailey is a collector, no truck street. The development of the vacant land between Williford and Hooper, Bailey and Coral is continuing with the addition of about 30 homes completing the Sable Hills housing development of which Williford and Bailey are part.

The City required the developers of the residential streets Ermine and Vicuna in that area to comply with current building regulations of concrete, curb and gutter which helped to mitigate existing flooding problems. This same building code states that reconstruction of an asphalt street in platted subdivisions will be reinforced concrete. (Bldg. Reg. Sec. 3-13, B., 2. c.)

To comply with this code and have the same features as the residential streets behind it, Staff recommends Bailey to be concrete, curb and gutter, 20 to 21 feet in width. No mosquito breeding drainage ditches, please. Sidewalks are optional and installation could be put off until a future date to save on costs if deemed necessary.

The speed humps on Bailey are safety features installed years before the current Traffic Calming Ordinance was adopted which prohibits speed humps on collector streets. In cases such as this, features already in existence are "grandfathered." Safety features that work to do the job they were installed to do should be replaced as part of reconstruction. (Speed humps or speed tables spaced at prescribed intervals to be an effective speed deterrent.)

Williford should be reconstructed exactly as Bailey, concrete, curb and gutter. (Staff recommendation) Both are collector, no truck streets and part of Sable Hills Estates as I mentioned before.

Please don't recommend that Bailey be asphalt with open ditch drainage so that it will retain its "country atmosphere" or that it would be "less costly." It's the homes and the properties that project a "country atmosphere" not a road's surface material. Please, recommend that Bailey and Williford be done correctly the first time, we are long overdue.

2. Animal Shelter and Public Dog Park: Yes to funding everything the Animal Shelter needs including an exercise area for shelter animals that will also serve as an area for potential adopters to get to know an animal they consider adopting.

A Public Dog Park is a PARK and should be funded by Parks and Rec. Dept. using the MDD funds specifically earmarked for improving and creating parks and should be under their supervision.

The Animal Shelter is under the Police Department. A possible blurring of responsibility between two different departments as to who is in charge when, and who should have priority and/or responsibility for upkeep, etc. might be confusing.

A simple fenced exercise area for Shelter animals is all that's needed. A PUBLIC dog park should not be located at the Animal Shelter, but instead be funded from the approximately \$350,000 a year MDD fund as a City Park at another location. An alternate source of funding already exists that would cover a public dog park. In my opinion, a PUBLIC Dog Park should not be part of the Bond.

3. Public Works and Parks and Rec. Facility: This project has been needed for years. A building to protect and store equipment has been needed for years. We definitely need an area to park City trucks that take up such a large area of the parking lots around City Hall, Community Center and Library after hours and weekends. I would support this.

4. Walls: Walls constructed by developers (or private citizens) should not ever be the responsibility of Sachse taxpayers as a whole. It sets a precedent and will open an area of tax-payer responsibility for failing structures throughout the City. Once started, where does it stop? The Bond is not the place to resolve this problem. I would not vote for this.

If a wall put up by a developer, is in such bad condition that an expert declares it unsafe and a danger to the public (i.e. bordering a sidewalk,) and there is no active HOA, the City has an obligation to remove it after sufficient public notice to all nearby parties. This action may prompt nearby residents to repair the wall themselves. The City (tax paying public) should be under no obligation to replace it. The City is responsible for the safety of its citizens but not whether a wall looks nice or not. Any wall on private property in disrepair is up to Code Enforcement to issue a citation and see it through to resolution

5. Blackburn/Ingram: Heavily traveled minor arterial that needs to be improved and brought up to arterial standards perhaps with an added turning lane at intersecting streets, or on the entire length, and to include a traffic light at the Dewitt Street intersection to eliminate the 4-way stop where two busy minor arterials meet. Yes to this one. If West Creek is in need of reconstruction, it should be done as recommended by staff.

6. If I remember correctly, the remaining phases of Sachse Road's reconstruction had partial funding agreements with Dallas County or Collin County. (?) If no other funding can be found, only the section from Miles to Merritt may need to be part of the Bond. The Merritt Road project will begin next year and the connection across Sachse Road to Woodbridge Parkway is a major part of this project.

If all phases for Sachse Road are on the Bond, this would pretty much knock out the Animal Shelter and Public Works/Parks facilities. All Sachse Road phases together would be a high cost item on the Bond yet a needed must-have if there is no other funding available.

Thanks for considering my opinions.

Jackie Eichelberger
7121 Bailey Road

From: [Bond2021](#)
To: [Matthew Holboke](#)
Cc: [Bond2021](#)
Subject: RE: Sachse 2021 Bond Schedule
Date: Wednesday, March 31, 2021 4:57:40 PM
Attachments: [image001.png](#)

Mr. Holboke,

Thank you for your email. We are not sure what you mean when you refer to a \$35 million package as no bond package has been discussed or identified by the Bond 2021 Committee. The Bond Committee met on Monday night and received an overview of the process. They will continue to receive more information about project needs and then will have the opportunity to deliberate and review public input before making a recommendation to Council regarding the need, size, and scope of projects included in a potential bond election.

If you have any suggestions about projects that you would like to have included or if you have any feedback you would like the Bond Committee to receive, we highly recommend that you submit those via this email address.

Thank you,

Lauren Rose, MPA
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From: Matthew Holboke <holbokemarty@gmail.com>
Sent: Monday, March 29, 2021 3:11 PM
To: Bond2021 <bond2021@cityofsachse.com>
Subject: Re: Sachse 2021 Bond Schedule

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So yall are completely clueless on when a project could be shovel ready for a potential 35 million dollar bond proposal ?

On Mon, Mar 29, 2021 at 2:40 PM Bond2021 <bond2021@cityofsachse.com> wrote:

Mr. Holboke,

Thank you for your question. As the Bond 2021 Committee has not yet met, it is too early in the process to determine the timing of any projects that may result as a part of this process. We will provide more information about timing as that information becomes available.

Thank you,

Lauren Rose, MPA
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From: Matthew Holboke <holbokemarty@gmail.com>
Sent: Wednesday, March 24, 2021 6:06 PM
To: Bond2021 <bond2021@cityofsachse.com>
Subject: Sachse 2021 Bond Schedule

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Regardless of what projects you decide to pursue in the Bond 2021 , what is the earliest timeframe you project for a roadway project to begin construction.

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