

Bond 2021

City Council
July 26, 2021



The City of
SACHSE

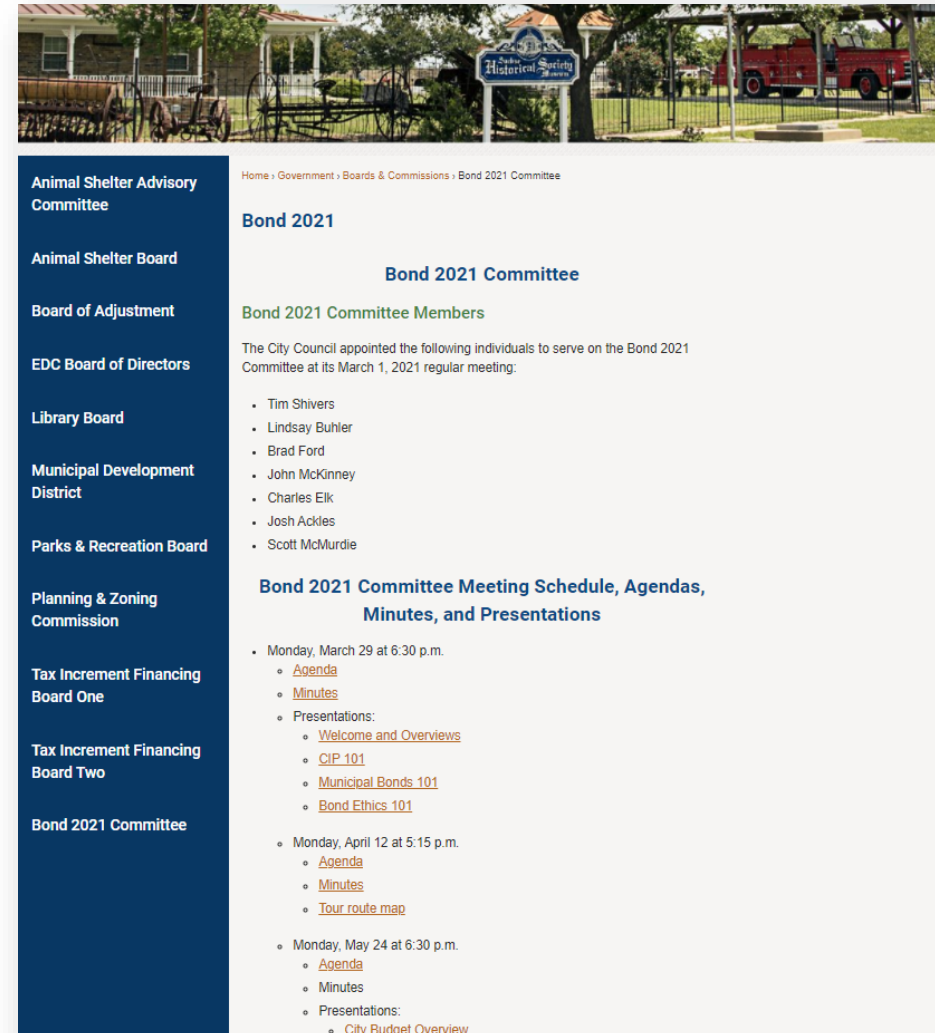
Bond 2021 Public Engagement and Committee Overview

Lauren Rose, Director of Strategic Services



Bond 2021 Public Engagement

- Engagement and transparency were priorities throughout this process
- Dedicated branding, webpage, email account, and comment booths set-up for public engagement during the process



The screenshot shows a webpage for the City of Sachse's Bond 2021 Committee. At the top is a banner image of a historical site with a sign that reads "Sachse Historical Society". Below the banner is a navigation menu on the left with the following items: Animal Shelter Advisory Committee, Animal Shelter Board, Board of Adjustment, EDC Board of Directors, Library Board, Municipal Development District, Parks & Recreation Board, Planning & Zoning Commission, Tax Increment Financing Board One, Tax Increment Financing Board Two, and Bond 2021 Committee. The main content area has a breadcrumb trail: Home > Government > Boards & Commissions > Bond 2021 Committee. The page title is "Bond 2021". The main heading is "Bond 2021 Committee". Below this is the sub-heading "Bond 2021 Committee Members". The text states: "The City Council appointed the following individuals to serve on the Bond 2021 Committee at its March 1, 2021 regular meeting:". A bulleted list of members follows: Tim Shivers, Lindsay Buhler, Brad Ford, John McKinney, Charles Elk, Josh Ackles, and Scott McMurdie. Below this is the sub-heading "Bond 2021 Committee Meeting Schedule, Agendas, Minutes, and Presentations". A bulleted list of meetings follows: Monday, March 29 at 6:30 p.m. (with links for Agenda, Minutes, and Presentations: Welcome and Overviews, CIP 101, Municipal Bonds 101, Bond Ethics 101); Monday, April 12 at 5:15 p.m. (with links for Agenda, Minutes, and Tour route map); and Monday, May 24 at 6:30 p.m. (with links for Agenda, Minutes, and Presentations: City Budget Overview).



Bond 2021 Public Engagement

 **IMPORTANT INFORMATION FOR OUR RESIDENTS**

BOND 2021 COMMITTEE

WE NEED TO HEAR FROM YOU!

We need your thoughts on how and where the City of Sachse should make improvements through a possible bond election in November 2021. We encourage you to engage and have your voice heard on where upgrades to city infrastructure (like roads and drainage systems) and facilities (like City-owned buildings and the animal shelter) should be prioritized.

To help guide this collaborative approach, the Sachse City Council appointed a committee to recommend a final package to be considered by the City Council later this summer.

Chaired by Charles Elk, who led the committee that developed the 2006 bond package, the Bond 2021 Committee includes six additional members, each of whom come from various backgrounds representing our community.

Committee Members

Josh Ackles	John McKinney
Lindsay Buhler	Scott McMurdie
Charles Elk, <i>Chair</i>	Tim Shivers
Brad Ford	

To contact, email: bond2021@cityofsachse.com

- Citywide mailer sent out in June to obtain greater input
- Included information about how to provide feedback and what is being considered



Public Engagement Overview

- Dedicated email account appeared to be the most convenient form of public engagement
 - Received 25 emails from residents providing their input
- Held six Zoom Live Q&A sessions
 - Thursday, April 22 from 5-6:30 p.m.
 - Saturday, May 1 from 9-10 a.m.
 - Friday, May 7 from 9-10 a.m.
 - Wednesday, May 19 from 11 a.m.- 12 p.m.
 - Thursday, July 1 from 12-1 p.m.
 - Thursday, July 8 from 7-8 p.m.
- Promoted on Facebook as events and shared in Sachse Scene



Public Engagement-Bailey Road

- Council requested that staff prepare a survey to be sent to Bailey Road residents
- Survey was sent to residents on Bailey Road on May 20
- A link to complete the survey online was also provided for residents who wanted to respond electronically (www.cityofsachse.com/surveys)
- City received a response rate of 59%
 - 41 surveys mailed
 - 17 mailed responses returned, 7 online



Public Engagement-Bailey Road Survey Questions

There are two reconstruction pavement materials staff would recommend to reconstruct Bailey Road. Current ordinances require that new streets be constructed with concrete. Please indicate a preference below:

*

- Reconstruct Bailey Road with asphalt
- Reconstruct Bailey Road with concrete

There are drainage and stormwater issues that need to be addressed. Would you prefer to see the roadway use a curb and gutter to collect drainage or improve the existing bar ditch. Please indicate a preference below:

*

- Utilize curb and gutter system
- Re-grade existing bar ditches

There are no sidewalks along this roadway. If a bar ditch section is preferred then there would be no opportunity to install sidewalks. Please indicate a preference below:

*

- Add sidewalks to the project
- Do not provide sidewalks

Speed humps are currently installed along the roadway. Per the City's current "Traffic Calming" policy they would not be allowed on a collector street. Please indicate a preference below:

*

- Keep speed humps installed
- Remove speed humps from project

Public Engagement-Bailey Road Survey Responses

Question	Total Responses
1. Asphalt or Concrete?	
Asphalt	2
Concrete	22
2. Curb & Gutter or Re-grade Ditches?	
Curb & Gutter	16
Re-grade	8
3. Sidewalks or No Sidewalks?	
Sidewalks	15
No Sidewalks	9
4. Speed Humps or No Speed Humps?*	
Speed Humps	18
No Speed Humps	5

*One mailed survey left the response to this question blank



Bond 2021 Committee Overview



The City of
SACHSE

Bond 2021 Committee Charge

Make a recommendation to the City Council regarding the need and size of a bond package to submit to Sachse voters in a November 2, 2021, referendum in light of:

The condition of residential, collector, and arterial streets citywide;

The condition of drainage systems citywide;

The condition of select city facilities;

The condition of select screening walls;

The tax rate impact of various bond package amounts; and,

The potential for a successful election outcome."



Bond 2021 Committee

- Seven-member committee, appointed by the Council
 - Charles Elk, Scott McMurdie, Brad Ford, Lindsay Buhler, John McKinney, Tim Shivers, Josh Ackles
- Committee met four times:
 - **March 29**—Projects, municipal finance, election law overviews
 - **April 12**—Tour of potential projects
 - **May 24**—Briefing on municipal budgeting, tax rate impacts, initial recommendation discussion
 - **July 13**—Final discussion on recommendation

*All meetings were live-streamed with the exception of April 12, which was a tour. The tour route was posted so residents could visit on their own schedule.



Bond 2021 Committee Project Evaluation

- The Committee received information about specific capital projects from staff that included:
 - Blackburn/Ingram Road (two-lane concrete)
 - Williford Road (two-lane concrete)
 - West Creek Road (two-lane concrete)
 - Bailey/Hooper Road (two-lane concrete)
 - Sachse Road (Phases II-IV, Miles to city limits)
 - Various neighborhood streets
 - Screening walls
 - Animal Shelter



Bond 2021 Committee Project Evaluation

- The Committee was presented with a list of projects and associated costs as well as information about funding options for such projects through municipal general obligation bonds
- The City's Financial Advisor took the total estimated costs for the projects and presented the Committee with several scenarios regarding tax rate implications
- With that information, the Committee then decided on the dollar amount they were comfortable with and then backed into the projects that were presented



Financial Implications

Jason Hughes, Financial Advisor to the City with Hilltop Securities



City of Sachse

Summary of Tax Rate Impact

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
Scenario	Description	Total GO Bond Proceeds	Final Issuance	Projected Maximum I&S Rate	Current I&S Rate	Projected Tax Rate Increase	Estimated Tax Payment Increase Based on Average Net Home Value of \$283,000	
1	Bond Election + \$1.8mm Tax Notes	\$43,000,000	FY 2028	\$0.1942	\$0.1942	\$0.0000	Annual	\$0.00
							Monthly	\$0.00
							Weekly	\$0.00
2	Bond Election + \$1.8mm Tax Notes	\$55,000,000	FY 2028	\$0.2093	\$0.1942	\$0.0151	Annual	\$42.61
							Monthly	\$3.55
							Weekly	\$0.82
3	Bond Election + \$1.8mm Tax Notes	\$72,000,000	FY 2028	\$0.2453	\$0.1942	\$0.0511	Annual	\$144.57
							Monthly	\$12.05
							Weekly	\$2.78

Bond Reminders

- Typically the AG will allow for the issuance of voted bond authority for a period of approximately 10 years after a successful bond election
- Voter authority gives Council the right to issue GO bonds, but not the obligation to issue GO bonds
- Factors in the bond issuance process
 - Timing of issuances
 - Interest rates
 - Structure of issuances
 - Future tax values



Bond 2021 Committee Recommendation

Charles Elk, Bond 2021 Committee Chair



Recommendation

- In response to the charge issued by the City Council, the Bond 2021 Committee recommends that the City Council call a general election to consider the issuance of general obligation bonds for the following projects in following groups:
 - Sachse Road, phases II-IV (Miles Road – city limits)
 - Bailey/Hooper Road, Williford Road, and West Creek Road
 - Blackburn/Ingram Road
 - Neighborhood residential streets package
 - Sachse Animal Shelter



Recommendation

Project	Estimated Cost
Sachse Road (phases II-IV, Miles Road to city limits)	\$33,479,181
Bailey/Hooper Road, Williford Road, West Creek Road	\$20,650,375
Blackburn/Ingram Road	\$9,617,030
Neighborhood residential streets package	\$5,000,000
Sachse Animal Shelter	\$2,500,000
TOTAL PROPOSED BOND PACKAGE	\$71,246,585.51



Additional Information

- Sachse Road
- Blackburn/Ingram
- Animal Shelter



The City of
SACHSE

City of Sachse

Summary of Tax Rate Impact

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
Scenario	Description	Total GO Bond Proceeds	Final Issuance	Projected Maximum I&S Rate	Current I&S Rate	Projected Tax Rate Increase	Estimated Tax Payment Increase Based on Average Net Home Value of \$283,000	
1	Bond Election + \$1.8mm Tax Notes	\$43,000,000	FY 2028	\$0.1942	\$0.1942	\$0.0000	Annual	\$0.00
							Monthly	\$0.00
							Weekly	\$0.00
2	Bond Election + \$1.8mm Tax Notes	\$55,000,000	FY 2028	\$0.2093	\$0.1942	\$0.0151	Annual	\$42.61
							Monthly	\$3.55
							Weekly	\$0.82
3	Bond Election + \$1.8mm Tax Notes	\$72,000,000	FY 2028	\$0.2453	\$0.1942	\$0.0511	Annual	\$144.57
							Monthly	\$12.05
							Weekly	\$2.78

Discussion and Next Steps

- Discuss the package
- Determine direction
- If Council wishes to proceed, the election must be called at its August 16 meeting per state law

