



AGENDA

Town Council

Monday, September 14, 2026
6:00 pm Town Council
Town Hall
127 N Collins Rd.
Sunnyvale, TX. 75182

A. **Work Session**

1. Update related to items previously requested by Council .
2. [Discussion and review of policies related to athletic field use, prioritization, and oversight. Athletic Use Policy 2026 Draft.pdf](#)

B. **TAX PAYER IMPACT STATEMENT**

Proposed Tax Due on Median Value Homestead Property
2026 Rate vs 2027 Proposed Rate vs the No New Revenue Rate

	Rate per \$100 of Value	Median Value Homestead Property	Taxes Due
2026 Adopted Tax Rate	0.4630	\$518,936	\$2,402.67
*2027 Proposed Rate	0.5222	\$518,936	\$2,709.88
2027 No New Revenue Rate	0.4475	\$518,936	\$2,322.24
2027 Budget Rate	0.4630	\$518,936	\$2,402.67

C. **Regular Meeting**

D. **Invocation**

E. **Pledge of Allegiance**

F. **Call Meeting to Order**

G. **Announcements and Acknowledgements**

Pursuant to Texas Government Code Section 551.0415 the Mayor, Council and Staff may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

H. **Public Forum Regarding Items Not on the Agenda**

The Town Council invites citizens to address the Town Council on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. Council may choose to place the item on a future agenda.

I. Consent Agenda Items

1. Consider and act upon the minutes from the August 10, 2026 and August 24, 2026 Town Council meetings.
2. Discuss, consider, and act upon the second reading of Ordinance 2026-08 regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan and PD development standards, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2026-01) zoning district. **Case 1874-Z/Gateway Park Planned Development (PD) Zoning Amendment.**

[Map](#)
[Proposed Gateway Park PD - Concept Plan](#)
[Proposed Gateway Park PD Ordinance No. 2026-08](#)
[Current Gateway Park PD Ordinance 2026-01](#)
3. Consider and act upon the second reading of Ordinance 2026-10 amending Appendix A, "Fee Schedule", Article A5.000, "Utility Related Fees", Section A5.003, "Solid Waste Collection Rate", in the code of ordinances to adopt the new garbage collection and recycling rates, providing for incorporation of premises; providing for amendments; repealing any ordinance in conflict with the ordinance; providing for severability; and providing an effective date.
[ORD 2026-10 FY 2027 Garbage & Recycling Rates.pdf](#)
[Sunnyvale Republic PI Letter 10.01.26.pdf](#)
[FY 26 Garbage & Recycling Rates .pdf](#)
[Proposed FY 27 Garbage & Recycling Rates.pdf](#)
4. Consider and act upon approving an expenditure of \$187,000 with Quality Excavation, LLC for the removal and cleanup of accumulated debris at three bridges and creek crossings, including Collins Road at Duck Creek, East Fork Road at Duck Creek, and Long Creek Road at Long Creek.
[Quality Excavation.pdf](#)
[J and L Construction.pdf](#)
[Premier Contractors.pdf](#)
5. Consider and act upon an Interlocal Agreement between the Town of Sunnyvale and the City of Forney for the cooperative use of the City of Forney's contracts with Anderson Asphalt & Concrete Paving, LLC for asphalt work and MB Concrete Construction, Inc. for concrete work.
[Master interlocal Town of Sunnyvale and Forney - Draft.docx](#)

6. Consider approval of a minor plat for Lots 1, 2 Block A, Kelley Addition, consisting of 2.327-acres tracts of land, within Single Family Residential - 3 (SF-3) zoning district, located at 361 Michael Lane and 223 N Collins Road. **Case 1872-PLT/Kelley Addition Minor Plat.**

[Map](#)
[Kelley Addition Minor Plat](#)

7. Consider and act upon the second reading of Ordinance 2026-09; an ordinance of the Town of Sunnyvale, Texas (Town), amending Appendix A, "Fee Schedule", Article A5.000, "Utility Related Fees", Section A5.004, "Water Rates", and Section A5.005 "Wastewater Rates" in the code of ordinances to adopt new water rates, and wastewater rates; providing for incorporation of premises; providing for amendments; repealing any ordinance in conflict with the ordinance; providing for severability; and providing an effective date.
[ORD 2026-09 FY 2027 Water & Sewer Rates.pdf](#)
[Proposed FY 27 Water and Sewer Rates.pdf](#)
[Sunnyvale Presentation_2026-04-17.pdf](#)

J. Action Items

1. Discuss, consider and act upon the second reading of Ordinance 2026-11 of the Town Council of the Town of Sunnyvale, Texas making appropriations for the support of the Town of Sunnyvale fiscal year beginning October 1, 2026, and ending September 30, 2027, and adopting the annual budget of the Town of Sunnyvale for the 2026-2027 fiscal year.
[ORD 2026-11 Adoption of FY 2026-27 Budget.pdf](#)
[Proposed Budget FY 2027 - FINAL2.pdf](#)
2. Discuss, consider and act upon the second reading of Ordinance 2026-12 an ordinance of the Town of Sunnyvale, Texas, adopting a tax rate and levying property taxes for tax year 2026; enacting provisions relating to the subject and purpose of this ordinance; incorporation of premises; providing a savings clause; and providing for an effective date.
[ORD 2026-12 Levying the Property Taxes.pdf](#)
3. Discuss, consider and act upon the second reading of Ordinance 2026-13 of the Town of Sunnyvale, Texas ratifying the property tax increase reflected in the Town's fiscal year 2026-2027 budget, providing a savings clause and providing for an effective date.
[ORD 2026-13 Ratifying the Property Tax Rate FY 2026-27.pdf](#)
4. Discuss, consider, and act up one-time retention payments for general government employees in lieu of 2026 mid-year adjustments.

K. Mayor and Council Request

L. Executive Session

1. Section 551.071 - Consultation with Attorney
To seek the advice of the Town's attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter.
 - Data Center Impacts
2. Section 551.087 – Economic Development
To deliberate the offer of a financial or other incentive to a business prospect.
 - Equestrian Facility

M. End Executive Session

1. Consider official action, if any, on matters discussed in executive session.

Section 551.071 - Consultation with Attorney

- Data Center Impacts

Section 551.087 – Economic Development

- Equestrian Facility

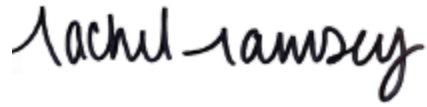
N. Adjourn

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). This facility is wheelchair accessible and accessible parking spaces are available. Request for reasonable accommodations and equal access to communications must be made 48 hours prior to this meeting. Please contact the Town Secretary at 972-226-7177 for further information.

NOTE: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The public is encouraged to attend the meeting and all individuals wishing to speak during the meeting must submit a speaker card to the Town Secretary prior to the start of the meeting. Individuals may also email comments to rramsey@sunnyvaletx.gov by 3 p.m. the day of the meeting.

I, Rachel Ramsey, Town Secretary for the Town of Sunnyvale, Texas, do hereby certify that this agenda notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, in a place readily accessible to the general public, on the 8th day of September 2026 by 11:59 p.m. and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting.

A handwritten signature in black ink that reads "Rachel Ramsey". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Rachel Ramsey, MPA

Director of Administration/Town Secretary

Date Removed: _____