Monday, July 31, 2023
Special City Council Meeting

Council Chambers
3815 Sachse Road, Building B
6 p.m.

Sachse City Council meetings are streamed live online or available on-demand (https://sachsetx.swagit.com/live).

The City of Sachse reserves the right to reconvene, recess, or realign the meeting, called Executive Session, or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

A. Special Agenda Items

1. Call to Order: The City Council of the City of Sachse will hold a Special Meeting on Monday, July 31, 2023, at 6 p.m. to consider the following items of business:

2. Consider a resolution accepting a preliminary 2023 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2023 annual service plan update be made available for public inspection; ordering a public hearing for August 21, 2023, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

3. Discuss the Fiscal Year 2023-2024 Preliminary Budget.

4. Adjournment.

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.

Leah K Granger

Leah K Granger, City Secretary

Posted: 07/28/2023 by 5 pm Removed: ____________________

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 972-495-1212, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

A. Special Agenda Items

Subject	**2. Consider a resolution accepting a preliminary 2023 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2023 annual service plan update be made available for public inspection; ordering a public hearing for August 21, 2023, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.**
Meeting	Jul 31, 2023 - Special City Council Meeting
Access	Public
Type	Action, Discussion, Information
Preferred Date	Jul 31, 2023
Absolute Date	Jul 31, 2023
Recommended Action	Approve a resolution accepting a preliminary 2023 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1 at The Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, August 21, 2023, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse. Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The Public Improvement District Assessment Act (the PID Act), Texas Local Government Code, Chapter 372, as amended, authorizes the City Council to create a public improvement district within the city. On January 22, 2019, the Council approved Resolution No. 3905 authorizing, establishing, and creating the Sachse Public Improvement District No. 1, and, on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District. On October 5, 2020, the City Council adopted Resolution No. 3995 determining total costs for certain operation and maintenance services to be undertaken for the benefit of property within the District (the Authorized Services), approving a preliminary service and assessment plan, and calling for a public hearing to consider the proposed assessments. The City Council held the Assessment Hearing on October 26, 2020, and, upon closing of the Assessment Hearing, the City Council adopted Ordinance No. 3999 approving the Sachse Public Improvement District No. 1 Operation and Maintenance Service and Assessment Plan.

Kirk McDaniel with P3 Works will be in attendance if there are any questions.

POLICY CONSIDERATIONS

This action item is authorized under Chapter 372 of the Texas Local Government Code and is contemplated within the original development agreement between the City and PMB Station Land LP that was executed on October 3, 2018.

RECOMMENDATION

Approve a resolution accepting a preliminary 2023 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1 at The Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, August 21, 2023, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.

File Attachments
2023-06-16_SAC_Station_OM PID_Res. calling assessment hearing updated dates.pdf (92 KB)
EXHIBIT A_2023-06-16_SAC_PID No. 1_2023 OM_PSAP V1.3 updated date.pdf (1,031 KB)

RESOLUTION NO. _______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ACCEPTING A PRELIMINARY 2023 ANNUAL SERVICE PLAN UPDATE FOR OPERATION AND MAINTENANCE FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1, INCLUDING A DETERMINATION OF COST, A SERVICE PLAN, AND ASSESSMENT ROLLS; DIRECTING THAT THE PRELIMINARY 2023 ANNUAL SERVICE PLAN UPDATE BE MADE AVAILABLE FOR PUBLIC INSPECTION; ORDERING A PUBLIC HEARING FOR AUGUST 21, 2023, TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS AGAINST THAT ASSESSED PROPERTY WITHIN THE DISTRICT THAT IS SPECIALLY BENEFITTED BY AUTHORIZED SERVICES BEING FINANCED; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES FOR THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City (the "City Council") of Sachse, Texas (the "City") is authorized by the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act") to create public improvement districts within the city; and

WHEREAS, on December 7, 2018, a petition (the "Petition") was submitted and filed with the City Secretary (the "City Secretary") of the City meeting the requirements of the PID Act requesting the creation of a public improvement district within the city; and

WHEREAS, the City accepted the Petition and called a public hearing to consider the creation of the District and directed the City Secretary to publish and mail notice of such hearing as required by the PID Act; and

WHEREAS, on January 22, 2019, the City Council held the public hearing and, upon closing of the hearing, approved Resolution No. 3905 creating the Sachse Public Improvement District No. 1 (the "District"); and, on December 2, 2019, the City Council approve Resolution No. 958 adding land to the District; and

WHEREAS, on October 5, 2020, the City Council adopted Resolution No. 3995 determining total costs for certain operations and maintenance service to be undertaken for the benefit of property within the District (the "Authorized Services"), approving a preliminary service and assessment plan, and calling for a public hearing to consider the proposed assessments (the "Assessment Hearing"); and directing the publication and mailing of notice of the Assessment Hearing; and

WHEREAS, on October 26, 2020, the City Council held the Assessment Hearing and, upon closing of the Assessment Hearing, the City Council adopted Ordinance No. 3999 approving the "Sachse Public Improvement District No. 1 Operation and Maintenance Service and Assessment Plan" (the "Service and Assessment Plan") that included: (1) a determination of the cost of service to be provided and financed for the special benefit of the assessed property, (2) a service plan, (3) an assessment plan, and (4) assessment roll; and

WHEREAS, the City Council proposes to accept for review and public inspection the City of Sachse, Texas, Public Improvement District Preliminary 2023 O&M Annual Service Plan Update for the District including updates to: (1) the determination of the cost of service to be provided and financed for the special benefit of the assessed property for 2023, (2) the service plan, (3) the assessment plan, and (4) the assessment roll (collectively, the "Preliminary 2023 O&M Annual Service Plan Update"), which is attached hereto as Exhibit A; and

WHEREAS, the City Council proposes a public hearing for Monday, August 21, 2023, to consider an ordinance levying assessments against the assessed property to pay for the operation and maintenance of the public improvements identified in the Service and Assessment Plan as updated by the Preliminary 2023 O&M Annual Service Plan Update that will confer a special benefit on the assessed property and authorizes as directs the City Secretary to publish and mail notices of said public hearing in accordance with the PID Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The findings set forth above, together with the Exhibits attached hereto, are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council hereby accepts the Preliminary 2023 O&M Annual Service Plan Update as being in compliance with the PID Act and directs that the Preliminary 2023 O&M Annual Service Plan Update be made available for review and public inspection.

SECTION 3. The City Council hereby orders a public hearing to be held on Monday, August 21, 2023, at 6:30 p. m. at City Hall located at 3815 Sachse Road, Sachse, Texas, (the "Public Hearing"), for the purpose of hearing public testimony concerning the levy of assessments in the amount of $142,407.61 against the District to pay for Authorized Services that will confer a special benefit on assessed property.

SECTION 4. At the public hearing, the City Council will hear testimony regarding the adoption of an ordinance levying assessments against the assessed property in accordance with section 372.017 of the PID Act.

SECTION 5. The City Secretary is hereby authorized and directed to cause notices of the public hearing (in substantially the form attached hereto as Exhibit B) to be published in a newspaper of general circulation in the City and its extraterritorial jurisdiction in accordance with Section 372.016(b) of the PID Act and to be mailed to owners of the assessed property in accordance with Section 372.016(c) of the PID Act (however, the failure of a property owner to receive notice does not invalidate the proceeding).

SECTION 6. If any section, article, paragraph, sentence, clause, phrase, or word of this Resolution, or application thereto any persons or circumstances, is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalid portions, which remaining portions shall remain in full force and effect.

SECTION 7. This Resolution shall become effective from and after its date of passage and approval by the City Council.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ON THIS THE 31ST DAY OF JULY, 2023.

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

APPROVED AS TO FORM:

____
Joseph J. Gorfida, Jr., City Attorney

EXHIBIT A
City of Sachse, Texas
Public Improvement District No. 1
Preliminary 2023 O&M Annual Service Plan Update

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EXHIBIT B

Form of Published and Mailed Notice of Public Hearing

NOTICE OF PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS, CITY OF SACHSE, TEXAS, SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1

DATE, TIME, AND PLACE OF THE PUBLIC HEARING. Notice is hereby given that the City Council of the City of Sachse, Texas, (the "City Council" and the "City") will conduct a public hearing on Monday, August 21, 2023, at 6:30 p.m. at City Hall located at 3815-B Sachse Road, Sachse, Texas, to consider an ordinance (1) approving the *City of Sachse, Texas, Sachse Public Improvement District No. 1 2023 O&M Annual Service Plan Update* (the "2023 O&M Annual Service Plan Update") and (2) levying assessments against certain property located within the Sachse Public Improvement District No. 1 (the "District").

GENERAL NATURE OF THE IMPROVEMENTS. The general nature of the public improvements proposed to be undertaken and financed by the District for the special benefit consists of the cost for maintenance of various improvements including but not limited to: roadways, retaining walls, screening walls, park improvements, monument signs, administrative fees, and any other authorized improvements from the District, and the annual collection costs for the District.

COST OF THE IMPROVEMENTS. The estimated cost of operation and maintenance of the public improvements that are proposed to be assessed is $.05 per $100 of assessed value.

BOUNDARIES OF THE ASSESSMENT DISTRICT. The boundaries of the District include approximately 170.686 contiguous acres located within the corporate limits of the city, which property is generally located on the north and south sides of President George Bush Turnpike, east of Merritt Road, and west of Miles Road. The District is more fully described in the 2023 O&M Annual Service Plan Update. A metes and bounds description and a map of the District and the proposed assessment roll for the District are available for public inspection at the office of the City Secretary.

WRITTEN OR ORAL OBJECTIONS. All written or oral objections on the proposed assessments within the District will be considered at the public hearing. Information for persons who wish to view the meeting online will be posted on the City's website at http://www.cityofsachse.com/councilmeetings.

CITY OF SACHSE, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 1

2023 PRELIMINARY O&M ANNUAL SERVICE PLAN UPDATE

JULY 31, 2023

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update have the meanings given to them in the O&M Service and Assessment Plan.

On January 22, 2019, the City passed and approved Resolution No. 3905 authorizing the establishment of the District in accordance with the Act, which authorization was effective upon publication as required by the Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 170.686 acres located within the corporate limits of the City.

On October 26, 2020, the City Council approved Ordinance No. 3998 approving a Service and Assessment Plan which identified the Authorized Improvements, the indebtedness to be incurred for the cost of the Authorized Improvements, and the manner of assessing the Property for the cost of the Authorized Improvements.

On October 26, 2020, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 3999, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On July 26, 2021, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4022, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On December 5, 2022, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4091, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

This 2023 Annual Service Plan Update serves to levy Assessments and create a lien against Assessed Property within the District to pay for Operations and Maintenance Costs and Annual Collection Costs and serves as the annual update to the O&M Service and Assessment Plan in accordance with the Act.

PARCEL SUBDIVISION

City Land

- The final plat for The Station Major Infrastructure Phase 1, consisting of 1 Lot within Dallas County, was recorded in the Official Public Records of the County on December 7, 2020. The Lot is classified as City Land and will therefore not be allocated an Assessment.

Improvement Area #1

- The final plat for The Station Phase 1 (Block A), consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on August 6, 2020. 165 residential Lots are classified as Single Family Lot Types, 59 Lots are classified as Townhome Lots, and 9 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Retail Lot 1, Block M (Block K-1), consisting of 15,688 square feet of Commercial Lot Type 1 per the Site Plan provided by the Original Owner, was recorded in the Official Public Records of the County on August 25, 2021.
- The Final Plat for Block B, which consists of 300 Multi-Family units, was recorded in the Official Public Records of the County on November 11, 2021.

Improvement Area #2

- The preliminary plat for The Station Phase 3 (Block C), consisting of 49 residential Lots and 4 non-benefitted Lots within Dallas County, was approved by the City on December 13, 2021, and is expected to be recorded in the Official Public Records of the County in the first quarter of 2023. All 49 residential Lots are classified as Single Family Lot Types, and 4 Lots are classified as Non-Benefitted Property.

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, consisting of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the city on December 14, 2021, consisting of 297 Multi-Family units.
- The site plan for Sparrow Senior Living (Block F) was submitted to the City on January 29, 2021, consisting of 193 Multi-Family units**.** The final plat for Block F has been approved by the City, but not yet filed with the County.
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city

originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of 66,600 square feet of Commercial Lot Type 2.

- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2. The final plat for Block L2 and Block L3 has been approved by the City, but not yet filed with the County.

Improvement Area #4

- The conceptual site plan for Block I was submitted to the City in March of 2022 and consists of 103,680 square feet of Commercial Lot Type 3.

Improvement Area #5

- The preliminary site plan for Project Apollo (Block J) was submitted to the City in September of 2021 and consists of 218,792 square feet of Commercial Lot Type 3.

See Exhibit D for the buyer disclosure for the Operations and Maintenance Assessment.

OPERATION AND MAINTENANCE OF THE DISTRICT

Operations and Maintenance Assessments and the Annual Installments thereof shall be calculated, levied, and collected each year on all Assessed Property in an amount sufficient to pay the Operations and Maintenance Costs. The Operations and Maintenance Costs equal approximately $142,407 for October 1, 2023 – September 30, 2024, as shown on **Exhibit C.** In no event will the Operations and Maintenance Assessment be greater than the Operations and Maintenance Costs.

The Operations and Maintenance Assessment and Annual Collection Costs shall be collected per Lot in the same manner and at the same time as the Annual Installments of Assessments for the Authorized Improvements and shall be subject to the same penalties and procedures as the Annual Installments for the Authorized Improvements as authorized by the PID Act.

ANNUAL INSTALLMENT DUE 1/31/2024

Improvement Area #1

- ***Operations and Maintenance Assessment*** – The total Assessment required for the Annual Installment is $0.0500 per $100 of assessed value. The total Operations and Maintenance Assessment required for the Annual Installment is $59,111.92.

- ***Annual Collection Costs*** The cost of administering the District and collecting the Annual Installment shall be paid for equally by each Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is approximately $0.01080 per $100 of assessed value, which equates to $12,771.61.

Improvement Area #1		
Due January 31, 2024		
Operations and Maintenance Assessment[a]	$	59,111.92
Annual Collection Costs[a]	$	12,771.61
Total Annual Installment	$	71,883.53

Footnotes:

[a] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values per the 2023 values from Dallas Central Appraisal District.

See below for a chart showing the breakdown of Annual Collection Costs for the Annual Installment due 1/31/2024.

Annual Collection Costs		
Category		Improvement Area #1
P3Works Administration	$	8,563.12
City Auditor		-
Filing Fees		570.87
Public Notice Mailings		326.54
ASW Collection Contract		2,740.20
Misc		570.87
Total	**$**	**12,771.61**

Major Improvement Area

- ***Operations and Maintenance Assessment*** – The total Assessment required for the Annual Installment is $0.0500 per $100 of assessed value. The total Operations and Maintenance Assessment required for the Annual Installment is $60,923.69.

- ***Annual Collection Costs*** The cost of administering the District and collecting the Annual Installment shall be paid for equally by each Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is approximately $0.00788 per $100 of assessed value which equates to $9,600.39.

Major Improvement Area		
Due January 31, 2024		
Operations and Maintenance Assessment[a]	$	60,923.69
Annual Collection Costs[a]	$	9,600.39
Total Annual Installment	$	70,524.08

Footnotes:

[a] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values per the 2022 values from Dallas Central Appraisal District.

See below for a chart showing the breakdown of Annual Collection Costs for the Annual Installment due 1/31/2024.

Annual Collection Costs		
Category	Major Improvement Area	
P3Works Administration	$	6,436.88
City Auditor		-
Filing Fees		429.13
Public Notice Mailings		245.46
ASW Collection Contract		2,059.80
Misc		429.13
Total	**$**	**9,600.39**

SERVICE PLAN – FIVE YEAR PROJECTION

The Act requires the annual indebtedness and projected costs for the Operations and Maintenance Assessment and Annual Collection Costs to be reviewed and updated annually, which shall include a projection covering a period of at least five years.

Improvement Area #1						
Year		4	5	6	7	8
Annual Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Appraised Taxable Value[a]	A	$ 118,223,840.00	$ 120,588,316.80	$ 123,000,083.14	$ 123,000,084.16	$ 125,460,085.84
Operation and Maintenance Assessment[b], [c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0108	$ 0.0108	$ 0.0108	$ 0.0108	$ 0.0108
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 71,883.53**	**$ 73,321.20**	**$ 74,787.62**	**$ 74,787.62**	**$ 76,283.37**

Major Improvement Area						
Year		4	5	6	7	8
Annual Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Appraised Taxable Value[a]	A	$ 121,847,380.00	$ 212,601,439.73	$ 213,441,553.54	$ 257,429,771.15	$ 262,578,366.57
Operation and Maintenance Assessment[b], [c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0079	$ 0.0079	$ 0.0079	$ 0.0079	$ 0.0079
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 70,524.08**	**$ 123,051.65**	**$ 123,537.90**	**$ 148,997.86**	**$ 151,977.81**

Footnotes:

[a] Appraised Values per the 2022 values from Dallas Central Appraisal District. Each following year is an estimate only, based on absorption schedule provided by the Developer.

[b] Per the O&M Service and Assessment Plan, the Operations and Maintenance Assessment (per $100 of Appraised Value).

[c] The Operations and Maintenance Assessment due 1/31/2024 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2024 equal approximately $0.01080 for Improvement Area #1 and $0.00788 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

The Annual Installments for years 2024 through 2028 are estimates and are subject to change when the City Council approves the annual O&M Annual Service Update for each specific year as required by the Act.

UPDATE OF THE ASSESSMENT ROLLS

The list of current Lots within the District required to pay the Operations and Maintenance Assessment, the corresponding Operations and Maintenance Assessment, Annual Collection Costs, and the total Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A-1** and the Major Improvement Area Assessment Roll attached hereto as **Exhibit A-2.** The Lots shown on the Assessment Rolls will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	A Appraised Taxable Value[a]	B O&M Assessment[b]	C Annual Collection Costs	D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2024
480119100A0010000	Single Family	$ 225,090.00	$ 0.0500	$ 0.0108	$ 136.86
480119100A0020000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100ACA10000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100A0030000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0040000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0060000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0070000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0080000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0090000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0100000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0110000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0120000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0130000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0140000	Single Family	$ 121,370.00	$ 0.0500	$ 0.0108	$ 73.80
480119100B0010000	Single Family	$ 457,200.00	$ 0.0500	$ 0.0108	$ 277.99
480119100B0020000	Single Family	$ 337,320.00	$ 0.0500	$ 0.0108	$ 205.10
480119100B0030000	Single Family	$ 397,970.00	$ 0.0500	$ 0.0108	$ 241.98
480119100BCA20000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100B0040000	Single Family	$ 403,050.00	$ 0.0500	$ 0.0108	$ 245.07
480119100B0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100B0060000	Single Family	$ 337,320.00	$ 0.0500	$ 0.0108	$ 205.10
480119100B0070000	Single Family	$ 457,790.00	$ 0.0500	$ 0.0108	$ 278.35
480119100B0080000	Single Family	$ 456,590.00	$ 0.0500	$ 0.0108	$ 277.62
480119100B0090000	Single Family	$ 206,690.00	$ 0.0500	$ 0.0108	$ 125.67
480119100B0100000	Single Family	$ 167,530.00	$ 0.0500	$ 0.0108	$ 101.86
480119100B0110000	Single Family	$ 424,110.00	$ 0.0500	$ 0.0108	$ 257.87
480119100C0010000	Single Family	$ 229,090.00	$ 0.0500	$ 0.0108	$ 139.29
480119100C0020000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100C0030000	Single Family	$ 109,890.00	$ 0.0500	$ 0.0108	$ 66.82
480119100C0040000	Single Family	$ 413,000.00	$ 0.0500	$ 0.0108	$ 251.12
480119100C0050000	Single Family	$ 338,220.00	$ 0.0500	$ 0.0108	$ 205.65
480119100C0060000	Single Family	$ 452,680.00	$ 0.0500	$ 0.0108	$ 275.24
480119100C0070000	Single Family	$ 436,910.00	$ 0.0500	$ 0.0108	$ 265.65
480119100C0080000	Single Family	$ 214,440.00	$ 0.0500	$ 0.0108	$ 130.39
480119100C0090000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100C0100000	Single Family	$ 206,690.00	$ 0.0500	$ 0.0108	$ 125.67
480119100C0110000	Single Family	$ 219,930.00	$ 0.0500	$ 0.0108	$ 133.72
480119100C0120000	Single Family	$ 425,250.00	$ 0.0500	$ 0.0108	$ 258.56
480119100C0130000	Single Family	$ 425,610.00	$ 0.0500	$ 0.0108	$ 258.78
480119100C0140000	Single Family	$ 448,700.00	$ 0.0500	$ 0.0108	$ 272.82
480119100D0010000	Single Family	$ 255,300.00	$ 0.0500	$ 0.0108	$ 155.23
480119100D0020000	Single Family	$ 244,080.00	$ 0.0500	$ 0.0108	$ 148.41
480119100D0030000	Single Family	$ 228,550.00	$ 0.0500	$ 0.0108	$ 138.97
480119100D0040000	Single Family	$ 403,050.00	$ 0.0500	$ 0.0108	$ 245.07
480119100D0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100D0060000	Single Family	$ 339,590.00	$ 0.0500	$ 0.0108	$ 206.48
480119100D0070000	Single Family	$ 323,430.00	$ 0.0500	$ 0.0108	$ 196.65
480119100D0080000	Single Family	$ 268,840.00	$ 0.0500	$ 0.0108	$ 163.46
480119100D0090000	Single Family	$ 115,760.00	$ 0.0500	$ 0.0108	$ 70.39

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID	Lot Type	Appraised Taxable Value[a]	O&M Assessment[b]	Annual Collection Costs	Annual Installment Due 1/31/2024
480119100D0100000	Single Family	$ 415,110.00	$ 0.0500	$ 0.0108	$ 252.40
480119100D0110000	Single Family	$ 436,910.00	$ 0.0500	$ 0.0108	$ 265.65
480119100D0120000	Single Family	$ 472,860.00	$ 0.0500	$ 0.0108	$ 287.51
480119100D0130000	Single Family	$ 425,610.00	$ 0.0500	$ 0.0108	$ 258.78
480119100D0140000	Single Family	$ 397,970.00	$ 0.0500	$ 0.0108	$ 241.98
480119100D0150000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100D0160000	Single Family	$ 173,740.00	$ 0.0500	$ 0.0108	$ 105.64
480119100D0170000	Single Family	$ 138,690.00	$ 0.0500	$ 0.0108	$ 84.33
480119100D0180000	Single Family	$ 234,880.00	$ 0.0500	$ 0.0108	$ 142.81
480119100D0190000	Single Family	$ 455,890.00	$ 0.0500	$ 0.0108	$ 277.19
480119100D0200000	Single Family	$ 180,010.00	$ 0.0500	$ 0.0108	$ 109.45
480119100D0210000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100D0220000	Single Family	$ 452,680.00	$ 0.0500	$ 0.0108	$ 275.24
480119100D0230000	Single Family	$ 417,720.00	$ 0.0500	$ 0.0108	$ 253.99
480119100D0240000	Single Family	$ 347,400.00	$ 0.0500	$ 0.0108	$ 211.23
480119100D0250000	Single Family	$ 244,880.00	$ 0.0500	$ 0.0108	$ 148.89
480119100D0260000	Single Family	$ 461,840.00	$ 0.0500	$ 0.0108	$ 280.81
480119100DCA50000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100E0010000	Single Family	$ 384,450.00	$ 0.0500	$ 0.0108	$ 233.76
480119100E0020000	Single Family	$ 337,320.00	$ 0.0500	$ 0.0108	$ 205.10
480119100ECA30000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100E0030000	Single Family	$ 403,620.00	$ 0.0500	$ 0.0108	$ 245.41
480119100E0040000	Single Family	$ 212,740.00	$ 0.0500	$ 0.0108	$ 129.35
480119100E0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100E0060000	Single Family	$ 452,680.00	$ 0.0500	$ 0.0108	$ 275.24
480119100E0070000	Single Family	$ 395,740.00	$ 0.0500	$ 0.0108	$ 240.62
480119100E0080000	Single Family	$ 372,830.00	$ 0.0500	$ 0.0108	$ 226.69
480119100E0090000	Single Family	$ 214,020.00	$ 0.0500	$ 0.0108	$ 130.13
480119100E0100000	Single Family	$ 221,770.00	$ 0.0500	$ 0.0108	$ 134.84
480119100E0110000	Single Family	$ 210,840.00	$ 0.0500	$ 0.0108	$ 128.20
480119100E0120000	Single Family	$ 452,680.00	$ 0.0500	$ 0.0108	$ 275.24
480119100E0130000	Single Family	$ 241,560.00	$ 0.0500	$ 0.0108	$ 146.88
480119100E0140000	Single Family	$ 244,310.00	$ 0.0500	$ 0.0108	$ 148.55
480119100E0150000	Single Family	$ 207,070.00	$ 0.0500	$ 0.0108	$ 125.90
480119100E0160000	Single Family	$ 229,280.00	$ 0.0500	$ 0.0108	$ 139.41
480119100E0170000	Single Family	$ 411,800.00	$ 0.0500	$ 0.0108	$ 250.39
480119100E0180000	Single Family	$ 513,080.00	$ 0.0500	$ 0.0108	$ 311.97
480119100E0190000	Single Family	$ 412,380.00	$ 0.0500	$ 0.0108	$ 250.74
480119100E0200000	Single Family	$ 450,280.00	$ 0.0500	$ 0.0108	$ 273.78
480119100E0210000	Single Family	$ 436,910.00	$ 0.0500	$ 0.0108	$ 265.65
480119100E0220000	Single Family	$ 500,330.00	$ 0.0500	$ 0.0108	$ 304.22
480119100E0230000	Single Family	$ 473,090.00	$ 0.0500	$ 0.0108	$ 287.65
480119100E0240000	Single Family	$ 461,840.00	$ 0.0500	$ 0.0108	$ 280.81
480119100E0250000	Single Family	$ 379,140.00	$ 0.0500	$ 0.0108	$ 230.53
480119100E0260000	Single Family	$ 395,740.00	$ 0.0500	$ 0.0108	$ 240.62
480119100E0270000	Single Family	$ 463,980.00	$ 0.0500	$ 0.0108	$ 282.11
480119100E0280000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100E0290000	Single Family	$ 153,120.00	$ 0.0500	$ 0.0108	$ 93.10
480119100F0010000	Single Family	$ 322,120.00	$ 0.0500	$ 0.0108	$ 195.86
480119100F0020000	Single Family	$ 405,860.00	$ 0.0500	$ 0.0108	$ 246.77

		A		B		C		D = (A ÷ 100) × (B + C)	
Property ID	Lot Type	Appraised Taxable Value[a]		O&M Assessment[b]		Annual Collection Costs		Annual Installment Due 1/31/2024	
480119100F0030000	Single Family	$	463,980.00	$	0.0500	$	0.0108	$	282.11
480119100F0040000	Single Family	$	307,640.00	$	0.0500	$	0.0108	$	187.05
480119100F0050000	Single Family	$	332,580.00	$	0.0500	$	0.0108	$	202.22
480119100F0060000	Single Family	$	223,380.00	$	0.0500	$	0.0108	$	135.82
480119100F0070000	Single Family	$	251,360.00	$	0.0500	$	0.0108	$	152.83
480119100F0080000	Single Family	$	281,800.00	$	0.0500	$	0.0108	$	171.34
480119100F0090000	Single Family	$	433,670.00	$	0.0500	$	0.0108	$	263.68
480119100F0100000	Single Family	$	455,890.00	$	0.0500	$	0.0108	$	277.19
480119100F0110000	Single Family	$	500,330.00	$	0.0500	$	0.0108	$	304.22
480119100F0120000	Single Family	$	461,840.00	$	0.0500	$	0.0108	$	280.81
480119100F0130000	Single Family	$	452,680.00	$	0.0500	$	0.0108	$	275.24
480119100F0140000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10
480119100F0150000	Single Family	$	425,610.00	$	0.0500	$	0.0108	$	258.78
480119100F0160000	Single Family	$	223,870.00	$	0.0500	$	0.0108	$	136.12
480119100F0170000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100F0180000	Single Family	$	178,050.00	$	0.0500	$	0.0108	$	108.26
480119100F0190000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10
480119100F0200000	Single Family	$	421,720.00	$	0.0500	$	0.0108	$	256.42
480119100F0210000	Single Family	$	448,700.00	$	0.0500	$	0.0108	$	272.82
480119100F0220000	Single Family	$	226,460.00	$	0.0500	$	0.0108	$	137.69
480119100F0230000	Single Family	$	167,530.00	$	0.0500	$	0.0108	$	101.86
480119100F0240000	Single Family	$	213,230.00	$	0.0500	$	0.0108	$	129.65
480119100F0250000	Single Family	$	452,680.00	$	0.0500	$	0.0108	$	275.24
480119100G0010000	Single Family	$	228,670.00	$	0.0500	$	0.0108	$	139.04
480119100G0020000	Single Family	$	387,960.00	$	0.0500	$	0.0108	$	235.89
480119100G0030000	Single Family	$	405,860.00	$	0.0500	$	0.0108	$	246.77
480119100G0040000	Single Family	$	338,220.00	$	0.0500	$	0.0108	$	205.65
480119100G0050000	Single Family	$	251,360.00	$	0.0500	$	0.0108	$	152.83
480119100G0060000	Single Family	$	217,760.00	$	0.0500	$	0.0108	$	132.40
480119100G0070000	Single Family	$	210,100.00	$	0.0500	$	0.0108	$	127.75
480119100G0080000	Single Family	$	179,530.00	$	0.0500	$	0.0108	$	109.16
480119100G0090000	Single Family	$	417,720.00	$	0.0500	$	0.0108	$	253.99
480119100G0100000	Single Family	$	270,790.00	$	0.0500	$	0.0108	$	164.65
480119100G0110000	Single Family	$	357,490.00	$	0.0500	$	0.0108	$	217.36
480119100G0120000	Single Family	$	85,000.00	$	0.0500	$	0.0108	$	51.68
480119100G0130000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0140000	Single Family	$	122,090.00	$	0.0500	$	0.0108	$	74.23
480119100G0150000	Single Family	$	85,000.00	$	0.0500	$	0.0108	$	51.68
480119100G0160000	Single Family	$	425,610.00	$	0.0500	$	0.0108	$	258.78
480119100G0170000	Single Family	$	300,690.00	$	0.0500	$	0.0108	$	182.83
480119100G0180000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0190000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0200000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0210000	Single Family	$	436,910.00	$	0.0500	$	0.0108	$	265.65
480119100G0220000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10
480119100G0230000	Single Family	$	289,370.00	$	0.0500	$	0.0108	$	175.95
480119100G0240000	Single Family	$	178,900.00	$	0.0500	$	0.0108	$	108.78
480119100G0250000	Single Family	$	122,680.00	$	0.0500	$	0.0108	$	74.59
480119100G0260000	Single Family	$	148,010.00	$	0.0500	$	0.0108	$	89.99
480119100G0270000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10

Property ID	Lot Type	A Appraised Taxable Value[a]	B O&M Assessment[b]	C Annual Collection Costs	D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2024
480119100G0280000	Single Family	$ 342,380.00	$ 0.0500	$ 0.0108	$ 208.18
480119100G0290000	Single Family	$ 425,610.00	$ 0.0500	$ 0.0108	$ 258.78
480119100H0010000	Single Family	$ 351,180.00	$ 0.0500	$ 0.0108	$ 213.53
480119100H0020000	Single Family	$ 448,700.00	$ 0.0500	$ 0.0108	$ 272.82
480119100H0030000	Single Family	$ 338,220.00	$ 0.0500	$ 0.0108	$ 205.65
480119100H0040000	Single Family	$ 165,930.00	$ 0.0500	$ 0.0108	$ 100.89
480119100H0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100I0010000	Single Family	$ 425,610.00	$ 0.0500	$ 0.0108	$ 258.78
480119100I0020000	Single Family	$ 455,890.00	$ 0.0500	$ 0.0108	$ 277.19
480119100I0030000	Single Family	$ 176,360.00	$ 0.0500	$ 0.0108	$ 107.23
480119100I0040000	Single Family	$ 148,610.00	$ 0.0500	$ 0.0108	$ 90.36
480119100I0050000	Single Family	$ 255,300.00	$ 0.0500	$ 0.0108	$ 155.23
480119100I0060000	Single Family	$ 397,970.00	$ 0.0500	$ 0.0108	$ 241.98
480119100I0070000	Single Family	$ 403,620.00	$ 0.0500	$ 0.0108	$ 245.41
480119100I0080000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100I0090000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100I0100000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100I0110000	Townhome	$ 402,230.00	$ 0.0500	$ 0.0108	$ 244.57
480119100I0120000	Townhome	$ 401,990.00	$ 0.0500	$ 0.0108	$ 244.42
480119100I0130000	Townhome	$ 401,990.00	$ 0.0500	$ 0.0108	$ 244.42
480119100I0140000	Townhome	$ 404,780.00	$ 0.0500	$ 0.0108	$ 246.12
480119100I0150000	Townhome	$ 377,460.00	$ 0.0500	$ 0.0108	$ 229.51
480119100I0160000	Townhome	$ 402,600.00	$ 0.0500	$ 0.0108	$ 244.79
480119100I0170000	Townhome	$ 402,230.00	$ 0.0500	$ 0.0108	$ 244.57
480119100I0180000	Townhome	$ 401,990.00	$ 0.0500	$ 0.0108	$ 244.42
480119100I0190000	Townhome	$ 351,250.00	$ 0.0500	$ 0.0108	$ 213.57
480119100I0200000	Townhome	$ 408,130.00	$ 0.0500	$ 0.0108	$ 248.15
480119100I0210000	Townhome	$ 265,200.00	$ 0.0500	$ 0.0108	$ 161.25
480119100I0220000	Townhome	$ 246,130.00	$ 0.0500	$ 0.0108	$ 149.65
480119100I0230000	Townhome	$ 250,780.00	$ 0.0500	$ 0.0108	$ 152.48
480119100I0240000	Townhome	$ 251,250.00	$ 0.0500	$ 0.0108	$ 152.77
480119100I0250000	Townhome	$ 246,390.00	$ 0.0500	$ 0.0108	$ 149.81
480119100I0260000	Townhome	$ 305,020.00	$ 0.0500	$ 0.0108	$ 185.46
480119100I0270000	Townhome	$ 245,050.00	$ 0.0500	$ 0.0108	$ 149.00
480119100I0280000	Townhome	$ 266,280.00	$ 0.0500	$ 0.0108	$ 161.91
480119100J0010000	Single Family	$ 248,090.00	$ 0.0500	$ 0.0108	$ 150.85
480119100J0020000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100JCA40000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100K0010000	Townhome	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100K0020000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0030000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0040000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0050000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0060000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0070000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0080000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0090000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0100000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0110000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0120000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID	Lot Type	Appraised Taxable Value[a]	O&M Assessment[b]	Annual Collection Costs	Annual Installment Due 1/31/2024
480119100K0130000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0140000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100KCA70000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100K0150000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0160000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0170000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0180000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0190000	Townhome	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100K0200000	Townhome	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100K0210000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0220000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0230000	Townhome	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100L0010000	Townhome	$ 128,290.00	$ 0.0500	$ 0.0108	$ 78.00
480119100L0020000	Townhome	$ 113,550.00	$ 0.0500	$ 0.0108	$ 69.04
480119100L0030000	Townhome	$ 114,000.00	$ 0.0500	$ 0.0108	$ 69.32
480119100L0040000	Townhome	$ 113,710.00	$ 0.0500	$ 0.0108	$ 69.14
480119100L0050000	Townhome	$ 128,130.00	$ 0.0500	$ 0.0108	$ 77.91
480119100L0060000	Townhome	$ 118,000.00	$ 0.0500	$ 0.0108	$ 71.75
480119100L0070000	Townhome	$ 105,220.00	$ 0.0500	$ 0.0108	$ 63.98
480119100L0080000	Townhome	$ 105,500.00	$ 0.0500	$ 0.0108	$ 64.15
480119100L0090000	Townhome	$ 118,590.00	$ 0.0500	$ 0.0108	$ 72.11
480119100M0010000	Townhome	$ 125,760.00	$ 0.0500	$ 0.0108	$ 76.47
480119100M0020000	Townhome	$ 112,680.00	$ 0.0500	$ 0.0108	$ 68.51
480119100M0030000	Townhome	$ 112,720.00	$ 0.0500	$ 0.0108	$ 68.54
480119100M0040000	Townhome	$ 112,960.00	$ 0.0500	$ 0.0108	$ 68.68
480119100M0050000	Townhome	$ 126,150.00	$ 0.0500	$ 0.0108	$ 76.70
480119100M0060000	Townhome	$ 243,010.00	$ 0.0500	$ 0.0108	$ 147.76
480119100M0070000	Townhome	$ 218,990.00	$ 0.0500	$ 0.0108	$ 133.15
480119100M0080000	Townhome	$ 223,620.00	$ 0.0500	$ 0.0108	$ 135.97
480119100M0090000	Townhome	$ 239,140.00	$ 0.0500	$ 0.0108	$ 145.40
480119100MCA60000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100NCA80000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100OCA90000	Non-Benefitted	$ -	$ -	$ -	$ -
480119500A0010000	Multi-Family	$ 59,000,000.00	$ 0.0500	$ 0.0108	$ 35,873.71
480119700M0010000	Commercial 1	$ 3,114,590.00	$ 0.0500	$ 0.0108	$ 1,893.76
Total		**$ 118,223,840.00**	**$ 59,111.92**	**$ 12,771.61**	**$ 71,883.53**

Footnotes:

[a] Per Dallas Central Appraisal District.

[b] The Operations and Maintenance Assessment due 1/31/2024 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2024 equal approximately $0.01080. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID[a]	Block	Lot Type	A Appraised Taxable Value per DCAD website[b]	B O&M Assessment[c]	C Annual Collection Costs[c]	D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2024
65100943010030200	Block K2(A)	Commercial 2	$ 3,536,120.00	$ 0.0500	$ 0.0079	$ 2,046.67
65100943010010000	Block K2(A)	Commercial 2	$ 67,670.00	$ 0.0500	$ 0.0079	$ 39.17
65100943010030300	Block K2(A)	Commercial 2	$ 241,520.00	$ 0.0500	$ 0.0079	$ 139.79
65100943010030000	Block K2(A)	Commercial 2	$ 56,650.00	$ 0.0500	$ 0.0079	$ 32.79
65100943010030100	Block K2(B) & Block K2(C)	Commercial 2	$ 915,200.00	$ 0.0500	$ 0.0079	$ 529.71
65100943010020000	Block K2(B)	Commercial 2	$ 176,850.00	$ 0.0500	$ 0.0079	$ 102.36
65100943010020100	Block K2(B)	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65022863010030000	Block K3	Commercial 2	$ 542,350.00	$ 0.0500	$ 0.0079	$ 313.91
65022863010020300	Block C	Single Family	$ 2,202,430.00	$ 0.0500	$ 0.0079	$ 1,274.75
65022863010020000	Block D2	Commercial 2	$ 1,006,240.00	$ 0.0500	$ 0.0079	$ 582.40
65022863010020500	Block D1	Multi Family	$ 29,760,920.00	$ 0.0500	$ 0.0079	$ 17,225.33
65022863010020400	Block E	Commercial 2 & Commercial 3	$ 1,765,950.00	$ 0.0500	$ 0.0079	$ 1,022.11
480118300B0020000	Block F	Multi-Family	$ 46,176,300.00	$ 0.0500	$ 0.0079	$ 26,726.40
480118300B0010000	Block G1 & Block G2	Commercial 2	*Account Deleted	$ 0.0500	$ 0.0079	$ -
65092877510020000	Block H1	Commercial 2	$ 936,340.00	$ 0.0500	$ 0.0079	$ 541.94
65092877510020100	Block H1	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65092877510020200	Block H2	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
480118200A0010000	Block L1	Commercial 2	*Account Deleted	$ 0.0500	$ 0.0079	$ -
480118200A0020000	Block L2	Commercial 2	$ 523,050.00	$ 0.0500	$ 0.0079	$ 302.74
480118200A0030000	Block L3	Commercial 2	$ 28,273,300.00	$ 0.0500	$ 0.0079	$ 16,364.31
65022863010040200	Block I	Commercial 3	$ 2,476,630.00	$ 0.0500	$ 0.0079	$ 1,433.45
65022863010080000	Block J	Commercial 3	$ 3,189,860.00	$ 0.0500	$ 0.0079	$ 1,846.26
65022863010100000	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65100037010050100	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65022863010100200	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65022863010100500	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
480119600M11A0000	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
Total			**$ 121,847,380.00**	**$ 60,923.69**	**$ 9,600.39**	**$ 70,524.08**

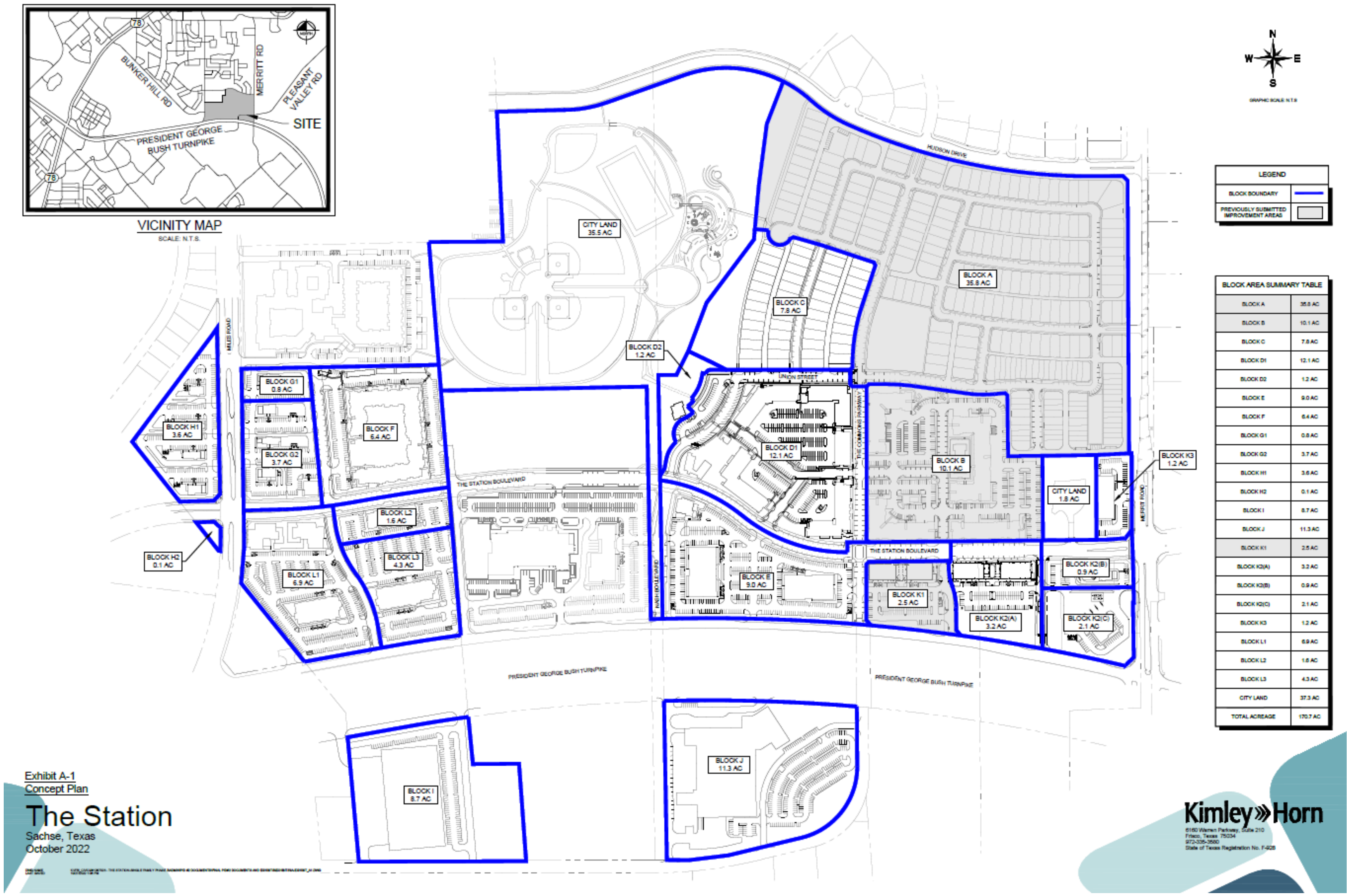
Footnotes:

[a] Represents active Property IDs for tax year 2023. Property ID Accounts 480118300B0010000 and 480118200A0010000 have been deleted, per Dallas Central Appraisal District.

[b] Per Dallas Central Appraisal District. Values subject to change.

[c] The Operations and Maintenance Assessment due 1/31/2024 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2024 equal approximately $0.00788. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT B-1 – MAP OF THE DISTRICT/BLOCK MAP



BLOCK AREA SUMMARY TABLE	
BLOCK A	35.8 AC
BLOCK B	10.1 AC
BLOCK C	7.8 AC
BLOCK D1	12.1 AC
BLOCK D2	1.2 AC
BLOCK E	9.0 AC
BLOCK F	6.4 AC
BLOCK G1	0.8 AC
BLOCK G2	3.7 AC
BLOCK H1	3.6 AC
BLOCK H2	0.1 AC
BLOCK I	8.7 AC
BLOCK J	11.3 AC
BLOCK K1	2.5 AC
BLOCK K2(A)	3.2 AC
BLOCK K2(B)	0.9 AC
BLOCK K2(C)	2.1 AC
BLOCK K3	1.2 AC
BLOCK L1	6.9 AC
BLOCK L2	1.6 AC
BLOCK L3	4.3 AC
CITY LAND	37.3 AC
TOTAL ACREAGE	170.7 AC

EXHIBIT B-2 – MAP OF MAJOR IMPROVEMENT AREA AND IMPROVEMENT AREA #1

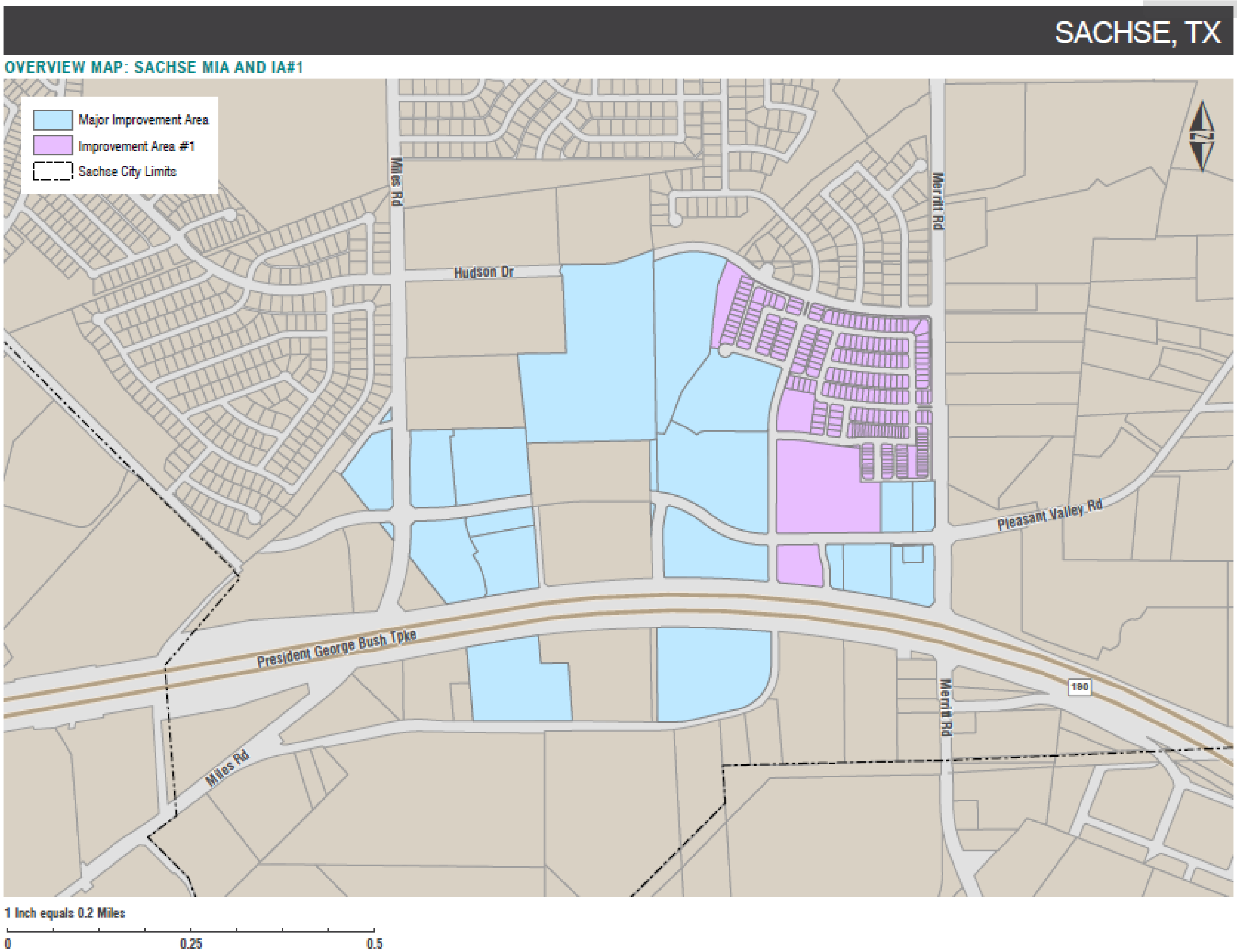


EXHIBIT C – O&M BUDGET

Anticipated Budget at Completion of Heritage Park	
Authorized Improvements[a]	
Mowing and landscape maintenance, including staffing, fertilizing, weed control, etc.	$ 61,035
Pond and fountain maintenance	24,000
Replacement Reserve	35,000
PID Management	22,372
Total	**142,407**

Footnotes:

[a] As projected by the City staff.

EXHIBIT D – O&M BUYER DISCLOSURE

[Remainder of page left intentionally blank.]

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – OPERATIONS AND MAINTENANCE BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

As the purchaser of the real property described herein, you are obligated to pay operation and maintenance assessments to the [City Name], Texas, for the costs of a portion of the operation and maintenance of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** created under Subchapter A, Chapter 372, Local Government Code. The City will mail notice to each property owner, as required by Chapter 372, with information regarding the annual public hearing for the levy of the operation and maintenance assessment.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below. This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO SACHSE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

____

STREET ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of [County] County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

The foregoing instrument was acknowledged before me by______________________ and ____________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _________________, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of [County] County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

The foregoing instrument was acknowledged before me by _____________________ and __________________ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this __________________ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of [County] County.

A. Special Agenda Items

Subject	**3. Discuss the Fiscal Year 2023-2024 Preliminary Budget.**
Meeting	Jul 31, 2023 - Special City Council Meeting
Access	Public
Type	Discussion, Information
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency. Provide excellent government services to Sachse citizens.

BACKGROUND
The City Council budget workshop is the initial opportunity for City Council to review and discuss the preliminary budget with City staff. Based on feedback from Council, the City Manager will prepare and submit the proposed budget to Council not later than August 15.

OVERVIEW
The budget workshop presentation includes a financial update, noting the current and projected financial condition of the City. Topics to be covered include an update on current-year budget performance, three-year projections of major operating fund revenues and expenditures, a fund balance review, and review of capital funding sources. Following the financial update, City staff will present the base budget and supplemental budget requests.

The budget for the upcoming fiscal year is in draft form and is considered a working document.

POLICY CONSIDERATIONS
There are no policy considerations associated with this item.

RECOMMENDATION
Discuss the preliminary budget and provide feedback.

File Attachments
Presentation_Budget Workshop FY23-24_FINAL.pdf (841 KB)

City of Sachse
2023-2024 Budget

City Council Workshop
July 31, 2023

Overview

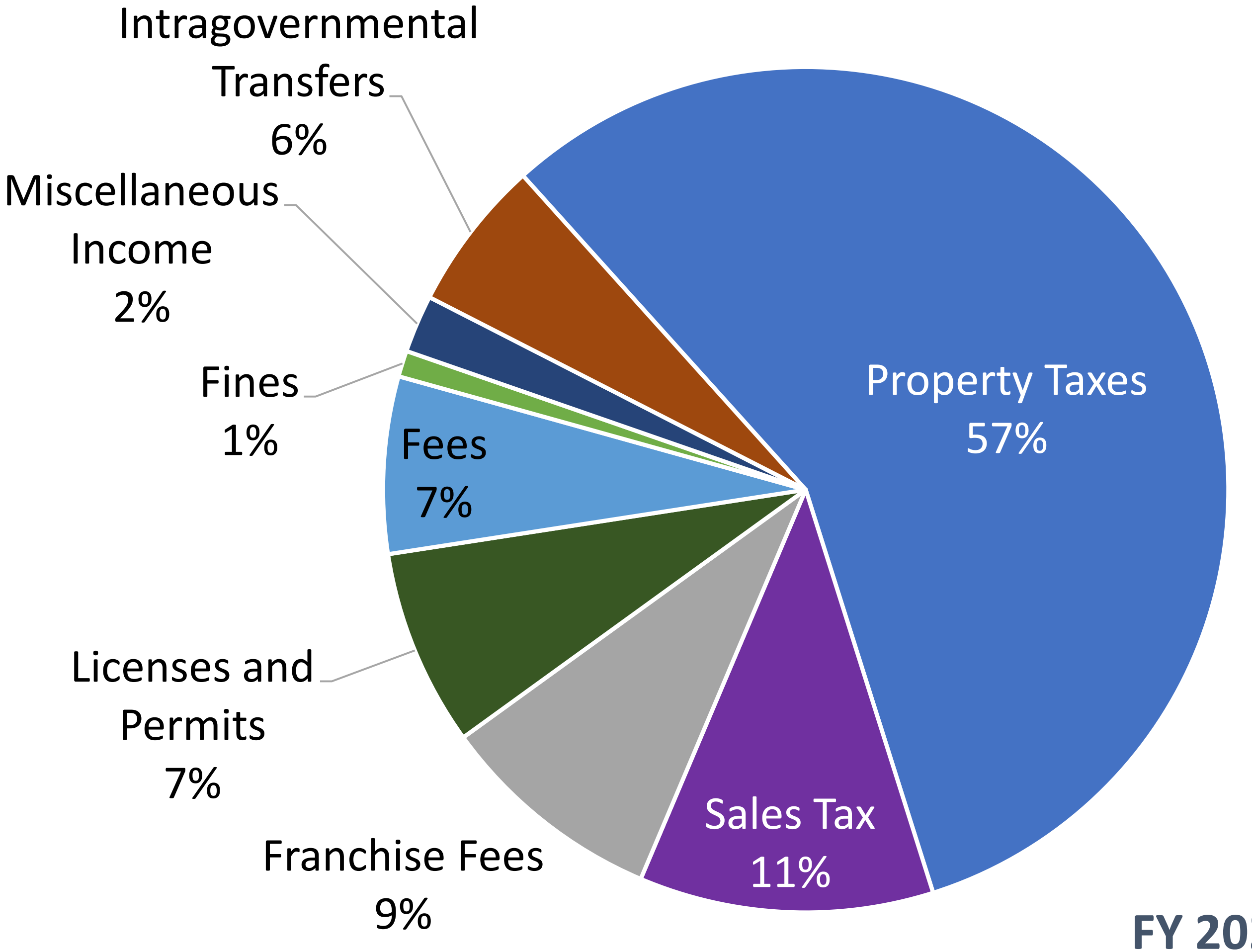
- Financial Update
  - General Fund Revenue Review
  - Current Year Update
  - Three-Year Projections
  - Fund Balance Analysis
  - Debt Capacity
  - Capital Funding Sources
- Preliminary Budget
  - Budget Calendar
  - Base Budget
  - Compensation
  - Supplemental Requests
- Budget Process Next Steps

The City of SACHSE

Financial Update

David Baldwin, Director of Finance

General Fund Revenues



Taxes

Property	(57%)
Sales	(11%)
Franchise	(9%)
TOTAL	(77%)

FY 2022 Collections - $24.3M

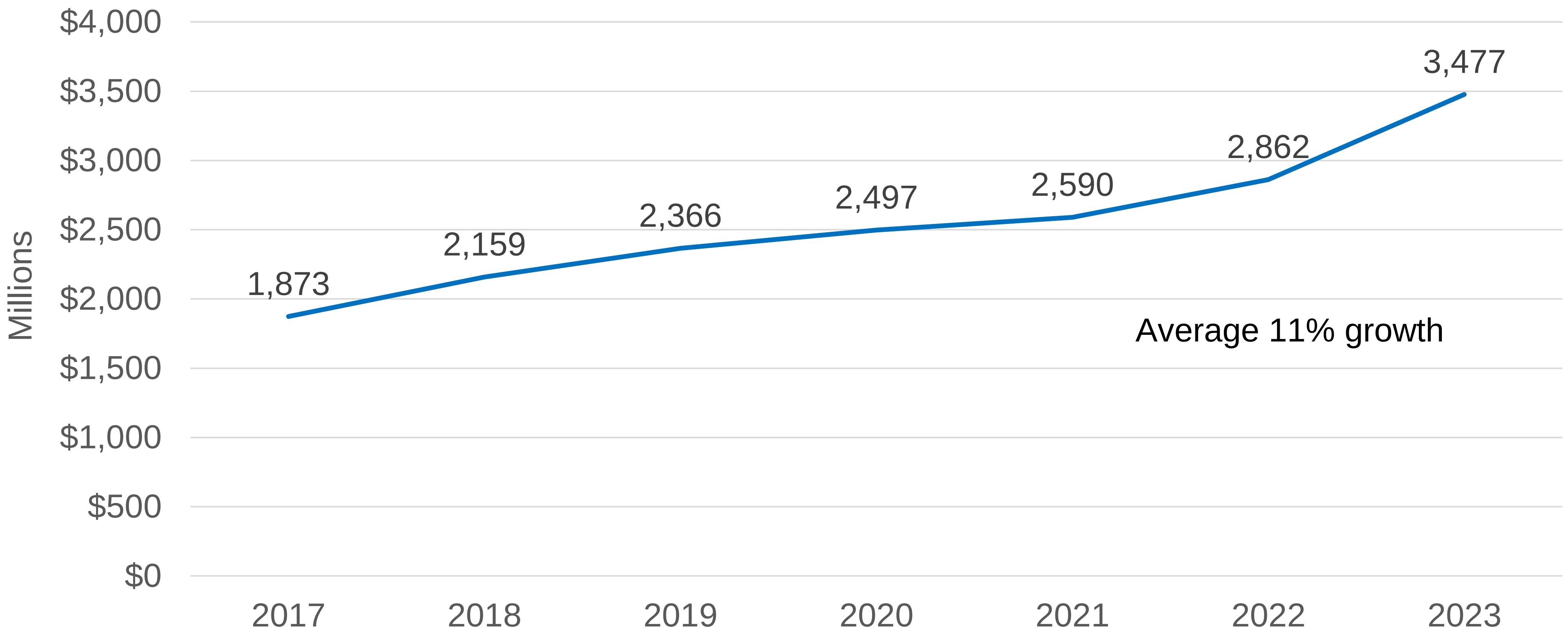
The City of SACHSE

General Fund YTD (thru 6/30)

	Budgeted	Actual	Percent
Property Tax Revenue	$14,734,419	$14,729,553	100%
Sales Tax	2,670,000	2,159,294	81%
Franchise Revenue	1,946,750	1,604,587	82%
Licenses and Permits	1,963,600	482,501	25%
Fees	1,539,800	1,055,766	69%
Other Revenue	2,368,478	3,296,366	139%
TOTAL REVENUE	**$25,223,047**	**$23,328,067**	**92%**
TOTAL EXPENDITURES	**$25,187,906**	**$18,224,088**	**72%**
SURPLUS (DEFICIT)	$35,141	$5,103,980	

The City of SACHSE

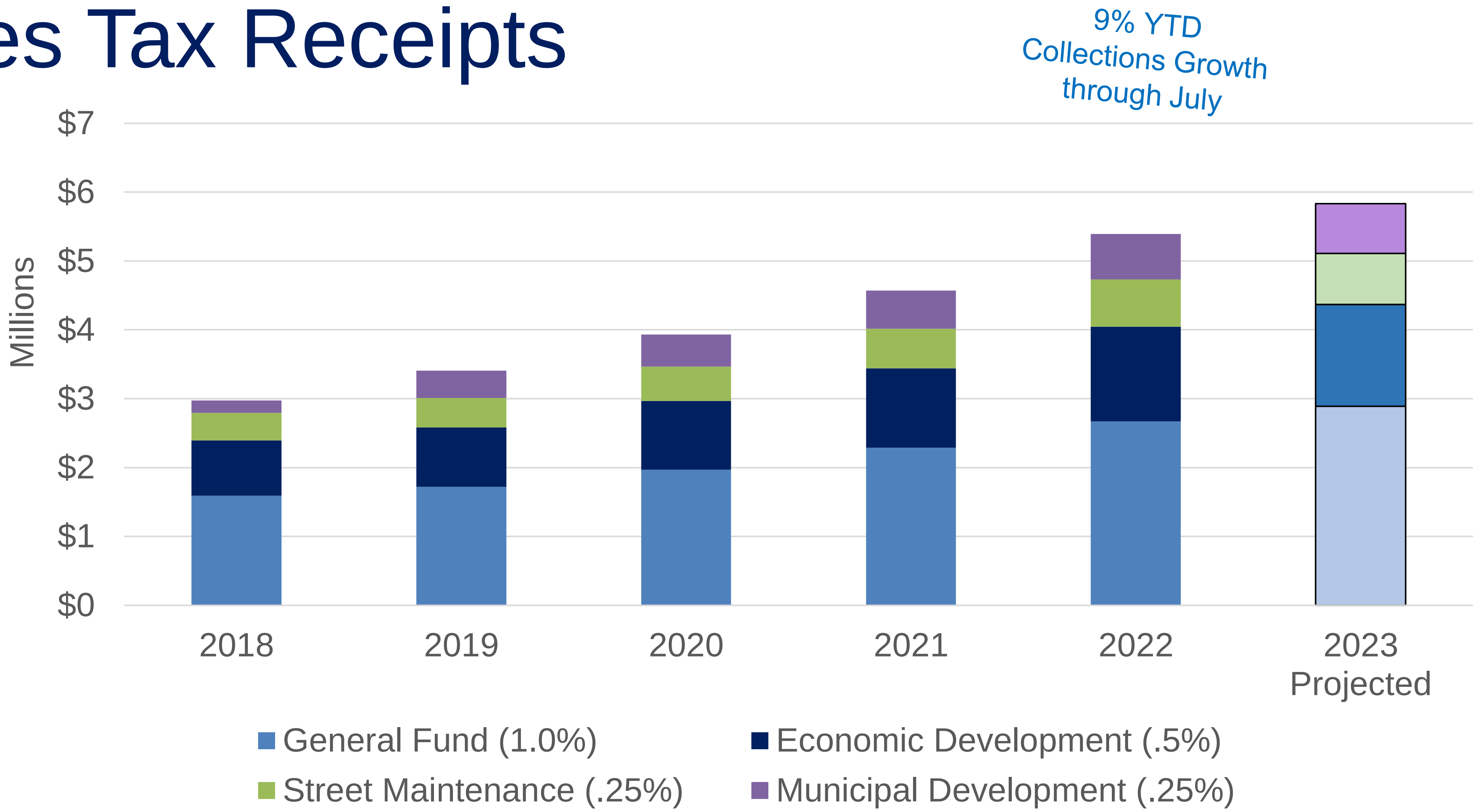
Assessed Property Values



Shown by Fiscal Year

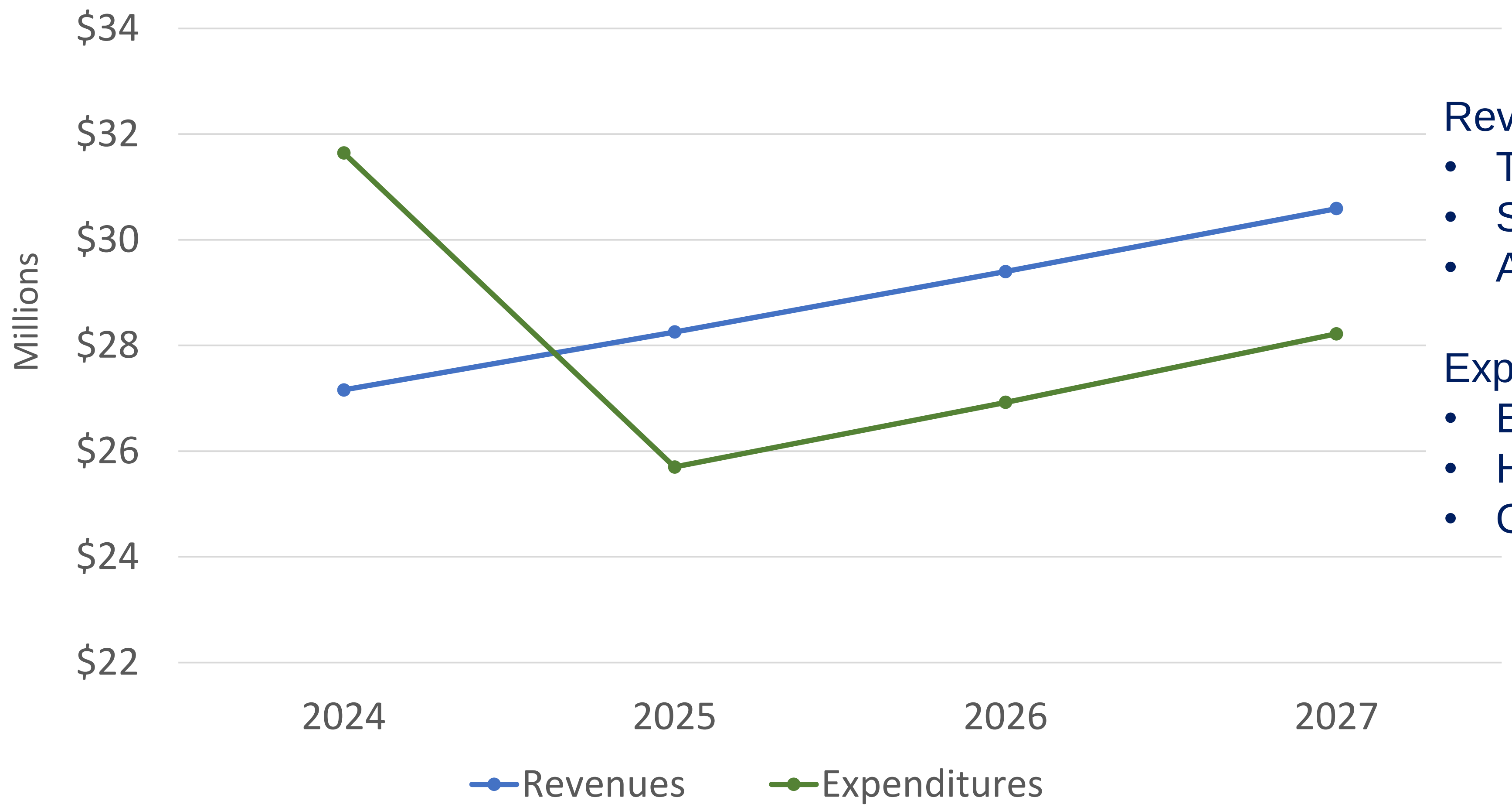
The City of SACHSE

Sales Tax Receipts



The City of SACHSE

General Fund Operations Three-Year Projection



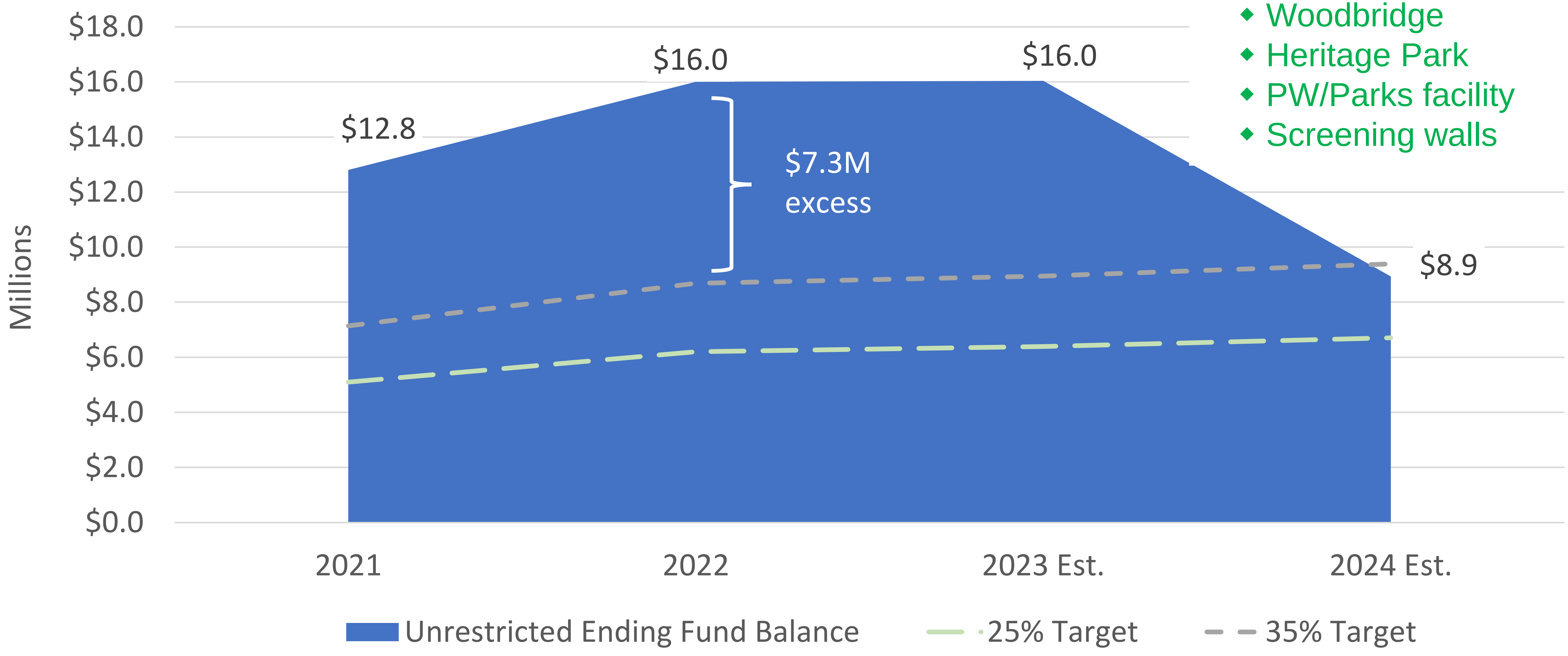
Revenue assumptions:

- Taxable Values: +4% annually
- Sales tax: +7% annually
- All other: +3% annually

Expense assumptions:

- Excludes supplemental requests
- Health expense +13% annually
- Overall +4.0% annually

General Fund Balance



Staff presented drawdown plan to Council

- Woodbridge
- Heritage Park
- PW/Parks facility
- Screening walls

Policy – Targeted level of General Fund unassigned reserves should be between 25% and 35%

The City of SACHSE

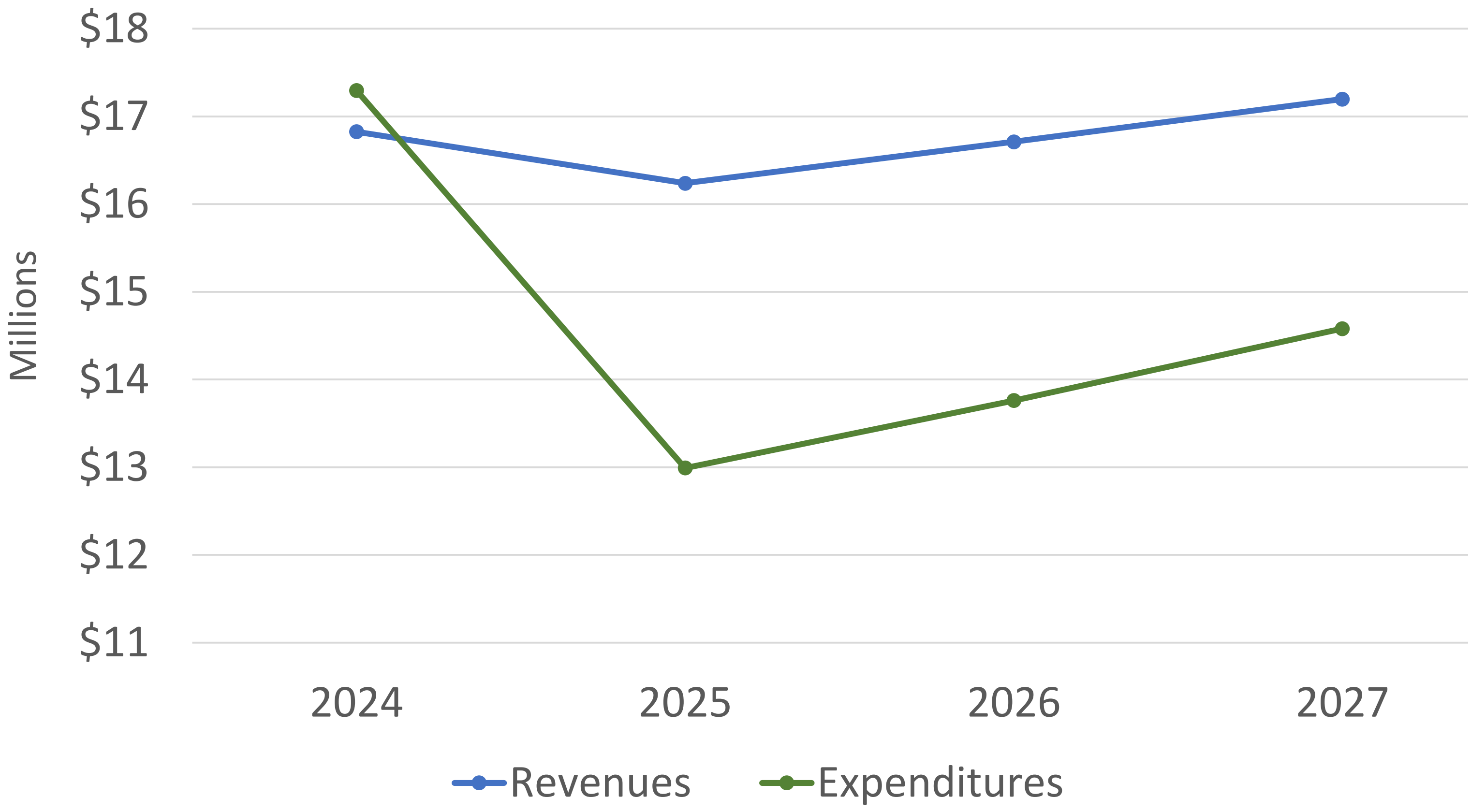
Utility Fund YTD (thru 6/30)

	Budgeted	Actual	Percent
Water Revenue	$8,430,500	$5,846,255	69%
Sewer Revenue	5,900,000	4,911,046	83%
Drainage Revenue	222,000	171,408	77%
Other Revenue	239,875	811,377	338%
TOTAL REVENUE	**$14,792,375**	**$11,740,086**	**79%**
TOTAL OPERATING EXPENDITURES*	**$12,597,670**	**$9,771,815**	**78%**
SURPLUS (DEFICIT)	$2,194,705	$1,968,271	

*Excludes one-time supplementals & capital project funding

The City of SACHSE

Utility Fund Operations Three-Year Projection



Revenue assumptions:

- Rates: Water rates: +3%/year
  Sewer rates: +3%/year
  Solid Waste rates: +3%/year

Expense assumptions:

- Exclude CIP, supplemental requests
- NTMWD +11% in ‘24, +8% in ‘25 & ‘26
- Garland Sewer +4.25% annually
- Health expense +13% annually
- All others +4% annually

The City of SACHSE

Consultant Study Reviewing

-Capital Management Practices -Policies -Reserves

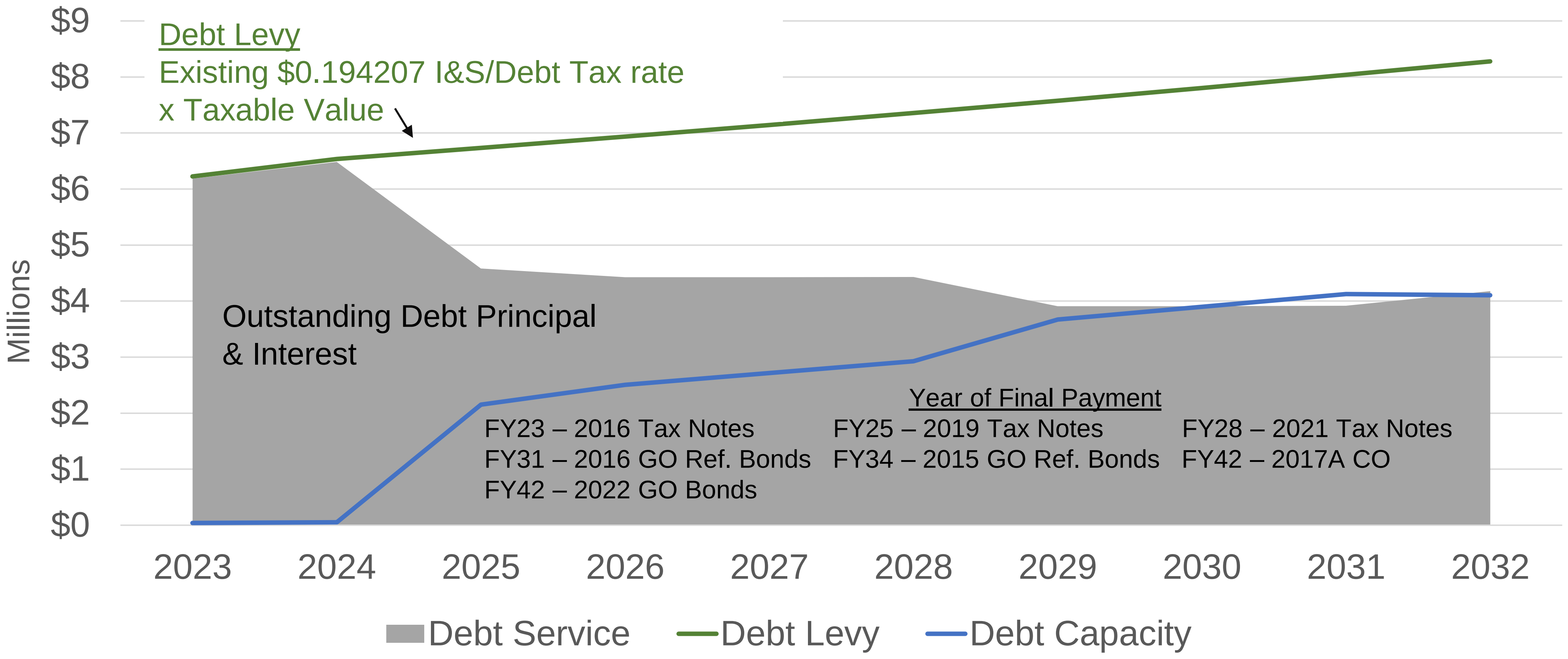
Tax Rate History

Fiscal Year	M&O Rate	I&S Rate	Total Rate	Ratio-%*
2015	0.559034	0.211785	0.770819	73/27
2016	0.572279	0.185000	0.757279	76/24
2017	0.562000	0.195279	0.757279	74/26
2018	0.553072	0.194207	0.747279	74/26
2019	0.525793	0.194207	0.720000	73/27
2020	0.525793	0.194207	0.720000	73/27
2021	0.525793	0.194207	0.720000	73/27
2022	0.506527	0.194207	0.700734	72/28
2023	0.456209	0.194207	0.650416	70/30

**Policy – Debt component should not exceed 30% to 70%.*
Limit should be reviewed periodically to ensure compatibility with the City's needs.

The City of
SACHSE

Debt Capacity



The City of SACHSE

Unspent Capital Funding Sources

Fund / Source	Projected Available 2023 Year-End
Bond Proposition 2021	$17,775,000
American Rescue Plan Act (ARPA)	5,093,000
General Capital Projects	4,512,000
Street Maintenance	1,328,000
Roadway Impact Fees	0
Water Impact Fees	4,162,000
Sewer Impact Fees	3,850,000
Utility Fund	19,077,000
TOTAL	$55,797,000

The City of SACHSE

Questions?

The City of
SACHSE

Preliminary Budget

Gina Nash, City Manager

The City of SACHSE

Budget Calendar

August 7	Dallas County submits completed No-New-Revenue and Voter-Approval Tax Rate worksheets to entities
August 10	Municipal Development District Meeting – assumed approval of final budget
August 15	City Manager’s proposed budget to Council and available to public *(Charter requirement)*
August 17	Sachse Economic Development Corporation Meeting – assumed approval of final budget
August 21	City Council Meeting — Budget presentation to Council; schedule public hearings; record vote on max tax rate to consider; discuss budget; present no-new-revenue rate, voter approval tax rate and certified appraisal tax roles
August 22	Post the “Notice of Public Hearing” and “Explanation of Tax Rates” on City website
August 24	Publish the “Notice of Public Hearing”
September 5	City Council Meeting — Hold public hearing on budget; budget discussion; set date for adoption
September 18	City Council Meeting — Hold public hearing on tax rate; adopt budget; ratify tax rate in the budget; approve proposed tax rate

The City of
SACHSE

Budget Overview

- Base Budget – prior year budget less one-time items and capital project funding. The cost of continuing existing levels of service.
  - Revenues
  - Expenditures
- Supplemental Requests – requests for additional budget
  - Program enhancements
  - Service enhancements
  - One-time items

The City of
SACHSE

Base Budgets

Gina Nash, City Manager

The City of SACHSE

General Fund Assumptions

- Revenues
  - Property Tax
    - Certified value $4.13 billion
    - Tax rate – 0.650416
  - Sales Tax – growing, but budgeted conservatively
  - Franchise Fees - strong
  - Licenses/Permits
    - Activity slowing, as anticipated

- Expenditures
  - Maintain quality services
  - Limited base budget growth despite inflation

General Fund Assumptions

- Further Assumptions
  - Growth leveling off, but infill and future developments at 5th Street, Woodbridge Corners, and PGBT anticipated
  - Planning and preparing for an exit from the high-growth phase, but also responding to the needs expressed by residents and Council

The City of SACHSE

General Fund Revenue

CATEGORY	2022-2023 OPERATING BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Property Taxes	$14,734,419	$16,716,996	$1,982,577	13%
Sales Tax	2,670,000	2,875,000	205,000	8%
Franchise	1,946,750	2,136,000	189,250	10%
Licenses/Permits	1,963,600	1,076,000	(887,600)	(45%)
Fees	1,539,800	1,576,300	36,500	2%
Court Fines	205,000	250,000	45,000	22%
Interest	55,000	420,000	365,000	664%
Allocated Overhead	1,506,922	1,559,618	52,696	3%
Other Revenue	601,556	547,593	(53,963)	(9%)
TOTAL	$25,223,047	$27,157,507	$1,416,891	8%

The City of SACHSE

Departmental Summary

DEPARTMENT	2022-2023 OPERATING BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Animal Services	$280,041	$304,998	$24,957	9%
City Manager	880,103	832,802	(5,691)	(1%)
City Secretary	230,338	266,214	35,876	16%
Combined Services	559,225	528,778	(30,447)	(5%)
Development Services	1,426,383	1,230,017	(196,366)	(14%)
Engineering	469,947	533,154	63,207	13%
Facilities Maintenance	675,762	679,537	43,775	7%
Finance	864,221	882,753	61,032	7%
Fire-Rescue	6,216,501	6,112,712	84,419	1%

Excludes one-time supplementals, capital project funding, and vacancy assumption

The City of SACHSE

Departmental Summary

DEPARTMENT	2022-2023 OPERATING BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Human Resources	$544,270	$571,719	$27,449	5%
Information Technology	996,487	977,978	(18,509)	(2%)
Library	615,582	641,183	25,601	4%
Municipal Court	277,808	292,554	14,746	5%
Neighborhood Services	258,846	261,811	2,965	1%
Parks	1,192,255	1,313,009	120,754	10%
Police	6,634,829	6,741,984	120,754	2%
Recreation	536,429	536,209	(220)	0%
Senior Activity Center	151,919	172,691	20,772	14%
Streets	1,846,182	1,982,216	136,034	7%

Excludes one-time supplementals, capital project funding, and vacancy assumption

The City of SACHSE

General Fund Summary

CATEGORY	2022-2023 OPERATING BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Revenue	$25,223,047	$27,157,507	$1,934,460	8%
Operating Expenses	24,375,843	24,893,412	517,569	2%
Surplus	$847,204	$2,264,095	$1,416,891	

Excludes one-time supplementals, capital project funding, and vacancy assumption

The City of SACHSE

Utility Fund Assumptions

- Revenues
  - Water rates – 3% increase
  - Sewer rates – 3% increase
- Expenditures
  - North Texas wholesale water rates increase by 11%
  - Garland sewer treatment rates increase by 4.25%

The City of
SACHSE

Utility Fund Revenue

CATEGORY	2022-2023 AMENDED BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Water Revenue	$8,430,500	$9,575,500	$1,145,000	14%
Sewer Revenue	5,900,000	6,500,000	600,000	10%
Drainage Revenue	222,000	230,000	8,000	4%
Fees	167,375	206,000	38,625	23%
Interest	72,500	290,000	217,500	300%
Other Revenue	-	25,000	25,000	-
TOTAL	$14,792,375	$16,826,500	$2,034,125	14%

The City of
SACHSE

Departmental Summary

DEPARTMENT	2022-2023 OPERATING BUDGET*	2023-2024 PRELIMINARY BUDGET**	CHANGE	% GROWTH
Utility Administration	$525,059	$531,652	$6,593	1%
Water Operations	7,173,137	7,779,230	606,093	8%
Sewer Operations	4,819,471	4,984,517	165,046	3%
Drainage***	-	-	-	-
TOTAL	$12,517,667	$13,295,399	$777,732	6%

*Excludes one-time supplementals & capital project funding
**Excludes Public Works Facility GF draw-down project
***Drainage expenses are all capital project funding. All expenses excluded.

The City of SACHSE

Utility Fund Summary

CATEGORY	2022-2023 OPERATING BUDGET*	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Revenue	$14,792,375	$16,826,500	$2,034,125	14%
Operating Expenses	12,517,667	13,295,399	777,732	6%
Available	$2,274,708	$3,531,101	$1,256,393	

*Excludes one-time supplementals

Debt Service Assumptions

- No change in tax rate – 0.194207
- Taxable value less TIRZ contribution – $3.3 billion
  - Certified value – $4.13 billion
  - Less Freeze values – $525 million
  - Less TIRZ values – $315 million

The City of
SACHSE

Debt Service Summary

CATEGORY	2022-2023 AMENDED BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Revenue	$6,268,977	$7,025,895	$756,918	12%
Debt Service Payments	6,189,422	6,487,018	297,596	5%
Available	$79,555	$538,877	$459,322	

The City of SACHSE

Sachse Economic Development Summary

CATEGORY	2022-2023 AMENDED BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Revenue	$1,317,000	$1,540,000	$223,000	17%
Operating Expenses	636,357	907,714	271,357	43%
Surplus	$680,643	$632,286	($48,357)	

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VERF Revenue Allocations

VERF Model updated

- Update vehicles to reflect current market value
- Increase future vehicle cost growth rates from 3% to 4-8%

DEPARTMENT	2022-2023 AMENDED BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Animal Services	$11,344	$18,000	$6,656	59%
Development Services	11,568	15,600	4,032	35%
Engineering	7,810	25,000	17,190	220%
Facilities Maintenance	44,871	36,500	(8,371)	(19%)
Fire-Rescue	355,041	400,000	44,959	13%
Information Technology	100,000	100,000	-	-
Neighborhood Services	5,837	15,000	9,163	157%

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VERF Revenue Allocations Cont'd

DEPARTMENT	2022-2023 AMENDED BUDGET	2023-2024 PRELIMINARY BUDGET	CHANGE	% GROWTH
Parks	$48,343	$72,000	$23,657	49%
Police	131,000	200,000	69,000	53%
Recreation	6,542	6,800	258	4%
Senior Activity Center	9,280	14,000	4,720	51%
Streets	41,429	90,000	48,571	117%
Auction Proceeds	10,000	100,000	90,000	900%
Interest Income	1,000	10,000	9,000	900%
TOTAL	$784,065	$1,102,900	$318,835	41%

VERF Model updated

- Update vehicles to reflect current market value
- Increase future vehicle cost growth rates from 3% to 4-8%

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VERF Expenditures

DEPARTMENT	2022-2023 AMENDED BUDGET	2023-2024 PRELIMINARY BUDGET*	CHANGE	% GROWTH
Information Technology	$27,049	-	($27,049)	(100%)
Police	364,475	-	(364,475)	(100%)
Streets	66,880	-	(66,880)	(100%)
TOTAL	$458,404	$-	($458,404)	(100%)

VERF Model updated

- Update vehicles to reflect current market value
- Increase future vehicle cost growth rates from 3% to 4-8%

*Excludes scheduled replacements recommended for funding

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Compensation Update

Gina Nash, City Manager

The City of
SACHSE

Sachse's Compensation Philosophy

Whole Pay Range Movement

(Market Increase)

+

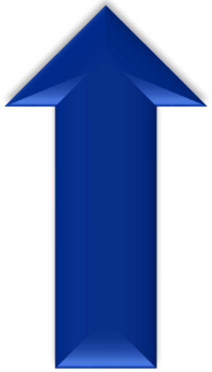
In-grade Adjustment

(COLAs)

=

Balanced Compensation

Compensation – Whole Pay Range Movement



Whole Pay Range Movement

- Market increases are adjustments to bring a classification to the approximate market value
- This is accomplished by adjusting the pay range
- This type of increase allows the City to maintain a level of competitiveness with other cities that have been identified as our market for comparison, particularly for recruitment purposes

Market Cities

- The City Council approved the reduction and recalibration of the market comparator cities in 2019 to the following:

  - Allen
  - Colleyville
  - Coppell
  - Garland
  - Little Elm
  - Murphy
  - Prosper
  - Richardson
  - Rockwall
  - Rowlett
  - Wylie

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Compensation – In-Grade Adjustments

- In-grade adjustment increases are adjustments to an employee’s salary due to achievement of a goal and/or other criteria
- This type of increase allows the employee to progress through the pay range to reduce compression issues and retain current employees

Employee Movement within the Pay Range

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Compensation Recommendation

- Based on a comprehensive market analysis:
  - Sworn Public Safety: Create new step plans to reflect a market increase to place our positions at mid-market of our comparators and place on appropriate step to equate to years of service; move to anniversary date step increases during FY 23/24
  - General Employees: Adjust pay ranges by 3% and provide in-grade increases at same percentage; set minimum hiring pay at $18.24 per hour for all full-time, non-exempt positions to reflect 2023 living wage for DFW

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Supplemental Requests

Gina Nash, City Manager

Lauren Rose, Assistant City Manager

Supplemental Requests

- Supplemental Requests – requests for additional budget
  - Program enhancements
  - Service enhancements
  - One-time items

Supplemental Requests - Summary

- General Fund
- Utility Fund
- VERF

47 requests
$3.6M

7 requests
$587K

5 requests
$418K

Reflects final submitted totals

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Recommended General Fund Supplementals

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
Combined	Compensation	$603,088	$603,088
Information Technology	AV Upgrade for PD Admin Conference Room	15,350	15,350
	AV Upgrade for FD Admin Conference Room	19,351	19,351
	Security Camera System Upgrades	60,000	60,000
	VERF Funding to Cover AV Projects Purchased Over the Past 2 Years	36,675	36,675
LS / Facilities Maintenance	Generator Monitoring – Police Department	3,119	3,119
	Utility Vehicle for City Campus	10,000	10,000

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Recommended General Fund Supplementals

DEPARTMENT	DESCRIPTION		REQUESTED	NET REQUEST
Leisure Services / Library	Option 2	(2) Part-Time Library Assistant (1.0)	$48,246	$48,246
		Library Programming Specialist (1.0)	74,592	74,592
		Librarian – Technical Services Supervisor Reclass	15,527	15,527
		Full-Time Library Assistant (1.0)	64,540	64,054
		Library Staff Workroom Improvements	34,600	34,600
		Expanded Library Programming	7,400	7,400
		Expanded Staff Training	3,860	3,860
		Adobe Software Licenses	1,766	1,766

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Recommended General Fund Supplementals

DEPARTMENT		DESCRIPTION	REQUESTED	NET REQUEST
Leisure Services / Recreation	Option 2	Full-Time Recreation Specialist (1.0)	$91,955	$91,955
		(2) Part-Time Rec Aides (1.0)	48,686	48,686
		Expanded Pumpkin Prowl Fall Event	37,500	37,500
		Mother Son Event	6,900	6,900
		Teen Nights	6,600	6,600
		TRAIN Trailer	19,100	19,100
		Egg Hunts	2,500	2,500
		Summer Nights Concert Series	35,700	35,700
		Promotional Items	2,100	2,100
		Pickleball Court Restripe	3,500	3,500
		Active Net Upgrades	12,740	12,740

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Recommended General Fund Supplementals

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
Leisure Services / Parks	Maintenance Technician (2.0)	$152,970	$152,970
	Spray Rig	4,000	4,000
	Sod Cutter	8,000	8,000
	Infield Machine	27,997	27,997
	Traffic Sign	6,000	6,000
	Ice Machine	1,500	1,500
	Trailer for Mule	1,300	1,300
Leisure Services / Senior Center	Reclassification of Part-Time Rec Aide to Full-Time Rec Aide (0.5)	33,829	33,829

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Recommended General Fund Supplementals

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
Fire-Rescue	Firefighter/Paramedic Positions (3.0)	$425,757	$425,757
	Division Chief Response Vehicle	71,749	71,749
	Self-Contained Breathing Apparatus	36,796	36,796
	Covert Armor Tactical Equipment	14,130	14,130
	Thermal Imaging Cameras (grant-funded)	13,850	0
	Automatic External Defibrillators	19,010	19,010

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Recommended General Fund Supplementals

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
Police	Police Officer (2.0)	259,510	259,510
	Public Safety Dispatcher (1.0)	99,721	99,721
	Trijicon RMR	10,400	10,400
	R.A.D. (Rape, Aggression, Defense)	13,081	13,081
	iPhones for Patrol Vehicles	4,592	4,592
	SRO Vehicle VERF Contribution	20,000	10,000
PW / Engineering	Construction Inspector and Truck (0.5) (1 at 50%)	80,518	80,518

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Recommended General Fund Supplementals (7 of 7)

	REQUESTED	REVENUE OFFSET	NET REQUEST
TOTAL (14.0)	$2,583,619	$37,850	$2,545,769
		Funds Remaining	$68,326

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Recommended Utility Fund Supplementals

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
Combined	Compensation	$100,796	$100,796
Utility Administration	Utility Rate Study	35,870	35,870
Water	Construction Inspector and Truck (0.25) (1 at 25%)	40,259	40,259
	Ford F-550 Replacement	291,354	291,354
	Ford F-150 Replacement	56,133	56,133
	Portable Message Board Replacement	22,500	22,500
Sewer	Construction Inspector and Truck (0.25) (1 at 25%)	40,259	40,259
	TOTAL (0.5)	$587,171	$587,171

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VERF Scheduled Replacements

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
CMO / IT	Computer Replacement – Cycle 1	$81,965	$81,965
LS / Recreation	Ford Explorer	39,626	39,626
Police	Motorola Vehicle and Handheld Radio Replacement	134,944	134,944
	(2) Chevy Tahoe – Patrol	123,992	123,992
	Chevy Traverse – Chief	37,000	37,000
	TOTAL	$417,527	$417,527
		Funds Remaining	$4,502,373

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Summary

David Baldwin, Director of Finance

Preliminary Budget Summary of Funds

Fund	2023-2024 Revenues	2023-2024 Expenditures*	2023-2024 Surplus/(Deficit)
General Fund	$27,157,507	$27,089,181	$68,326
Utility Fund	16,826,500	13,882,570	2,943,930
Debt Service Fund	7,161,584	6,487,018	674,566
Economic Development Corporation (EDC) Fund	1,540,000	907,714	632,286
Vehicle/Equipment Replacement (VERF) Fund	1,102,900	417,527	685,373

*Includes recommended supplemental requests, excludes draw-down of fund balance

The City of SACHSE

Budget Process Next Steps

- City Manager proposed budget
  - Available to Council & on website – August 15
  - Presentation to Council – August 21
- City Council Meeting – September 5
  - Budget public hearing
  - Budget discussion
  - Set rate for budget adoption
- City Council Meeting – September 18
  - Tax rate public hearing
  - Adopt budget
  - Ratify tax rate in the budget
  - Approve proposed tax rate
- Budget Town Hall – August 29

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Questions and Feedback?

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