



**Monday, July 12, 2021
City Council Combined Meeting**

**Council Chambers
3815 Sachse Road, Building B
6:00 p.m.**

The City Council meeting will be held in the Council Chambers.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott and therefore, members of the public are entitled to participate in person or remotely.

Citizens may use the ZOOM link below to participate via chat for any questions/comments. However, to view the meeting live, you may stream online (<http://sachsetx.swagit.com/live>) or access through the local PEG Channel.

**<https://us02web.zoom.us/j/83049864042>
Or Telephone: (Toll Free) 877-853-5247
Webinar ID: 830 4986 4042**

Members of the public who wish to submit their written comments on a listed agenda item can also submit their comments by filling out the public meeting speaker form at: <http://www.cityofsachse.com/328/Agendas-Minutes-Videos> or by visiting the Agendas & Minutes button on the homepage of the City's website.

Comments must be received before 4:00 p.m. on Monday, July 12, 2021.

The City of Sachse reserves the right to reconvene, recess or realign the workshop meeting, regular 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. 6:00 PM WORKSHOP MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, July 12, 2021 at 6:00 p.m. to consider the following items of business:
2. Conduct interviews for the Sachse Boards and Commissions including the Animal Shelter Board, Zoning Board of Adjustment, Economic Development Corporation, Library Board, Parks and Recreation Board, Planning and Zoning Commission, Municipal Development District (MDD), and the Tax Increment Financing (TIF) Board #1.
3. Discussion of City Council meeting agenda items.
4. Adjournment.

B. 7:00 PM REGULAR MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, July 12, 2021 at 7:00 p.m. to consider the following items of business:

2. Invocation and Pledges of Allegiance.

C. Special Announcements

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Proclamation recognizing the month of July as Parks and Recreation Month in the City of Sachse.

D. Citizen Input

1. Citizen Input: The public is invited at this time to address the Council. Please come to the microphone and state your name and address for the record or citizens wishing to speak may use the chat function to state their name, address, and question for the record. However, if your remarks pertain to a specific agenda item, please hold them until that item, at which time the Mayor may solicit your comments. Time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take them under advisement. Issues raised may be referred to City Staff for research and possible future action.

E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

1. Approve the minutes of the June 17, 2021, joint meeting.
2. Approve the minutes of the June 21, 2021, combined meeting.
3. Accept the monthly revenue and expenditure report for the period ending May 31, 2021.
4. Authorize the City Manager to enter into an Interlocal Cooperation Agreement between the City of Sachse and the City of Midlothian for the cooperative purchasing of medical supplies through Boundtree Medical.
5. Authorize the City Manager to negotiate and enter into a contract in the amount not to exceed one-hundred ten thousand dollars and zero cents (\$110,000.00) with GT Construction for concrete street improvements near the intersection of Peach Tree Lane and Plum Drive.
6. Approve the Consent Agenda Items as presented.

F. Regular Agenda Items

1. Consider a resolution accepting and approving a preliminary 2021 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, July 26, 2021, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.
2. Consider authorizing the City Manager to execute a Third Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station.
3. Receive an update from HUB International, the City's benefits consultant, regarding the City's current claims status.
4. Consider appointments to the City's boards and commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Municipal Development District, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board #1.
5. Consider an appointment of a Council liaison to the Municipal Development District (MDD) Board.
6. Receive an update on the City's long-range financial plan.
7. Receive an update on the Blackburn Road traffic study.

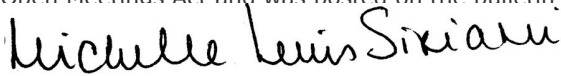
G. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code, Section §551.087 Economic Development Deliberations: to deliberate the offer or other financial incentive to a business prospect generally located along 5th Street.
2. Take any action as a result of Executive Session.

H. Regular Meeting Closing

1. Adjournment.

I, the undersigned authority, do hereby certify that this notice of 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.



Michelle Lewis Sirianni, City Secretary

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 972.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	A. 6:00 PM WORKSHOP MEETING
Subject	2. Conduct interviews for the Sachse Boards and Commissions including the Animal Shelter Board, Zoning Board of Adjustment, Economic Development Corporation, Library Board, Parks and Recreation Board, Planning and Zoning Commission, Municipal Development District (MDD), and the Tax Increment Financing (TIF) Board #1.
Access	Public
Type	Discussion, Information

Public Content

Please note: These items are for discussion purposes only and no Council action will be taken.



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	C. Special Announcements
Subject	2. Proclamation recognizing the month of July as Parks and Recreation Month in the City of Sachse.
Access	Public
Type	Recognition

Public Content

BACKGROUND

Since 1985, the National Recreation and Park Association (NRPA) has sponsored Parks and Recreation Month. This year's theme, "Our Park and Recreation Story", will be used to encourage the public to stay active and make healthier choices that could improve their overall quality of life.

OVERVIEW

Recognize the month of July as Parks and Recreation month in the City of Sachse.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present Proclamation to the Parks and Recreation Department.

[2021 Parks and Recreation Month Proclamation.pdf \(24 KB\)](#)

PROCLAMATION

WHEREAS, parks and recreation programs are an integral part of communities throughout this country; and

WHEREAS, our parks and recreation programs are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the City of Sachse recognizes the benefits derived from parks and recreation resources,

NOW, THEREFORE, I, Mike J. Felix, Mayor of the City of Sachse do hereby recognize the month of July as **Parks and Recreation Month** and encourage all citizens to support the effort to create a more active and healthy community through the programs offered by the Sachse Parks & Recreation Department.

Mike J. Felix
Mayor



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	1. Approve the minutes of the June 17, 2021, joint meeting.
Access	Public
Type	Action (Consent)
Recommended Action	Approve as presented.

Public Content

BACKGROUND

Minutes of the June 17, 2021, joint meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the June 17, 2021, joint meeting.

[06.17.21 Minutes Joint EDC.pdf \(90 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

CITY COUNCIL AND ECONOMIC DEVELOPMENT CORPORATION
JOINT WORKSHOP MEETING MINUTES
JUNE 17, 2021

The City Council and the Economic Development Corporation of the City of Sachse held a joint workshop meeting on Thursday, June 17, 2021, at 6:00 p.m. at the Michael J. Felix Community Center, 3815-E Sachse Road. Those present were Mayor Mike Felix, Mayor Pro Tem Jeff Bickerstaff, Councilmembers Brett Franks, Michelle Howarth, Frank Millsap, and Chance Lindsey; Sachse Economic Development Board members Spencer Hauenstein, Niloufer Watkins, Marcia Harris-Daniel, Teddy Kinzer, and Tim Shivers; City Manager, Gina Nash; Petty and Associates Consultants, Trent Petty and Kirk McDaniel; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager – Economic Development, Jerod Potts; and Executive Assistant to the City Manager, Leah Granger. City Councilmember Cullen King and EDC Board member Angela Keeton were absent.

Mayor Felix opened the joint workshop meeting at 6:03 p.m.

EDC President Hauenstein opened the joint workshop meeting at 6:03 p.m.

GOALS, OBJECTIVES DISCUSSION: Hold a discussion regarding goals, objectives, and Bylaws as it relates to the Type B Corporation.

Mr. Petty with Petty and Associates presented a set of seven business attraction goals, objectives, and action items associated with each. The City Council and EDC individually prioritized and ranked each action item within the seven goals and objectives followed by a brief discussion.

Based on those results, the City Council and EDC prioritized by ranking the top fifteen (15) action items.

Mr. Petty noted these goals, objectives and action items would be presented to the EDC and at a future City Council meeting for approval.

The City Council and EDC both agreed to meet every six months or twice a year to review and refresh the list of goals of objectives until otherwise changed.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 8:14 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	2. Approve the minutes of the June 21, 2021, combined meeting.
Access	Public
Type	Action (Consent)
Recommended Action	Approve as presented.

Public Content

BACKGROUND

Minutes of the June 21, 2021, combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the June 21, 2021, combined meeting.

[06.21.21 Minutes.pdf \(161 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JUNE 21, 2021

The City Council of the City of Sachse held a regular meeting on Monday, June 21, 2021, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Mike Felix, Mayor Pro Tem Jeff Bickerstaff, Councilmembers Brett Franks, Michelle Howarth, Frank Millsap, Chance Lindsey, and Cullen King. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; IT Staff, James Burns; Strategic Services Director, Lauren Rose; CIP and Public Works Director, Corey Nesbit; Parks and Recreation Director, Lance Whitworth; Finance Director, Teresa Savage; Assistant to the City Manager, Amanda Chi; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:33 p.m.

O&M PID DISTRICTS: Receive an overview of Operations and Maintenance Public Improvement Districts.

Jason Hughes, Managing Director, with Hilltop Securities stated the City began negotiations for the Sachse Station project in the first quarter of 2018 and created the Public Improvement District (PID) in January 2019 where assessments are levied on property within the PID. Capital assessments which are used to pay for and/or reimburse public infrastructure are not a tax and can be paid in full at any time. Maintenance assessments are used to pay for maintenance and/or services within the PID. Debt was issued in November 2020. PID bonds are solely secured and repayable from the respective improvement area's assessment revenues. Mr. Hughes noted that the City Council approves all PID revenue bonds, reviews and approves the Service and Assessment Plan (SAP), which is updated annually, as well as the Operations & Maintenance PID SAP.

Mary Petty, Managing Partner with P3Works, provided an overview of maintenance and costs that are included in an Operations & Maintenance PID, which was approved by the City Council on October 26, 2020. Mrs. Petty indicated next steps the City Council will take regarding the O&M SAP and annual SAP update for the Capital PID.

No further questions or comments were made.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to Texas Government Code, Section §551.072 Real Property: to deliberate the purchase, exchange, lease or value of real property generally located along the President George Bush Turnpike (PGBT).

At 6:48 p.m., the City Council recessed into Executive Session.

At 7:04 p.m., the City Council reconvened into the workshop meeting.

Mayor Felix adjourned the workshop meeting at 7:05 p.m.

Mayor Felix opened the regular meeting at 7:05 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS:

Councilman King offered the invocation and Councilman Franks led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Felix announced the upcoming Red, White, and Blue Blast on July 3 at Heritage Park.

Recognize Sachse Fire-Rescue by the Texas EMS for Children Program.

Sam Vance, Program Manager with Texas EMS for Children recognized the Sachse Fire-Rescue Department.

Recognize Alicia Pfeifer, recipient of the 2021 City of Sachse Scholarship.

Mayor Felix recognized Ms. Pfeifer as this year's scholarship recipient.

CITIZEN INPUT:

Butch Kemper, 7107 Longmeadow, thanked staff for bringing the traffic study on Blackburn/Ingram forward at the next City Council meeting.

Matthew Holboke, 5511 Oak Ridge Circle, asked when the City would find out about any EDC negotiations and who would be the staff contact for these items.

CONSENT AGENDA: All items listed on the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items unless a City Councilmember or citizen so requests.

- 1. Approve the minutes of the June 7, 2021, joint meeting.**
- 2. Approve the minutes of the June 7, 2021, regular meeting.**
- 3. Authorize the City Manager to execute and award the bid for the construction of the Anthony Lane 8" Sewer Main Improvements to Excel 4 Construction, LLC in an amount not to exceed six hundred forty-three thousand eight hundred sixty-four dollars and zero cents (\$643,864.00).**

Mayor Felix pulled item 3 from the consent agenda.

Mayor Pro Tem Bickerstaff made a motion to approve consent agenda items 1 and 2 as presented. Councilman King seconded that motion and the motion was unanimously approved.

Matthew Holboke, 5511 Oakridge Circle, asked if this project would include any road work that would create unexpected costs out of the budget.

Mr. Nesbit stated this project is to replace the existing 6” sewer main. The City received four bids. Of those four, Excel 4 Construction, LLC was the lowest bidder. The project will be funded from the Utility Fund, which was budgeted in 2020-2021 CIP.

Councilman King asked how the City estimates for cost increases. Mr. Nesbit commented that he is noticing a ten percent increase each year in construction costs. However, they will be able to recoup any savings on other projects to apply to existing.

Councilman King made a motion to approve item 3 as presented. Mayor Pro Tem Bickerstaff seconded that motion and the motion was unanimously approved.

REGULAR AGENDA ITEMS:

Take any action as a result of Executive Session.

No action was taken.

Receive early citizen input regarding the fiscal year 2021-2022 budget.

Matthew Holboke, 5511 Oakridge Circle, requested an inventory list of roads with PASER ratings.

Receive Sachse’s Fire-Rescue 2020 annual review.

Chief Wade presented an overview from 2020, which included staffing, operational statistics regarding response data, types of calls per month, fire loss data, ambulance service fees, mutual aid calls, medical direction change to Best EMS, training, prevention, community outreach, CERT, R-A-C-E-S, achievements, COVID-19 deployments and vaccination efforts, and what is planned for the upcoming year.

The City Council discussed the impact of calls to the assisted living and nursing home facilities, mutual aid, medical versus fire calls, and the Master Plan.

Mayor Felix thanked the Chief for all they have accomplished in just a few years.

Consider amending Article II, Section 2 of the City of Sachse Parks and Recreation Municipal Development District Bylaws titled "Appointment, Number, and Term of Office" to eliminate the requirement that a City Councilmember serve as one of the members of the Board of Directors for the Sachse Parks and Recreation Municipal Development District.

Mayor Pro Tem Bickerstaff commented that he was in favor of the amendment.

Councilman Franks made a motion to approve amending Article II, Section 2 of the City of Sachse Parks and Recreation Municipal Development District Bylaws titled "Appointment, Number, and Term of Office" to eliminate the requirement that a City Councilmember serve as one of the

members of the Board of Directors for the Sachse Parks and Recreation Municipal Development District. Councilman King seconded with discussion.

Councilwoman Howarth asked why the item was on the agenda. Mayor Pro Tem Bickerstaff stated amending the MDD Bylaws would comply with the recent amendment to the ethics ordinance.

Councilman Millsap stated he was in favor of amending, but would like to also see the elimination of the staff member, which could be brought back at a later date.

Butch Kemper, 7107 Longmeadow, stated as a member of the MDD Board, he serves at the pleasure of City Council, and feels any financial decisions are a complex process and usually requires several meetings.

The City Council requested staff to bring back an agenda item to consider a Council liaison to the MDD Board.

With a motion and second on the floor, the motion carries unanimously.

Consider a resolution authorizing the submittal of an application for a Collin County Park and Open Space Grant for the purpose of the J.K. Sachse Park Trail.

Mr. Whitworth stated the proposed application to submit to Collin County included plans for matching funds for this project. The grant request is for \$200,000.00 and if awarded, would be used for construction of reinforced concrete trails, associated installation costs of the trail, as well as benches and trash receptacles to place along the trails. Mr. Whitworth indicated MDD funds are being used to build J.K. Sachse Park with the matching funds coming from the multi-year, multi-phase project that will include a restroom facility, pavilion, splash pad, sand volleyball courts, food truck parking, playground, pickleball courts, outdoor games, and an ornamental grass maze.

Councilman Franks and Mayor Pro Tem Bickerstaff asked about the success rate of being awarded the grant.

Councilwoman Howarth asked if the trails would be connecting to any others.

Councilman King made a motion to approve a resolution authorizing the submittal of an application for a Collin County Park and Open Space Grant for the purpose of the J.K. Sachse Park Trail. Councilman Franks seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 8:21 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	3. Accept the monthly revenue and expenditure report for the period ending May 31, 2021.
Access	Public
Type	Action (Consent)
Preferred Date	Jul 12, 2021
Fiscal Impact	No
Recommended Action	Accept the monthly revenue and expenditure report for the period ending May 31, 2021.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content

BACKGROUND

The Finance Department prepares a report each month to update the City Council regarding revenue and expenditures for the City. Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, Sachse Economic Development Corporation, and the Sachse Municipal Development District as well as an analysis of year-to-date sales tax revenue.

POLICY CONSIDERATIONS

The City Charter requires that the City Manager submit a monthly report covering revenues and expenditures.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending May 31, 2021.

[All Funds 5-31-2021.pdf \(115 KB\)](#)

[Sales Tax Analysis July 2021.pdf \(82 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

City of Sachse
Monthly Revenue and Expenditure Report
May 31, 2021
(Unaudited)

GENERAL FUND

67% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 13,420,000	\$ 46,792	\$ 13,502,667	100.62%	A
Sales Tax	1,700,000	233,226	1,507,480	88.68%	
Franchise Fees	1,847,825	272,106	1,329,289	71.94%	
Licenses and Permits	621,000	150,624	1,185,701	190.93%	D
Service Fees	916,500	166,249	1,596,462	174.19%	E
Fines	250,000	14,765	148,927	59.57%	
Interest Income	50,000	583	39,275	78.55%	F
Miscellaneous Income	402,218	64,536	263,180	65.43%	
Intergovernmental Revenue	1,443,819	120,318	962,546	66.67%	
Total Revenue	\$ 20,651,362	\$ 1,069,198	\$ 20,535,528	99.44%	
Expenditure Summary					
City Manager	\$ 759,865	\$ 47,275	\$ 405,613	53.38%	
City Secretary	209,339	13,240	128,256	61.27%	
Human Resources	388,830	38,993	240,882	61.95%	
Finance	717,569	44,392	531,446	74.06%	
Municipal Court	241,740	14,899	126,628	52.38%	
Parks	1,010,900	68,067	593,575	58.72%	
Senior Programs	146,645	5,635	73,346	50.02%	
Library Services	515,646	35,588	295,706	57.35%	
Community Development	750,215	84,955	530,446	70.71%	
Streets & Drainage	3,341,560	87,534	2,609,321	78.09%	C
Facility Maintenance	562,072	36,275	340,118	60.51%	
Police	5,581,495	390,782	3,580,362	64.15%	
Animal Control	240,865	13,072	121,577	50.48%	
Fire/EMS	4,602,376	359,078	3,291,663	71.52%	
Combined Services	422,652	15,390	303,472	71.80%	B
Recreation	386,106	38,535	234,599	60.76%	
City Engineer	368,244	16,545	227,400	61.75%	
Information Technology	746,910	55,650	497,342	66.59%	
Total Expenditures	\$ 20,993,029	\$ 1,365,907	\$ 14,131,750	67.32%	
Total Revenue Over/Under Expenses	\$ (341,667)	\$ (296,708)	\$ 6,403,778		

Explanation of Major Variances:

- A** Property Tax receipts peak in December and January.
- B** Total annual property and liability premium paid in October.
- C** Capital Transfers posted in March.
- D** Building permit revenue reflects activity in Ranch Park Village and the Station.
- E** Plan Review, Developer and Ambulance fees are above projections.
- F** Interest is budgeted conservatively, and principal is higher than anticipated.

City of Sachse
Monthly Revenue and Expenditure Report
May 31, 2021
(Unaudited)

UTILITY FUND

67% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 0%
Revenue Summary					
Water Revenue	\$ 7,460,000	\$ 545,192	\$ 4,232,960	56.74%	
Sewer Revenue	5,197,500	467,344	3,537,908	68.07%	
Drainage Revenue	210,000	17,616	139,771	66.56%	
Fees	165,700	17,852	100,460	60.63%	
Interest Income	60,000	6,477	63,158	105.26%	A
Transfer In-Impact Fee	-	-	-		
Miscellaneous Income	-				
Total Revenue	\$ 13,093,200	\$ 1,054,482	\$ 8,074,257	61.67%	
Expenditure Summary					
Utility Administration	\$ 442,209	\$ 26,869	\$ 280,120	63.35%	
Water Operations	7,380,181	911,883	4,321,452	58.55%	
Sewer Operations	5,733,264	346,671	2,915,902	50.86%	
Drainage Projects	100,000	-	-	0.00%	
Total Expenditures	\$ 13,655,654	\$ 1,285,422	\$ 7,517,475	55.05%	
Total Revenue Over/Under Expenses	\$ (562,454)	\$ (230,940)	\$ 556,783		

Explanation of Major Variances:

A Interest is budgeted conservatively, and principal is higher than anticipated.

City of Sachse
Monthly Revenue and Expenditure Report
May 31, 2021
(Unaudited)

Debt Service Fund

67% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 0%
Revenue Summary					
Property Tax	\$ 5,035,703	\$ 17,175	\$ 5,069,520	100.67%	B
Interest Income	5,000	(110)	2,780	55.59%	
Miscellaneous Receipts					
Total Revenue	\$ 5,040,703	\$ 17,066	\$ 5,072,299	100.63%	
Expenditure Summary					
Fees	\$ 3,000		\$ 1,656	55.21%	A
Principal	3,543,300	-	3,655,000	103.15%	
Interest	1,495,917	-	651,457	43.55%	
Transfer Out-Utility Fund					
Total Expenditures	\$ 5,042,217	\$ -	\$ 4,308,114	85.44%	
Total Revenue Over/Under Expenses	\$ (1,514)	\$ 17,066	\$ 764,186		

A Principal payments are due in February and interest payments in February and August

B Property Tax receipts peak in December and January.

City of Sachse
Monthly Revenue and Expenditure Report
May 31, 2021
(Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

67% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 0%
Revenue Summary					
Sales Tax	\$ 837,500	\$ 110,759	\$ 742,579	88.67%	A
Other Income	\$ 12,500	\$ -	\$ 10,000	80.00%	
Interest Income	5,000	444	3,401	68.01%	
Total Revenue	\$ 855,000	\$ 111,203	\$ 755,979	88.42%	
Expenditure Summary					
Expenditures	855,000	42,160	355,023	41.52%	
Total Expenditures	\$ 855,000	\$ 42,160	\$ 355,023	41.52%	
Total Revenue Over/Under Expenses	\$ -	\$ 69,042	\$ 400,956		

Explanation of Major Variances:

A GISD Grant received in November

City of Sachse
Monthly Revenue and Expenditure Report
May 31, 2021
(Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

67% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	\$ 385,000	\$ 53,476	\$ 350,557	91.05%	
Other Income	\$ -				
Interest Income	500	133	1,107	221.33%	A
Total Revenue	\$ 385,500	\$ 53,609	\$ 351,664	91.22%	
Expenditure Summary					
Expenditures	249,000	11,238	27,581	11.08%	
Total Expenditures	\$ 249,000	\$ 11,238	\$ 27,581	11.08%	
Total Revenue Over/Under Expenses	\$ 136,500	\$ 42,372	\$ 324,083		

Explanation of Major Variances:

A Interest is budgeted conservatively, and principal is higher than anticipated.

CITY OF SACHSE

2020/2021 SALES TAX ANALYSIS

FY 2020	Total Sales tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget	FY 2021	Total Sales tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget
October	240,829	137,609	137,609	8.63%	October	264,016	150,859	150,859	9.01%
November	316,904	181,079	318,688	19.98%	November	374,502	213,991	364,850	21.78%
December	252,331	144,182	462,870	29.02%	December	286,729	163,837	528,687	31.56%
January	272,241	155,558	618,429	38.77%	January	323,637	184,926	713,613	42.60%
February	401,877	229,633	848,061	53.17%	February	435,095	248,614	962,226	57.45%
March	250,829	143,324	991,385	62.16%	March	279,789	159,871	1,122,098	66.99%
April	224,183	128,098	1,119,483	70.19%	April	247,713	141,543	1,263,641	75.44%
May	332,834	190,181	1,309,665	82.11%	May	387,674	221,517	1,485,158	88.67%
June	273,969	156,546	1,466,211	91.93%	June	301,551	172,306	1,657,464	98.95%
July	197,476	112,838	1,579,048	99.00%	July				
August	372,977	213,119	1,792,167	112.36%	August				
September	275,319	157,317	1,949,485	122.22%	September				
TOTAL	3,411,769	1,949,485			TOTAL	2,900,707	1,657,464		
BUDGET		1,595,000			BUDGET		1,675,000		



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	4. Authorize the City Manager to enter into an Interlocal Cooperation Agreement between the City of Sachse and the City of Midlothian for the cooperative purchasing of medical supplies through Boundtree Medical.
Access	Public
Type	Action (Consent)
Preferred Date	Jul 12, 2021
Absolute Date	Jul 12, 2021
Fiscal Impact	No
Budgeted	Yes
Budget Source	Medical Supplies
Recommended Action	Approve as presented.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content

BACKGROUND

The City of Sachse currently utilizes an interlocal agreement for cooperative purchasing with the City of Cedar Hill for medical supplies from Boundtree Medical. These supplies support the Emergency Medical Services (EMS) provided by Sachse Fire-Rescue (SFR). SFR was notified that this agreement was ending, and it would no longer be with the City of Cedar Hill. The City of Midlothian will now be the primary entity for a new agreement, which allows for "group" purchasing rates for all participating cities.

OVERVIEW

By entering into this agreement, the City will be able to take advantage of cost savings for EMS supplies.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to enter into an Interlocal Cooperation Agreement between the City of Sachse and the City of Midlothian for the cooperative purchasing of medical supplies through Boundtree Medical.

[City of Midlothian Interlocal Cooperation Agreement for Cooperative Purchasing.pdf \(175 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

INTERLOCAL COOPERATION AGREEMENT FOR COOPERATIVE PURCHASING

This **Interlocal Cooperation Agreement for Cooperative Purchasing**, ("**Agreement**"), is made by and between the **City of Sachse** ("**Sachse**"), a Texas home rule municipality located in Dallas County, and the **City of Midlothian** ("**Midlothian**"), a Texas home rule municipality located in Ellis County, acting by and through their authorized officers. Sachse and Midlothian are collectively referred to herein as "**Parties**" and individually as "**Party**."

RECITALS:

WHEREAS, the Parties have each determined a need for a cooperative agreement to purchase like goods and services to avoid duplication of procurement efforts and to obtain the benefits of volume purchasing; and

WHEREAS, this Agreement establishing a cooperative purchasing agreement between the Parties is authorized by Chapter 791 of the Texas Government Code (the "Interlocal Cooperation Act" or "**the Act**") and Subchapter F, Chapter 271 of the Texas Local Government Code; and

WHEREAS, TEX. LOC. GOV'T CODE §271.102 and TEX. GOV'T CODE §791.025 authorizes local governments (as defined in the Act) to participate in cooperative purchasing programs with other local governments or local cooperative organizations; and

WHEREAS, a local government that purchases goods and services pursuant to a cooperative purchasing program with another local government satisfies the purchasing local government's requirement to seek competitive bids for the purchase of goods and materials pursuant to TEX. LOC. GOV'T CODE §271.102(c) and TEX. GOV'T CODE §791.025(c); and

WHEREAS, the Parties, each being a "local government" as defined in the Act, desire to enter into a cooperative purchasing program which will allow each Party to purchase goods and services under the other Party's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE and TEX. GOV'T CODE §791.025.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

ARTICLE I PURPOSE

The purpose of this Agreement is to establish a cooperative purchasing agreement between the Parties that will allow each Party to purchase goods and services under the other Party's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE and TEX. GOV'T CODE §791.025.

ARTICLE II TERM

The term of this Agreement shall be for a period of one (1) year commencing on the Effective Date. Thereafter, unless sooner terminated as provided herein, the term of this Agreement shall automatically renew for successive periods of one (1) year each pursuant to of the TEX. GOV'T CODE §791.011(f), each renewal period being under the same terms and conditions of this Agreement.

ARTICLE III TERMINATION

Either Party may terminate this Agreement by providing written notice to the other Party not later than thirty (30) days prior to the desired date of termination.

ARTICLE IV PURCHASING

4.1 City Manager Authority: The City Manager or designee for each Party is authorized to act on behalf of the respective Party in all matters relating to this Agreement.

4.2 Vendor Consent to Cooperative Purchasing: Each Party that enters into a contract with a vendor for goods and/or services shall attempt to obtain the vendor's agreement to offer those goods and services to the other Party and other local governments for the same price and on the same terms and conditions as have been offered to the first purchasing Party. If the vendor so agrees, and if the second purchasing Party is agreeable to such terms and conditions, the second purchasing Party may enter its own separate contract with the vendor for the purchase of such goods or services. Execution of this Agreement does not obligate either Party to make any purchase, to pay any membership fee, or to otherwise in any manner incur a cost or obligation.

4.3 Responsibility for Payments: Unless otherwise agreed between each Party's designated representative, payments for a purchase made by the second purchasing Party shall be paid directly to the vendor and not by the first purchasing Party. The second purchasing Party shall have the responsibility of determining whether the vendor has complied with provisions in its contract with vendor, including, but not limited to, those relating to the quality of items and terms of delivery, and shall be responsible for enforcement of its contract against the vendor, including all cost of enforcement.

4.4 Current Funds: Each Party paying for the performance of governmental functions or services shall make such payments from current revenues available to the paying Party and shall be in amount that fairly compensates a vendor for their services or functions performed under a contract entered into pursuant to this Agreement.

4.5 Exclusions: Pursuant to TEX. GOV'T CODE §791.011(j), neither Party may purchase construction-related goods or services pursuant to this Agreement in an amount greater than \$50,000 unless a person designated by either Party certifies in writing that:

(a) the project for which the construction-related goods or services are being procured does not require the preparation of plans and specifications under Chapter 1001 or 1051 of the Texas Occupations Code; or

(b) the plans and specifications required under Chapters 1001 and 1051 of the Texas Occupations Code, have been prepared.

4.6 Freedom to Contract: Nothing in this Agreement shall prevent a Party from advertising for and awarding contracts for goods or services separate and apart from this Agreement, nor shall either Party be obligated to purchase goods or services from a contract awarded pursuant to this Agreement.

ARTICLE V MISCELLANEOUS

5.1 Relationship of Parties: This Agreement is not intended to create, nor should it be construed as creating, a partnership, association, joint venture or trust between the Parties.

5.2 Notice: Any notice required or permitted to be delivered hereunder shall be deemed received (i) on the third business day after being deposited in with the United States Postal Service, Postage Prepaid, Certified Mail, Return Receipt Requested, or (ii) upon delivery when sent by hand-delivered or overnight courier, addressed to the respective Party at the address set forth below the signature of the Party's authorized representative.

5.3 Amendments: This Agreement may be amended only by written agreement signed by both Parties.

5.4 Compliance with Federal, State, and Local Laws: This Agreement shall be subject to all applicable federal, state, and local laws, ordinances, rules, and regulations.

5.5 Severability: In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

5.6 Governing Law; Venue: The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Ellis County, Texas.

5.7 Entire Agreement: This Agreement represents the entire agreement between the Parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement.

5.8 Recitals: The recitals to this Agreement are incorporated herein.

5.9 Counterparts: This Agreement may be signed in any number of identical counterparts, each of which shall be deemed an original and constitute one and the same instrument.

5.10 Approval by Governing Bodies: This Agreement has been duly passed and approved by an ordinance or resolution of the governing bodies of the Parties.

5.11 Effective Date: This Agreement shall be Effective on the date it bears the signatures of authorized representatives of both Parties, whether appearing on the same document or on identical counterparts as authorized herein.

Signatures on Following Page

SIGNED AND AGREED this _____ day of _____, 2021.

City of Sachse, Texas

By: _____
Gina Nash, City Manager
City of Sachse
3815 Sachse Road
Sachse, Texas 75048

ATTEST:

Michelle Lewis-Sirianni, City Secretary

APPROVED AS TO FORM

Joseph J. Gorfida, Jr. City Attorney
(06-22-2021:TM 123190)

SIGNED AND AGREED this _____ day of _____, 2021.

City of Midlothian, Texas

By: _____
Chris Dick, City Manager
City of Midlothian
104 West Avenue E
Midlothian, Texas 76065

ATTEST:

Tammy Varner, City Secretary

APPROVED AS TO FORM

Joseph J. Gorfida, Jr. City Attorney



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	5. Authorize the City Manager to negotiate and enter into a contract in the amount not to exceed one-hundred ten thousand dollars and zero cents (\$110,000.00) with GT Construction for concrete street improvements near the intersection of Peach Tree Lane and Plum Drive.
Access	Public
Type	Action (Consent)
Preferred Date	Jul 12, 2021
Absolute Date	Jul 12, 2021
Fiscal Impact	Yes
Dollar Amount	110,000.00
Budgeted	Yes
Budget Source	General Capital Fund
Recommended Action	Approve as presented.
Goals	Strategically invest in the City's existing and future infrastructure.

Public Content

BACKGROUND

The City of Sachse utilizes the PASER system to analyze and score streets based upon pavement condition. This information is utilized by City staff and the City Council on annual basis to rank streets in the community and determine which street are in need of rehabilitation. The attached presentation provides site photos of the proposed streets along with the PASER information.

OVERVIEW

Using the PASER evaluations and staff's evaluation of pavement failures throughout the City, staff has identified two streets in need of immediate attention. Staff is recommending that a portion of the General Capital Fund be utilized to complete panel replacements near the intersection of Peach Tree Lane and Plum Drive, where there are multiple areas of the street in structural failure.

POLICY CONSIDERATIONS

It is the responsibility of the City of Sachse to maintain, upgrade, and improve public roads as necessary in the City of Sachse.

Funding for these repairs is allocated within the approved budget.

RECOMMENDATION

Authorize the City Manager to negotiate and enter into a contract in the amount not to exceed one-hundred ten thousand dollars and zero cents (\$110,000.00) with GT Construction for concrete street improvements near the intersection of Peach Tree Lane and Plum Drive.

[Staff Presentation - 2021 Concrete Street Replacement.pdf \(642 KB\)](#)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

2021 Concrete Street Improvements

July 12, 2021

City Council



Overview

- Street Maintenance Overview
- Project Photos and Description
- Project Funding
- Staff Recommendations
- Next Steps

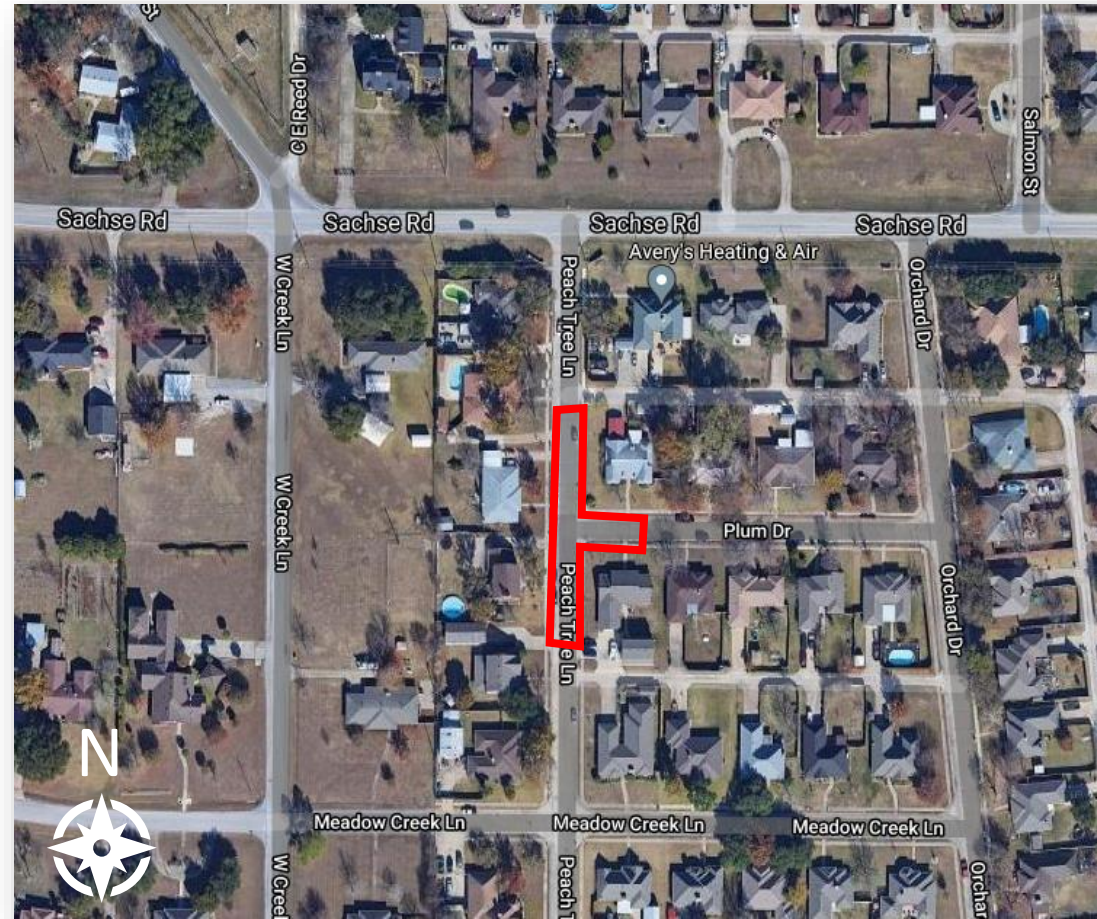


Street Maintenance Overview

- Identify the lowest scoring streets which have feasible budgets to be improved with Street Maintenance Tax and General Capital Funds
- Utilize Street Department staff to complete smaller, manageable panel replacement projects on streets where it will have the biggest impact
- Utilize private construction companies to handle larger projects

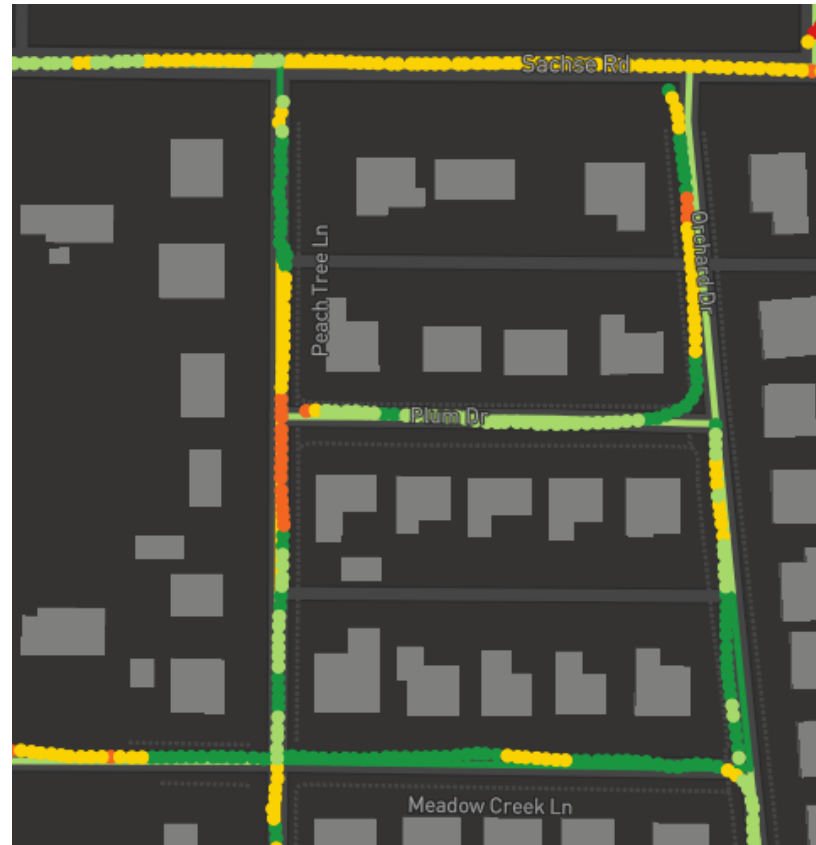


Project Photos and Description



Project Photos and Description

- Asphalt overlay has failed
- Pavement has severe cracking and potholes where we can no longer maintain the intersection
- This project is for panel replacement near the intersection



Project Photos and Description



Project Funding

- Funding Status
 - FY 2020-2021 General Fund budget amount (\$375,000)
 - Estimated quote for concrete repair received (\$108,991.00)
 - Remaining budget (\$69,459)
- Remaining funding will be used for street rehabilitation, design and Street Division repairs on other projects



Staff Recommendation

- Authorize the City Manager to negotiate and enter into a contract in the amount not to exceed one-hundred ten thousand dollars (\$110,000) with GT Construction for concrete street improvements near the intersection of Peach Tree Lane and Plum Drive



Next Steps

- Staff will work with the contractor to schedule the work to be completed in FY 2020-21





Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	1. Consider a resolution accepting and approving a preliminary 2021 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, July 26, 2021, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.
Access	Public
Type	Action, Discussion, Information
Preferred Date	Jul 12, 2021
Absolute Date	Jul 12, 2021
Recommended Action	Approve a resolution accepting and approving a preliminary 2021 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, July 26, 2021, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.

Public Content

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.

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 and approving a preliminary 2021 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, July 26, 2021, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.

[Resolution - SAP PID #1 Update.pdf \(111 KB\)](#)

[Sachse PID No. 1 SAP Update_Final.pdf \(3,650 KB\)](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ACCEPTING A PRELIMINARY 2021 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 2021 ANNUAL SERVICE PLAN UPDATE BE MADE AVAILABLE FOR PUBLIC INSPECTION; ORDERING A PUBLIC HEARING FOR MONDAY, JULY 26, 2021, TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS AGAINST THAT ASSESSED PROPERTY WITHIN THE DISTRICT THAT IS SPECIALLY BENEFITED BY AUTHORIZED SERVICES BEING FINANCED; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES FOR SAID PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the governing body (the "City Council") of the City 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 approved Resolution No. 3958, adding land to the District; and

WHEREAS, 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 "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 services 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, Sachse Public Improvement District No. 1 Preliminary 2021 O&M Annual Service Plan Update for the District including updates to: (1) the determination of the cost of services to be provided and financed for the special benefit of the Assessed Property for 2021, (2) the service plan, (3) the assessment plan, and (4) the assessment roll (collectively, the "Preliminary 2021 O&M Annual Service Plan Update"), which is attached here to as **Exhibit A**; and

WHEREAS, the City Council proposes a public hearing for Monday, July 26, 2021, 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 2021 O&M Annual Service Plan Update that will confer a special benefit on the Assessed Property and authorizes and 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 2021 O&M Annual Service Plan Update as being in compliance with the PID Act and directs that the Preliminary 2021 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, July 26, 2021, at 7:00 p.m., at 3815-B Sachse Road, Sachse, Texas (the "Public Hearing"), for the purpose of hearing public testimony concerning the levy of assessments in the amount of \$ \$39,135.22 against the District to pay for Authorized Services that will confer a special benefit on the 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, this 12th day of July, 2021.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

Exhibit A to Resolution
City of Sachse, Texas,
Public Improvement District No. 1
Preliminary 2021 O&M Annual Service Plan Update

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Exhibit B to Resolution

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**

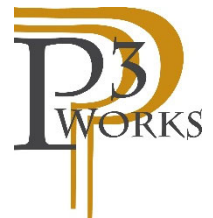
DATE, TIME, AND PLACE OF THE PUBLIC HEARING. Notice is hereby given that the City Council of the City of Sachse, Texas (the “City Council” and the “City”) will conduct a public hearing on Monday, July 26, 2021, at 7:00 p.m. at City Hall located at 3815 Sachse Road, Sachse, Texas, to consider an ordinance (1) approving the *City of Sachse, Texas, Sachse Public Improvement District No. 1 Operations & Maintenance Service and Assessment Plan* (the “O&M SAP”) 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 is 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 north of President George Bush Turnpike. The District is more fully described in the O&M SAP. 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 attend the meeting by telephone, videoconference or other electronic means will be posted on the City's website at <http://www.cityofsachse.com/councilmeetings>.



CITY OF SACHSE, TEXAS PUBLIC IMPROVEMENT DISTRICT NO. 1

2021 PRELIMINARY O&M ANNUAL SERVICE PLAN UPDATE
JULY 12, 2021

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.

This 2021 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

Improvement Area #1

- The final plat for The Station Major Infrastructure Phase 1, consisting of one (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. A copy of said plat is attached as **Exhibit B-1**.
- The final plat for The Station Phase 1, consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on December 8, 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. A copy of said plat is attached as **Exhibit B-2**.

Major Improvement Area

- The final conveyance plat for The Station Phase 2, consisting of three (3) Lots, was recorded in the Official Public Records of the County on March 11, 2021. One of the Lots is intended to be developed to include 66,600 square feet of Lot Type Commercial 2, another Lot is intended to be developed with 20,000 square feet of Lot Type Commercial 2, and the third Lot is intended to be developed to include 193 units classified as Multi-Family Lot Type. A copy of said final plat is attached as **Exhibit B-3**.

See **Exhibit B-4** for a Map of the entire District.

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 \$19,135 for October 1, 2021 – September 30, 2022. 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 1/31/2022

Improvement Area #1

- **Operations and Maintenance Assessment** – The total Assessment required for the Annual Installment is \$0.0500 per \$100 of assessed value.
- **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 \$0.0523 per \$100 of assessed value.

Improvement Area #1		
Due January 31, 2022		
Operations and Maintenance Assessment ¹	\$	11,098.13
Annual Collection Costs ¹	\$	11,599.69
Total Annual Installment	\$	22,697.82

¹ Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values. Appraised values per the 2021 values from Dallas Central Appraisal District are preliminary and subject to change. Values and exemptions to be finalized and certified at a later date.

Major Improvement Area

- **Operations and Maintenance Assessment** – The total Assessment required for the Annual Installment is \$0.0500 per \$100 of assessed value.
- **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 \$0.0523 per \$100 of assessed value.

Major Improvement Area		
Due January 31, 2022		
Operations and Maintenance Assessment ¹	\$	8,037.09
Annual Collection Costs ¹	\$	8,400.31
Total Annual Installment	\$	16,437.40

¹ Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values. Appraised values per the 2021 values from Dallas Central Appraisal District are preliminary and subject to change. Values and exemptions to be finalized and certified at a later date.

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 including a projection covering a period of at least five years.

		Improvement Area #1				
Year		2	3	4	5	6
Annual Installment Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Appraised Taxable Value ¹	A	\$ 22,196,260.00	\$ 42,001,490.00	\$ 42,001,490.00	\$ 42,001,490.00	\$ 42,001,490.00
Operation and Maintenance Assessment ^{2,3}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ³	C	\$ 0.0523	\$ 0.0523	\$ 0.0523	\$ 0.0523	\$ 0.0523
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 22,697.82	\$ 42,950.58	\$ 42,950.58	\$ 42,950.58	\$ 42,950.58

		Major Improvement Area				
Year		2	3	4	5	6
Annual Installment Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Appraised Taxable Value ¹	A	\$ 16,074,180.00	\$ 40,111,081.23	\$ 56,066,475.85	\$ 146,820,535.58	\$ 147,660,649.39
Operation and Maintenance Assessment ^{2,3}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ³	C	\$ 0.0523	\$ 0.0523	\$ 0.0523	\$ 0.0523	\$ 0.0523
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 16,437.40	\$ 41,017.45	\$ 57,333.38	\$ 150,138.17	\$ 150,997.27

Notes:

¹ Appraised Values per the 2021 values from Dallas Central Appraisal District. Preliminary and subject to change. Values and exemptions to be finalized and certified at a later date. Each following year is an estimate only, based on absorption schedule provided by the Developer.

² Per the O&M Service and Assessment Plan, the Operations and Maintenance Assessment (per \$100 of Appraised Value).

³ The Operations and Maintenance Assessment due 1/31/2022 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2022 equal approximately \$0.0523. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

The Annual Installments for years 2023 through 2026 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 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ¹	O&M Assessment ²	Annual Collection Costs ²	Annual Installment Due 1/31/2022
480119100A0010000	Single Family	\$ 93,360.00	\$ 0.0500	\$ 0.0523	\$ 95.47
480119100A0020000	Single Family	\$ 82,350.00	\$ 0.0500	\$ 0.0523	\$ 84.21
480119100ACA10000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100A0030000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0040000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0050000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0060000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0070000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0080000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0090000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0100000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0110000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0120000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0130000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100A0140000	Single Family	\$ 97,730.00	\$ 0.0500	\$ 0.0523	\$ 99.94
480119100B0010000	Single Family	\$ 120,700.00	\$ 0.0500	\$ 0.0523	\$ 123.43
480119100B0020000	Single Family	\$ 75,860.00	\$ 0.0500	\$ 0.0523	\$ 77.57
480119100B0030000	Single Family	\$ 96,990.00	\$ 0.0500	\$ 0.0523	\$ 99.18
480119100BCA20000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100B0040000	Single Family	\$ 94,860.00	\$ 0.0500	\$ 0.0523	\$ 97.00
480119100B0050000	Single Family	\$ 74,410.00	\$ 0.0500	\$ 0.0523	\$ 76.09
480119100B0060000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100B0070000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100B0080000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100B0090000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100B0100000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100B0110000	Single Family	\$ 85,240.00	\$ 0.0500	\$ 0.0523	\$ 87.17
480119100C0010000	Single Family	\$ 84,430.00	\$ 0.0500	\$ 0.0523	\$ 86.34
480119100C0020000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100C0030000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100C0040000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100C0050000	Single Family	\$ 85,160.00	\$ 0.0500	\$ 0.0523	\$ 87.08
480119100C0060000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100C0070000	Single Family	\$ 82,250.00	\$ 0.0500	\$ 0.0523	\$ 84.11
480119100C0080000	Single Family	\$ 94,660.00	\$ 0.0500	\$ 0.0523	\$ 96.80
480119100C0090000	Single Family	\$ 85,890.00	\$ 0.0500	\$ 0.0523	\$ 87.83
480119100C0100000	Single Family	\$ 85,890.00	\$ 0.0500	\$ 0.0523	\$ 87.83
480119100C0110000	Single Family	\$ 85,890.00	\$ 0.0500	\$ 0.0523	\$ 87.83
480119100C0120000	Single Family	\$ 85,890.00	\$ 0.0500	\$ 0.0523	\$ 87.83
480119100C0130000	Single Family	\$ 99,770.00	\$ 0.0500	\$ 0.0523	\$ 102.02
480119100C0140000	Single Family	\$ 104,590.00	\$ 0.0500	\$ 0.0523	\$ 106.95
480119100D0010000	Single Family	\$ 83,780.00	\$ 0.0500	\$ 0.0523	\$ 85.67
480119100D0020000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0030000	Single Family	\$ 91,920.00	\$ 0.0500	\$ 0.0523	\$ 94.00
480119100D0040000	Single Family	\$ 91,920.00	\$ 0.0500	\$ 0.0523	\$ 94.00
480119100D0050000	Single Family	\$ 91,090.00	\$ 0.0500	\$ 0.0523	\$ 93.15
480119100D0060000	Single Family	\$ 84,810.00	\$ 0.0500	\$ 0.0523	\$ 86.73
480119100D0070000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0080000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0090000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55

Property ID	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ¹	O&M Assessment ²	Annual Collection Costs ²	Annual Installment Due 1/31/2022
480119100D0100000	Single Family	\$ 83,370.00	\$ 0.0500	\$ 0.0523	\$ 85.25
480119100D0110000	Single Family	\$ 138,130.00	\$ 0.0500	\$ 0.0523	\$ 141.25
480119100D0120000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0130000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0140000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0150000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0160000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0170000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0180000	Single Family	\$ 86,420.00	\$ 0.0500	\$ 0.0523	\$ 88.37
480119100D0190000	Single Family	\$ 89,670.00	\$ 0.0500	\$ 0.0523	\$ 91.70
480119100D0200000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0210000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0220000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0230000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0240000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0250000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100D0260000	Single Family	\$ 111,210.00	\$ 0.0500	\$ 0.0523	\$ 113.72
480119100DCA50000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100E0010000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100E0020000	Single Family	\$ 86,720.00	\$ 0.0500	\$ 0.0523	\$ 88.68
480119100ECA30000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100E0030000	Single Family	\$ 103,760.00	\$ 0.0500	\$ 0.0523	\$ 106.10
480119100E0040000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0050000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0060000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0070000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0080000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0090000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0100000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0110000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0120000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0130000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0140000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0150000	Single Family	\$ 80,060.00	\$ 0.0500	\$ 0.0523	\$ 81.87
480119100E0160000	Single Family	\$ 79,370.00	\$ 0.0500	\$ 0.0523	\$ 81.16
480119100E0170000	Single Family	\$ 123,660.00	\$ 0.0500	\$ 0.0523	\$ 126.45
480119100E0180000	Single Family	\$ 199,350.00	\$ 0.0500	\$ 0.0523	\$ 203.85
480119100E0190000	Single Family	\$ 119,620.00	\$ 0.0500	\$ 0.0523	\$ 122.32
480119100E0200000	Single Family	\$ 164,170.00	\$ 0.0500	\$ 0.0523	\$ 167.88
480119100E0210000	Single Family	\$ 189,590.00	\$ 0.0500	\$ 0.0523	\$ 193.87
480119100E0220000	Single Family	\$ 142,560.00	\$ 0.0500	\$ 0.0523	\$ 145.78
480119100E0230000	Single Family	\$ 106,540.00	\$ 0.0500	\$ 0.0523	\$ 108.95
480119100E0240000	Single Family	\$ 151,640.00	\$ 0.0500	\$ 0.0523	\$ 155.07
480119100E0250000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100E0260000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100E0270000	Single Family	\$ 98,460.00	\$ 0.0500	\$ 0.0523	\$ 100.68
480119100E0280000	Single Family	\$ 83,130.00	\$ 0.0500	\$ 0.0523	\$ 85.01
480119100E0290000	Single Family	\$ 75,650.00	\$ 0.0500	\$ 0.0523	\$ 77.36
480119100F0010000	Single Family	\$ 94,680.00	\$ 0.0500	\$ 0.0523	\$ 96.82
480119100F0020000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16

Property ID	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ¹	O&M Assessment ²	Annual Collection Costs ²	Annual Installment Due 1/31/2022
480119100F0030000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0040000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0050000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0060000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0070000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0080000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0090000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0100000	Single Family	\$ 78,390.00	\$ 0.0500	\$ 0.0523	\$ 80.16
480119100F0110000	Single Family	\$ 112,240.00	\$ 0.0500	\$ 0.0523	\$ 114.78
480119100F0120000	Single Family	\$ 115,620.00	\$ 0.0500	\$ 0.0523	\$ 118.23
480119100F0130000	Single Family	\$ 84,850.00	\$ 0.0500	\$ 0.0523	\$ 86.77
480119100F0140000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0150000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0160000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0170000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0180000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0190000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0200000	Single Family	\$ 159,920.00	\$ 0.0500	\$ 0.0523	\$ 163.53
480119100F0210000	Single Family	\$ 185,830.00	\$ 0.0500	\$ 0.0523	\$ 190.03
480119100F0220000	Single Family	\$ 181,270.00	\$ 0.0500	\$ 0.0523	\$ 185.37
480119100F0230000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0240000	Single Family	\$ 77,520.00	\$ 0.0500	\$ 0.0523	\$ 79.27
480119100F0250000	Single Family	\$ 94,230.00	\$ 0.0500	\$ 0.0523	\$ 96.36
480119100G0010000	Single Family	\$ 92,940.00	\$ 0.0500	\$ 0.0523	\$ 95.04
480119100G0020000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0030000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0040000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0050000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0060000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0070000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0080000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0090000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0100000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0110000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0120000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0130000	Single Family	\$ 78,600.00	\$ 0.0500	\$ 0.0523	\$ 80.38
480119100G0140000	Single Family	\$ 84,770.00	\$ 0.0500	\$ 0.0523	\$ 86.69
480119100G0150000	Single Family	\$ 84,710.00	\$ 0.0500	\$ 0.0523	\$ 86.62
480119100G0160000	Single Family	\$ 376,540.00	\$ 0.0500	\$ 0.0523	\$ 385.05
480119100G0170000	Single Family	\$ 384,420.00	\$ 0.0500	\$ 0.0523	\$ 393.11
480119100G0180000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0190000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0200000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0210000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0220000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0230000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0240000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0250000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0260000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0270000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03

Property ID	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ¹	O&M Assessment ²	Annual Collection Costs ²	Annual Installment Due 1/31/2022
480119100G0280000	Single Family	\$ 77,280.00	\$ 0.0500	\$ 0.0523	\$ 79.03
480119100G0290000	Single Family	\$ 84,810.00	\$ 0.0500	\$ 0.0523	\$ 86.73
480119100H0010000	Single Family	\$ 84,470.00	\$ 0.0500	\$ 0.0523	\$ 86.38
480119100H0020000	Single Family	\$ 90,760.00	\$ 0.0500	\$ 0.0523	\$ 92.81
480119100H0030000	Single Family	\$ 90,760.00	\$ 0.0500	\$ 0.0523	\$ 92.81
480119100H0040000	Single Family	\$ 74,860.00	\$ 0.0500	\$ 0.0523	\$ 76.55
480119100H0050000	Single Family	\$ 82,720.00	\$ 0.0500	\$ 0.0523	\$ 84.59
480119100I0010000	Single Family	\$ 84,200.00	\$ 0.0500	\$ 0.0523	\$ 86.10
480119100I0020000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0030000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0040000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0050000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0060000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0070000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0080000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0090000	Single Family	\$ 78,840.00	\$ 0.0500	\$ 0.0523	\$ 80.62
480119100I0100000	Single Family	\$ 84,630.00	\$ 0.0500	\$ 0.0523	\$ 86.54
480119100I0110000	Townhome	\$ 54,830.00	\$ 0.0500	\$ 0.0523	\$ 56.07
480119100I0120000	Townhome	\$ 36,780.00	\$ 0.0500	\$ 0.0523	\$ 37.61
480119100I0130000	Townhome	\$ 36,410.00	\$ 0.0500	\$ 0.0523	\$ 37.23
480119100I0140000	Townhome	\$ 36,110.00	\$ 0.0500	\$ 0.0523	\$ 36.93
480119100I0150000	Townhome	\$ 35,870.00	\$ 0.0500	\$ 0.0523	\$ 36.68
480119100I0160000	Townhome	\$ 43,810.00	\$ 0.0500	\$ 0.0523	\$ 44.80
480119100I0170000	Townhome	\$ 43,660.00	\$ 0.0500	\$ 0.0523	\$ 44.65
480119100I0180000	Townhome	\$ 35,540.00	\$ 0.0500	\$ 0.0523	\$ 36.34
480119100I0190000	Townhome	\$ 35,600.00	\$ 0.0500	\$ 0.0523	\$ 36.40
480119100I0200000	Townhome	\$ 43,870.00	\$ 0.0500	\$ 0.0523	\$ 44.86
480119100I0210000	Townhome	\$ 44,560.00	\$ 0.0500	\$ 0.0523	\$ 45.57
480119100I0220000	Townhome	\$ 37,330.00	\$ 0.0500	\$ 0.0523	\$ 38.17
480119100I0230000	Townhome	\$ 38,610.00	\$ 0.0500	\$ 0.0523	\$ 39.48
480119100I0240000	Townhome	\$ 40,010.00	\$ 0.0500	\$ 0.0523	\$ 40.91
480119100I0250000	Townhome	\$ 41,470.00	\$ 0.0500	\$ 0.0523	\$ 42.41
480119100I0260000	Townhome	\$ 42,970.00	\$ 0.0500	\$ 0.0523	\$ 43.94
480119100I0270000	Townhome	\$ 44,560.00	\$ 0.0500	\$ 0.0523	\$ 45.57
480119100I0280000	Townhome	\$ 71,040.00	\$ 0.0500	\$ 0.0523	\$ 72.65
480119100J0010000	Single Family	\$ 79,150.00	\$ 0.0500	\$ 0.0523	\$ 80.94
480119100J0020000	Single Family	\$ 72,100.00	\$ 0.0500	\$ 0.0523	\$ 73.73
480119100JCA40000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100K0010000	Townhome	\$ 73,420.00	\$ 0.0500	\$ 0.0523	\$ 75.08
480119100K0020000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0030000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0040000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0050000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0060000	Townhome	\$ 42,550.00	\$ 0.0500	\$ 0.0523	\$ 43.51
480119100K0070000	Townhome	\$ 42,550.00	\$ 0.0500	\$ 0.0523	\$ 43.51
480119100K0080000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0090000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0100000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0110000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0120000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45

Property ID	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ¹	O&M Assessment ²	Annual Collection Costs ²	Annual Installment Due 1/31/2022
480119100K0130000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0140000	Townhome	\$ 42,260.00	\$ 0.0500	\$ 0.0523	\$ 43.21
480119100KCA70000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100K0150000	Townhome	\$ 41,570.00	\$ 0.0500	\$ 0.0523	\$ 42.51
480119100K0160000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0170000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0180000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0190000	Townhome	\$ 47,970.00	\$ 0.0500	\$ 0.0523	\$ 49.05
480119100K0200000	Townhome	\$ 47,970.00	\$ 0.0500	\$ 0.0523	\$ 49.05
480119100K0210000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0220000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100K0230000	Townhome	\$ 52,780.00	\$ 0.0500	\$ 0.0523	\$ 53.97
480119100L0010000	Townhome	\$ 61,130.00	\$ 0.0500	\$ 0.0523	\$ 62.51
480119100L0020000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100L0030000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100L0040000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100L0050000	Townhome	\$ 49,510.00	\$ 0.0500	\$ 0.0523	\$ 50.63
480119100L0060000	Townhome	\$ 49,510.00	\$ 0.0500	\$ 0.0523	\$ 50.63
480119100L0070000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100L0080000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100L0090000	Townhome	\$ 52,300.00	\$ 0.0500	\$ 0.0523	\$ 53.48
480119100M0010000	Townhome	\$ 60,360.00	\$ 0.0500	\$ 0.0523	\$ 61.72
480119100M0020000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100M0030000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100M0040000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100M0050000	Townhome	\$ 54,510.00	\$ 0.0500	\$ 0.0523	\$ 55.74
480119100M0060000	Townhome	\$ 54,510.00	\$ 0.0500	\$ 0.0523	\$ 55.74
480119100M0070000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100M0080000	Townhome	\$ 34,670.00	\$ 0.0500	\$ 0.0523	\$ 35.45
480119100M0090000	Townhome	\$ 51,160.00	\$ 0.0500	\$ 0.0523	\$ 52.32
480119100MCA60000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100NCA80000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100OCA90000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010020200	Multi-Family	\$ 4,181,360.00	\$ 0.0500	\$ 0.0523	\$ 4,275.84
65100943010010000	Commercial 1	\$ 658,190.00	\$ 0.0500	\$ 0.0523	\$ 673.06
65100943010010100	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
Total		\$ 22,196,260.00	\$ 11,098.13	\$ 11,599.69	\$ 22,697.82

¹ Per Dallas Central Appraisal District. Preliminary and subject to change. Certified appraised values and exemptions will be finalized at a later date.

² The Operations and Maintenance Assessment due 1/31/2022 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2022 equal approximately \$0.0523. 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	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ¹	O&M Assessment ²	Annual Collection Costs ²	Annual Installment Due 1/31/2022
65022863010020100	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010030000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65100943010030100	Commercial 2	\$ 1,119,060.00	\$ 0.0500	\$ 0.0523	\$ 1,144.35
65100943010020000	Commercial 2	\$ 176,850.00	\$ 0.0500	\$ 0.0523	\$ 180.85
65100943010020100	Commercial 2	\$ 10,000.00	\$ 0.0500	\$ 0.0523	\$ 10.23
65100943010030000	Commercial 2	\$ 632,930.00	\$ 0.0500	\$ 0.0523	\$ 647.23
65022863010020000	Multi-Family, Commercial	\$ 5,157,440.00	\$ 0.0500	\$ 0.0523	\$ 5,273.98
65100037010050100	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010100000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010100200	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010040300	Multi-Family, Commercial 2	\$ 3,252,410.00	\$ 0.0500	\$ 0.0523	\$ 3,325.90
65022863010040100	Multi-Family, Commercial 2	\$ 1,143,190.00	\$ 0.0500	\$ 0.0523	\$ 1,169.02
65022863010040000	Commercial 2	\$ 374,270.00	\$ 0.0500	\$ 0.0523	\$ 382.73
65092877510020100	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65092877510020000	Townhome	\$ 720,270.00	\$ 0.0500	\$ 0.0523	\$ 736.55
65092877510020200	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010040200	Commercial 3	\$ 1,524,080.00	\$ 0.0500	\$ 0.0523	\$ 1,558.52
65022863010080000	Commercial 3	\$ 1,963,680.00	\$ 0.0500	\$ 0.0523	\$ 2,008.05
Total		\$ 16,074,180.00	\$ 8,037.09	\$ 8,400.31	\$ 16,437.40

¹ Per Dallas Central Appraisal District. Preliminary and subject to change. Certified appraised values and exemptions will be finalized at a later date.

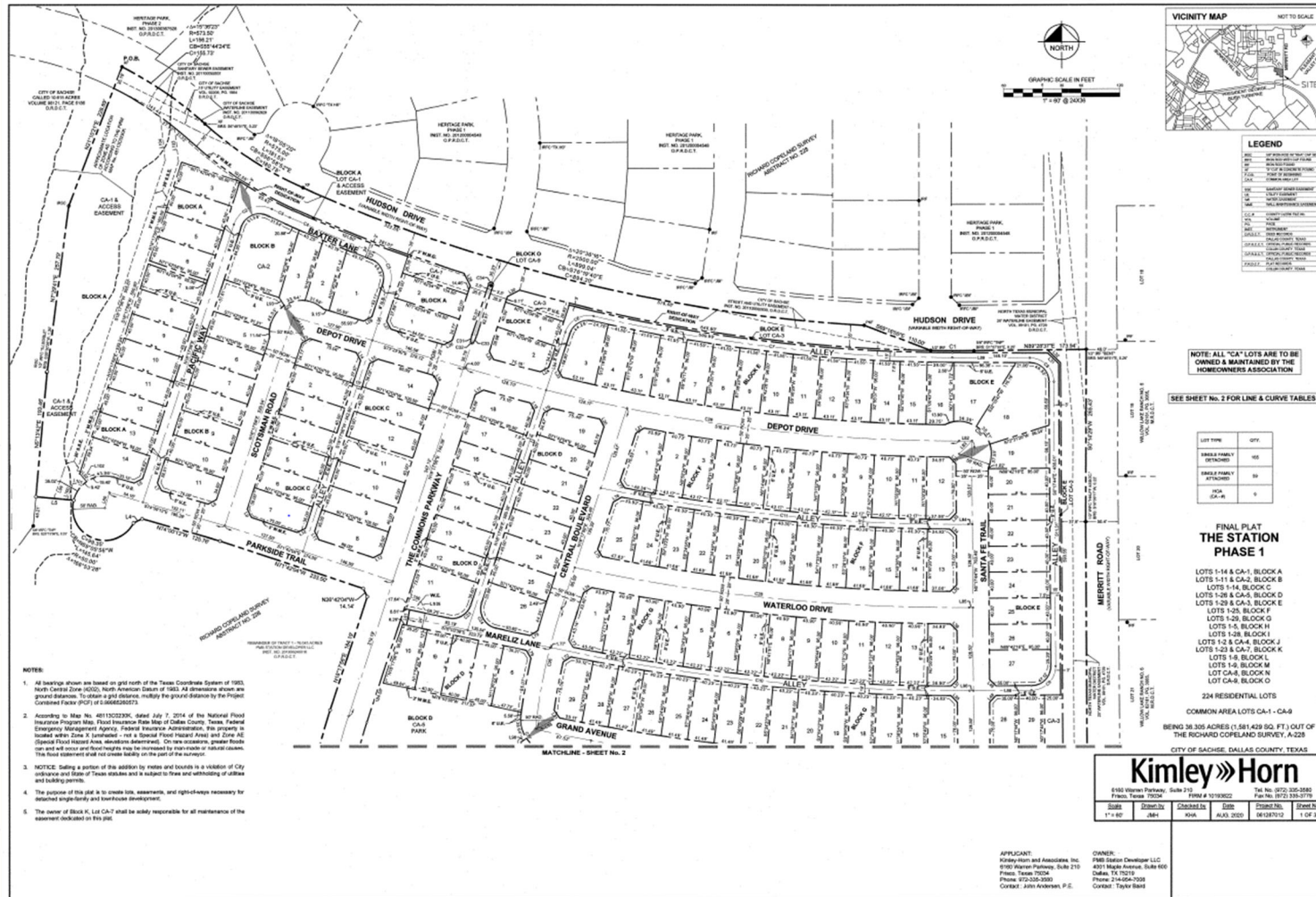
² The Operations and Maintenance Assessment due 1/31/2022 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2022 equal approximately \$0.0523. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT B-1 – THE STATION MAJOR INFRASTRUCTURE PHASE 1 FINAL PLAT

[illegible]

Filed for Record
in the Office Records of:
Sachse County
On: 05/20/2021 1:20:42 PM
in the T&T Records
Doc Number: 2021-2020040617
Number of Pages: 2
Answer: 12/06
Sachse 2021-05/20/2021
By: SA

EXHIBIT B-2 – THE STATION PHASE 1 FINAL PLAT



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

VERBAL: FNB STATION DEVELOPER LLC, is the sole owner of a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, and being a portion of a called 10.043-acre tract of land described as Tract 1 in General Warranty Deed to FNB Station Developer LLC, recorded in Instrument No. 201705047015, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" out in concrete found for the northernmost northwest corner of said Tract 1, same being on the southerly right-of-way line of Hudson Drive (a variable width right-of-way); same also being the beginning of a non-surveyed curve to the right having a central angle of 10°27'22", a radius of 571.55 feet, a chord bearing and distance of South 55°42'49" East, 155.73 feet;

THENCE along the common line of said Tract 1 and said Hudson Drive the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 180.21 feet to a point at the beginning of a reverse curve to the left having a central angle of 10°27'22", a radius of 571.55 feet, a chord bearing and distance of South 89°01'02" East, 181.78 feet, from which an "X" out in concrete found bears South 89°01'02" East, 5.23 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 181.53 feet to an "X" out in concrete found for the beginning of a compound curve to the left having a central angle of 10°36'19", a radius of 2900.95 feet, a chord bearing and distance of South 10°12'40" East, 884.25 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 884.04 feet to a "PVC" nail found for the end of said curve to the left;

South 89°01'02" East, a distance of 115.05 feet to a 1/2-inch iron rod found for corner, same being the beginning of a subsequent curve to the left having a central angle of 17°17'17", a radius of 2355.00 feet, a chord bearing and distance of South 89°40'47" East, 87.22 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 87.22 feet to a point for the end of said curve to the left, from which a 1/2-inch iron rod with plastic cap stamped "904" found bears South 17°27'37" East, 5.23 feet;

North 89°28'37" East, a distance of 173.04 feet to the northeast corner of said Tract 1, common to the intersection of the southerly right-of-way of said Hudson Drive and the westerly right-of-way line of Main Road (a variable width right-of-way); from which a 1/2-inch iron rod with plastic cap stamped "904" found bears North 89°28'37" East, 5.23 feet;

THENCE along the common line of said Tract 1 and said Main Road the following courses and distances:

South 0°14'29" West, a distance of 285.43 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "904" found bears South 10°28'17" West, 5.23 feet;

South 0°17'44" East, a distance of 749.82 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for the easterlymost southeast corner of said Tract 1;

North 89°21'12" West, a distance of 17.13 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

South 0°08'19" East, a distance of 198.77 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for the easterlymost southeast corner of said Tract 1;

South 87°17'49" West, pointing at a distance of 8.51 feet the northeast corner of a called 1.245-acre tract of land described as Tract 3 in a General Warranty Deed to FNB Station Developer LLC, recorded in Instrument No. 20180204016, said Official Public Records, from which a 1/2-inch iron rod with plastic cap stamped "904" found bears North 10°34'02" East, 2.08 feet, and continuing on the same bearing and the common line of said Tract 1 and said Tract 3 for a complete distance of 100.28 feet to the northernmost corner of said Tract 3, common to the intersection of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201705047015, said Official Public Records, from which a 1/2-inch iron rod found for witness bears North 17°02'07" East, 0.38 feet, and a 1/2-inch iron rod with plastic cap stamped "904" found for witness bears North 89°37'37" East, 1.16 feet;

THENCE South 89°37'22" West, along the southerly line of said Tract 1 and said City of Sachse Tract, a distance of 228.45 feet to a 5/8-inch iron rod with plastic cap stamped "904" found for the northwest corner of said City of Sachse Tract;

THENCE departing the southerly line of said Tract 1 and crossing said Tract 1 the following courses and distances:

South 89°23'57" West, a distance of 145.33 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 89°27'27" West, a distance of 243.35 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 87°21'44" West, a distance of 89.86 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 87°04'32" West, a distance of 308.14 feet to a 5/8-inch iron rod with plastic cap stamped "904" set at the beginning of a tangent curve to the left having a central angle of 7°30'44", a radius of 874.00 feet, a chord bearing and distance of North 89°49'40" West, 177.41 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 127.70 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for the end of said curve to the left;

North 88°28'30" West, a distance of 75.12 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

South 48°12'31" West, a distance of 14.10 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

South 0°02'58" West, a distance of 6.53 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 88°27'01" West, a distance of 60.03 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 0°02'58" East, a distance of 106.05 feet to a 5/8-inch iron rod with plastic cap stamped "904" set at the beginning of a tangent curve to the right having a central angle of 10°14'07", a radius of 1803.00 feet, a chord bearing and distance of North 9°10'29" East, 247.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 248.44 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for the end of said curve to the right;

North 18°17'50" East, a distance of 184.18 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 20°42'54" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 74°42'54" West, a distance of 230.92 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

North 74°30'13" West, a distance of 126.76 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

South 54°54'16" West, a distance of 14.82 feet to a 5/8-inch iron rod with plastic cap stamped "904" set at the beginning of a non-surveyed curve to the right having a central angle of 109°52'00", a radius of 50.00 feet, a chord bearing and distance of North 89°02'58" East, 38.35 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 145.64 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for the end of said curve to the right;

North 89°47'51" West, a distance of 185.64 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner on the westerly line of said Tract 1, same being on the westerly line of a tract of land described in deed to the City of Sachse, Texas, recorded in Volume 98121, Page 6188, Deed Records, Dallas County, Texas;

THENCE North 51°13'42" East, along the common line of said Tract 1 and said City of Sachse Tract, a distance of 180.45 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner, from which a 1/2-inch iron rod with plastic cap stamped "904" found for witness bears South 30°37'02" West, 1.30 feet;

THENCE North 72°04'11" East, continuing along said common line, a distance of 237.79 feet to a 5/8-inch iron rod with plastic cap stamped "904" set for corner;

THENCE North 21°10'21" East, continuing along said common line and along the southerly right-of-way line of said Hudson Drive, a distance of 228.83 feet to the **POINT OF BEGINNING** and containing 36.305 acres (1,581,429 sq. ft.) of land, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **FNB STATION DEVELOPER LLC**, (Owner), does hereby bind themselves and their heirs, assigns and successors of this plat designating the lands described herein as **THE STATION PHASE 1**, an addition to the City of Sachse, and does hereby dedicate to the public use for the streets, alleys, and right-of-way easements shown hereon, and its heirs and assigns the easements shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, expanding, repairing, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT Dallas, TEXAS, this 5th day of August, 2020.

By: **FNB STATION DEVELOPER LLC**, a Texas limited liability company

[Signature]
Name: **TAYLOR BARD**

Title: **MANAGER**

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Taylor Bard**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of August, 2020.

[Signature]
Notary Public for the State of Texas



CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas.

[Signature] 8-6-2020
Attest:

[Signature] 8-6-2020
Attest:

[Signature] 8-6-2020
Attest:

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of her knowledge and belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and practices adopted by the City of Sachse, Texas as to which they are applicable.

[Signature] 8-6-2020
Director of Development Services

[Signature] 8-6-2020
Attest:

[Signature] 8-6-2020
Attest:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That, I, **Michael S. Marx**, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City planning and zoning commission of the City of Sachse.

[Signature]
Michael S. Marx
Registered Professional Land Surveyor No. 5181
Kinley-Horn and Associates, Inc.
5105 Warren Pkwy., Suite 210
Frisco, Texas 75034
PH: 972-335-0560



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Michael S. Marx**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of August, 2020.

[Signature]
Notary Public for the State of Texas



File to Record
in the Official Records of:
IN 854285 1124 88
IN THE PLAT RECORDS
Doc Number: 2020-080800077
Number of Pages: 3
Sheet: 105.08
Record: 2020080800077
By: SA

FINAL PLAT THE STATION PHASE 1

LOTS 1-14 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-26 & CA-5, BLOCK D
LOTS 1-26 & CA-3, BLOCK E
LOTS 1-26, BLOCK F
LOTS 1-26, BLOCK G
LOTS 1-6, BLOCK H
LOTS 1-26, BLOCK I
LOTS 1-2 & CA-4, BLOCK J
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-6, BLOCK L
LOTS 1-6, BLOCK M
LOT CA-8, BLOCK N
LOT CA-9, BLOCK O

224 RESIDENTIAL LOTS

COMMON AREA LOTS CA-1 - CA-9

BEING 36.305 ACRES (1,581,429 SQ. FT.) OUT
OF THE RICHARD COPELAND SURVEY, A-228
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley-Horn

State	Client No.	Checked By	Date	Printed No.	Sheet No.
NA	JAH	KHA	AUG. 2020	061267012	3 OF 3

APPLICANT:
Kinley-Horn and Associates, Inc.
5105 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-0560
Contact: John Anderson, P.E.

OWNER:
FNB Station Developer LLC
4901 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-664-7000
Contact: Taylor Bard

EXHIBIT B-3 – THE STATION PHASE 2 FINAL CONVEYANCE PLAT



EXHIBIT B-4 – MAP OF THE DISTRICT

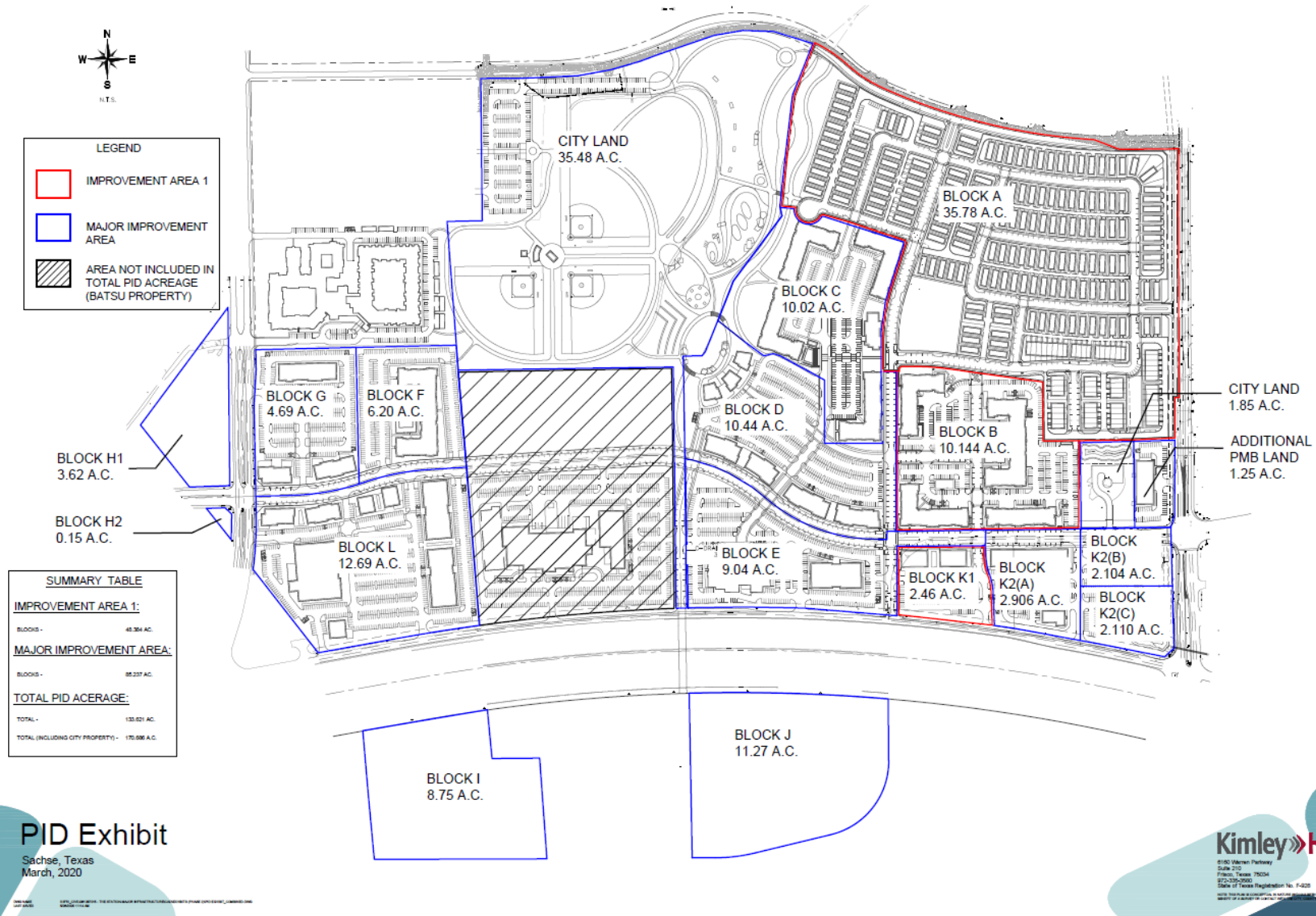


EXHIBIT C – CERTIFIED VALUES AND EXEMPTIONS LETTER

[To be provided]



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	2. Consider authorizing the City Manager to execute a Third Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station.
Access	Public
Type	Action
Preferred Date	Jul 12, 2021
Absolute Date	Jul 12, 2021
Recommended Action	Authorize the City Manager to execute the Third Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

Public Content

BACKGROUND

Amendments are occasionally made to development agreements for a variety of reasons. This Third Amendment to the Development Agreement modifies a specific use as a part of the development of The Station for the temporary use of an entertainment venue.

OVERVIEW

The Council was briefed on this item during executive session. This is a Third Amendment to the Development Agreement that was originally authorized by the City Council in September 2018.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to execute the Third Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station.

[Third Amendment to the Development Agreement \(Execution Version\).pdf \(141 KB\)](#)

Third Amendment to the Development Agreement

City Council
July 12, 2021

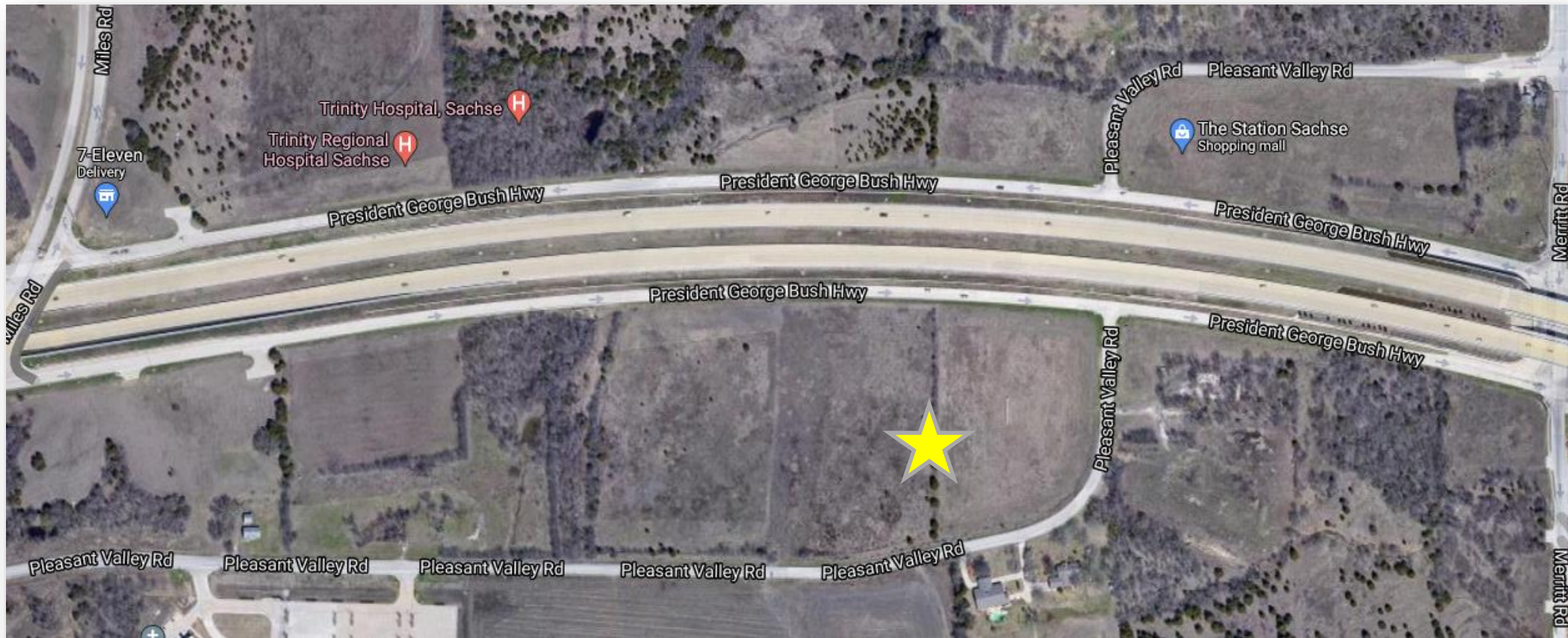


Amendment Details

- Amendments are occasionally made to development agreements for a variety of reasons
- This Third Amendment to the Development Agreement redefines the lease tract for Extreme Sandbox originally authorized in the Second Amendment to the Development Agreement to a different location on the PGBT
- The lease tract had to be relocated due to the forthcoming Project Apollo
- Not an extension of the term—per the original agreement, Extreme Sandbox will be permitted to operate for 12 months beginning on September 26, 2021 and expiring on September 25, 2022
 - This was a negotiated term contemplated by the Council in the original agreement



Current Location



New Location



Next Steps

- Staff recommends that Council authorize the City Manager to execute a Third Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station



THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

This **THIRD AMENDMENT TO DEVELOPMENT AGREEMENT** (this “**Third Amendment**”) is executed by and between **PMB STATION DEVELOPER, LLC**, a Texas limited liability company (“**Owner**”), which shall include the current owner of the Property and its successors and permitted assigns, and the **CITY OF SACHSE, TEXAS**, a Texas home rule municipality (“**City**”) (each a “**Party**” and collectively the “**Parties**”), acting by and through their authorized representatives.

RECITALS

WHEREAS, PMB Station Land, LP (“**PMB Station**”) and City previously entered into that certain Development Agreement dated October 3, 2018 (the “**Original Agreement**”), relating to the development of the Property and the formation of one or more PIDs and a TIRZ on the Property; and

WHEREAS, a memorandum of the Original Agreement is recorded as Instrument Number 201900068907, in the Official Real Property Records of Dallas County, Texas; and

WHEREAS, effective August 14, 2019, PMB Station assigned all of its right, title and interest to the Original Agreement to Owner, and Owner assumed all obligations of PMB Station under the Agreement; and

WHEREAS, Owner and City entered into that certain First Amendment to Development Agreement dated September 4, 2019 (the “**First Amendment**”), to add approximately 15 acres of land to the Property to be governed by the Original Agreement and amend other provisions of the Original Agreement (the Original Agreement and the First Amendment referred to herein collectively as the “**Agreement**”); and

WHEREAS, Owner and City entered into that certain Second Amendment to Development Agreement dated July 21, 2020 (the “**Second Amendment**”), to lease approximately 11.27 acres of the Property located at 2901 Pleasant Valley Road (the “**Existing Lease Tract**”) to Extreme Sandbox, LLC for the purpose of constructing and operating a temporary outdoor entertainment venue (“**Extreme Sandbox**”) (the Original Agreement, the First Amendment, and the Second Amendment referred to herein collectively as the “**Agreement**”); and

WHEREAS, Owner desires to relocate Extreme Sandbox from the Existing Lease Tract to that certain 8.747 acre tract of land described on Attachment 1 attached hereto (the “**Relocation Tract**”); and

WHEREAS, the Relocation Tract is but one of several potential locations for which Extreme Sandbox is considering locating; and

WHEREAS, the Parties desire that Extreme Sandbox be located on the Relocation Tract for the purpose of promoting, stimulating, and encouraging the development of the Project, while also providing for suitable safeguards for the protection of the public and adjacent properties; and

WHEREAS, the Parties further desire to amend the Agreement to make the development of the Relocation Tract for Extreme Sandbox subject to the terms of the Agreement as well as agree to additional amendments and make certain agreements relating to development of the Property; and

NOW THEREFORE, in consideration of the mutual promises contained herein and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

Section 1. Definitions. Unless the context requires otherwise, or otherwise defined or amended herein, the capitalized terms in this Amendment shall have the meanings set forth in the Agreement.

Section 2. Amendments. The Agreement is amended as follows:

2.1 Article I “Definitions” is amended by adding definition for the phrases “Extreme Sandbox Relocation Deadline” and “Relocation Tract” and to read as follows:

Extreme Sandbox Relocation Deadline shall mean August 15, 2021; provided, however, that if Owner has not completed the site preparation work required for Extreme Sandbox to relocate its business to the Relocation Tract on or before August 5, 2021, then the date set forth above (i.e., August 15, 2021) shall be extended on a day-for-day basis for the number of days it takes Owner to complete the required site preparation work after August 5, 2021.

Relocation Tract shall mean an 8.747± acre tract of the Property described on **Exhibit “I”** attached hereto.

2.2 Article XIV titled “Development of Lease Tract for Extreme Sandbox” is deleted in its entirety and replaced with the following:

ARTICLE XIV. DEVELOPMENT OF LEASE TRACT FOR EXTREME SANDBOX

Section 14.01 Use of the Lease Tract. For an initial term of twelve (12) months commencing on the date on which Extreme Sandbox opens to the public and expiring on September 25, 2021 (the “**Initial Term**”), the Lease Tract may be used and developed by Extreme Sandbox as an outdoor entertainment venue in a manner that is generally consistent with the concept plan attached hereto as **Exhibit “H”** and incorporated herein by reference (the “**Extreme Sandbox Concept Plan**”).

Section 14.02 Performance Standards. Extreme Sandbox may not commence use and occupancy of the Lease Tract prior to completion of construction of a ten-foot (10.0’) tall earthen berm in the location generally depicted on the Extreme Sandbox Concept Plan and applicable permits and certificates have been issued. Owner shall require Extreme Sandbox to operate, and Extreme Sandbox shall in fact at all times operate, in a safe and prudent manner that is not injurious to the

public health, and comply with and adhere to all of City's applicable environmental performance standards including, without limitation, those relating to sound, noise, dust, glare, and vibration (the "**Performance Standards**").

Section 14.03. Extension. Provided that Extreme Sandbox relocates its business from the Lease Tract to the Relocation Tract on or before the Extreme Sandbox Relocation Deadline, the City hereby agrees that the Initial Term shall be automatically extended for one additional twelve (12) month period commencing on September 26, 2021 and expiring on September 25, 2022 (the "**Extension Term**"). From and after the first day of the Extension Term and continuing through the expiration of the Extension Term, all references to the "Lease Tract" contained in this Agreement shall refer to the Relocation Tract. Throughout the Extension Term, Extreme Sandbox shall use the Relocation Tract in accordance with the general principals set forth on the Extreme Sandbox Concept Plan, albeit on the Relocation Tract.

Section 14.04. Events of Default; Termination. In the event Extreme Sandbox fails to comply with the Performance Standards, City may deliver written notice to Owner explaining the time and nature of the failure ("**Pre-Default Notice**"). Owner shall cure, or cause to be cured, the default described in the Pre-Default Notice not later than ten (10) days after delivery of the Pre-Default Notice or, if the default cannot be reasonably cured within said ten (10) days, Owner shall, within the same ten-day period, present to the City a plan and anticipated timeline to cure the default ("**Plan to Cure**") and obtain City's consent to said plan, which consent shall not be unreasonably withheld; provided, however, unless otherwise agreed in writing by City, the Plan to Cure shall provide that the default shall be cured not later than sixty (60) days after the date the original Pre-Default Notice was delivered to Owner. Owner's diligence under the Plan to Cure shall be measured to the satisfaction of City and if, in its reasonable discretion, City finds that Owner has failed to diligently cure the default in accordance with the Plan to Cure, or Owner otherwise fails to cure the default within the time set forth in the Plan to Cure, City may terminate the right for Owner and Extreme Sandbox to continue to operate on the Lease Tract, which operation shall cease immediately upon delivery of a written notice of termination to Owner.

Section 14.05. No Effect on Remainder of Agreement. A default by Owner pursuant to this Article XIV shall not constitute a default of the remainder of the Agreement. City's sole remedy for Owner's default of this Article XIV shall be termination of the use of the Lease Tract by Extreme Sandbox.

Section 3. Amendment Effective Date. This Third Amendment shall be effective on the date it bears the signatures of authorized representatives of each of the Parties, whether appearing on the same document or in identical counterparts.

Section 4. Counterparts. This Third Amendment may be signed by the Parties in any number of identical counterparts, each of which shall be deemed an original and constitute one and the same document.

Section 5. Ratification of Agreement. Except as amended by this Third Amendment, the Parties acknowledge and agree the Agreement remains in full force and effect.

(signature page to follow)

SIGNED AND AGREED this ____ day of _____, 2021.

CITY OF SACHSE

By: _____
Gina Nash, City Manager

ATTEST:

By: _____
Michelle Lewis Siriani, City Secretary

APPROVED AS TO FORM:

By: _____
Joseph G. Gorfida, Jr., City Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2021, by Gina Nash, City Manager of the City of Sachse, a Texas home rule municipality, for and on behalf of said municipality.

Notary Public, State of Texas

SIGNED AND AGREED this ____ day of _____, 2021.

OWNER:

**PMB STATION DEVELOPER, LLC,
a Texas limited liability company**

By: PMB STATION LAND, LP,
a Texas limited partnership, Manager

By: PMB Station Land GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
K. Taylor Baird, Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2021, by K. Taylor Baird, Manager of PMB Station Land GP, LLC, a Texas limited liability company and General Partner of PMB Station Land, LP, a Texas limited partnership and Manager of PMB Station Developer, LLC, a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

[SEAL]

Attachment 1

EXHIBIT "I" **Relocation Tract Legal Description**

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of an 8.68-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 8.68-acre tract also lying on the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE North 79 degrees 45 minutes 22 seconds East, along the south line of said President George Bush Turnpike, a distance of 218.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE continuing along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 02 degrees 19 minutes 19 seconds, an arc length of 302.51 feet, a chord bearing of North 80 degrees 55 minutes 01 seconds East, a distance of 302.49 feet to a 5/8 inch iron rod found for the northeast corner of said 8.68 acre tract, also lying on the westerly line of a tract of land described by deed to Batsu Enterprises recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said 8.68-acre tract and said Batsu Enterprises tract the following courses and distances:

South 05 degrees 29 minutes 08 seconds East, a distance of 202.09 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 33 minutes 14 seconds East, a distance of 196.48 feet to 5/8 inch iron rod with cap stamped "JBI" found for corner;

South 04 degrees 09 minutes 28 seconds East, a distance of 416.53 feet to a 5/8 inch iron rod with cap stamped "JBI" found for the southeast corner of said 8.68 acre tract and the southwest corner of said Batsu Enterprises tract, also lying on the north line of Pleasant Valley road, a variable width right-of-way;

THENCE South 89 degrees 50 minutes 57 seconds West, along the north line of said Pleasant Valley Road, a distance of 712.69 feet to a 5/8-inch iron rod with cap stamped "JBI" found for the southwest corner of said 8.68-acre tract;

THENCE North 05 degrees 17 minutes 07 seconds West, along the west line of said 8.68-acre tract, a distance of 277.26 feet to a 1/2-inch iron rod found for an angle point in same for corner;

THENCE North 04 degrees 55 minutes 13 seconds West, continuing along the west line of said 8.68-acre tract, a distance of 255.12 feet to the POINT OF BEGINNING, containing 381,007 Square Feet, or 8.747 Acres of land.



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	3. Receive an update from HUB International, the City's benefits consultant, regarding the City's current claims status.
Access	Public
Type	Information
Goals	Provide excellent government services to Sachse citizens.

Public Content

BACKGROUND

HUB International (formerly IPS Advisors) is the City's benefits consultant. It is customary for the consultants to provide the City with updates about its claims status on an annual basis.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

There are no recommendations affiliated with this item. This is a presentation only.



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	4. Consider appointments to the City's boards and commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Municipal Development District, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board #1.
Access	Public
Type	Action, Discussion, Information
Recommended Action	Appoint _____ and _____ to the MDD Board with terms expiring July 2023, and _____ with term expiring 2022. Appoint _____ to the Animal Shelter Board with the term expiring November 2022. Appoint _____ to the EDC with the term expiring November 2021. Appoint _____ to the Library Board with the term expiring November 2021. Appoint _____ to the Parks and Recreation Board with the terms expiring November 2022. Appoint _____ to the TIF Board #1 with terms expiring November 2021.

Public Content

BACKGROUND

At the June 21, 2021, City Council meeting, the City Council amended the MDD Bylaws to remove one seat being held by a City Councilmember. Therefore, the composition would now be as follows:

- One (1) seat held by the City Manager.
- Two (2) seats minimum held by Park Board members.
- Four (4) seats held by any qualified residents.

Members with expiring terms to the MDD Board include Councilman Brett Franks, Diana Smith, and Valarie Pike.

Since the last appointments made by the City Council in January 2021, there have been resignations to other boards and commissions causing vacancies.

OVERVIEW

The City Council interviewed candidates during the workshop to fill these vacancies. The current vacancies are:

- Animal Shelter Board: One (1) vacancy with the term expiring November 2022.
- Economic Development Corporation (EDC): One (1) vacancy with the term expiring November 2021.
- Library Board: One (1) vacancy with the term expiring November 2021.
- Municipal Development District Board: Four (4) vacancies with three terms expiring July 2023 and one (1) term expiring in 2022.
- Parks and Recreation Board: Two (2) vacancies with the terms expiring November 2022 and Two (2) Youth Advisor positions.
- TIF Board #1: Two (2) vacancies with terms expiring November 2021.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Make appointments as needed.



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	5. Consider an appointment of a Council liaison to the Municipal Development District (MDD) Board.
Access	Public
Type	Action, Discussion, Information
Recommended Action	Appoint _____ as Council liaison to the MDD Board.

Public Content

BACKGROUND

The City Council amended the MDD Bylaws at their June 21, 2021, City Council meeting to remove one seat being held by a City Councilmember. Due to this amendment, the City Council requested to consider a City Council liaison appointment to the MDD Board.

OVERVIEW

The current liaisons to each board, commission or committee are as follows:

- Mayor Felix: North Texas Tollway Authority and North Central Texas Council of Governments
- Councilmember King: Animal Shelter Advisory Committee, Animal Shelter Board, WISD, and voting member of the Tax Increment Financing (TIF) Board
- Councilmember Franks: Parks and Recreation Board
- Councilmember Howarth: Planning and Zoning
- Councilmember Millsap: Library Board and voting member of the Tax Increment Financing (TIF) Board
- Councilmember Lindsey: Liaison to the Tax Increment Financing (TIF) Board
- Mayor Pro Tem Bickerstaff: Liaison to the Garland Independent School District and Sachse Economic Development Corporation

There is currently a vacancy for the liaison to the Municipal Development District (MDD) Board.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Appoint a Council liaison to the MDD Board.



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	6. Receive an update on the City's long-range financial plan.
Access	Public
Type	Discussion, Information
Goals	Strategically invest in the City's existing and future infrastructure. Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content

BACKGROUND

The preliminary FY 2021-2022 budget will be discussed for the first time at the Budget Workshop during the July 26, 2021 City Council meeting. The high-level overview provided within the long-range financial update will depict the current and projected financial condition of the city, projected revenues, and capital needs. This presentation is designed to preface the Budget Workshop.

OVERVIEW

Topics to be covered in the presentation include: 1). Update on current year budgetary performance; 2). Three-year projections of key revenue and expenditures; 3). Debt capacity; 4). Comparison of actual performance to the 2018 long-range financial plan; 5). Fund balance policy and status, and; 6). Capital funding sources.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update from the Finance Director regarding the City's long range financial plan.

Long-Range Financial Update

CITY COUNCIL

JULY 12, 2021

Overview

- Update Current Year Progress
- Compare Actual to 2018 3-Year Projections
- Revenue Charts
- Debt Capacity
- Three Year Projections
- Fund Balance Analysis
- Capital Funding Sources

Budget Calendar thru 9/7/2021

July 12	Regular City Council meeting— long-range financial update and review of fund balance policy
July 26	Regular City Council meeting—Budget Workshop
August 2	Dallas County submits completed No-New-Revenue and Voter-Approval Tax Rate worksheets to entities.
August 2	City Council Meeting—Discuss 2021-2022 Budget
August 16	City Council Meeting— City Manager presents budget to Council; schedule public hearings on tax rate and budget (only one required); record vote; discuss budget and tax rate.
August 19	SEDC Board Meeting—approve final budget
August 23	Post the “Notice of Public Hearing” and “Explanation of Tax Rates” on City website
August 26	Publish the “Notice of Public Hearing”
September 7	Special City Council meeting; hold public hearings on budget and tax rate; adopt budget; ratify tax rate in the budget; adopt tax rate.

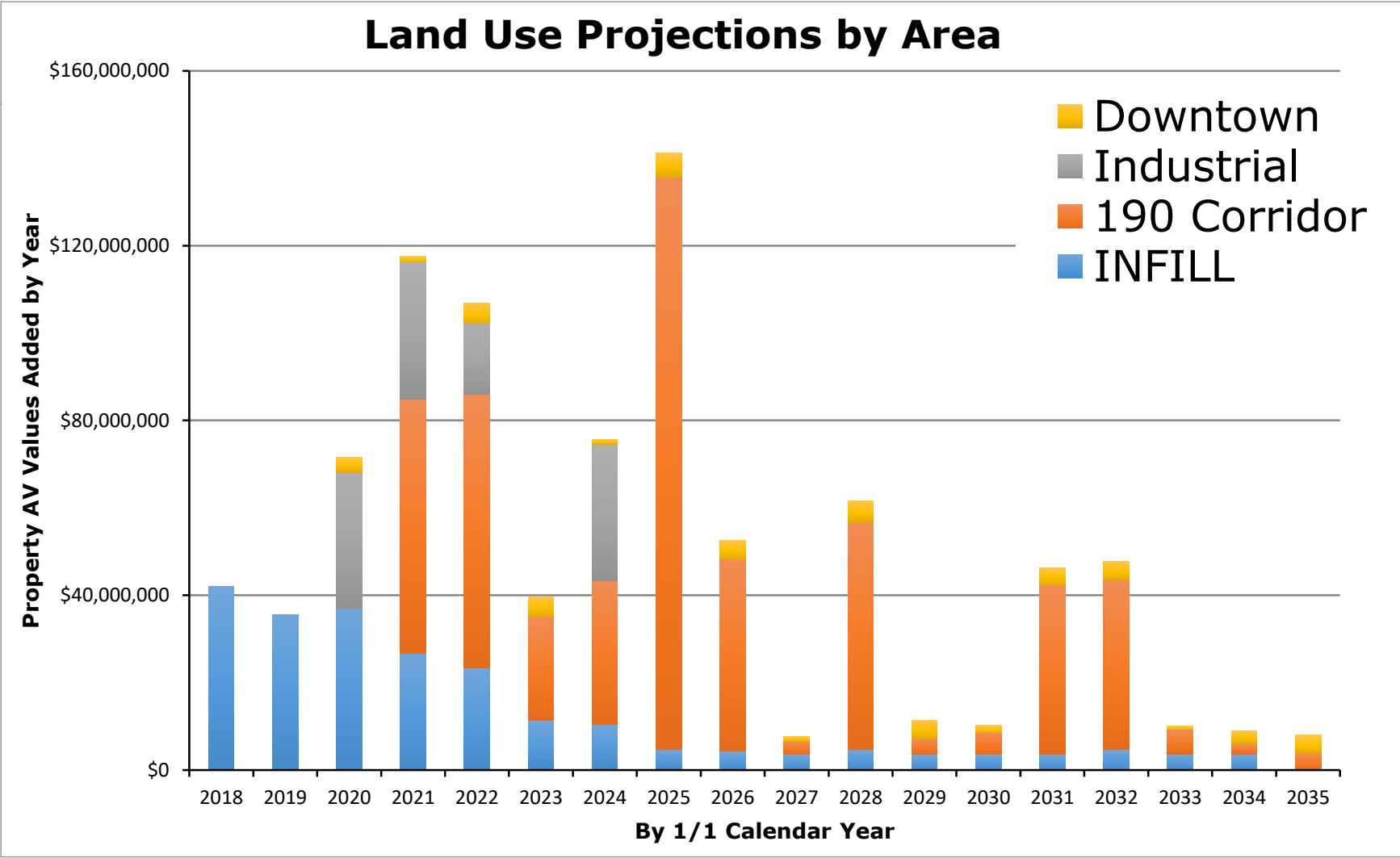
General Fund YTD(thru 6/30)

	Budgeted	Actual	Percent
Property Tax Revenue	\$13,420,000	\$13,574,773	101%
Sales Tax	\$1,700,000	\$1,682,923	99%
Franchise Revenue	\$1,847,825	\$1,395,952	76%
Licenses and Permits	\$621,000	\$1,435,673	231%
Fees	\$916,500	\$1,672,232	182%
Other Revenue	\$2,146,037	\$1,582,574	74%
TOTAL REVENUE	\$20,651,362	\$21,344,127	103%
TOTAL EXPENDITURES	\$20,993,029	\$16,079,177	77%
SURPLUS(DEFICIT)	(\$341,667)	\$5,264,950	

Utility Fund YTD(thru 6/30)

	Budgeted	Actual	Percent
Water Revenue	\$7,460,000	\$4,915,227	66%
Sewer Revenue	\$5,197,500	\$4,005,768	77%
Drainage Revenue	\$210,000	\$157,459	75%
Other Revenue	\$225,700	\$176,371	78%
TOTAL REVENUE	\$13,093,200	\$9,254,825	71%
TOTAL OPERATING EXPENDITURES	\$11,855,654	\$7,835,616	66%
SURPLUS(DEFICIT)	\$1,237,546	\$1,419,209	

Growth Assumptions-2018



Citywide Assumptions—Projected/Actual

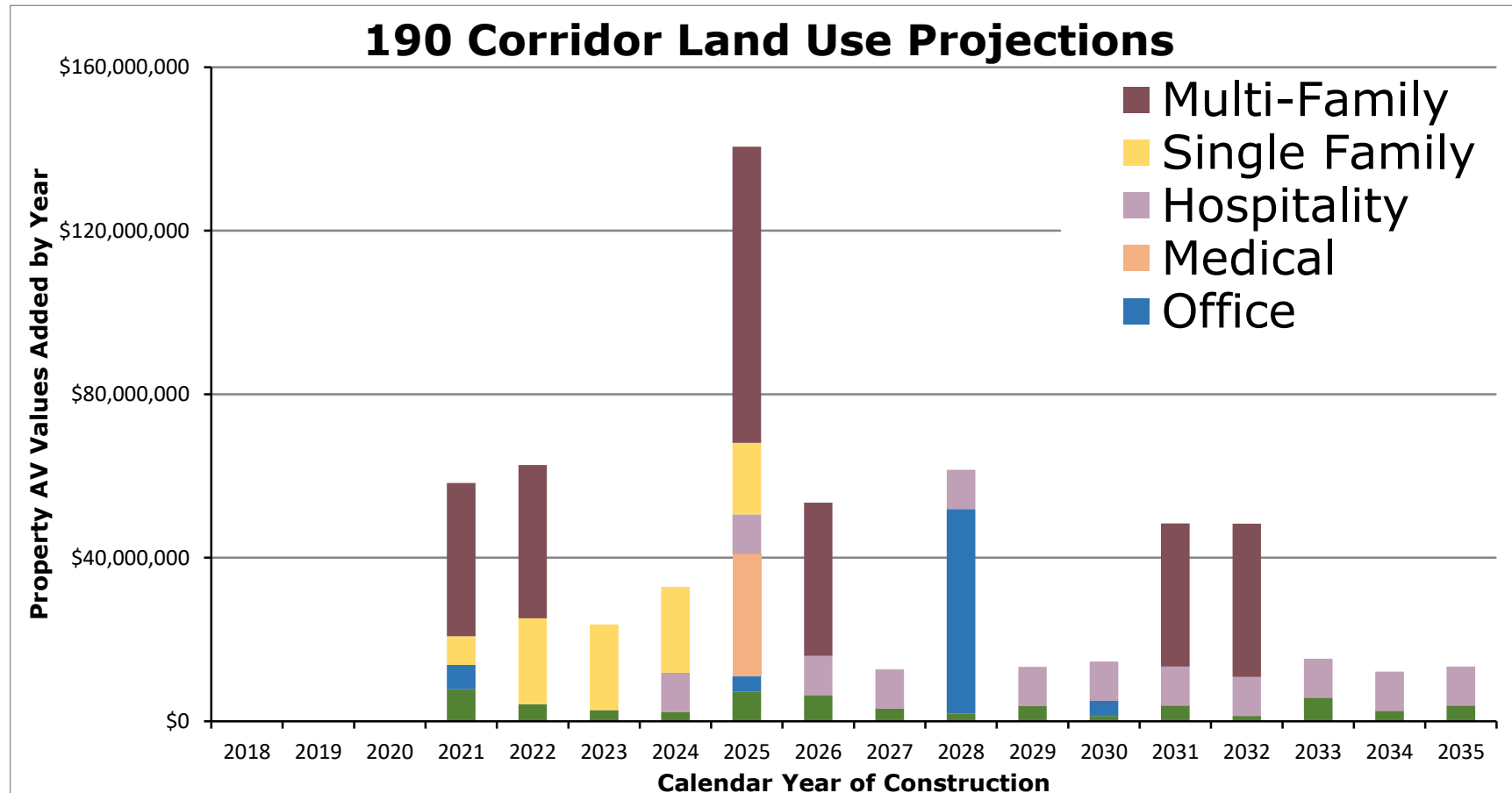
From the previous slide:

- 2018—assessed value added \$41,000,000
- 2019—assessed value added \$35,000,000
- 2020—assessed value added \$70,000,000
- 2021—assessed value added \$115,000,000
- **TOTAL \$261,000,000**

Actual permits issued:

- 2018--\$50,058,810
- 2019—\$59,649,211
- 2020--\$211,411,890
- 2021--\$115,033,276
- **TOTAL \$436,153,187**

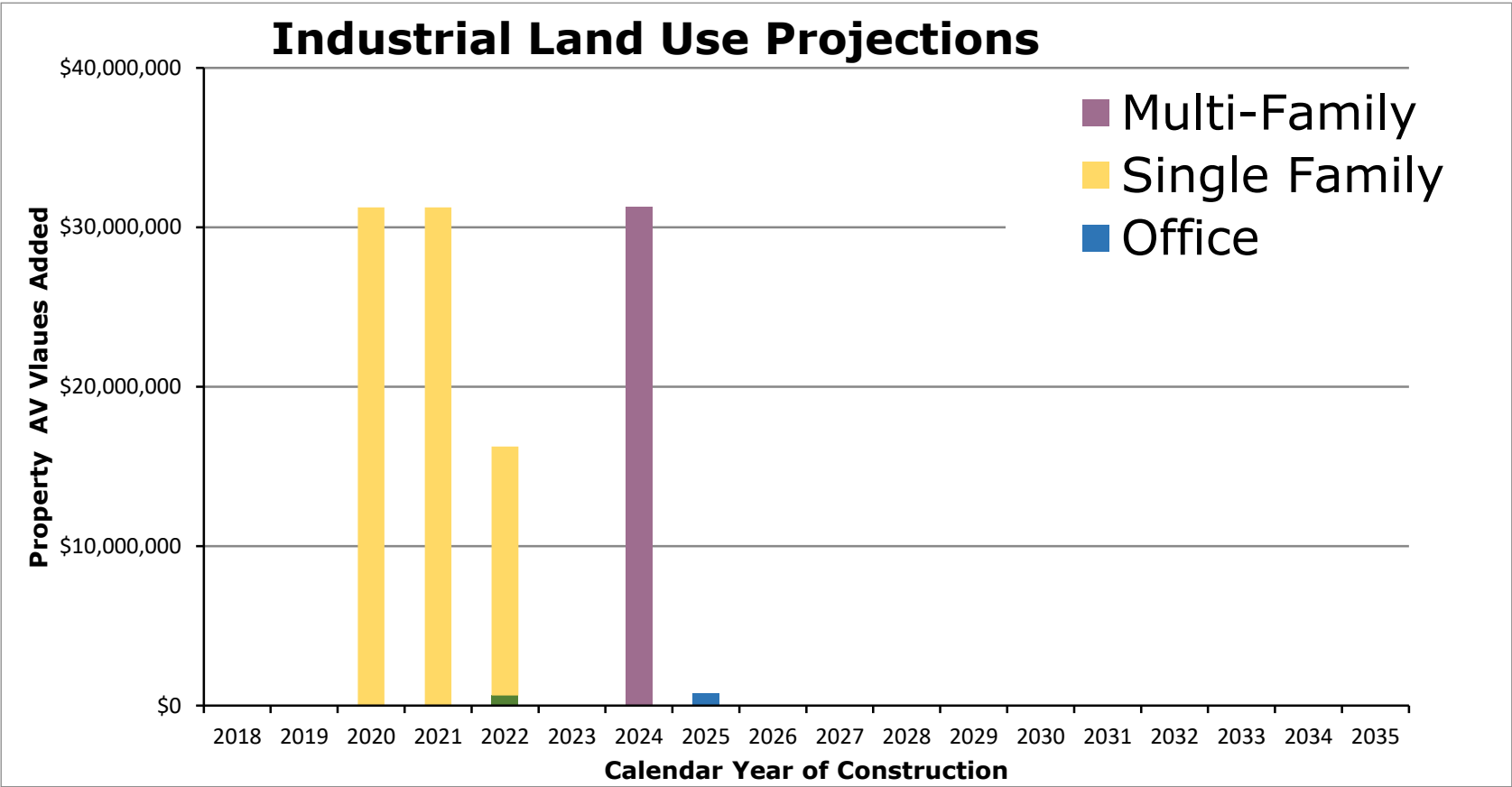
190 – Growth Assumptions



190 Comparison—Projected/Actual

- From the previous slide:
 - 2020—no property value added
 - 2021—Combined SFR, MFR, Office and Retail of \$60,000,000
- Actual Permits issued CY 2020 and YTD 2021:
 - SFR--\$33,857,500
 - MFR--\$68,447,700
 - Retail--\$2,352,30
 - Office--\$10,294,650
 - Medical--\$12,005,250
 - Mixed Use--\$19,966,650
 - **TOTAL \$146,924,050**

Industrial Area – Growth Assumption



Industrial Comparison—Projected/Actual

- From the previous slide:

- 2020--\$31,000,000 SFR
- 2021--\$31,000,000 SFR

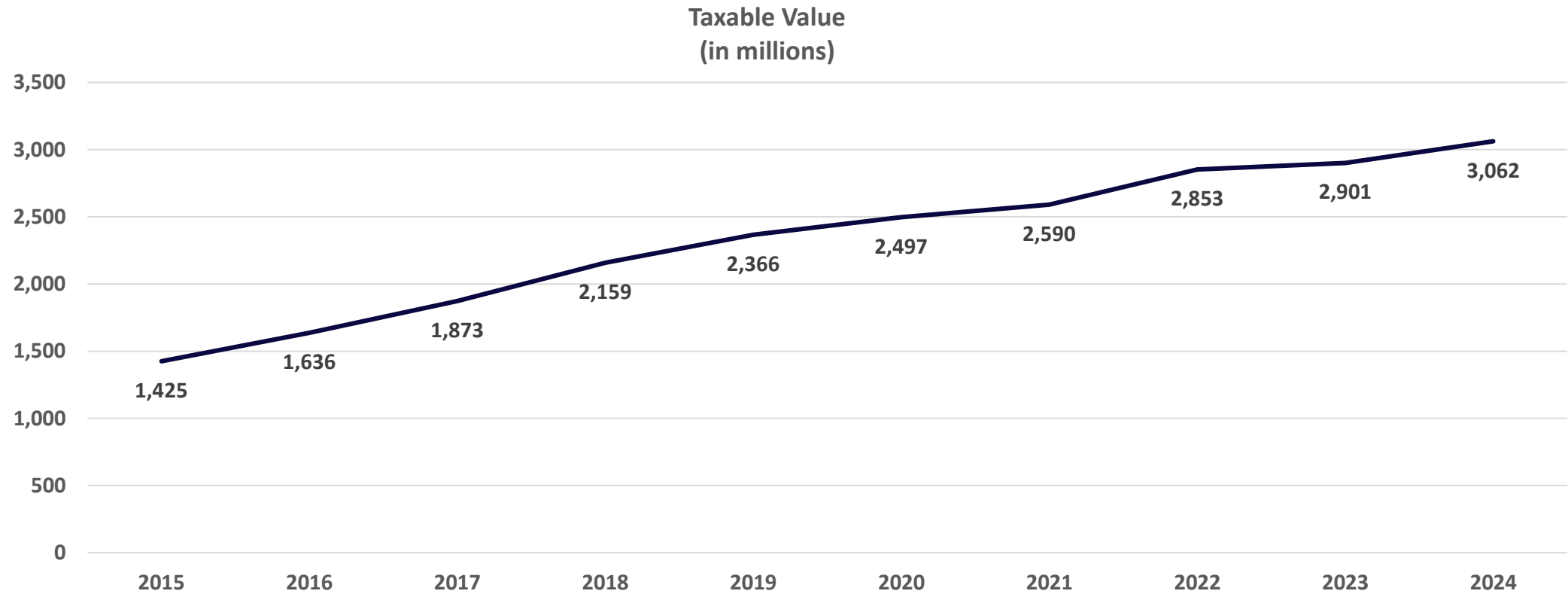
TOTAL \$62,000,000

- Actual permits issued CY 2020 and YTD 2021:

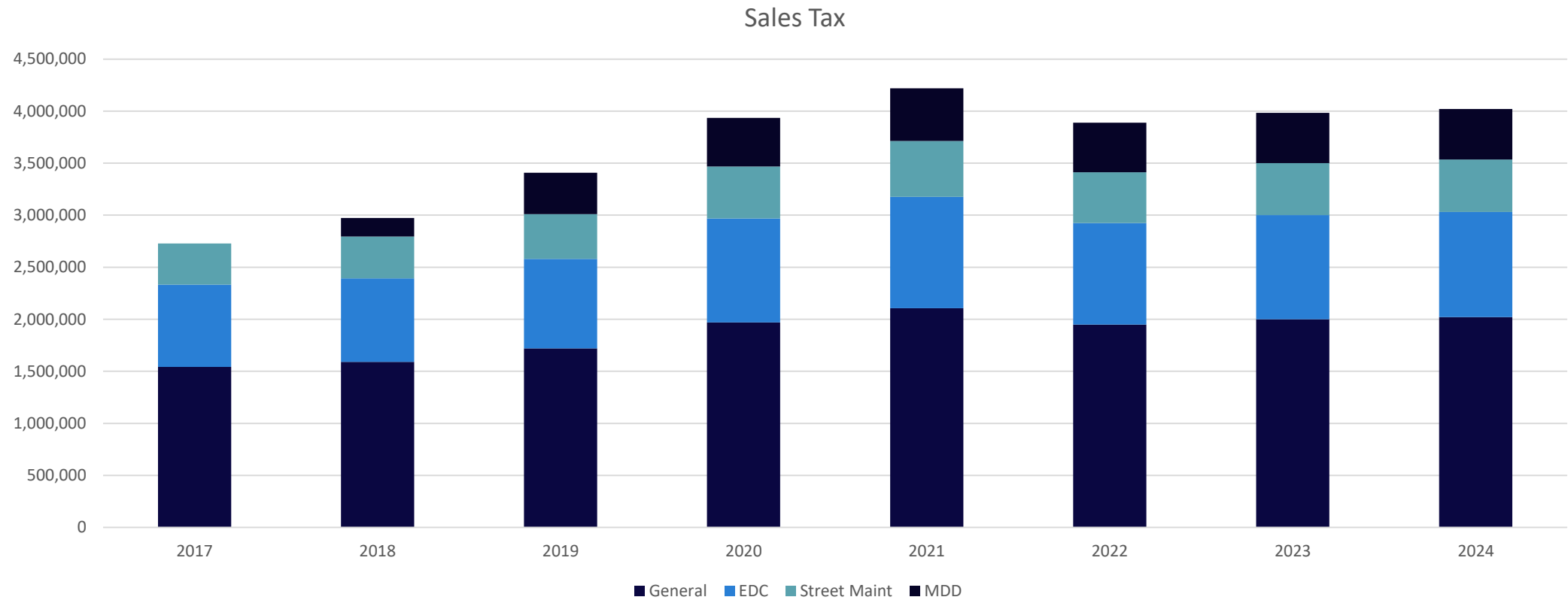
- SFR--\$44,802,500
- MFR--\$55,118,700

TOTAL \$99,921,200

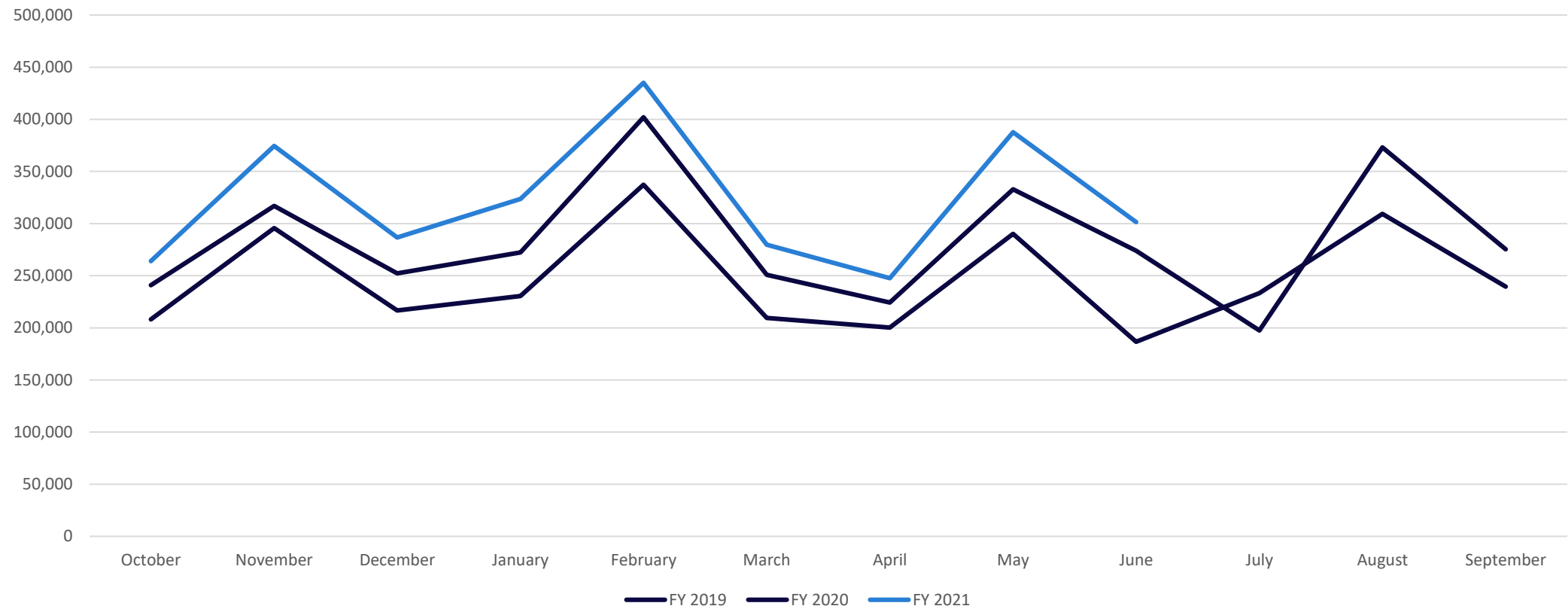
Assessed Property Values



Sales Tax Receipts



Year-over-Year Sales Tax



Tax Rate History

Fiscal Year	M&O Rate	I&S Rate	Total Rate	Ratio-%
2013	0.59889	0.17193	0.77082	78/22
2014	0.56889	0.20193	0.77082	74/26
2015	0.55903	0.21179	0.77082	73/27
2016	0.57228	0.18500	0.75728	76/24
2017	0.56200	0.19528	0.75728	74/26
2018	0.55307	0.19421	0.74728	74/26
2019	0.52579	0.19421	0.72000	73/27
2020	0.52579	0.19421	0.72000	73/27
2021	0.52579	0.19421	0.72000	73/27

Debt Capacity

Fiscal Year	Taxable Value	I&S Tax Rate	I&S Levy	Existing Debt Service	Debt Service Capacity
2021	2,589,677,381	0.194207	5,029,335	4,933,268	
2022	2,852,840,518	0.194207	5,540,416	4,054,319	1,486,097
2023	2,901,000,000	0.194207	5,633,945	3,632,609	2,001,336
2024	3,062,000,000	0.194207	5,946,618	3,454,245	2,492,373
2025	3,153,860,000	0.194207	6,125,017	3,445,713	2,679,309
2026	3,248,475,800	0.194207	6,308,767	3,290,663	3,018,104
2027	3,345,930,074	0.194207	6,498,030	3,289,388	3,208,642
2028	3,446,307,976	0.194207	6,692,971	3,294,688	3,398,283
2029	3,570,297,215	0.194207	6,933,767	2,869,488	4,064,279

General Fund Three-Year Projection

	FY 2021-2022	FY 2022-2023	FY 2023-2024
Revenues	21,567,787	22,201,908	22,758,133
Expenditures	19,725,468	20,317,232	20,926,749
Revenues over Expenditures	\$1,842,319	\$1,884,676	\$1,831,384

Revenue assumptions:

Taxable Values: 3% 2022 and 2023(revenue capped)

Sales tax: 1% 2023 and 2024

Expense assumptions:

Expenditures exclude supplemental requests

Overall 3.0% increase annually

Utility Fund Three-Year Projection

	FY 2021-2022	FY 2022-2023	FY 2023-2024
Revenues	\$14,052,000	\$14,496,650	\$14,958,690
Expenditures	12,277,510	12,549,716	12,931,367
Revenues over Expenditures	\$1,774,490	\$1,946,934	\$2,027,323

Revenue assumptions:

Water rates level 2022, 2% 2023 and 2024, sewer rates 5% 2023 and 2024

Expense assumptions:

NTMWD 4% and Garland Sewer 3% annually

3% annually all others

Includes \$470,000 annually for equipment replacement

General Fund Balance Analysis

Fiscal Year	Unassigned Fund Balance	Next Year Operating Budget	Percentage
2015	6,546,528	12,214,597	53.60%
2016	7,723,757	15,278,134	50.55%
2017	8,829,452	17,727,757	49.81%
2018	8,640,784	18,244,099	47.36%
2019	10,355,357	19,563,143	52.93%
2020	10,131,924	20,993,029	48.26%
2021	10,966,296	20,725,468	52.91%
Target 35%	7,253,914	20,725,468	35.00%
Target 25%	5,181,367	20,725,468	25.00%

Utility Fund Working Capital

9/30/20 Unrestricted Net Assets	\$15,218,006
FY 2021 Revenue over Expense(estimated)	(882,454)
Previously Funded Capital Projects	(3,051,385)
FY 2022 Revenue over Expense(estimated)	1,774,490
9/30/22 Unrestricted Net Assets(estimated)	\$13,058,657
20% Reserve(based on FY2022 Budget)	(2,455,502)
FY 2022 Working Capital(estimated)	\$10,603,155

Capital Funding Sources

Projected Balances 9/30/2021	
Roadway Impact Fees	\$1,201,706
Street Maintenance	694,071
2018/2020 General Fund Balance Transfers	4,000,000
Excess General Fund Balance FY 2021	3,712,382
Water Impact Fees	2,019,653
Sewer Impact Fees	2,448,730
Utility Fund Working Capital	11,284,167



Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	7. Receive an update on the Blackburn Road traffic study.
Access	Public
Type	Discussion, Information
Goals	Strategically invest in the City's existing and future infrastructure.

Public Content

BACKGROUND

Lee Engineering has collected traffic data and conducted a traffic study of the corridor. This study was performed to evaluate potential roadway design, impacts to the current signal design and to address the needs for certain improvements along the corridor.

OVERVIEW

Lee Engineering will provide a project overview and update on the results of the traffic study.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

There are no recommendations affiliated with this item. This item is for information only.

[Presentation - Blackburn Road Traffic Analysis.pdf \(2,095 KB\)](#)

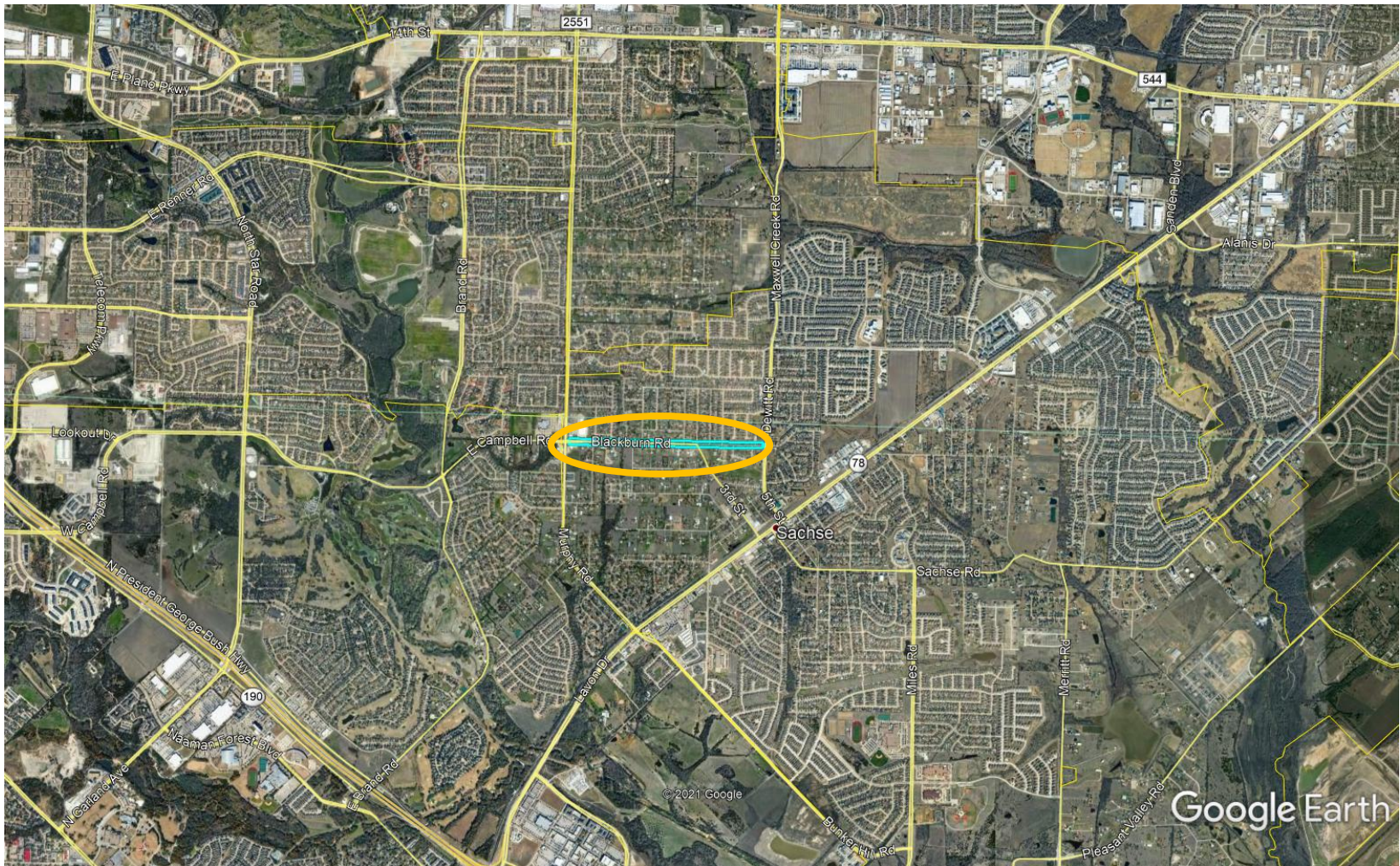
Blackburn Road Traffic Analysis

City of Sachse, TX

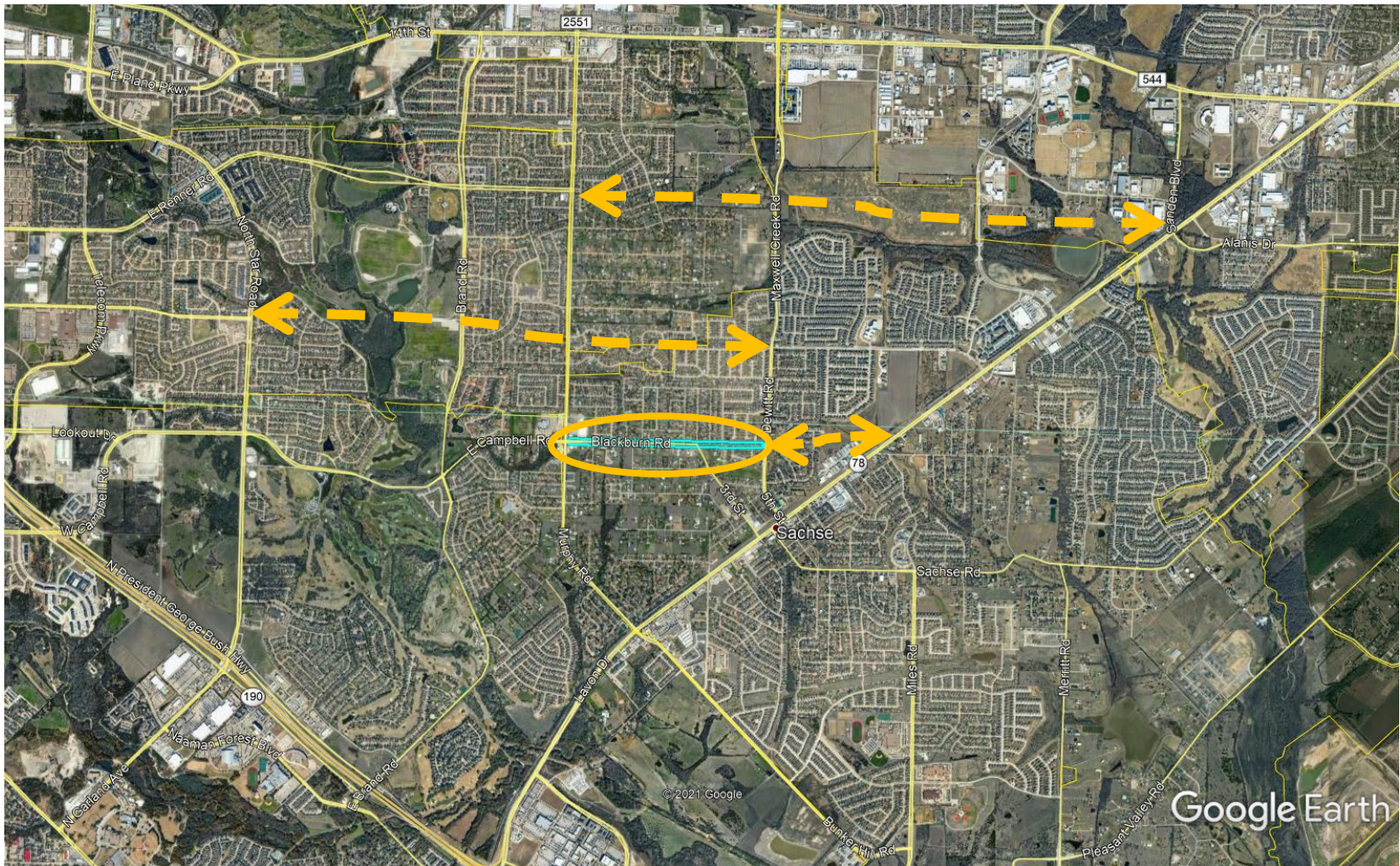


LEE ENGINEERING

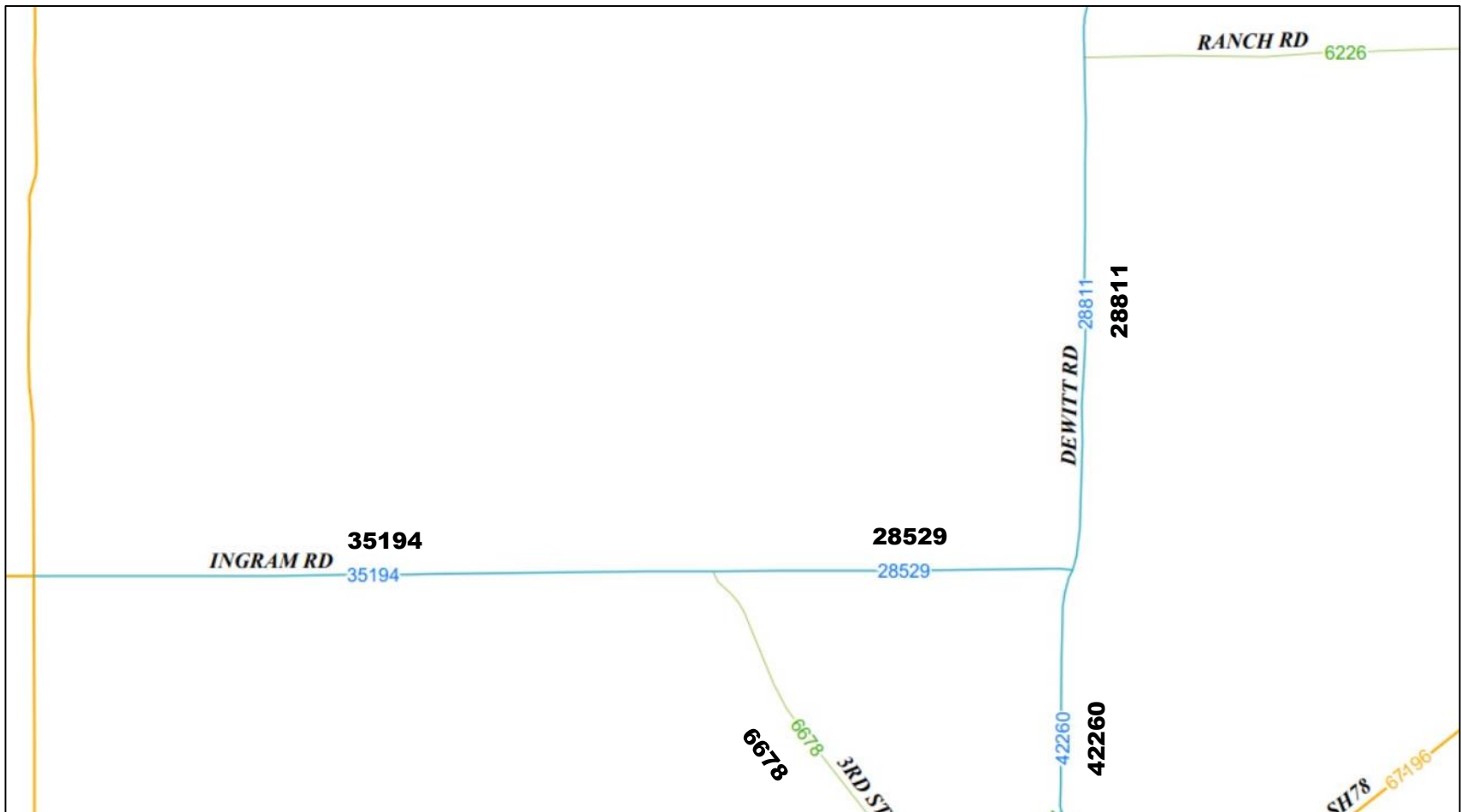
Role and Function of Blackburn



Role and Function of Blackburn

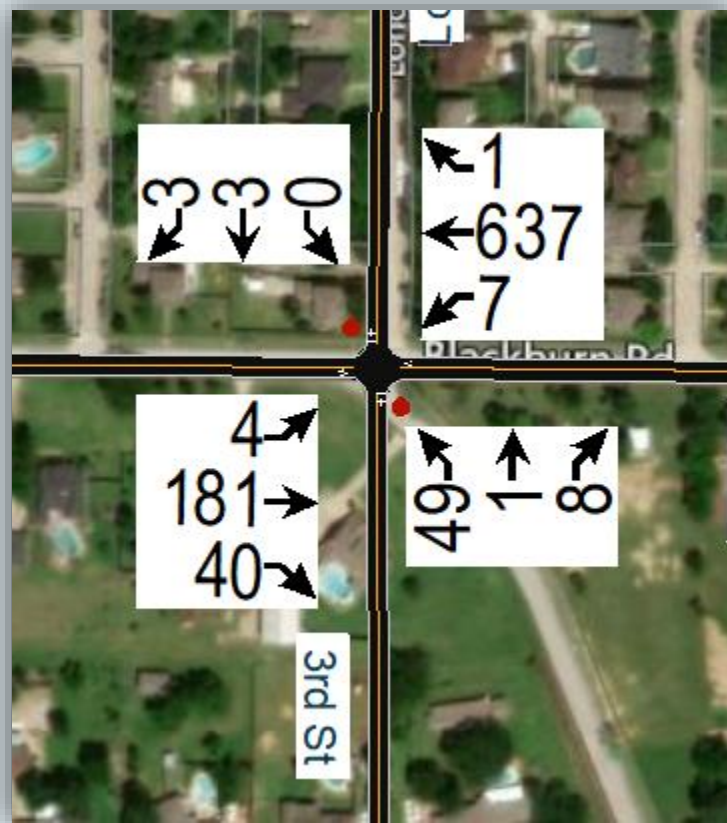


Regional Demand

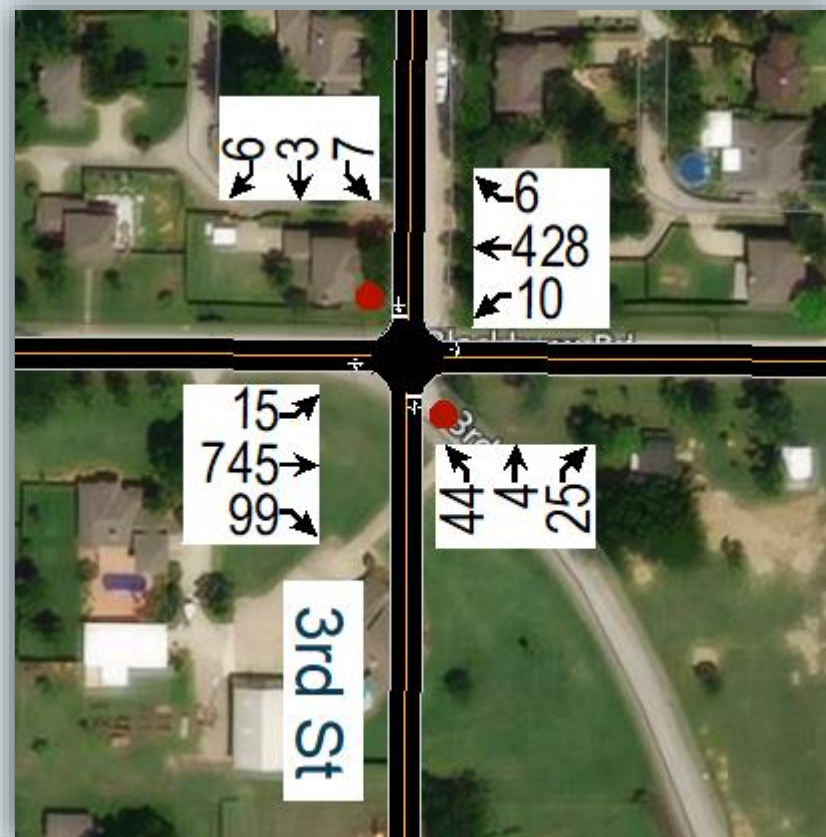


Traffic Analysis

AM PEAK VOLUMES



PM PEAK VOLUMES



Existing TWSC at 3rd Street



Existing TWSC at 3rd Street

Avg Delay (Sec/Veh)

Time Period	EB	WB	NB	SB	Total
AM Peak	0.2	0.1	22.7	16.2	---
PM Peak	0.1	0.2	59.7	32.6	---

Total Delay (Vehicle-Hours)

Time Period	EB	WB	NB	SB	Total
AM Peak	0.0	0.0	0.4	0.0	0.4
PM Peak	0.0	0.0	1.2	0.1	1.4

Alternatives

- All way stop
- Signalization
- Widening
 - Left turn lanes
 - At select locations
 - Two way left turn lane along corridor
 - Additional Thru lanes
 - 4 lane undivided
 - 4 lane divided

All Way Stop

Avg Delay (Sec/Veh)

Time Period	EB	WB	NB	SB	Intersection
AM Peak	12.1	37.6	10.1	9.2	29.6
PM Peak	145.6	19.8	11.4	10.6	96.9

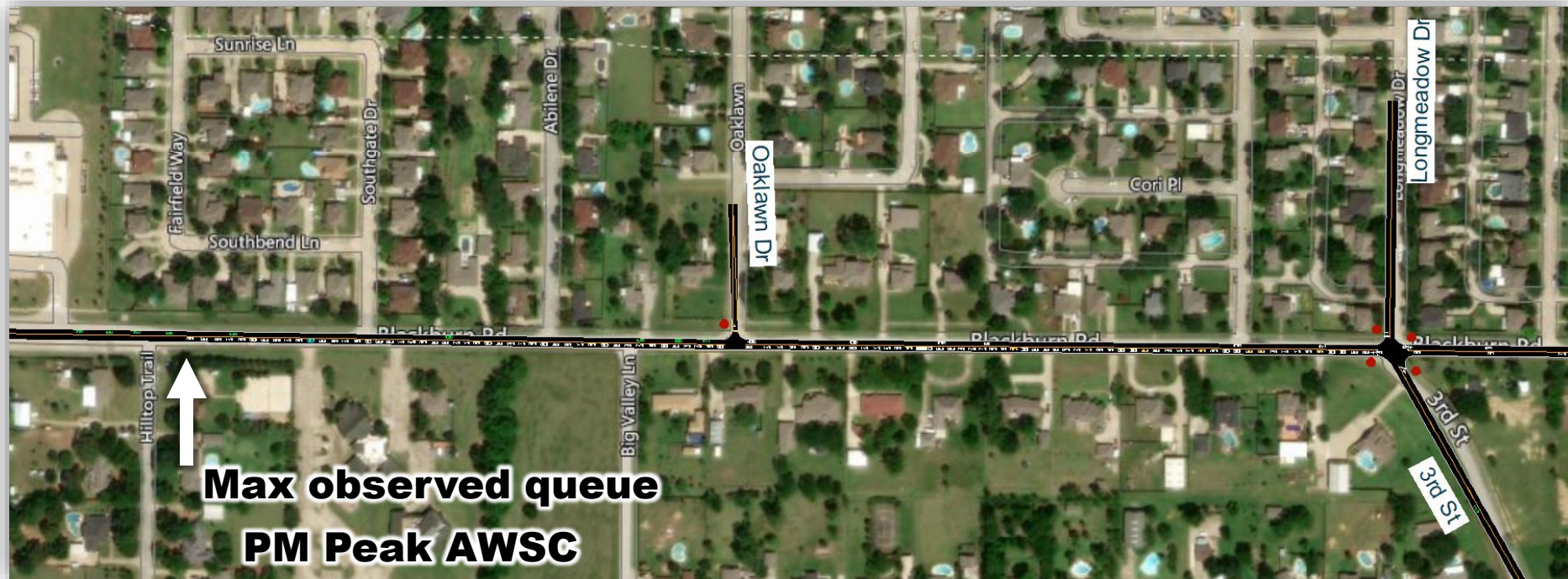
Total Delay (Vehicle-Hours)

Time Period	EB	WB	NB	SB	Total
AM Peak	12.1	37.6	10.1	9.2	7.7
PM Peak	34.7	2.4	0.2	0.1	37.5

Warrant for Multiway Stop Control (4 Way Stop)

- Warrants not presently met.
 - Major street 8-hour average of 300 veh per hour
 - Minor Street 8-hour average of 200 veh per hour
- Implementation of multiway stop control would negatively affect Blackburn / Ingram Road approaches (which serve 94% of the PM peak hour traffic) increasing overall intersection delay.
- Very lengthy queues predicted.

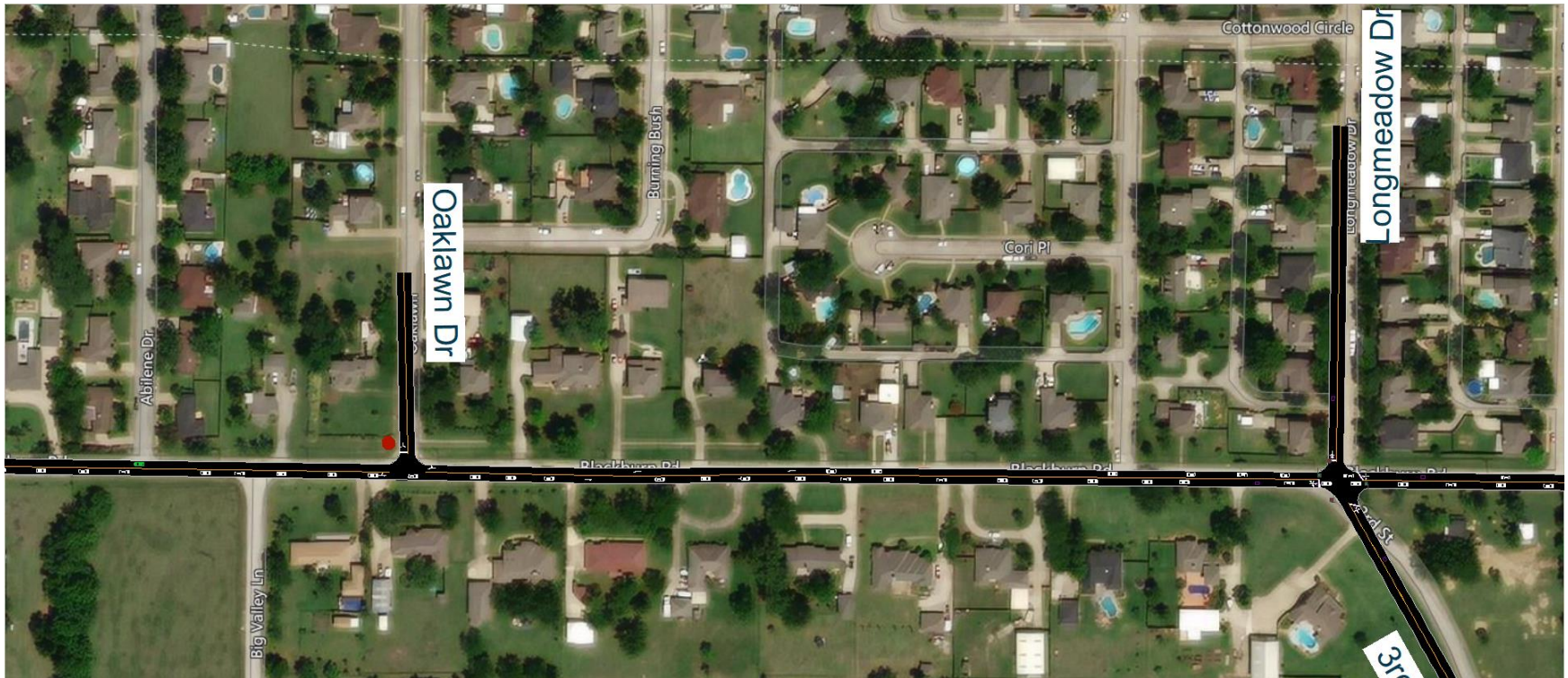
All Way Stop



Traffic Signal Warrant

- Signal warrants at the intersection of Blackburn / Ingram Road and 3rd Street / Longmeadow Drive would not be met if the posted speed limit of 35 mph were the prevailing speed.
- Because the prevailing speed on Blackburn / Ingram Road is over 40 mph, signal warrant thresholds are reduced – and resultantly met.
- Under the recommended improved configuration that includes adding a left turn lane to EB & WB approaches, **traffic signal warrant 1b is met.**

Traffic Signal



PM Peak Signal

Traffic Signal – Left Turn Lanes E/W



Traffic Signal + Turn Lanes

Avg Delay (Sec/Veh)

Time Period	EB	WB	NB	SB	Intersection
AM Peak	3.0	4.6	11.2	10.6	4.6
PM Peak	5.4	3.2	15.6	14.6	5.3

Total Delay (Vehicle-Hours)

Time Period	EB	WB	NB	SB	Total
AM Peak	0.2	0.8	0.2	0.0	1.2
PM Peak	1.3	0.4	0.3	0.1	2.1

4U - TWSC

Avg Delay (Sec/Veh)

Time Period	EB	WB	NB	SB	Intersection
AM Peak	0.2	0.1	15.4	14.8	---
PM Peak	0.2	0.3	39.1	22	---

Total Delay (Vehicle-Hours)

Time Period	EB	WB	NB	SB	Total
AM Peak	0.0	0.0	0.3	0.0	0.3
PM Peak	0.1	0.0	0.8	0.1	1.0

4U - Signal

Avg Delay (Sec/Veh)

Time Period	EB	WB	NB	SB	Intersection
AM Peak	3.3	4.0	8.4	8.0	4.1
PM Peak	4.3	3.5	9.7	9.2	4.4

Total Delay (Vehicle-Hours)

Time Period	EB	WB	NB	SB	Total
AM Peak	0.2	0.7	0.1	0.0	1.0
PM Peak	1.0	0.4	0.2	0.0	1.7

4D - Signal

Avg Delay (Sec/Veh)

Time Period	EB	WB	NB	SB	Intersection
AM Peak	3.3	4.0	8.4	8.0	4.2
PM Peak	4.4	3.5	9.6	9.0	4.4

Total Delay (Vehicle-Hours)

Time Period	EB	WB	NB	SB	Total
AM Peak	0.2	0.7	0.1	0.0	1.0
PM Peak	1.1	0.4	0.2	0.0	1.7

Canyon Meadow Southbound Average Delay Comparisons

Scenario	AM SB Delay	PM SB Delay
2 U	13.9	15.0
4 U	11.5	12.0
4 D	11.5	11.9

Oaklawn Southbound Average Delay Comparisons

Scenario	AM SB Delay	PM SB Delay
2 U	14.1	15.5
4 U	10.9	12.0
4 D	10.9	11.9

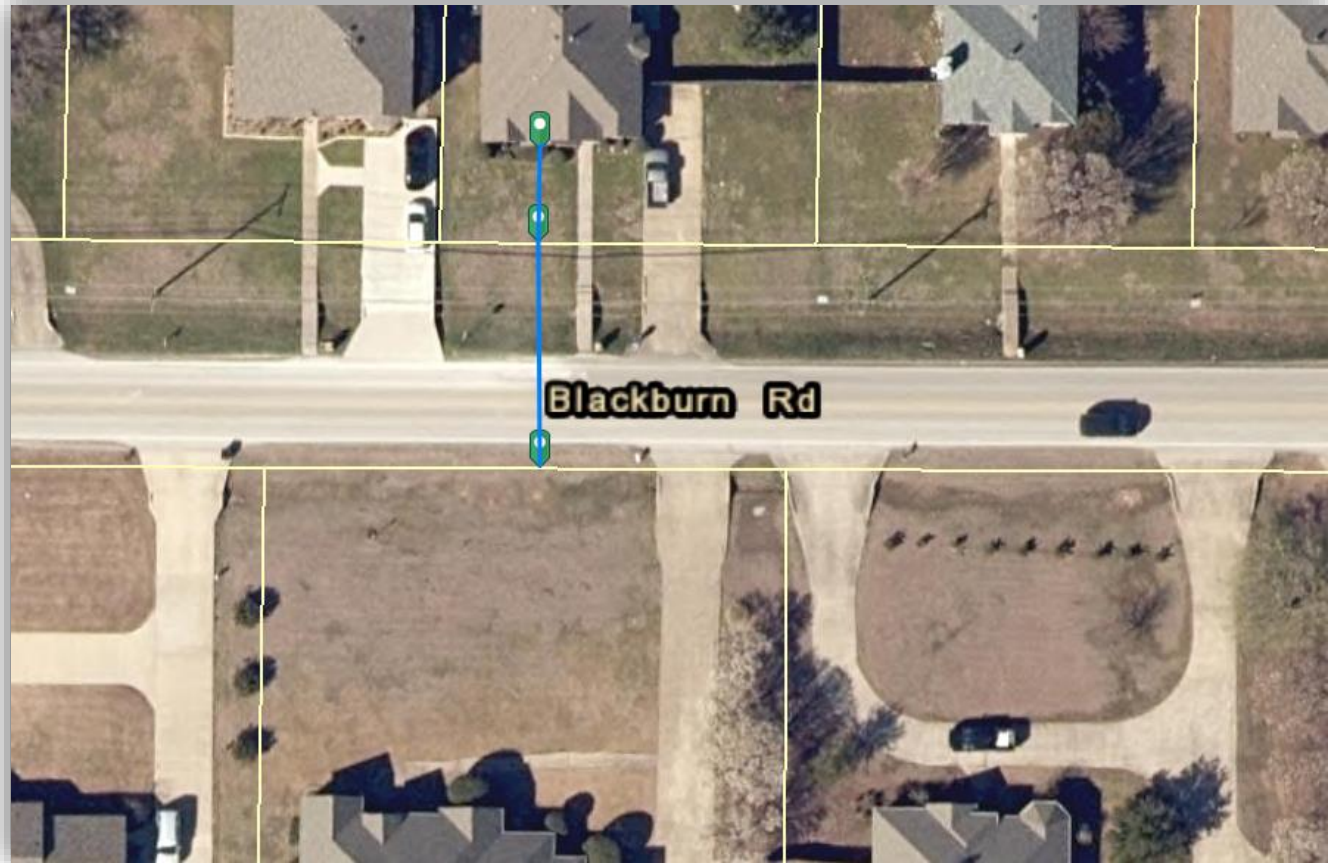
3rd Street Total Delay Comparisons (veh-hr)

Scenario	AM Delay	PM Delay
2U - TWSC (Existing)	0.4	1.4
2U - All Way Stop	7.7	37.5
2U – Signal	1.2	2.0
4U – TWSC	0.3	1.0
4U – Signal	1.0	1.7
4D - Signal	1.0	1.7

Simulation Examples

Corridor Width and ROW Constraints

- ROW as narrow as 46' in multiple places
- ROW approx. 62' in image below – house 30' from ROW

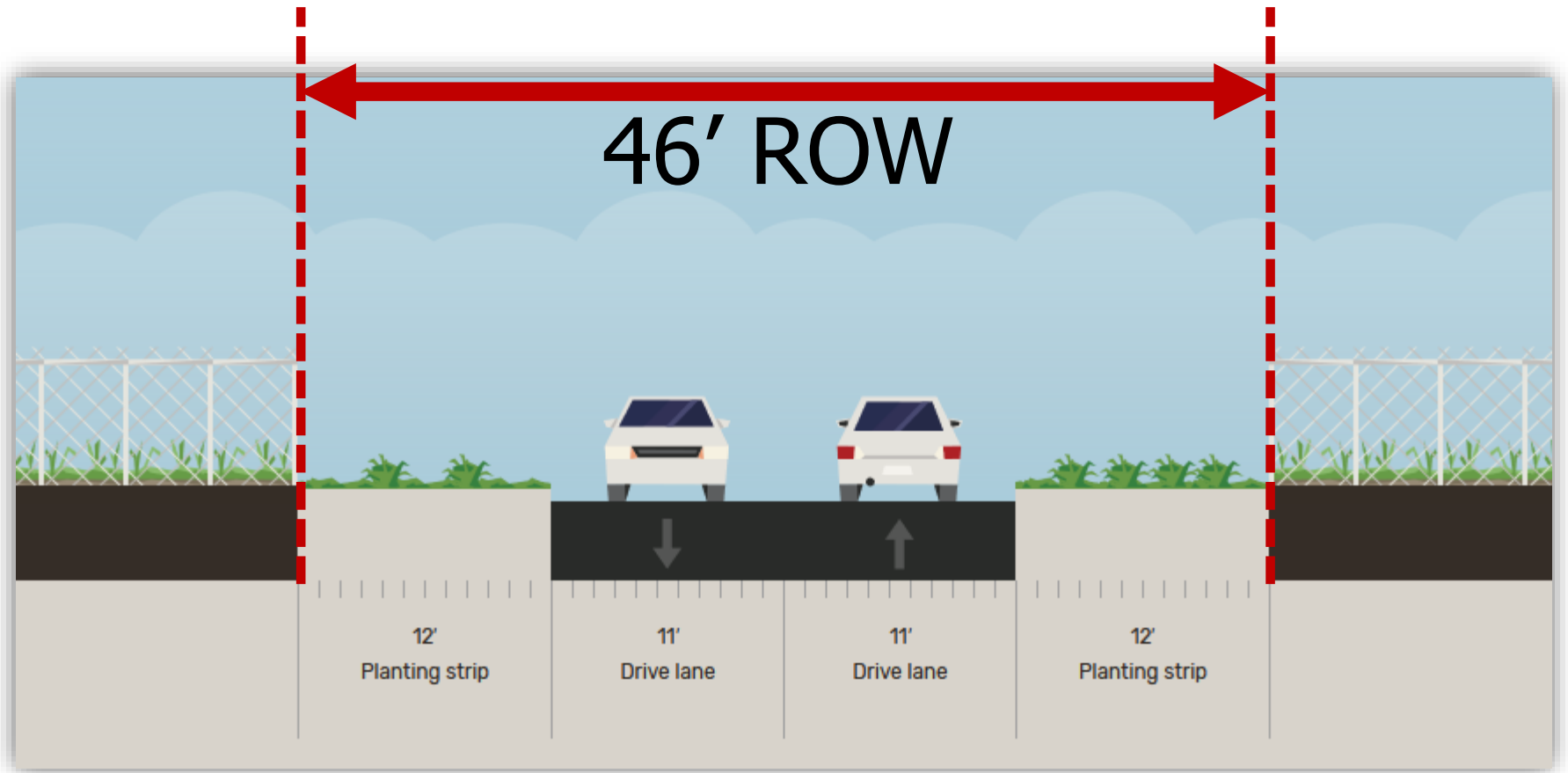


Corridor Width and ROW Constraints

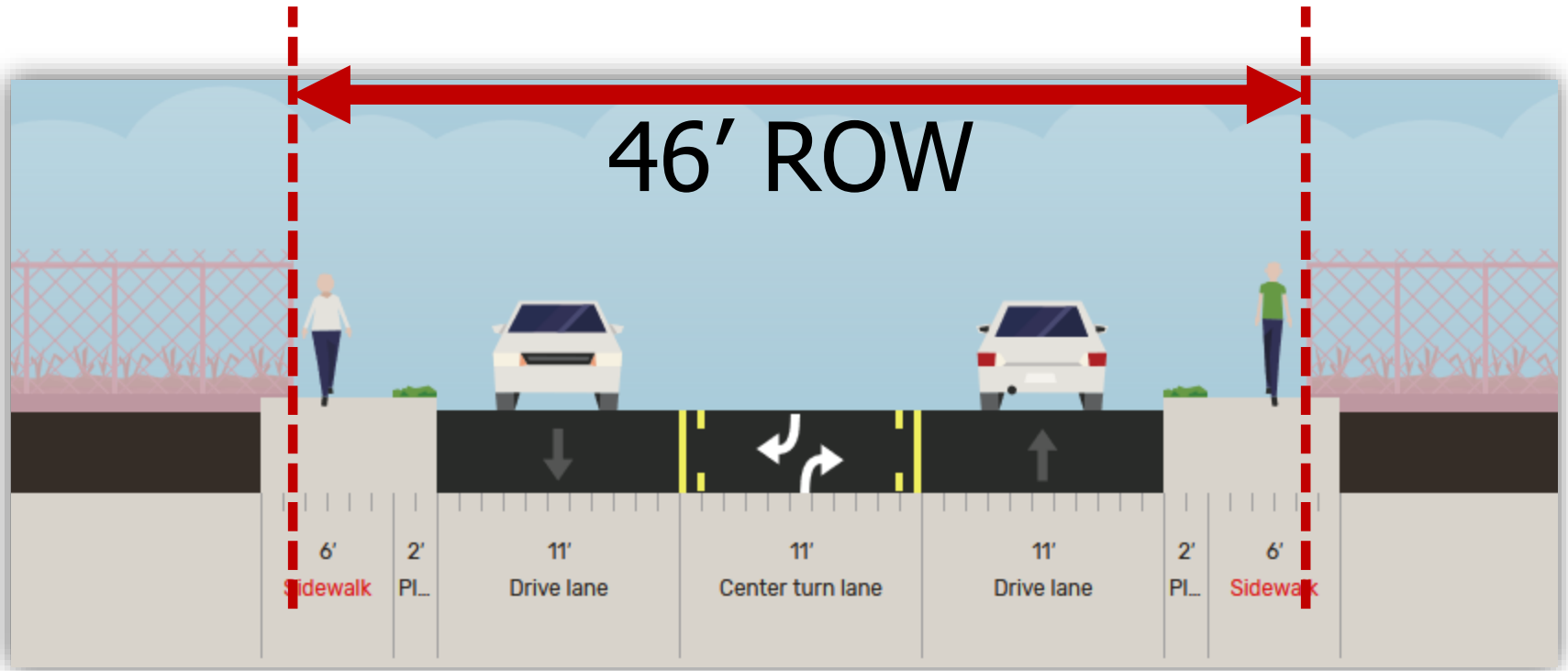
- Wall to House dimension approx. 98 feet
- ROW approx. 53 feet
- Multiple homes east of 3rd ~ 30 feet from ROW



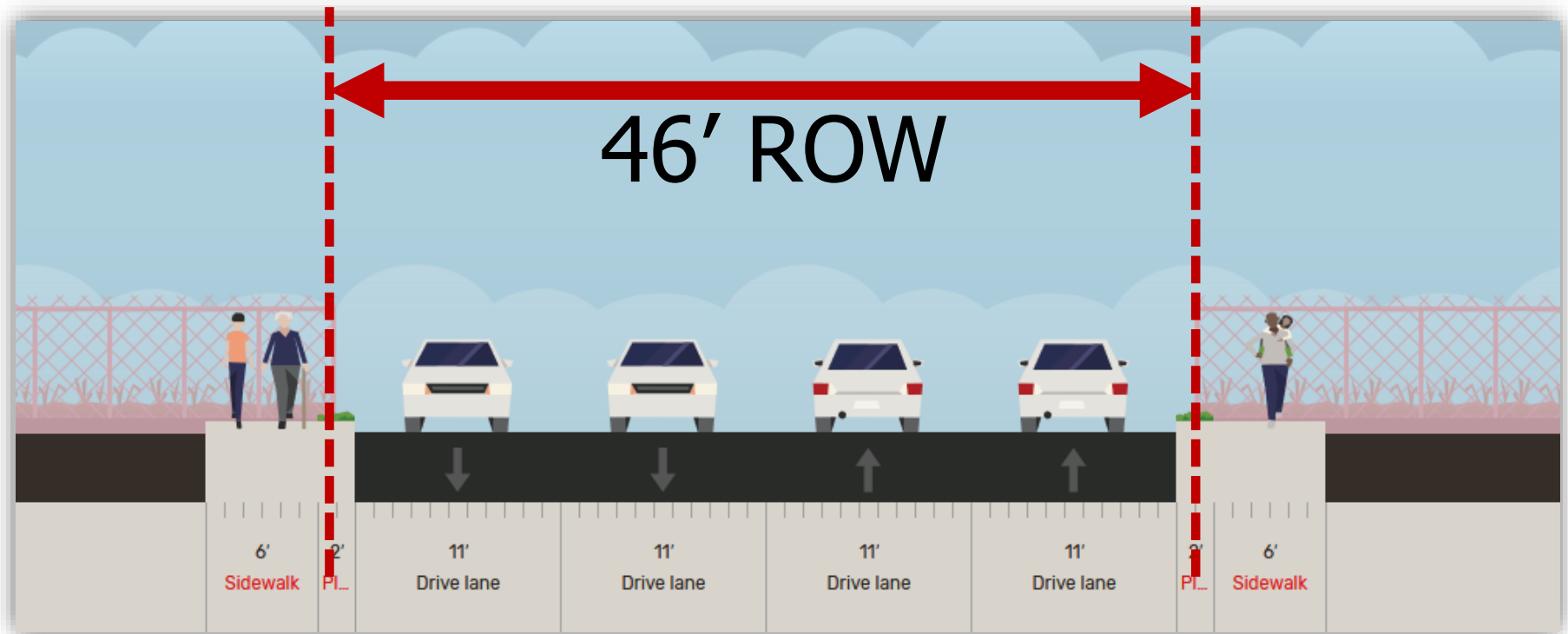
Example of Existing



Example of 3 Lane Undivided

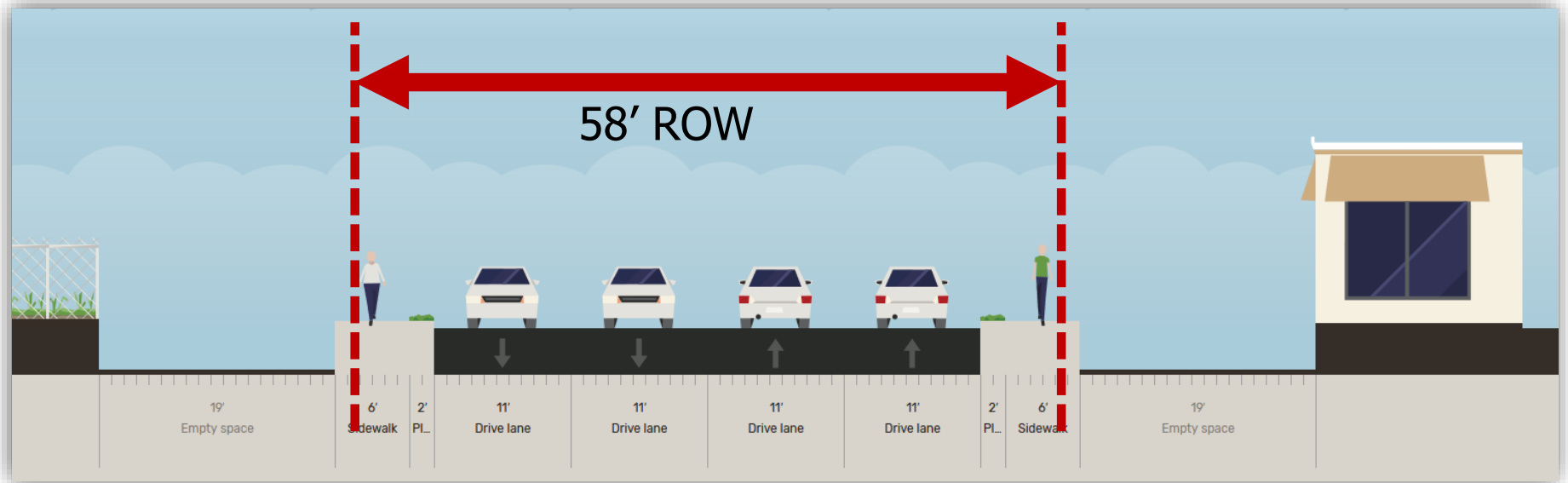


Example of 4 Lane Undivided 46' ROW



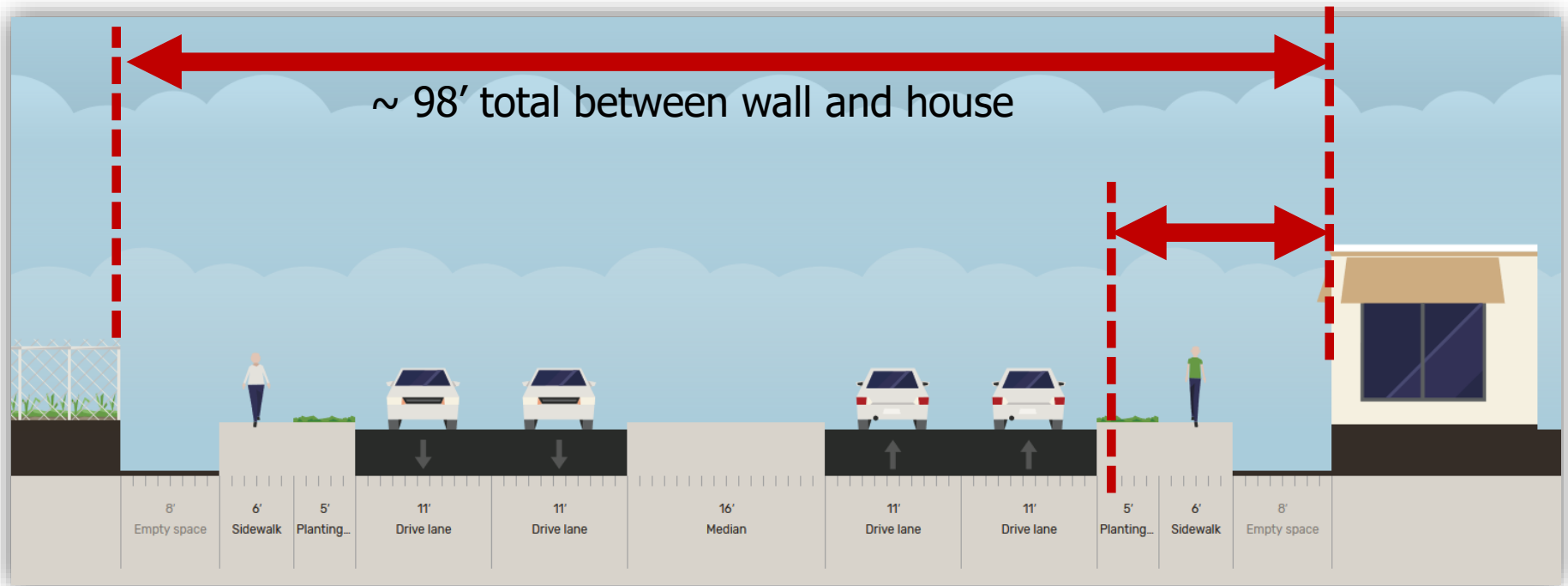
Example of 4 Lane Undivided

- Existing = approx. 98' between screening wall and house
- Existing = approx. 58' ROW
- Existing = 25' from wall to road, 50' from house to road
- 4U results in less than 20' from sidewalk to house
- Some may not be able park in driveway



Example of 4 Lane Divided

- Existing = approx. 98' between screening wall and house
- Existing = approx. 58' ROW
- Existing = 25' from wall to road, 50' from house to road
- 4D results in less than 20' from road to house and less than 10' from sidewalk
- Can not park in driveway



Rough Improvement Costs

Improvement	Rough Cost Estimate
Traffic Signal at 3 rd Street	\$300,000 to \$400,000
Left Turn Lanes at 3 rd Street	\$800,000 to \$1,500,000
3 Lane Roadway w/ TWLTL	\$4,500,000 to \$8,000,000
4 Lane Undivided Roadway	\$6,000,000 to \$15,000,000
4 Lane Divided Roadway	\$13,000,000 to \$22,000,000

Blackburn Road Traffic Analysis

City of Sachse, TX





Agenda Item Details

Meeting	Jul 12, 2021 - City Council Combined Meeting
Category	G. Executive Session
Subject	1. The City Council shall convene into Executive Session pursuant to Texas Government Code, Section §551.087 Economic Development Deliberations: to deliberate the offer or other financial incentive to a business prospect generally located along 5th Street.
Access	Public
Type	Closed Session

Public Content

RECOMMENDATION

Conduct Executive Session as appropriate.