



City of Sachse, Texas

Meeting Agenda

Economic Development Corporation

Thursday, April 20, 2017

6:30 PM

Council Chambers

The Board of Directors of the Economic Development Corporation of the City of Sachse will hold a Regular Meeting on Thursday, April 20, 2017, at 6:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. Consent Agenda Items.

ALL ITEMS LISTED ON THE CONSENT AGENDA WILL BE CONSIDERED BY THE BOARD AND WILL BE ENACTED BY ONE MOTION, THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A BOARD MEMBER SO REQUESTS.

[17-3771](#) Approve the minutes of the Sachse Economic Development Corporation regular meeting of March 16, 2017.

[17-3778](#) Accept the Monthly Revenue and Expenditure Report for the period ending February 28, 2017 and preliminary Summary Budget Report for March 2017.

3. Regular Agenda Items.

[17-3772](#) Consider a request regarding an amendment to the approved funding request for a project for event costs associated with hosting "The Moving Wall" in Sachse, in an amount not to exceed \$13,000.

Attachments: [Moving Wall Grant Amendment](#)

[17-3770](#) Consider and take action on report by the SEDC Business Retention and Expansion Committee Chair-Mike VanBuskirk.

[17-3775](#) Discuss infrastructure related to development in the President George Bush Turnpike (PGBT) District.

Attachments: [Presentation](#)

[17-3769](#) Consider and take action on reports and presentations by the Sachse Economic Development Corporation President, Board Members, CEO and staff regarding items of community interest, special events, announcements and activities, office, industrial, commercial, retail, business retention and marketing projects.

[17-3768](#) Discuss possible future agenda items.

4. Executive Session.

[17-3767](#) The Economic Development Corporation shall convene into Executive

Session pursuant to the Texas Government Code, Section §551.072:
Deliberation of the purchase, sale and license of real property generally
located in mid-west part of the City of Sachse.

Consider any action as a result of Executive Session.

[17-3766](#)

The Economic Development Corporation shall convene into Executive
Session pursuant to Texas Government Code Section §551.087:
Deliberation regarding economic development incentive for retail or
commercial business projects seeking to locate or expand within the
City of Sachse.

Consider any action as a result of Executive Session.

5. Adjournment.

The SEDC Board reserves the right to convene into Executive Session pursuant to the Texas Government Code, Chapter 551.071(2) for the purpose of seeking confidential legal advice from SEDC's general counsel regarding posted items on the meeting agenda.

Posted: April 17, 2017; 5:30 p.m.

Michelle Lewis Sirianni, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, City Secretary, at (972) 495-1212, 48 business hours prior to the scheduled meeting date.



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3771	Version:	1	Name:	SEDC meeting minutes of March 16, 2017
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/12/2017	In control:		In control:	Economic Development Corporation
On agenda:	4/20/2017	Final action:		Final action:	
Title:	Approve the minutes of the Sachse Economic Development Corporation regular meeting of March 16, 2017.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title

March 16, 2017 meeting minutes.

Background

Minutes of meetings are prepared in writing and distributed for approval.

Policy Considerations

Robert's Rules of Order.

Budgetary Considerations

None.

Staff Recommendations

Approve the meeting minutes for March 16, 2017 as a consent item.



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3778	Version:	1	Name:	SEDC Budget Report March 2017
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/17/2017	In control:		In control:	Economic Development Corporation
On agenda:	4/20/2017	Final action:		Final action:	
Title:	Accept the Monthly Revenue and Expenditure Report for the period ending February 28, 2017 and preliminary Summary Budget Report for March 2017.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title

Monthly Revenue and Expenditure Report for the period ending February 28, 2017 and preliminary summary Budget Report for March 2017.

Background

The Sachse Economic Development Corporation Treasurer will prepare financial reports each month updating the Board regarding revenues and expenditures and budgetary progress for the current year. The monthly report includes the revenue and expenditure report presented at the most recent City Council meeting, as well as a preliminary line item report for the most recent month. The report is labeled as "preliminary" because the financial period has not been closed.

Budgetary Considerations

None.

Staff Recommendations

Accept the Monthly Revenue and Expenditure Report for the period ending February 28, 2017 and preliminary summary Budget Report for March 2017.



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3772	Version:	1	Name:	Veteran's Moving Wall Discussion
Type:	Discussion Item	Status:		Status:	Agenda Ready
File created:	4/12/2017	In control:		In control:	Economic Development Corporation
On agenda:	4/20/2017	Final action:		Final action:	
Title:	Consider a request regarding an amendment to the approved funding request for a project for event costs associated with hosting "The Moving Wall" in Sachse, in an amount not to exceed \$13,000.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Moving Wall Grant Amendment				

Date	Ver.	Action By	Action	Result
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Title

Consider a request regarding an amendment to the approved funding request for a project for event costs associated with hosting "The Moving Wall" in Sachse, in an amount not to exceed \$13,000.

Background

The Sachse Historical Society (SHS) has submitted applications to two different organizations to bring the Veteran's Moving Wall to Sachse. Staff met with the Sachse Historical Society to discuss the general requirements for the wall. Topics during this discussion included lighting, parking, volunteers, staffing, landscaping and other items. There are upfront costs and production costs for which the SHS is currently engaging in fundraising. They would like the SEDC to fund \$13,000 of their anticipated total budget of \$14,845. Their request of \$10,000 had been approved in SEDC Board meeting of January, 19, 2017. SHS has asked for an amendment to increase \$10,000 previously approved to \$13,000.

Policy Considerations

N/A

Budgetary Considerations

The SEDC allocates funds for grants in their annual budget. Each grant request is considered on a case by case basis and subject to available funding.

Staff Recommendations

Board review and discussion.

STATE OF TEXAS §
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 § **FIRST AMENDMENT TO**
COUNTY OF DALLAS § **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT**

This First Amendment to Economic Development Incentive Agreement (“First Amendment”) is made by and between the Sachse Economic Development Corporation (“SEDC”) and Sachse Historical Society, a Texas nonprofit corporation (“Company”) (each a “Party” and collectively the “Parties”), acting by and through their respective authorized representatives.

WITNESSETH:

WHEREAS, the Parties entered into that certain Economic Development Incentive Agreement dated March 8, 2017 (the “Original Agreement”); and

WHEREAS, the Parties desire to amend the Original Agreement by amending the definition of “Grant”;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged the Parties agree as follows:

1. That Article I of the Original Agreement is hereby amended in part by amending the definition of “Grant”, to read as follows:

““Grant” shall mean an economic development grant in an amount not to exceed Thirteen Thousand Dollars (\$13,000.00) for the actual costs incurred and paid by the Company for materials and supplies for the Project, excluding taxes and permit fees, and less any donations or contributions for the Project (including any pledges to make donations or contributions to Company for the Project) received by Company, to be paid as set forth herein.”

2. That this First Amendment shall become effective on the last date of execution hereof.

3. That the Original Agreement, except as amended herein, shall remain in full force and effect.

4. That this First Amendment may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

5. That each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this First Amendment to the Original Agreement.

[Signature Page to Follow]

EXECUTED on this _____ day of _____, 2017.

SACHSE ECONOMIC DEVELOPMENT CORPORATION

By: _____
Leslyn Blake, Chief Executive Officer

EXECUTED on this _____ day of _____, 2017.

SACHSE HISTORICAL SOCIETY

By: _____
Bobby Tillman, President



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3770	Version:	1	Name:	BR&E Committee
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/12/2017	In control:		In control:	Economic Development Corporation
On agenda:	4/20/2017	Final action:		Final action:	
Title:	Consider and take action on report by the SEDC Business Retention and Expansion Committee Chair -Mike VanBuskirk.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title

Consider and take action on report by the SEDC Business Retention and Expansion (BR&E) Committee Chair-Mike VanBuskirk.

Background

During the March 2017 SEDC Board Meeting, board member Lyndsey Rhode presented an agenda item to discuss how the SEDC could better serve and support small businesses in Sachse. As a result of the discussion, the board decided to initiate a Small Business Committee focused on business retention and expansion. Mike VanBuskirk volunteered to Chair the Committee and Lyndsey Rhode and Marcia Harris-Daniel volunteered to serve as well. The Committee will meet on a monthly basis and provide a report on their activity on a regular basis.

Policy Considerations

None.

Budgetary Considerations

There is a line item dedicated to Business Retention Efforts in the approved SEDC budget.

Staff Recommendations

Receive the Committee report and take action as necessary.



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3775	Version:	1	Name:	PGBT Infrastructure Discussion
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/13/2017	In control:		In control:	City Council
On agenda:	4/17/2017	Final action:		Final action:	
Title:	Discuss infrastructure related to development in the President George Bush Turnpike (PGBT) District.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Presentation				

Date	Ver.	Action By	Action	Result
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Title

Discuss infrastructure related to development in the President George Bush Turnpike (PGBT) District.

Background

The City of Sachse approved a new Comprehensive Plan in March. Included with the plan were multiple development scenarios for the PGBT District. This item is to discuss infrastructure needs in the PGBT District related to the proposed development.

The staff presentation includes information on the specific water, sewer, and street projects that have been identified, project funding, and next steps to take in meeting infrastructure needs in the PGBT District.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Discuss and provide feedback to staff.



PGBT Infrastructure Discussion

City Council
April 17, 2017

Overview

- 10-year CIP and Impact Fee Study
- Street System
 - Existing Infrastructure
 - Needed Infrastructure
- Utility Fund Status & Utility Project Costs
- Water System
 - Existing Infrastructure
 - Needed Infrastructure
- Sewer System
 - Existing Infrastructure
 - Needed Infrastructure
- Discussion & Next Steps



10-yr Capital Improvement Plan and Impact Fee Study

- The study is required for the City to apply impact fees to new development projects in the City.
- Staff is currently working with a consultant to update the 10-yr CIP and Impact Fee Study in accordance with State Law.
- The study was fully re-done in 2012. The 2017 update is a minor update, to keep the study relevant and accurate.
- The update to the study will include updated costs for all capital road, water, and sanitary sewer projects.

Street System – Existing Infrastructure

1. PGBT Frontage Roads
2. Miles Road
3. Merritt Road from Pleasant Valley Road to the South
4. North ½ of Hudson Drive
5. Bunker Hill Road



Street System – Needed Infrastructure

- Development-Driven Street Improvements
 1. Hudson Drive – South ½
 2. Merritt Road from Hudson to Pleasant Valley
 3. Bunker Hill Extension
 4. Pleasant Valley South
- City-Driven Street Improvements
 - Merritt Road Re-alignment (not shown)



Utility Fund Status

- In 2014, the City Council passed an ordinance to approve a water and sanitary sewer rate structure that included the funding of 50% of the water and sanitary sewer capital improvement projects.
- This rate structure intended to establish funding for up to \$14M in capital water and sewer projects through debt service on the Utility Fund, including:

• Partial funding of Water CIP Projects.....	\$4M
• Property for 1.25 MG Elevated Water Storage Tank.....	\$600K
• 1.25 MG Elevated Water Storage Tank.....	\$3.4M
• Partial funding of Sewer CIP Projects.....	\$10M
• Southeast Lift Station.....	\$2.3M
• 24" Gravity Sewer from Sachse Road LS to Southeast LS.....	\$3.5M
• PGBT Sewer System.....	\$2.7M
• CIP Sewer Mains.....	\$1.5M

TOTAL: \$14M

Utility Fund Status

- The Finance Department has reviewed the current status of the Utility Fund, including water use and the rate structure.
- The current rate structure assumed issuing \$7.5M in debt in FY 2016, and \$4.5M in debt in FY 2017.
- In accordance with the rate structure approved by the City Council in 2014, there is capacity to issue \$12M in debt service now, and an additional \$2.5M in FY 2019.
- Currently there is a fund balance of \$1.475M above the minimum amount needed for the planned debt service.
- Debt issued through the Utility Fund is paid back through the water and sewer rates, and is not paid through property taxes, sales taxes, or the General Fund.

Project Funding

- Since 2014, our region has continued to see dramatic growth, and a very active construction environment.
- Construction costs have been rising, by as much as 15% per year.
- Based on current construction prices, the anticipated Utility Fund project costs are:

• Partial funding of Water CIP Projects.....	\$4M	
• Property for 1.25 MG Elevated Water Storage Tank.....	\$600K	Impact Fees
• 1.25 MG Elevated Water Storage Tank.....	\$3.4M	\$4M
• Partial funding of Sewer CIP Projects.....	\$10M	
• Southeast Lift Station.....	\$2.3M	\$3M
• 24" Gravity Sewer from Sachse Road LS to Southeast LS.....	\$3.6M	\$5M
• PGBT Sewer System.....	\$1.7M	\$3M
• CIP Sewer Mains.....	\$1.5M	\$2M
		\$11M

Water System – Existing Infrastructure

- Looped System
 - 12" and 16" primary loop
 - 8" secondary loops
 - Fire Hydrants
- No major water main extensions are required for development
- When the area develops, the City will work with Developers to identify the necessary site-specific water mains needed



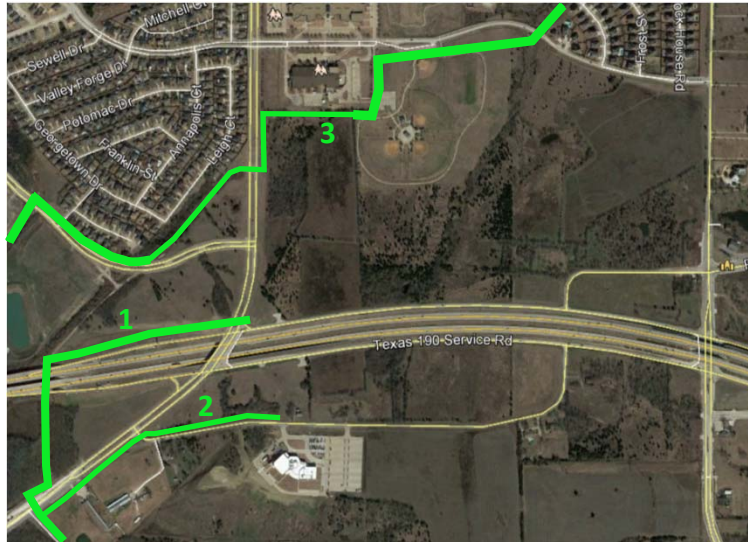
Water System – Needed Infrastructure

- A new water tower is needed in the PGBT corridor, for:
 - TCEQ Elevated Storage requirements
 - Adequate water pressure for significant development
- Project Cost: \$4M
- Funding Source:
 - Utility Fund & Impact Fees
- Project Status
 - Design complete
 - Staff seeking appraisal for land



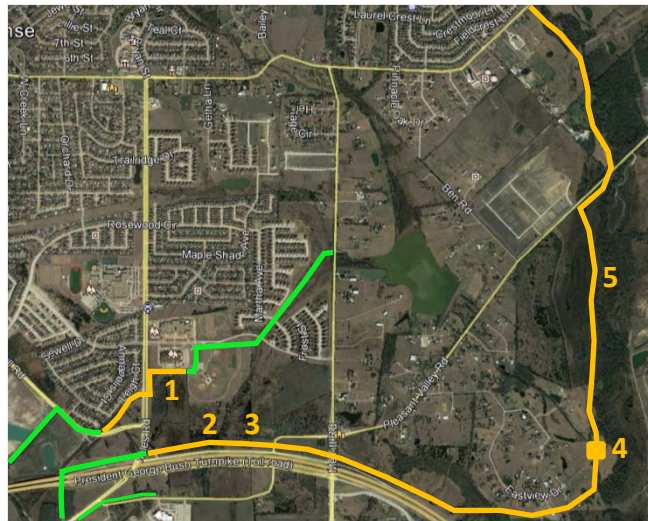
Sewer System – Existing Infrastructure

1. 3rd Sewer Connection to Garland (24" & 30" trunk main)
2. 8" Main on Pleasant Valley
3. Bunker Hill Sewer (15" & 30" trunk main)



Sewer System – Needed Infrastructure

1. Bunker Hill Sewer Expansion
 - Project Budget: \$775,000.00
 - Funding: Impact Fees
 - Construction anticipated for Fall 2017
2. **PGBT Gravity Main**
 - Anticipated Cost: \$1.2M
 - Funding: Utility Fund
3. **PGBT Force Main**
 - Anticipated Cost: \$1.5M
 - Funding: Utility Fund
4. **Southeast Lift Station**
 - Anticipated Cost: \$2.3M
 - Funding: Utility Fund
5. **Muddy Creek Trunk Sewer**
 - Anticipated Cost: \$3.5M
 - Funding: Utility Fund



Sewer System – Option 1

- Option: Fund and construct 100% of the Capital Improvement Sewer Projects.
- Cost: \$11M
- Benefit: Meets ultimate demands for build out of the City.
- Drawback: High cost.



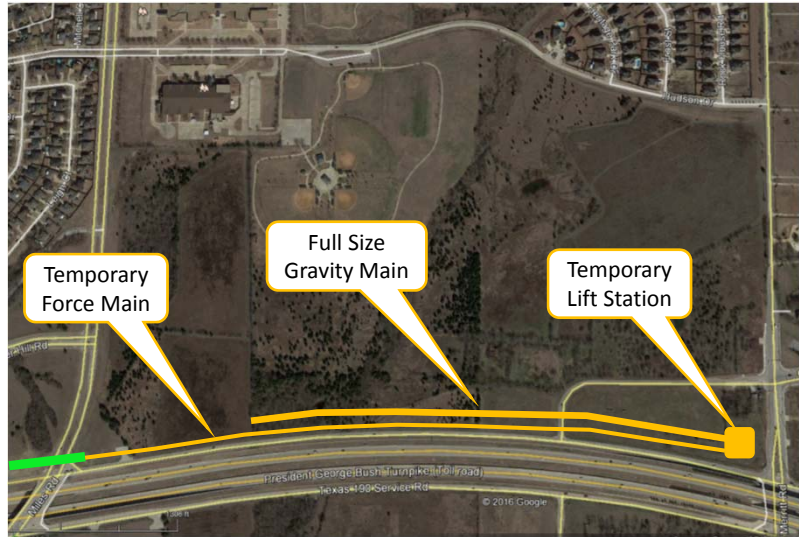
Sewer System – Option 2

- Fund and construct only the portions of the Sewer Capital Improvements needed to provide sewer to the PGBT.
- Cost: \$6M
- Benefit: Provides ability to fully sewer the PGBT corridor.
- Drawback: Does not provide the needed relief of the Merritt Road lift station, which currently takes 70% of the City's sewer flow.



Sewer System – Option 3

- Fund and construct only a portion of the PGBT sewer, with a temporary lift station and force main to facilitate development.
- Cost: \$1.5M
- Benefit: Quickly provide sewer to the western half of the PGBT area if a specific development comes in.
- Drawback: Only a short-term solution. Will need to be removed in the future.



Discussion & Next Steps

- Staff is seeking feedback on moving forward with the design and construction of infrastructure needs related to development in the turnpike district.
- Streets – the majority of needed street improvements within the turnpike district will be located and built based upon development in the district. The Merritt Road re-alignment was identified in the Comprehensive Plan as a need for development in the PGBT district. This project will be City-led, as it is not located within the turnpike district.
- Water – Design is complete on the water tower. Now that the Comprehensive Plan is complete, staff anticipates acquiring the property in 2017, with bid/construction commencing as soon as the property acquisition is complete.
- Sewer - Staff is seeking specific direction on scope for the design and construction of capital sanitary sewer projects related to development in the PGBT corridor.
- Based upon feedback received, staff will move forward with all capital projects.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3769 **Version:** 1 **Name:** Reports and Presentations.
Type: Agenda Item **Status:** Agenda Ready
File created: 4/12/2017 **In control:** Economic Development Corporation
On agenda: 4/20/2017 **Final action:**
Title: Consider and take action on reports and presentations by the Sachse Economic Development Corporation President, Board Members, CEO and staff regarding items of community interest, special events, announcements and activities, office, industrial, commercial, retail, business retention and marketing projects.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Consider and take action on reports and presentations by the Sachse Economic Development Corporation President, Board Members, CEO and staff regarding items of community interest, special events, announcements and activities, office, industrial, commercial, retail, business retention and marketing projects.

Background

Announcements are made at this time only for information purposes.

Policy Considerations

There is no action or discussion of topics presented.

Budgetary Considerations

None.

Staff Recommendations

None.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3768 **Version:** 1 **Name:** Future agenda items.
Type: Agenda Item **Status:** Agenda Ready
File created: 4/12/2017 **In control:** Economic Development Corporation
On agenda: 4/20/2017 **Final action:**
Title: Discuss possible future agenda items.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title
Discuss possible future agenda items.

Background
The Board makes suggestions on topics to be discussed at future meetings.

Policy Considerations
Only the items on the agenda can be discussed.

Budgetary Considerations
None.

Staff Recommendations
None.



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3767	Version:	1	Name:	Executive Session for purchase or sale of real Property
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/12/2017	In control:		In control:	Economic Development Corporation
On agenda:	4/20/2017	Final action:		Final action:	
Title:	The Economic Development Corporation shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation of the purchase, sale and license of real property generally located in mid-west part of the City of Sachse.				
	Consider any action as a result of Executive Session.				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

The Economic Development Corporation shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation of the purchase, sale and license of real property generally located in mid-west part of the City of Sachse.

Consider any action as a result of executive session.

Background

This agenda item is provided for the Economic Development Corporation Board to meet in executive session to deliberate the purchase, sale, and license of real property generally located in mid-west part of the City, in accordance with Texas Government Code.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Conduct Executive Session and take any action appropriate.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3766 **Version:** 1 **Name:** Executive Session pursuant to Texas Gov Code Sectin 551.087
Type: Agenda Item **Status:** Agenda Ready
File created: 4/12/2017 **In control:** Economic Development Corporation
On agenda: 4/20/2017 **Final action:**
Title: The Economic Development Corporation shall convenen into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate or expand within the City of Sachse.

Consider any action as a result of Executive Session.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Executive Session pursuant to Texas Government Code Section §551.087 Deliberation of Economic Development Negotiations: Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate or expand within the City of Sachse.

A. Discussion of amendment to the approved funding request for a project for event costs associated with hosting "The Moving Wall" in Sachse, in an amount not to exceed \$13,000.00

Consider any action as a result of executive session.

Background

Executive Session is for the purpose of discussion.

Policy Considerations

There is no action taken during Executive Session.

Budgetary Considerations

None.

Staff Recommendations

None.