The City of SACHSE

Monday, December 6, 2021
City Council Combined Meeting

Council Chambers
3815 Sachse Road, Building B
6:30 p.m.

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, December 6, 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. 6:30 PM WORKSHOP MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, December 6, 2021, at 6:30 p.m. to consider the following items of business:

2. Conduct and discuss boards and commissions interviews.

3. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation Regarding Economic Development Negotiations: Deliberate the offer of a financial or other incentive relating to Evolve Biologics (USA) Inc.

4. Any workshop item not completed prior to the City Council regular meeting at 7:00 p.m. may be continued following the regular meeting.

5. Discussion of City Council meeting agenda items.

6. 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, December 6, 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.

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 November 15, 2021, combined meeting.

2. Cancel the City Council meetings on December 20, 2021, and January 3, 2022, and move the January 17 meeting to Tuesday, January 18, 2022, in observance of Martin Luther King, Jr. Day.

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

4. Quarterly Investment Report for the quarter ended September 30, 2021

5. Declare as surplus property and authorize the disposal of a 2003 Ford F350, Asset Number 322, and a 2009 Freightliner Vac-Con Unit, Asset 725.

6. Approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Collin County for participation in Tax Increment Reinvestment Zone No. 3.

7. Approve the Consent Agenda Items as presented.

F. Regular Agenda Items

1. Consider appointments to various City boards and commissions.

2. Consider naming a chairperson and appointing individuals to serve on the TIRZ No. 3 Board of Directors.

3. Receive a briefing on Bond 2021 projects.

4. Consider authorizing the City Manager to execute a professional services contract for design of the 5th Street District Phase 1 Improvements between the City of Sachse and Kimley-Horn and Associates, Inc. in the amount of Three Hundred Fifty-One Thousand, Nine Hundred and No/100 Dollars ($351,900).

5. Conduct a public hearing to consider and act on a variance and plat for Original Town of Sachse Lots 6A-R, 6B-R, 6C-R and 6D-R, Block 11, being a replat of Lot 6, part of Lot 7, Block 11, and part of an abandoned right-of-way of the Original Town of Sachse, generally located west of the intersection of Fourth Street and Sachse Street, within Sachse city limits

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation Regarding Economic Development Negotiations: Discussion of an economic development incentive for Balleza Insurance Agency, LLC.

2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074: Personnel Matters: Regarding the annual review of the City Manager.

H. Regular Agenda Items

1. Take action as a result of executive session: Consider authorizing the City Manager, as Executive Director of the EDC, to negotiate and execute an economic development agreement on behalf of the EDC with Balleza Insurance Agency, LLC, and any amendments and instruments related thereto.

2. Take action as a result of executive session: Consider authorizing the City Manager, as Executive Director of the EDC, to negotiate and execute an economic development incentive on behalf of the EDC with Evolve Biologics (USA) Inc., and any amendments and instruments related thereto.

3. Take any action as a result of Executive Session.

I. 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.

Leah K Granger

Leah K Granger, Interim 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	Dec 06, 2021 - City Council Combined Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	2. Conduct and discuss boards and commissions interviews.
Access	Public
Type	Discussion

Public Content

BACKGROUND
With the exception of the Municipal Development District Board, each board and commission term expires every two years in November. Interviews must be conducted to fill vacancies as necessary.

OVERVIEW
27 terms expired in November 2021. Of those, eight (8) vacancies need to be filled.

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

RECOMMENDATION
Conduct and discuss boards and commissions interviews.

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	3. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation Regarding Economic Development Negotiations: Deliberate the offer of a financial or other incentive relating to Evolve Biologics (USA) Inc.
Access	Public
Type	Closed Session

Public Content

Agenda Item Details

Meeting	Dec 06, 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 November 15, 2021, combined meeting.
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Nov 15, 2021 - City Council Combined Meeting

Public Content

BACKGROUND
Minutes of the November 15, 2021, combined meeting.

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

RECOMMENDATION
Approve the minutes of the November 15, 2021, combined meeting.

11.15.21 Council Minutes Combined.pdf (122 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
NOVEMBER 15, 2021

The City Council of the City of Sachse held a regular meeting on Monday, November 15, 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; Interim City Secretary, Leah Granger; City Attorney, Joe Gorfida; IT Manager, Mike Pastor; Strategic Services Director, Lauren Rose; CIP and Public Works Director, Corey Nesbit; Police Chief, Bryan Sylvester; Assistant Police Chief, Steven Baxter; Police Lieutenant Steven Doerr; Assistant to the City Manager, Amanda Chi; Leisure Services Director, Lance Whitworth; and Deputy Fire Chief, Lee Richardson;

Mayor Felix called the workshop meeting to order at 6:30 p.m.

WORKSHOP:

Receive an introduction of the leadership team for Trinity Regional Hospital Sachse.

Emily Fletcher, Vice President of Business Development and Marketing, and Sean Johnson, CEO of Trinity Regional Hospital Sachse, introduced themselves to Council. They were excited to open their doors at 5 p.m. on November 8. Opening was delayed due to equipment shortages and delivery delays as so many companies are experiencing. The facility will offer a Surgery Center, Operating Rooms and Cardiac Catheterization (Cath) lab. There are currently 13 emergency room bays, and EMS service will, hopefully, open this week depending on supply issues. Ms. Fletcher has been working hard to gather a good staff that are committed to the community. Mr. Johnson stated that they have an open-door policy at the hospital. If the Council hears any concerns that need to be brought to his attention, they will be able to address it before it becomes an issue. He said they are also open to new physicians that might like to be a part of the organization. He is proud that there is an Emergency Room in the immediate area. They would be happy to come back to update the Council periodically, as desired.

Councilmember King expressed appreciation for their effort and was impressed with the facility. He anticipates a successful hospital and asked what a resident should do if they have an emergency. Mr. Johnson said the hospital can handle minor emergencies or non-life-threatening issues. They will triage and assess the patient, but they may need to send that patient to a larger facility to receive more critical care. Ms. Fletcher indicated that as soon as the hospital is on the EMS route and has the personnel available to manage more serious cases, they will inform the public.

Conduct and discuss Boards and Commissions interviews.

The Council interviewed an applicant for a Board or Commission.

The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to Project Apollo.

This item was postponed.

The Mayor adjourned the workshop and opened the regular meeting at 7:03 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE TO THE US AND TEXAS FLAGS:

Councilmember King lead the invocation and Councilmember Franks led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Felix noted that the 18th Annual Sachse High School Turkey Trot will be held on Thanksgiving Day, November 25. Register to run or walk in the event. Proceeds go to the Sachse High School Class of 2022.

City offices will be closed on Thursday, November 25, and Friday, November 26, in observance of the Thanksgiving Holiday. Solid waste services will also shift over one day.

The Christmas Extravaganza will be held on Wednesday, December 8. The City will host a lighted Christmas Parade at 6 p.m. followed by the Tree Lighting at 7 p.m. at City Hall. Activities include visits with Santa, cookies, story time, a petting zoo, train rides, and a winter wonderland surprise you will not want to miss!

Sparky, the fire dog, passed on some holiday cooking safety tips:

- Never leave the kitchen while cooking on the stovetop.
- Keep children and items that can catch fire at least three feet away from the stove.
- If a pot catches fire, slide a lid over the pot and turn off the burner. Do not remove the cover and let it completely cool down Never use water or a fire extinguisher on a stovetop fire.
- For an oven fire, turn off the heat and keep the door closed. Only open the door once you are confident the fire is completely out, standing to the side as you do. Contact the Fire Department if you have any doubts or need assistance.

Proclamation recognizing the week of November 14-20, 2021, as Hunger and Homelessness Awareness Week in the City of Sachse.

Mayor Felix thanked Audrey Wallace from 5 Loaves for her hard work taking care of people in need. Her work is amazing and makes a difference in so many people’s lives. He encouraged people to volunteer and be a part of such meaningful work. Mayor Felix read and presented a proclamation to Ms. Wallace.

Ms. Wallace thanked the Mayor for the proclamation and shared success stories of people that had been in need and are now making progress and doing great. There will always be individuals struggling with hunger and homelessness, but she knows the community supports and encourages the organization.

Councilmember King commended Ms. Wallace's hands-on direction and her important work. He mentioned a new facility that has opened in Plano, the Local Goods Center, that is preparing to partner with 5 Loaves. Together, they will work towards moving people out of homelessness and food insecurities into a position to be able to take care of themselves. They will help strengthen those that need extra assistance.

Proclamation recognizing the Sachse Parks and Recreation Departments as the recipient of the 2021 Excellence in Programming Award by the Texas Recreation & Park Society.

Mayor Felix read and presented the proclamation to Cynthia Wiseman, Recreation Manager, and Mario Bautista, Parks Foreman, in recognition of 2021 Excellence in Programming Award by the Texas Recreation & Park Society for the Pumpkin Express program.

Leisure Services Director, Lance Whitworth, added that this is a great and exciting time for the department. Ms. Wiseman and Mr. Bautista came up with the "Pumpkin Express" program, which took the Pumpkin Prowl to the people when weather did not allow the community to gather. It was so popular that they brought it back during the peak of COVID-19. He noted that the Texas Recreation & Park Society (TRAPS) award is a coveted award and this is the third time the department has been the recipient. He is so proud of his staff and the work they do for the community.

CONSENT AGENDA:

Matthew Holboke, 5511 Oakridge Drive, said,

> "City Council, to a certain extent, I have to cast a little bit of blame on you. There is a white building down the road named Sachse High School, and I do believe 300 of those band members went down to Austin and placed 27th in a state-wide 6A band competition, and that deserves a shout out and it should not have to come from me. When your youths do that, you all should say something about that. As for item six, you had a bond election that was passed. I want to know what a schedule is. You've only been talking about these roads for two years, you kind of ignored what your Bond Committee said, so what is the schedule? Someone should be able to stand up and say that. And I shouldn't have to be the one that asks. Y'all should be doing that, it's what you were elected for. Voters entrusted y'all $53 million and you better do something with it."

Councilmember Bickerstaff replied to Mr. Holboke's comments explaining that the Council did recognize the bands involved in the state competition at its last meeting.

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 October 18, 2021, combined meeting.**

Mayor Pro Tem Bickerstaff made a motion to approve the consent agenda as presented. Councilmember King seconded the motion, and it carried unanimously.

REGULAR AGENDA ITEMS:

Take any action as a result of Executive Session.

No action necessary at this time.

Receive a presentation from the Texas Attorney General's Office, consider adopting a resolution for City participation, and authorize the City Manager to enter into a negotiated settlement between the State of Texas, opioid manufacturer Johnson & Johnson, and pharmaceutical distributors: AmerisourceBergen, Cardinal Health, and McKesson.

Amanda Sanders and Brian King, from the Texas Attorney General’s Office, presented the Global Opioid Settlement for the State and what it means for the City of Sachse. In the last year, Texas drug-related deaths have increased by 32%, primarily from opioids. A settlement has been made with opioid distributors, McKesson, Cardinal Health, and Amerisource Bergen (ABDC), and opioid manufacturer, Johnson & Johnson (J&J), to start providing a combined $26 billion that will include injunctive relief and changes to the industry. Depending on the joiners to the settlement, Texas could receive up to $1.5 billion, most of which is targeted for opioid abatement.

Mr. King gave an overview of the settlement and some of the industry changes that will be initiated. J&J has stopped manufacturing, selling, and promoting opioids and distributors will be able to communicate with each other to stop suspicious orders. He said payments will start next year and be heavily front loaded, with roughly 80% in the first two years and the remaining amount spread out over the next 18 years. The goal is to bring the most money possible to Texas. Right now, there are 128 litigating subdivisions.

The Texas Term sheet establishing the Texas Opioid Council was enacted in the 87th Session of Legislature. Mr. King and Ms. Sanders stated that 15% of the settlement amount will go directly to the subdivisions for abatement programs laid out by the Opioid Council and overseen by the subdivision itself. The other 85% of the settlement amount will go toward shared abatement programs. Sachse could see a maximum total of $28,562.55 if Council approves joining the settlement. Mr. King explained that the Attorney General’s Office is attempting to make sure the money gets to the Cities and Counties rather than being tied up in bankruptcy lawyer’s fees.

Councilmember Franks made a motion to approve the item as presented. Mayor Pro Tem Bickerstaff seconded the motion, and it carried unanimously.

Presentation of Sachse Police Department holiday package theft prevention program.

Assistant Police Chief, Steven Baxter, presented the Police Department's Holiday Package Service. There is an increased risk of package theft during the holidays and PD would like to provide a safe delivery space for Sachse residents. The free service will run from November 16 to December 22. Packages will be delivered to the Police Department and stored in a secure location. To use the service, residents must set delivery for their packages as follows:

Resident Name – Sachse Police Department
3815 Sachse Road
Suite D-Attn: HPS
Sachse, TX 75048

Once the resident's transaction is complete, they must fill out the online form found on PD's page of the website that will notify PD that a delivery is on the way. Once delivered, PD will notify the resident and coordinate pickup by the resident.

Receive an overview of the Police Department staffing study.

Police Chief Sylvester presented the overview and recommendation of the patrol staffing study that began in January 2021. Sachse has experienced significant growth over the last several years and development is expected to continually increase. The Police Department has rearranged staff to minimize the need for additional patrol and to continue accommodating Sachse's call volume. However, that model will not sustain indefinitely.

Chief Sylvester introduced Eric Fritsch, Ph.D., a recognized expert in the field of police staffing. Dr. Fritsch explained that his method of study is to meet with staff to understand the organization and what is going on in the city. He also based his recommendations on data from 2019 to be more accurate. There are nationally recognized best practices and standards but he goes beyond that and evaluates three primary patrol performance objectives: response time, immediate availability of officers, and visibility in the community. The model was tested and found accurate to a high percentage.

Dr. Fritsch's evaluation found that Sachse's 16 officers are currently only able to spend roughly 11 minutes per shift on self-initiated activities (traffic stops, home checks, stopping suspicious individuals, etc.) which does not meet the industry standard of 20 minutes per shift. Supervisors are spending 20% of their shift as the primary responder to calls of service, which is much higher than industry standards of nearly zero percent. Finally, response time for officers to a call for service is four minutes, which is not seen very often and indicates that Sachse has a high level of service from the department. To maintain that level of service with a developing community, the department needs to expand. He recommended adding 10 officers over the next five years to accommodate the predicted five percent increase in call volume. The prediction was made with validated measures but as factors change, it will need to be reevaluated periodically.

Chief Sylvester pointed out several important factors to take away from the study: the recommendation was made by analyzing hard data so there is confidence in its value; immediate availability of officers is important for the community; the supervisory aspect is driven by data;

and this is a projection. The situation will evolve and it will be important to look at metrics to ensure changes are being made as necessary and the model is still relevant.

Councilmember Franks asked if overtime was considered when making the prediction. Chief Sylvester replied that overtime was not part of the model because the goal is to decrease overtime hours for officers. Councilmember Franks asked where these new officers would be found. Chief Sylvester explained that the market for new employees has changed, as have the tactics used to attract new talent. The department is being more assertive, aggressive, and innovative in its recruitment strategies to attract new officers. The Chief and his team visit local police academies to recruit and find, not just officers but, someone interested in making a commitment to the community. Councilmember Franks asked what vehicles or equipment would be needed with the additional officers. Chief Sylvester said he needed to hire the officers first and any additional equipment or vehicle requests that he brings forward in the future will be based on hard data rather than a guess or anticipation of a result. The department may also be able to extend the life of some items to offset future costs. Councilmember Lindsey asked if there were other positions that would be needed to accommodate the new officers. Chief Sylvester indicated that the most emergent need at this time is patrol officers. After that aspect is in place, the situation would be evaluated moving forward.

Councilmember King asked if this study would be used as a base model for re-evaluation and if that could be done in-house. Chief Sylvester pointed out that Dr. Fritsch's algorithms and model are proprietary and there may be a need to bring him in periodically or at some point; however, there are metrics that will be tracked by staff that will help determine if the plan is on track and sufficient. Councilmember King mentioned that he is wanting to be financially prudent when it comes to consultant fees. Chief Sylvester agreed that being careful with the budget is important and he is anticipating requesting Dr. Fritsch's assistance every couple of years for a quick evaluation, and staff has committed to evaluate the goal during yearly budget processes.

Mayor Felix asked how quickly the demand on supervisors' time would recede and allow them to focus on management rather than responding to calls. Dr. Fritsch answered that any additional patrol officers will reduce time that supervisors will need to respond to calls. The effect would be gradual but immediate.

Consider authorizing the City Manager to award the bid and execute the agreement for the construction of traffic signal installations at DeWitt Road and Ingram Road, DeWitt Road and Ranch Road, and Woodbridge Parkway and Cody Lane to Roadway Solutions, Inc. in an amount not to exceed Nine Hundred Sixty-Eight Thousand, Six Hundred Seventy-Three and No/100 Dollars ($968,673.00).

Director of CIP and Public Works, Corey Nesbit, gave a background of the signal project and bids that came in to the City after advertisement. Five bids were received with the highest being $1.1 million and the lowest being Roadway Solutions at $968,673. The project will be funded from Roadway Impact Fees, General Capital Fund, and some reimbursement from Collin County for previous project savings. He explained that contractors are experiencing a 14 to 16-week lead time to obtain signal/light poles because of global supply chain issues. There may be some work the contractor can accomplish before the poles arrive, but the project should take 90 days after initiation of construction. Councilmember Howarth reminded Council that the poles for The

Station Boulevard signal took 32 weeks to arrive, making delivery time a variable. Parents would be pleased if construction can be completed before school starts. Mr. Nesbit responded that if all goes well, construction should start in April or May 2022 and would be done prior to the start of the new school year, but shipping is difficult to anticipate right now.

Councilmember Millsap noted that he would prefer construction not be started until all materials are on site so the area is not a construction zone for longer than needed while waiting for delivery. Mr. Nesbit explained that he will be working with the contractor to initiate poll and equipment orders right away and that the construction calendar would not start until most of the items are received.

Mayor Pro Tem Bickerstaff made a motion to approve the item as presented. Councilmember King seconded the motion, and it carried unanimously.

Consider an ordinance canvassing the returns and declaring the results of a bond election held in the City of Sachse on November 2, 2021.

Mayor Felix read the propositions and votes from the bond election on November 2 into record:

- Proposition A - votes for: 1,069, votes against: 456;
- Proposition B - votes for: 1,032, votes against: 494;
- Proposition C - votes for: 1,103, votes against: 424; and
- Proposition D - votes for: 901, votes against: 623.

Councilmember Lindsey made a motion to approve the item as presented. Councilmember King seconded the motion, and it carried unanimously.

Ms. Nash noted that since the vote is officially canvassed, staff will be working in earnest to put plans together organizing the order of projects and working on design, schedule, and implementation of those projects.

Consider a resolution casting the City of Sachse's 11 vote(s) for the Collin Central Appraisal District Board of Directors (CCAD).

Ms. Granger presented the candidates nominated to the Collin Central Appraisal District Board of Directors. Council may cast their votes in any variation they choose.

Councilmember Bickerstaff made a motion to cast three votes for Earnest Burke and one each for the remaining candidates except for Wayne Mayo, who withdrew due to health reasons. Councilmember King seconded the motion, and it carried with a vote 5-2, with Councilmember Franks and Mayor Felix voting against the motion.

Consider a resolution casting the City of Sachse's vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (DCAD).

Ms. Granger presented the candidates nominated to the Dallas Central Appraisal District, with Councilmember Franks being nominated by the City of Sachse.

Councilmember Howarth made a motion to cast the City's vote for Councilmember Franks. Councilmember King seconded the motion and strongly supports Councilmember Franks' representation of the small cities to the District. The motion carried unanimously.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 8:44 p.m.

____
Mike J. Felix, Mayor

ATTEST:

____
Leah K Granger, Interim City Secretary

Agenda Item Details

Meeting	Dec 06, 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. Cancel the City Council meetings on December 20, 2021, and January 3, 2022, and move the January 17 meeting to Tuesday, January 18, 2022, in observance of Martin Luther King, Jr. Day.
Access	Public
Type	Action (Consent)
Fiscal Impact	No
Recommended Action	Cancel the City Council meetings on December 20, 2021, and January 3, 2022, and move the January 17 meeting to Tuesday, January 18, 2022, in observance of Martin Luther King, Jr. Day.

Public Content

OVERVIEW
The City will meet next on Tuesday, January 18, 2022.

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

RECOMMENDATION
Cancel the City Council meetings on December 20, 2021, and January 3, 2022, and move the January 17 meeting to Tuesday, January 18, 2022, in observance of Martin Luther King, Jr. Day.

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.

Agenda Item Details

Meeting	Dec 06, 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 October 31, 2021.
Access	Public
Type	Action (Consent)
Preferred Date	Dec 06, 2021
Recommended Action	Accept the monthly revenue and expenditure report for the period ending October 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 October 31, 2021.

Sales Tax Analysis.pdf (111 KB) | All Funds 10-31-21.pdf (113 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
2021/2022 SALES TAX ANALYSIS

FY 2021	Total Sales tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget
October	264,016	150,859	150,859	9.01%
November	374,502	213,991	364,850	21.78%
December	286,729	163,837	528,687	31.56%
January	323,637	184,926	713,613	42.60%
February	435,095	248,614	962,226	57.45%
March	279,789	159,871	1,122,098	66.99%
April	247,713	141,543	1,263,641	75.44%
May	387,674	221,517	1,485,158	88.67%
June	301,551	172,306	1,657,464	98.95%
July	311,326	177,892	1,835,356	109.57%
August	411,760	235,280	2,070,636	123.62%
September	333,489	190,556	2,261,191	135.00%
TOTAL	3,957,282	2,261,191		
BUDGET		1,675,000		

FY 2022	Total Sales tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget
October	308,288	176,156	176,156	9.03%
November	409,774	234,145	410,301	24.50%
December				0.00%
January				0.00%
February				0.00%
March				0.00%
April				0.00%
May				0.00%
June				0.00%
July				0.00%
August				0.00%
September				0.00%
TOTAL	718,062	410,301		
BUDGET		1,950,000		

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2021

(Unaudited)

GENERAL FUND

8% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	$ 13,516,200	$ 345,388	$ 345,420	2.56%	A
Sales Tax	1,980,000	180,427	180,427	9.11%	
Franchise Fees	1,876,250	234,355	234,355	12.49%	
Licenses and Permits	904,500	77,567	77,567	8.58%	
Service Fees	1,063,500	152,703	152,703	14.36%	
Fines	250,000	18,180	18,180	7.27%	
Interest Income	50,000	4,085	4,085	8.17%	
Miscellaneous Income	401,718	32,267	32,267	8.03%	
Intergovernmental Revenue	1,408,831	117,403	117,403	8.33%	
Total Revenue	**$ 21,450,999**	**$ 1,162,375**	**$ 1,162,408**	**5.42%**	
Expenditure Summary					
City Manager	$ 531,986	$ 46,610	$ 46,610	8.76%	
City Secretary	240,862	30,707	30,707	12.75%	B
Human Resources	499,675	30,752	30,752	6.15%	
Finance	760,828	82,559	82,559	10.85%	C
Municipal Court	248,682	13,719	13,719	5.52%	
Parks	1,071,570	55,244	55,244	5.16%	
Senior Programs	147,367	7,248	7,248	4.92%	
Library Services	566,496	38,891	38,891	6.87%	
Community Development	838,674	53,189	53,189	6.34%	
Streets & Drainage	2,397,856	74,608	74,608	3.11%	
Facility Maintenance	681,201	29,849	29,849	4.38%	
Police	5,735,348	464,714	464,714	8.10%	
Animal Control	241,131	20,181	20,181	8.37%	
Fire/EMS	5,105,049	423,065	423,065	8.29%	
Combined Services	430,805	240,195	240,195	55.75%	D
Recreation	399,390	33,695	33,695	8.44%	
City Engineer	436,933	29,818	29,818	6.82%	
Information Technology	789,859	38,830	38,830	4.92%	
Neighborhood Services	380,111	17,198	17,198	4.52%	
Total Expenditures	**$ 21,503,823**	**$ 1,731,074**	**$ 1,731,074**	**8.05%**	
Total Revenue Over/Under Expenses	**$ (52,824)**	**$ (568,698)**	**$ (568,666)**		

Explanation of Major Variances:

A Property Tax receipts peak in December and January

B Includes prepayment for election services

C Includes quarterly payments for appraisal services and audit

D Total annual property and liability premium paid in October

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2021

(Unaudited)

UTILITY FUND

8% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Water Revenue	$ 7,921,000	$ 724,296	$ 724,296	9.14%	
Sewer Revenue	5,705,000	466,774	466,774	8.18%	
Drainage Revenue	215,000	17,972	17,972	8.36%	
Fees	151,000	20,043	20,043	13.27%	
Interest Income	60,000	6,637	6,637	11.06%	
Total Revenue	**$ 14,052,000**	**$ 1,235,722**	**$ 1,235,722**	**8.79%**	
Expenditure Summary					
Utility Administration	$ 491,941	$ 27,140	$ 27,140	5.52%	
Water Operations	6,614,493	474,709	474,709	7.18%	
Sewer Operations	4,417,149	259,929	259,929	5.88%	
Drainage Projects	150,000	-	-	0.00%	
Total Expenditures	**$ 11,673,583**	**$ 761,778**	**$ 761,778**	**6.53%**	
Total Revenue Over/Under Expenses	**$ 2,378,417**	**$ 473,944**	**$ 473,944**		

Explanation of Major Variances:

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2021

(Unaudited)

Debt Service Fund

8% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	$ 5,311,399	$ 132,318	$ 132,318	2.49%	
Interest Income	4,000	679	679	16.97%	
Total Revenue	**$ 5,315,399**	**$ 132,997**	**$ 132,997**	**2.50%**	
Expenditure Summary					
Fees	$ 3,000	$ 500	$ 500	16.67%	
Principal	4,100,000	-	-	0.00%	**A**
Interest	1,239,319	-	-	0.00%	**A**
Transfer Out-Utility Fund	-	-	-	-	
Total Expenditures	**$ 5,342,319**	**$ 500**	**$ 500**	**0.01%**	
Total Revenue Over/Under Expenses	**$ (26,920)**	**$ 132,497**	**$ 132,497**		

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

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2021

(Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

8% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	$ 975,000	$ 88,078	$ 88,078	9.03%	
Other Income	10,000	-	-	0.00%	
Interest Income	5,000	819	819	16.39%	
Total Revenue	**$ 990,000**	**$ 88,897**	**$ 88,897**	**8.98%**	
Expenditure Summary					
Expenditures	$ 627,204	$ 31,981	$ 31,981	5.10%	
Total Expenditures	**$ 627,204**	**$ 31,981**	**$ 31,981**	**5.10%**	
Total Revenue Over/Under Expenses	**$ 362,796**	**$ 56,917**	**$ 56,917**		

Explanation of Major Variances:

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2021

(Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

8% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	$ 450,000	$ 42,396	$ 42,396	9.42%	
Interest Income	1,000	285	285	28.45%	
Total Revenue	**$ 451,000**	**$ 42,680**	**$ 42,680**	**9.46%**	
Expenditure Summary					
Expenditures	$ 1,449,000	$ -	$ -	0.00%	
Total Expenditures	**$ 1,449,000**	**$ -**	**$ -**	**0.00%**	
Total Revenue Over/Under Expenses	**$ (998,000)**	**$ 42,680**	**$ 42,680**		

Explanation of Major Variances:

Agenda Item Details

Meeting	Dec 06, 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. Quarterly Investment Report for the quarter ended September 30, 2021
Access	Public
Type	Action (Consent)
Preferred Date	Dec 06, 2021
Absolute Date	Dec 06, 2021
Fiscal Impact	No
Budgeted	No
Recommended Action	Accept the Quarterly Investment Report for the quarter ended September 30, 2021.

Public Content

BACKGROUND
The Finance Department releases a quarterly report on the City's finances. The investment section provides an overview of investment activity details for the Money Market, Investment Pool, and Certificate of Deposit accounts. It is the City's strategy to maintain a high percentage of idle funds invested in safe, secure, and liquid investment securities and pooled investment types. This strategy is in accordance with the Public Funds Investment Act (PFIA) and City policy.

Cash on hand available for investing on September 30, 2021, was $64,276,955 in all funds. The average interest/yield on all investments was 0.40%, and investment earnings totaled $56,822.19.

OVERVIEW
Quarterly Investment Report for the quarter ended September 30, 2021

POLICY CONSIDERATIONS
The PFIA requires that the Investment Officers prepare and submit quarterly a written report of investment transactions for all funds covered by the Investment Policy.

RECOMMENDATION
Accept the Quarterly Budget and Investment Report for the quarter ended September 30, 2021.

4th Qtr Investment Report FY21.pdf (733 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.

The City of SACHSE

Finance Department Memo

To: **Gina Nash, City Manager**

From: Berna Fitzpatrick-Walker, Finance Manager BFW

CC: Mayor and City Council

Date: November 19, 2021

Re: **Investment Report for period ending September 30, 2021**

Attached is the Quarterly Investment Report for the quarter ending September 30 of the fiscal year 2020-2021. This report complies with the requirements of the City's Investment Policy and the Public Funds Investment Act as amended. For this period, the City's portfolio consisted of the following investments:

Portfolio at Quarter Close:	Rate at 9/30/21	% Total	Total Investment
Money Market Account –ANB	.35%	46.43%	29,843,005
Money Market Account – NexBank	.40%	10.87%	6,985,220
Money Market Account 2017CO – NexBank	.40%	3.02%	1,939,908
Money Market Account 2017A CO – NexBank	.40%	5.04%	3,240,875
Money Market Account (EDC)-ANB	.35%	2.79%	1,791,119
Money Market Account (EDC)-NexBank	.40%	1.63%	1,044,765
Investment Pool – Tex Pool	.03%	1.38%	888,722
Investment Pool – 2019/20 Tax Notes-TexPool	.03%	2.22%	1,425,529
CD Citizens Bank 5733	.65%	1.56%	1,004,862
CD Citizens Bank 5723	.65%	1.56%	1,004,862
CD Citizens Bank 5743	.65%	1.56%	1,004,862
CD Citizens Bank 5773	.65%	1.56%	1,004,862
CD Citizens Bank 5763	.65%	1.56%	1,004,862
CD Citizens Bank 5783	.65%	1.56%	1,004,862
CD Citizens Bank 5043	.90%	1.58%	1,012,436
CD Prosperity 135	.20%	1.57%	1,009,929
CD Prosperity 136	.20%	1.57%	1,009,929
CD Prosperity 141	.20%	1.57%	1,007,356
CD Prosperity 142	.20%	1.57%	1,007,356
CD Origin Bank 1735	.25%	1.56%	1,000,630
CD Origin Bank 9857	.25%	1.56%	1,000,630
CD Origin Bank 7978	.25%	1.56%	1,000,630
CD Texas Security 12529	.95%	1.58%	1,013,482
CD Texas Security 12530	.95%	1.58%	1,013,491
CD Texas Security 12528	.90%	1.58%	1,012,773
Total Invested City Funds:		100.0%	**$64,276,955**

The City does not carry any security instrument (investment type) on its books that is traded on the open market; therefore, all investments are listed at 100% of market value. Interest earnings on all certificate of deposit accounts are accreted quarterly or at maturity. All Funds on deposit are fully secured and safeguarded. **Total investment interest earned for the quarter ending September 30 was $56,822.19.**

Citywide cash and investments for the period ending September 30 was $64,276,955. Of this amount, $2,835,903 is for the Sachse EDC. It is the strategy of the Finance Department to maintain a high percentage of its idle funds invested in safe and secure investment securities and pooled investment types in accordance with the Public Funds Investment Act.

73% of the City's current portfolio has liquidity of 30 days or less, which is more than adequate for daily operations. The City investments are liquid and have same day access. The City's investment and cash management strategy will be to maintain operational and capital needs in money market accounts and liquid asset pools. The City's funds are swept into the above accounts and withdrawn as needed for operational cash flow requirements.

The average interest rate/yield on the City's investments for the period was .40%; weighted average maturity of 58 days. The Texpool Prime Fund interest rate was .0629% and the Texpool interest rate was .0279% at September 30, 2021. The rolling three-month Treasury yield was .06% with the rolling six-month Treasury yield at .08%.

The City of

SACHSE

QUARTERLY INVESTMENT REPORT

For the Quarter Ended

September 30, 2021

Prepared by
Valley View Consulting, L.L.C.

The investment portfolio of the City is in compliance with the Public Funds Investment Act and the Investment Policy and strategies.

Director of Finance

Assistant Director of Finance

Finance Manager

Disclaimer: These reports were compiled using information provided by the City of Sachse. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Annual Comparison of Portfolio Performance

FYE Results by Investment Category:

	September 30, 2020			September 30, 2021		
Asset Type	**Ave. Yield**	**Book Value**	**Market Value**	**Ave. Yield**	**Book Value**	**Market Value**
Bank/Pool	0.32%	$ 33,313,460	$ 33,313,460	0.35%	$ 47,159,143	$ 47,159,143
CDs/Securities	1.04%	20,116,053	20,116,053	0.54%	17,117,812	17,117,812
Totals		**$ 53,429,513**	**$ 53,429,513**		**$ 64,276,955**	**$ 64,276,955**

Fourth Quarter-End Yield	**0.60%**	**0.40%**

Average Quarter-End Yields *(1)*:

	2020 Fiscal Year	2021 Fiscal Year
Sachse	0.96%	0.43%
Rolling Three Month Treasury	0.76%	0.06%
Rolling Six Month Treasury	0.99%	0.08%
TexPool	0.75%	0.04%
Fiscal YTD Interest Earnings-City	$ 564,820	$ 255,027
Fiscal YTD Interest Earnings-EDC	$ 14,598	$ 7,692

(1) Average Quarter Ends Yield - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

Summary

Quarter End Results by Investment Category:

Asset Type	June 30, 2021 Book Value	June 30, 2021 Market Value	September 30, 2021 Book Value	September 30, 2021 Market Value	Ave. Yield
Bank/Pool	$ 44,688,615	$ 44,688,615	$ 47,159,143	$ 47,159,143	0.35%
CDs/Securities	17,095,575	17,095,575	17,117,812	17,117,812	0.54%
Totals	**$ 61,784,190**	**$ 61,784,190**	**$ 64,276,955**	**$ 64,276,955**	0.40%

Current Quarter Average Yield *(1)*

Total Portfolio	0.40%
Weighted Average Maturity	58 days
Rolling Three Month Treasury	0.05%
Rolling Six Month Treasury	0.05%
TexPool	0.03%

Fiscal Year-to-Date Average Yield *(2)*

Total Portfolio	0.43%
Rolling Three Month Treasury	0.06%
Rolling Six Month Treasury	0.08%
TexPool	0.04%

Interest Earnings (Approximate)

	City	EDC
Interest Earnings QTR	$ 54,413	$ 2,409
Interest Earnings YTD	$ 255,027	$ 7,692

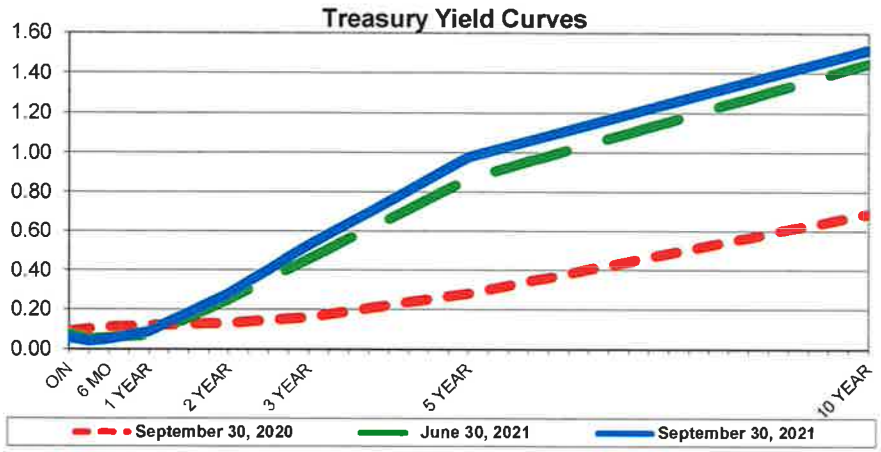
(1) Current Quarter Weighted Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis; realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

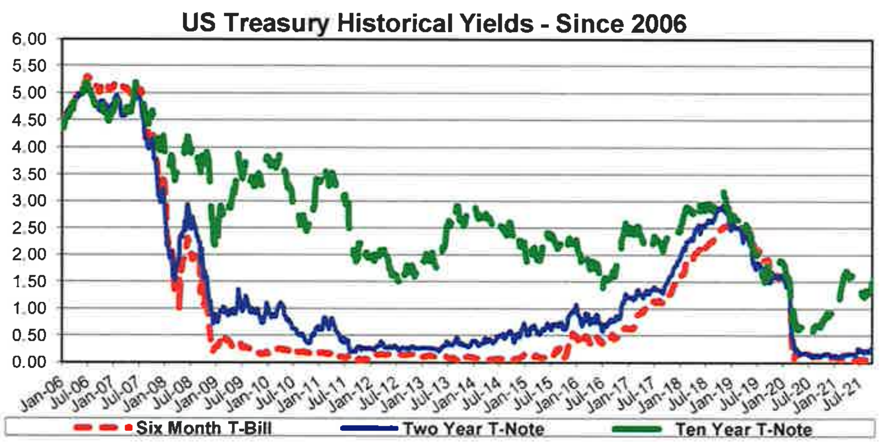
(2) Fiscal Year-to-Date Weighted Average Yields - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

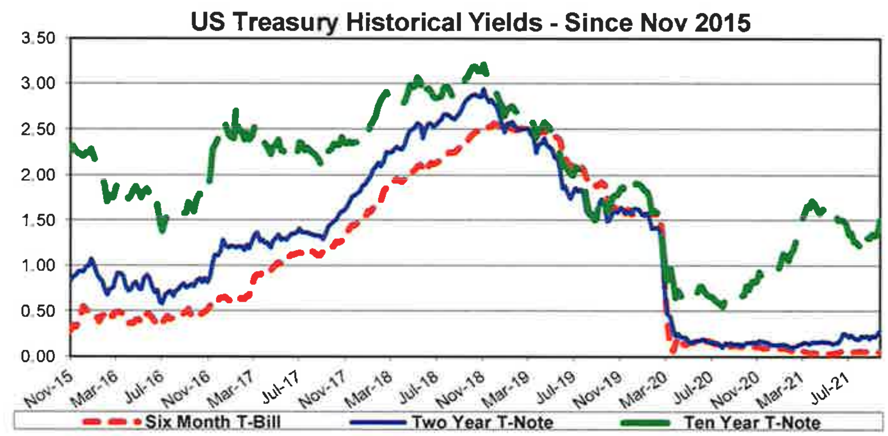
Economic Overview

9/30/2021

The Federal Open Market Committee (FOMC) maintained the Fed Funds target range at 0.00% to 0.25% (Effective Fed Funds are trading <0.10%), and projects that reduced rates could remain into 2023. Monthly government security purchases may begin tapering as early as Nov 2021. Second Quarter GDP posted +6.7% (Final). Employment recovery/growth has moderated, but job openings remain high. August Non-Farm Payroll only added 194k net new jobs. Crude oil bounced up to +/-$77 per barrel, with fuel shortages in England and other countries. The Stock Markets reached new highs, but have retrenched slightly. Housing, Industrial Production, Durable Goods, Consumer Spending, and other indicators remain positive but constrained. The Biden administration and Congress continue to negotiate infrastructure, fiscal and debt limit packages. Inflation remained over the FOMC 2+% target and may not be as temporary as initially projected. The Yield Curve rose slightly from two years to ten years.







Investment Holdings
September 30, 2021

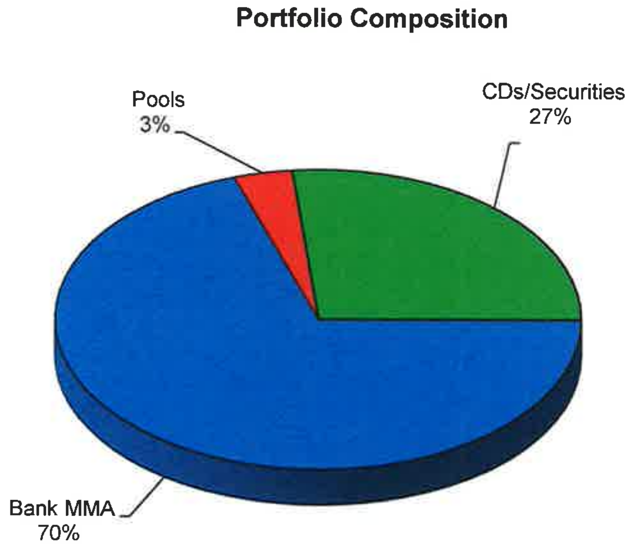
Description	Rating	Coupon/ Discount	Maturity Date	Settlement Date	Original Face\ Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
ANB MMA		0.35%	10/01/21	09/30/21	$ 31,634,124	$ 31,634,124	1.00	$ 31,634,124	1	0.35%
NexBank IntraFi MMA		0.40%	10/01/21	09/30/21	13,210,768	13,210,768	1.00	13,210,768	1	0.40%
TexPool	AAAm	0.03%	10/01/21	09/30/21	2,314,251	2,314,251	1.00	2,314,251	1	0.03%
Citizens Bank CD 5043		0.90%	12/30/21	12/30/20	1,012,436	1,012,436	100.00	1,012,436	91	0.90%
Texas Security Bank CD 2528		0.90%	01/06/22	04/06/20	1,012,773	1,012,773	100.00	1,012,773	98	0.90%
Citizens Bank CD5723		0.65%	01/07/22	01/07/21	1,004,862	1,004,862	100.00	1,004,862	99	0.65%
Citizens Bank CD5733		0.65%	01/07/22	01/07/21	1,004,862	1,004,862	100.00	1,004,862	99	0.65%
Citizens Bank CD5743		0.65%	01/07/22	01/07/21	1,004,862	1,004,862	100.00	1,004,862	99	0.65%
Texas Security Bank CD 2530		0.95%	04/06/22	04/06/20	1,013,491	1,013,491	100.00	1,013,491	188	0.95%
Texas Security Bank CD 2529		0.95%	04/06/22	04/06/20	1,013,482	1,013,482	100.00	1,013,482	188	0.95%
Prosperity Bank CD 0135		0.20%	06/30/22	06/30/21	1,009,929	1,009,929	100.00	1,009,929	273	0.20%
Prosperity Bank CD 0136		0.20%	06/30/22	06/30/21	1,009,929	1,009,929	100.00	1,009,929	273	0.20%
Origin Bank CD1735		0.25%	06/30/22	06/30/21	1,000,630	1,000,630	100.00	1,000,630	273	0.25%
Origin Bank CD9857		0.25%	06/30/22	06/30/21	1,000,630	1,000,630	100.00	1,000,630	273	0.25%
Origin Bank CD7978		0.25%	06/30/22	06/30/21	1,000,630	1,000,630	100.00	1,000,630	273	0.25%
Citizens Bank CD5763		0.65%	07/07/22	01/07/21	1,004,862	1,004,862	100.00	1,004,862	280	0.65%
Citizens Bank CD5773		0.65%	07/07/22	01/07/21	1,004,862	1,004,862	100.00	1,004,862	280	0.65%
Citizens Bank CD5783		0.65%	07/07/22	01/07/21	1,004,862	1,004,862	100.00	1,004,862	280	0.65%
Prosperity Bank CD0141		0.20%	07/25/22	07/23/21	1,007,356	1,007,356	100.00	1,007,356	298	0.20%
Prosperity Bank CD0142		0.20%	07/25/22	07/23/21	1,007,356	1,007,356	100.00	1,007,356	298	0.20%
					$ 64,276,955	$ 64,276,955		$ 64,276,955	58	0.40%
									(1)	(2)

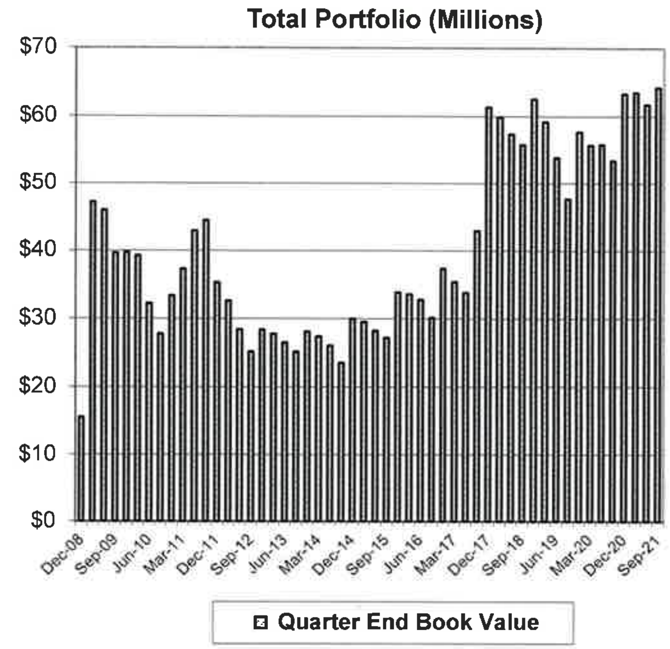
(1) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

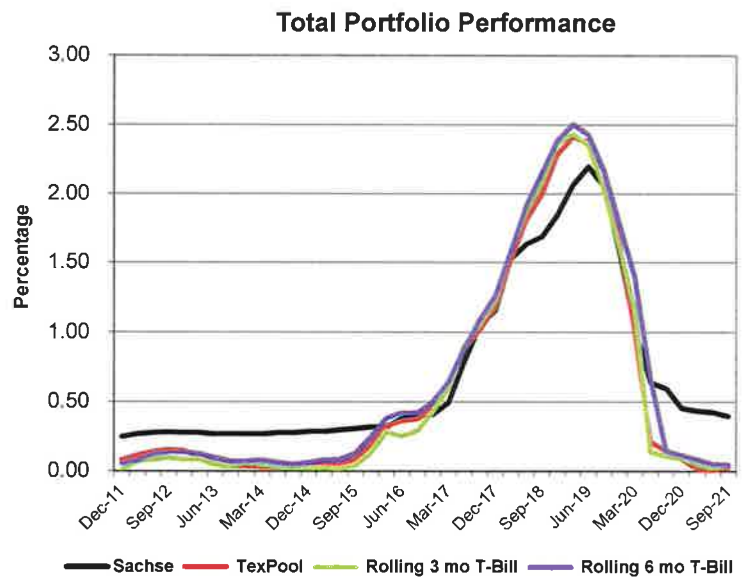
(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 06/30/21	Increases	Decreases	Book Value 09/30/21	Market Value 06/30/21	Change in Market Value	Market Value 09/30/21
ANB MMA	0.35%	10/01/21	$ 29,177,041	$ 2,457,083	$ –	$ 31,634,124	$ 29,177,041	$ 2,457,083	$ 31,634,124
NexBank IntraFi MMA	0.40%	10/01/21	13,197,457	13,311	–	13,210,768	13,197,457	13,311	13,210,768
TexPool	0.03%	10/01/21	2,314,117	134	–	2,314,251	2,314,117	134	2,314,251
Prosperity Bank CD 0004	0.70%	07/23/21	1,006,435	–	(1,006,435)	–	1,006,435	(1,006,435)	–
Prosperity Bank CD 0005	0.70%	07/23/21	1,006,435	–	(1,006,435)	–	1,006,435	(1,006,435)	–
Citizens Bank CD 5043	0.90%	12/30/21	1,010,159	2,277	–	1,012,436	1,010,159	2,277	1,012,436
Texas Security Bank CD 2528	0.90%	01/06/22	1,011,566	1,207	–	1,012,773	1,011,566	1,207	1,012,773
Citizens Bank CD5723	0.65%	01/07/22	1,003,100	1,761	–	1,004,862	1,003,100	1,761	1,004,862
Citizens Bank CD5733	0.65%	01/07/22	1,003,100	1,761	–	1,004,862	1,003,100	1,761	1,004,862
Citizens Bank CD5743	0.65%	01/07/22	1,003,100	1,761	–	1,004,862	1,003,100	1,761	1,004,862
Texas Security Bank CD 2530	0.95%	04/06/22	1,011,769	1,721	–	1,013,491	1,011,769	1,721	1,013,491
Texas Security Bank CD 2529	0.95%	04/06/22	1,011,769	1,713	–	1,013,482	1,011,769	1,713	1,013,482
Prosperity Bank CD 0135	0.20%	06/30/22	1,009,420	509	–	1,009,929	1,009,420	509	1,009,929
Prosperity Bank CD 0136	0.20%	06/30/22	1,009,420	509	–	1,009,929	1,009,420	509	1,009,929
Origin Bank CD1735	0.25%	06/30/22	1,000,000	630	–	1,000,630	1,000,000	630	1,000,630
Origin Bank CD9857	0.25%	06/30/22	1,000,000	630	–	1,000,630	1,000,000	630	1,000,630
Origin Bank CD7978	0.25%	06/30/22	1,000,000	630	–	1,000,630	1,000,000	630	1,000,630
Citizens Bank CD5763	0.65%	07/07/22	1,003,100	1,761	–	1,004,862	1,003,100	1,761	1,004,862
Citizens Bank CD5773	0.65%	07/07/22	1,003,100	1,761	–	1,004,862	1,003,100	1,761	1,004,862
Citizens Bank CD5783	0.65%	07/07/22	1,003,100	1,761	–	1,004,862	1,003,100	1,761	1,004,862
Prosperity Bank CD0141	0.20%	07/25/22	–	1,007,356	–	1,007,356	–	1,007,356	1,007,356
Prosperity Bank CD0142	0.20%	07/25/22	–	1,007,356	–	1,007,356	–	1,007,356	1,007,356
TOTAL / AVERAGE	0.40%		$ 61,784,190	$ 4,505,634	$ (2,012,870)	$ 64,276,955	$ 61,784,190	$ 2,492,765	$ 64,276,955


Portfolio Composition
Pools
3%
CDs/Securities
27%
Bank MMA
70%


Total Portfolio (Millions)
$70
$60
$50
$40
$30
$20
$10
$0
Dec-08
Sep-09
Jun-10
Mar-11
Dec-11
Sep-12
Jun-13
Mar-14
Dec-14
Sep-15
Jun-16
Mar-17
Dec-17
Sep-18
Jun-19
Mar-20
Dec-20
Sep-21
Quarter End Book Value


Total Portfolio Performance
Percentage
3.00
2.50
2.00
1.50
1.00
0.50
0.00
Dec-11
Sep-12
Jun-13
Mar-14
Dec-14
Sep-15
Jun-16
Mar-17
Dec-17
Sep-18
Jun-19
Mar-20
Dec-20
Sep-21
Sachse
TexPool
Rolling 3 mo T-Bill
Rolling 6 mo T-Bill

Allocation
September 30, 2021

Book & Market Value	Total	TIRZ #2 Station	GO I&S	General Fund	W/S Restricted	W/S Operations	Capital Project	2009 GO Bonds
ANB MMA	$ 31,634,124	$ 46,831	$ 1,084,543	$ 6,595,322	$ 293,080	$ 8,142,938	$ 1,856,102	$ –
NexBank IntraFi MMA	13,210,768	–	4,140	107,266	–	112,664	4,330,142	–
TexPool	2,314,251	–	–	–	–	5,109	605,499	–
12/30/21–Citizens Bank CD 5043	1,012,436	–	–	–	–	1,012,436	–	–
01/06/22–Texas Security Bank CD 2528	1,012,773	–	–	–	–	1,012,773	–	–
01/07/22–Citizens Bank CD5723	1,004,862	–	–	–	–	1,004,862	–	–
01/07/22–Citizens Bank CD5733	1,004,862	–	–	1,004,862	–	–	–	–
01/07/22–Citizens Bank CD5743	1,004,862	–	–	–	–	–	1,004,862	–
04/06/22–Texas Security Bank CD 2530	1,013,491	–	–	1,013,491	–	–	–	–
04/06/22–Texas Security Bank CD 2529	1,013,482	–	–	–	–	1,013,482	–	–
06/30/22–Prosperity Bank CD 0135	1,009,929	–	–	1,009,929	–	–	–	–
06/30/22–Prosperity Bank CD 0136	1,009,929	–	–	–	–	1,009,929	–	–
06/30/22–Origin Bank CD1735	1,000,630	–	–	1,000,630	–	–	–	–
06/30/22–Origin Bank CD9857	1,000,630	–	–	–	–	1,000,630	–	–
06/30/22–Origin Bank CD7978	1,000,630	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5763	1,004,862	–	–	–	–	1,004,862	–	–
07/07/22–Citizens Bank CD5773	1,004,862	–	–	1,004,862	–	–	–	–
07/07/22–Citizens Bank CD5783	1,004,862	–	–	–	–	–	1,004,862	–
07/25/22–Prosperity Bank CD0141	1,007,356	–	–	1,007,356	–	–	–	–
07/25/22–Prosperity Bank CD0142	1,007,356	–	–	–	–	–	1,007,356	–
Totals	**$ 64,276,955**	**$ 46,831**	**$ 1,088,682**	**$ 12,743,717**	**$ 293,080**	**$ 15,319,684**	**$ 9,808,822**	**$ –**

Allocation (continued)
September 30, 2021

Book & Market Value	2017 CO	2017A CO	2019/2020 Tax Notes	Restricted Park Develop,	CARES Act Funds	Restricted General	Restricted Water Impact	Restricted Sewer Impact
ANB MMA	$ –	$ –	$ –	$ 784,777	$ 543,475	$ 561,311	$ 1,450,841	$ 1,652,923
NexBank IntraFi MMA	1,939,908	3,240,875	–	85,261	–	61,863	472,383	538,179
TexPool	–	–	1,425,529	–	–	–	98,487	112,204
12/30/21–Citizens Bank CD 5043	–	–	–	–	–	–	–	–
01/06/22–Texas Security Bank CD 2528	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5723	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5733	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5743	–	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2530	–	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2529	–	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0135	–	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0136	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD1735	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD9857	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD7978	–	–	–	–	–	–	368,642	370,166
07/07/22–Citizens Bank CD5763	–	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5773	–	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5783	–	–	–	–	–	–	–	–
07/25/22–Prosperity Bank CD0141	–	–	–	–	–	–	–	–
07/25/22–Prosperity Bank CD0142	–	–	–	–	–	–	–	–
Totals	**$ 1,939,908**	**$ 3,240,875**	**$ 1,425,529**	**$ 870,038**	**$ 543,475**	**$ 623,174**	**$ 2,390,353**	**$ 2,673,472**

Allocation (continued)
September 30, 2021

Book & Market Value	Restricted Roadway	Street Maint.	VERF	MDD	Health Insurance	Station O&M PID	American Rescue Plan	EDC
ANB MMA	$ 993,230	$ 779,621	$ 479,528	$ 666,622	$ 685,329	$ (411)	$ 3,226,944	$ 1,791,119
NexBank IntraFi MMA	323,388	–	427,043	337,747	185,125	–	–	1,044,785
TexPool	67,423	–	–	–	–			–
12/30/21–Citizens Bank CD 5043	–	–	–	–	–	–	–	–
01/06/22–Texas Security Bank CD 2528	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5723	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5733	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5743	–	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2530	–	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2529	–	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0135	–	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0136	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD1735	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD9857	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD7978	261,822	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5763	–	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5773	–	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5783	–	–	–	–	–	–	–	–
07/25/22–Prosperity Bank CD0141	–	–	–	–	–	–	–	–
07/25/22–Prosperity Bank CD0142	–	–	–	–	–	–	–	–
Totals	**$ 1,645,863**	**$ 779,621**	**$ 906,572**	**$ 1,004,369**	**$ 870,454**	**$ (411)**	**$ 3,226,944**	**$ 2,835,903**

Allocation

June 30, 2021

Book & Market Value	Total	TIRZ #2 Station	GO I&S	General Fund	W/S Restricted	W/S Operations	Capital Project	2009 GO Bonds
ANB MMA	$ 29,177,041	$ 49,128	$ 1,681,374	$ 8,762,996	$ 242,545	$ 7,430,919	$ 1,761,409	$ 115,035
NexBank IntraFi MMA	13,197,457	–	–	98	–	155,054	4,022,376	262,696
TexPool	2,314,117	–	–	–	–	5,108	568,346	37,118
07/23/21–Prosperity Bank CD 0004	1,006,435	–	–	–	–	–	1,006,435	–
07/23/21–Prosperity Bank CD 0005	1,006,435	–	–	1,006,435	–	–	–	–
12/30/21–Citizens Bank CD 5043	1,010,159	–	–	–	–	1,010,159	–	–
01/06/22–Texas Security Bank CD 2528	1,011,566	–	–	–	–	1,011,566	–	–
01/07/22–Citizens Bank CD5723	1,003,100	–	–	–	–	1,003,100	–	–
01/07/22–Citizens Bank CD5733	1,003,100	–	–	1,003,100	–	–	–	–
01/07/22–Citizens Bank CD5743	1,003,100	–	–	–	–	–	1,003,100	–
04/06/22–Texas Security Bank CD 2530	1,011,769	–	–	1,011,769	–	–	–	–
04/06/22–Texas Security Bank CD 2529	1,011,769	–	–	–	–	1,011,769	–	–
06/30/22–Prosperity Bank CD 0135	1,009,420	–	–	1,009,420	–	–	–	–
06/30/22–Prosperity Bank CD 0136	1,009,420	–	–	–	–	1,009,420	–	–
06/30/22–Origin Bank CD1735	1,000,000	–	–	1,000,000	–	–	–	–
06/30/22–Origin Bank CD9857	1,000,000	–	–	–	–	1,000,000	–	–
06/30/22–Origin Bank CD7978	1,000,000	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5763	1,003,100	–	–	–	–	1,003,100	–	–
07/07/22–Citizens Bank CD5773	1,003,100	–	–	1,003,100	–	–	–	–
07/07/22–Citizens Bank CD5783	1,003,100	–	–	–	–	–	818,411	184,689
Totals	**$ 61,784,190**	**$ 49,128**	**$ 1,681,374**	**$ 14,796,918**	**$ 242,545**	**$ 14,640,195**	**$ 9,180,077**	**$ 599,538**

Allocation (continued)
June 30, 2021

Book & Market Value	2017 CO	2017A CO	2019/2020 Tax Notes	Restricted Park Develop,	CARES Act Funds	Restricted General	Restricted Water Impact	Restricted Sewer Impact
ANB MMA	$ –	$ –	$ –	$ 795,501	$ 546,618	$ 574,902	$ 1,105,578	$ 1,338,519
NexBank IntraFi MMA	1,937,405	3,422,059	–	74,318	–	53,430	462,993	560,544
TexPool	–	–	1,425,447	–	–	–	99,056	119,926
07/23/21–Prosperity Bank CD 0004	–	–	–	–	–	–	–	–
07/23/21–Prosperity Bank CD 0005	–	–	–	–	–	–	–	–
12/30/21–Citizens Bank CD 5043	–	–	–	–	–	–	–	–
01/06/22–Texas Security Bank CD 2528	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5723	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5733	–	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5743	–	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2530	–	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2529	–	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0135	–	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0136	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD1735	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD9857	–	–	–	–	–	–	–	–
06/30/22–Origin Bank CD7978	–	–	–	–	–	–	356,189	431,237
07/07/22–Citizens Bank CD5763	–	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5773	–	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5783	–	–	–	–	–	–	–	–
Totals	**$ 1,937,405**	**$ 3,422,059**	**$ 1,425,447**	**$ 869,819**	**$ 546,618**	**$ 628,332**	**$ 2,023,816**	**$ 2,450,226**

Allocation (continued)

June 30, 2021

Book & Market Value	**Restricted Roadway**	**Street Maint.**	**VERF**	**MDD**	**Health Insurance**	**Station O&M PID**	**EDC**
ANB MMA	$ 659,809	$ 677,621	$ 547,082	$ 623,403	$ 610,317	$ 4,855	$ 1,649,430
NexBank IntraFi MMA	276,314	–	426,611	337,405	184,937	–	1,021,218
TexPool	59,116	–	–	–	–		–
07/23/21–Prosperity Bank CD 0004	–	–	–	–	–	–	–
07/23/21–Prosperity Bank CD 0005	–	–	–	–	–	–	–
12/30/21–Citizens Bank CD 5043	–	–	–	–	–	–	–
01/06/22–Texas Security Bank CD 2528	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5723	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5733	–	–	–	–	–	–	–
01/07/22–Citizens Bank CD5743	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2530	–	–	–	–	–	–	–
04/06/22–Texas Security Bank CD 2529	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0135	–	–	–	–	–	–	–
06/30/22–Prosperity Bank CD 0136	–	–	–	–	–	–	–
06/30/22–Origin Bank CD1735	–	–	–	–	–	–	–
06/30/22–Origin Bank CD9857	–	–	–	–	–	–	–
06/30/22–Origin Bank CD7978	212,574	–	–	–	–	–	–
07/07/22–Citizens Bank CD5763	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5773	–	–	–	–	–	–	–
07/07/22–Citizens Bank CD5783	–	–	–	–	–	–	–
Totals	**$ 1,207,813**	**$ 677,621**	**$ 973,693**	**$ 960,808**	**$ 795,255**	**$ 4,855**	**$ 2,670,648**

Agenda Item Details

Meeting	Dec 06, 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. Declare as surplus property and authorize the disposal of a 2003 Ford F350, Asset Number 322, and a 2009 Freightliner Vac-Con Unit, Asset 725.
Access	Public
Type	Action (Consent)
Preferred Date	Dec 06, 2021
Recommended Action	Declare as surplus property and authorize the disposal of a 2003 Ford F350, Asset Number 322, and a 2009 Freightliner Vac-Con Unit, Asset 725.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content

BACKGROUND

Preparations are underway to auction several City-owned vehicles and other equipment that have been replaced over the past fiscal year. The first step in the disposal process is to declare the replaced items as surplus property. The two items pending disposal have an original cost in excess of $50,000, which requires authorization by City Council:

1) Asset 322, 2003 Ford F350, Fire Department, $90,000.
2) Asset 725, 2009 Freightliner Vac-Con Unit, $165,000.

POLICY CONSIDERATIONS

According to the City's Surplus Equipment Policy, assets with an original purchase price of less than $50,000 may be declared surplus and authorized for disposal by the City Manager. Items with an original acquisition cost of $50,000 and over require authorization by the City Council.

RECOMMENDATION

Declare as surplus property and authorize the disposal of a 2003 Ford F350, Asset Number 322, and a 2009 Freightliner Vac-Con Unit, Asset 725.

Surplus Property Forms Dec 2021.pdf (93 KB)

Surplus Equipment Policy.pdf (73 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

SURPLUS PROPERTY FORM

Department: Fire **Asset/Vehicle Number:** 322

Contact Name: Lee Richardson **Contact Number:** ____

Department Head Signature: ____

Description of Property: Include type of asset including VIN, year, make, model, brand, mileage, hours of use, tonnage, capacity, horsepower, gallons, extra accessories, missing parts, color, etc.

2003 Ford F350 with flatbed

Condition: Poor

Known Problems: Doesn't run or have batteries

Estimated Value: $ 1,500.00 **Location:** Municipal Campus

Reason for Surplus:
- ○ Obsolete
- ◉ Replaced
- ○ Other: ____

Has staff removed all City plates, logos, data, scrubbed drives, etc.? Yes

Disposition Recommendation (City Manager): Sell

City Manager Approval/Signature: ____

FINANCE DEPARTMENT ONLY:

Fund/Department: Fire **Asset ID:** 322

Original Cost: $ 90,000 **Salvage Value:** -0-

Disposition Method:

Transfer Online Auction Trade-In Public Auction Scrap Public Sale Sealed Bid

Property Records Transfer Completed: □ Yes □ No

City of Sachse

SURPLUS PROPERTY FORM

Department: Sewer **Asset/Vehicle Number:** 725

Contact Name: Jonathan Lara **Contact Number:** 972-495-7600

Department Head Signature: ______________________

Description of Property: Include type of asset including VIN, year, make, model, brand, mileage, hours of use, tonnage, capacity, horsepower, gallons, extra accessories, missing parts, color, etc.

2009 Freightliner Vac-Con Unit

Condition: Poor

Known Problems: Frequent breakdowns, excessive maintenance issues

Estimated Value: $ 25,000.00 **Location:** Public Works

Reason for Surplus:

- ○ Obsolete
- ◉ Replaced
- ○ Other: ______________________

Has staff removed all City plates, logos, data, scrubbed drives, etc.? Yes

Disposition Recommendation (City Manager): Sell

City Manager Approval/Signature: ______________________

FINANCE DEPARTMENT ONLY:

Fund/Department: Utility-Sewer **Asset ID:** 725

Original Cost: $165,000 **Salvage Value:** $25,000

Disposition Method:

Transfer Online Auction Trade-In Public Auction Scrap Public Sale Sealed Bid

Property Records Transfer Completed: □ Yes □ No

CITY OF SACHSE
SURPLUS EQUIPMENT POLICY

SURPLUS PROPERTY. Once a department has determined property owned by the City is no longer useful, the department head shall complete a "Surplus Property Form" and submit to the City Manager and Finance Department. The Finance Department will confirm the acquisition cost, depreciation, and book value; the City Manager shall make the determination of method of disposal: transfer, trade-in, sell, or scrap. The City Manager will determine if the asset has potential usefulness in another department. If an asset is transferred, a "Fixed Assets Transfer" form will be completed.

The method of disposal and authorization for disposal shall be based on the original cost of the asset according to the following criteria:

1. If the asset's original cost was more than $50,000, the disposal must be authorized by the City Council, along with the preferred method of disposal.
2. If the asset's original cost was less than $50,000, the City Manager is authorized to declare the item as surplus property and to determine the best method of disposal: sell at auction, sell through a sealed bid process, or disposal by any other method permitted under State Law.

Agenda Item Details

Meeting	Dec 06, 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	6. Approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Collin County for participation in Tax Increment Reinvestment Zone No. 3.
Access	Public
Type	Action (Consent)
Preferred Date	Dec 06, 2021
Absolute Date	Dec 06, 2021
Recommended Action	Approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Collin County for participation in TIRZ #3.

Public Content

BACKGROUND

During the September 6, 2021, Council meeting, the City Council received a presentation from Trent Petty with Petty & Associates regarding the possible creation of a Tax Increment Reinvestment Zone No. 3 (TIRZ #3). City Council directed the City Manager to bring forward a resolution at the September 20 meeting, calling for a public hearing to be held at the October 18 meeting. At the September 20 meeting, City Council approved the resolution calling for the public hearing on October 18 to create TIRZ #3.

After holding a public hearing at the October 18 meeting, Sachse City Council approved Ordinance No. 4035 establishing Tax Increment Reinvestment Zone #3.

On November 15, 2021, Collin County Commissioners Court unanimously approved participation in TIRZ #3 with the City of Sachse.

OVERVIEW

The City of Sachse and Collin County have each respectively authorized participation in TIRZ #3 within the City of Sachse. The lifetime of TIRZ #3 is 30 years beginning in 2021. The City of Sachse and Collin County have authorized a contribution equal to fifty percent (50%) of its annual Tax Increment to the Tax Increment Fund. The Collin County portion of the agreement stipulates a maximum reimbursable amount of $9,977,447.

The TIRZ #3 Preliminary Project and Finance Plan contains an economic feasibility study which focuses on "direct" financial benefits to the Zone. During the 30-year term, new development that occurs within the Zone will generate approximately $121 million in total new real property tax revenue. The taxing units that will participate in and benefit from the new development of the Zone will retain approximately $60 million as follows:

- City of Sachse:
    - Gross new revenue of $101,277,845 resulting in a 50% TIRZ contribution of $50,638,922
- Collin County:
    - Gross new revenue of $19,954,893 resulting in a 50% TIRZ contribution of $9,977,477

POLICY CONSIDERATIONS

The final step in the participation process is for the City Council to authorize the City Manager to enter into the Interlocal Agreement with Collin County for participation in TIRZ No. 3 on behalf of the City of Sachse.

RECOMMENDATION
Approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Collin County for participation in TIRZ #3.

Resolution_TIRZ No. 3 ILA.pdf (109 KB) | TIRZ No. 3 ILA.pdf (8,621 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.

RESOLUTION NO. __________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT REGARDING PARTICIPATION IN TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF SACHSE, TEXAS ("ZONE") ENTERED INTO BETWEEN THE CITY OF SACHSE ("CITY") AND THE COUNTY OF COLLIN ("COUNTY"); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to that certain Interlocal Agreement between the City of Sachse ("City") and the County of Collin, Texas ("County"), City and County agree to participate in Tax Increment Reinvestment Zone Number Three ("Zone"); and

WHEREAS, on October 18, 2021, City Council of the City of Sachse approved Ordinance No. 4035 establishing the Zone in accordance with the Tax Increment Financing Act, as V.T.C.A., Tax Code, Chapter 311, (the "Act"), to promote development and redevelopment through the use of tax increment financing and designating the Zone pursuant to the Act; and

WHEREAS, the City, by Ordinance No. 4035, contributes fifty percent (50%) of the Tax Increment for a period of thirty (30) years to the Tax Increment Fund for authorized projects for or within the Zone; and

WHEREAS, the County intends to contribute fifty percent (50%) of the Tax Increment for a period of thirty (30) years to the Tax Increment Fund for Project Specific Categories; and;

WHEREAS, the County has conducted a public hearing at which interested persons were entitled to speak and present written materials for or against the approval of the County's participation as required in the Texas Tax Code Section 311.003; and

WHEREAS, the Collin County Commissioners Court finds that the terms of the proposed participation as set forth in this Agreement will meet the County Policy for participation in Tax Increment Reinvestment Zones and that: (i) there will be no substantial adverse effect on the provision of the jurisdiction's service or tax base; and (ii) participation will not substantially adversely affect the County's ability to carry out its long-range development plans; and

WHEREAS, the Interlocal Cooperation Act in Chapter 791 of the Texas Government Code authorizes the Interlocal Agreement between the City of Sachse and the County of Collin; and

WHEREAS, the City Council finds that it is in the public interest to approve the Interlocal Agreement; and

WHEREAS, upon full review and consideration of the Interlocal Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the Mayor is authorized to execute the Interlocal Agreement on behalf of the City of Sachse, Texas;

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

SECTION 1. That the Mayor is hereby authorized to execute the Interlocal Agreement, which is attached hereto as Exhibit “A”, on behalf of the City of Sachse.

SECTION 2. This Resolution shall take effect immediately from and after its passage and publication of the caption, as the law and Charter in such case provide.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the ______ day of __________________, 2021.

CITY OF SACHSE, TEXAS

____
Mike J. Felix, Mayor

ATTEST:

____
Leah K Granger, Interim City Secretary

EXHIBIT "A"

INTERLOCAL AGREEMENT REGARDING PARTICIPATION IN TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF SACHSE, TEXAS, ENTERED INTO BETWEEN THE CITY OF SACHSE AND THE COUNTY OF COLLIN

STATE OF TEXAS	§	
	§	**INTER-LOCAL COOPERATION AGREEMENT FOR PARTICIPATION IN REINVESTMENT ZONE NUMBER THREE, CITY OF SACHSE, TEXAS**
	§	
COUNTY OF COLLIN	§	

This Inter-Local Cooperation Agreement for Participation in Reinvestment Zone Number Three, City of Sachse, Texas ("Agreement") is made by and between the City of Sachse, Texas (the "City") and Collin County, Texas (the "County"), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, on October 18, 2021, the City Council of the City approved Ordinance No. 4035 establishing Reinvestment Zone Number Three, City of Sachse, Texas (the "Zone") in accordance with the Tax Increment Financing Act, as V.T.C.A., Tax Code, Chapter 311, (the "Act"), to promote development and redevelopment through the use of tax increment financing and designating the Zone pursuant to the Act; and

WHEREAS, the City, by Ordinance No. 4035, contributes fifty percent (50%) of the Tax Increment for a period of thirty (30) years to the Tax Increment Fund (hereinafter defined) for design, installation, and construction of Infrastructure (hereinafter defined) and other authorized projects for or within the Zone; and

WHEREAS, the County intends to contribute fifty percent (50%) of the Tax Increment for a period of thirty (30) years to the Tax Increment Fund for Project Specific Categories (hereinafter defined); and

WHEREAS, the County has conducted a public hearing at which interested persons were entitled to speak and present written materials for or against the approval of the County's participation as required in the Texas Tax Code Section 311.003; and

WHEREAS, the Collin County Commissioners Court finds that the terms of the proposed participation as set forth in this Agreement will meet the Collin County Policy for participation in Tax Increment Reinvestment Zones and that: (i) there will be no substantial adverse effect on the provision of the jurisdiction's service or tax base; and (ii) participation will not substantially adversely affect the County's ability to carry out its long-range development plans; and

WHEREAS, the Act authorizes the expenditure of funds derived within a tax increment financing reinvestment zone for the payment of expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality establishing a reinvestment zone that are listed in the project plan of the reinvestment zone, which expenditures and monetary obligations constitute project costs as defined by the Act.

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the parties agree as follows:

Article I Definitions

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

"**Act**" shall mean the Tax Increment Financing Act, Chapter 311, Tax Code, as amended.

"**Board**" shall mean the Board of Directors of the Zone as defined by a duly enacted Ordinance of the City Council of the City of Sachse, Texas.

"**Captured Appraised Value**" shall mean the total taxable value of all real property taxable by a Taxing Unit and located in the Zone for the year less the Tax Increment Base of the Taxing Unit.

"**City**" shall mean the City of Sachse, Texas.

"**County**" shall mean Collin County, Texas.

"**Effective Date**" shall mean the last date of execution hereof.

"**Expiration Date**" shall mean December 31, 2051, or at an earlier time designated by the City thorough an Ordinance of the City Council or on the date on which all project costs, tax increment bonds and interest on those bonds, and interest on those bonds, and other obligations have been paid in full.

"**Infrastructure**" shall mean all public infrastructure within the Zone, as identified within the Project and Finance Plan, attached hereto as **Exhibit A**. The public infrastructure includes, but is not limited to the following: streets, storm drainage, land acquisition, landscaping, parks and open space, and professional services incidental to the infrastructure's construction.

"**Maximum Reimbursement Amount**" shall mean an amount of no more than Nine Million, Nine Hundred Seventy-Seven Thousand, Four Hundred and Forty-Seven Dollars ($9,977,447) of the County's Tax Increment which shall be deposited in the Tax Increment Fund during the term of the Zone and used for Project Specific Categories and financing costs eligible for County participation as shown in the Project and Finance Plan attached hereto as **Exhibit A**.

"**Project and Finance Plan**" shall mean the project plan and financing plan for the Zone approved by the Board and the City Council for the City as amended, attached as **Exhibit A**.

"**Project Specific Categories**" shall mean Infrastructure elements identified in the Project and Finance Plan towards which the County agrees to contribute its Tax Increment.

"**Tax Increment**" shall mean the total amount of property taxes by a Taxing Unit for the year on the Captured Appraised Value of real property taxable by a Taxing Unit and located in the Zone.

"**Tax Increment Base**" shall mean the total taxable value of all real property taxable by a Taxing Unit and located in the Zone for the year in which the Zone was designated, which is Tax Year 2021.

"**Tax Increment Fund**" shall mean the funds deposited by the City and any Taxing Unit in the tax increment fund for the Zone.

"**Taxing Unit**" shall mean the City, the County, and any other taxing entity that taxes real property within the Zone that enters into an agreement with the City to contribute to the Tax Increment Fund.

"**The Zone**" shall mean Reinvestment Zone Number Three, City of Sachse, Texas.

Article II Term

The term of this Agreement shall begin on the Effective Date and shall continue until the Expiration Date, unless sooner terminated as provided herein.

Article III TIRZ Projects

3.1 In consideration of the mutual benefits to be derived from the funding of the Infrastructure and in consideration of the increased future tax base generated from this development, the County shall contribute an amount equal to fifty percent (50%) of its Tax Increment to the Tax Increment Fund pursuantto the Act and as authorized by the Collin County Commissioners' Court Order No. ______ dated _____, 2021 not to exceed the Maximum Reimbursement Amount. The County shall annually pay its Tax Increment to the Tax Increment Fund beginning with Tax Year 2022 and continue during the term of the Zone until the Expiration Date, unless sooner terminated as provided herein.

3.2 The County is not obligated to pay the County Tax Increment from any source other than taxes collected on the Captured Appraised Value. Furthermore, the County has no duty or obligation to pay the County Tax Increment from any other County taxes or revenues or until the County Tax Increment in the Zone is actually collected. The obligation to pay the County Tax Increment accrues as taxes representing the County Tax Increment are collected by the County, and payment shall be due on May 1 of each year the County participates in the Zone. No interest or penalty will be charged to the County for any late payment received from the County; provided, however, the penalty and interest received by the County on any delinquent taxes from the County Tax Increment shall be paid to the Tax Increment Fund. Any portion of the taxes representing the County Tax Increment that are paid to the County and subsequently refunded pursuant toa provision of the Texas Tax Code, as amended, shall be offset against future payments to the Tax Increment Fund.

3.3 Further, the County is not required to pay a Tax Increment into the Tax Increment Fund of the Zone after four (4) years from the date the Zone is created unless the following conditions exist or have been met within the four (4) year period:

i. the City has acquired property in the Zone pursuant to the Project and Finance Plan; or

ii. construction of improvements pursuant to the Project and Finance Plan has begun in the Zone; or

iii. a development agreement (or agreements) has been approved for Infrastructure in the Zone. The obligation of the County to participate in the Zone is limited to the areadescribed in the Project and Finance Plan. The County's participation does not extend to the tax increment on any additional property added to the Zone unless the County specifically agrees to participate in the additional area.

3.4 Notwithstanding anything to the contrary in City's Ordinance creating the Zone, pursuant to the provisions of Section 311.009(a) of the Texas Tax Code, as amended, the County shall have the right to appoint and thereafter at all times maintain one (1) member on the Board of Directors of the Zone. Failure of the County to appoint a person to the Board of Directors of the Zone shall not be deemed a waiver of the County's right to make an appointment at a later date, and the City shall not fill the County's vacant seat pending the County's appointment thereto. The County will make good faith efforts to appoint and maintain a person to serve on the Board.

3.5 The City agrees to provide the County with any proposed amendments to the Project and Finance Plan at leastfourteen (14) days prior to their submission to the City Council for approval.

3.6 Upon termination of the Zone, and after all obligations of the Zone have been paid, the City and the Board shall pay to the County, within sixty (60) days of said termination, all monies remaining in the Tax Increment Fund that are attributable to the County Tax Increment paid by the County into the Tax Increment Fund.

3.7 The County's Tax Increment contributed to the Tax Increment Fund shall be applied in the following order of priority:

i. maintenance of a minimum balance of $5,000 in the Tax Increment Fund; and

ii. for Infrastructure and financing costs as approved by the Board and the City Council for the City. The Tax Increment Fund may not be used for projects not included in the Project and Finance Plan. The County's tax increment may only be used for Infrastructure costs shown in the Project and Finance Plan, attached hereto as **Exhibit A**.

3.8 No portion of the Tax Increment contributed to the Zone by the County may be paid to the City for administrative fees.

Article IV Termination

This Agreement shall terminate upon any one of the following:

i. by written agreement of the parties;

ii. upon the Expiration Date;

iii. by either party, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable;

iv. upon County contribution of the Maximum Reimbursement Amount to the Tax Increment Fund; and

v. by the County unless at least one of the following has occurred within four (4) years from the date the Zone is created:

a) the City has acquired property in the Zone pursuant to the Project and Finance Plan; or

b) construction of improvements pursuant to the Project and Finance Plan has begun in the Zone; or

c) a development agreement (or agreements) has been approved for Infrastructure in the Zone.

Article V Miscellaneous

5.1 Binding Agreement.

The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. This Agreement may not be assigned without the consent of either party.

5.2 Authorization.

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 Agreement.

5.3 Notice.

Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received when sent by courier or otherwise hand delivered.

If intended for City, to:

Attn: Gina Nash, City Manager
3815 Sachse Road
Sachse, Texas 75048

If intended for County, to:

Attn: Judge Chris Hill
Collin County Administration
2300 Bloomdale Road
Suite 4192
McKinney, Texas 75071

5.4 Entire Agreement.

This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any exhibits attached hereto.

5.5 Governing Law.

The Agreement shall be governed by the laws of the State of Texas; and venue forany action concerning this Agreement shall be in the State District Court of Collin County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said Court.

5.6 Amendment.

This Agreement may be amended by the mutual written agreement of the parties.

5.7 Legal Construction.

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 other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

5.8 Recitals.

The recitals to this Agreement are incorporated herein.

5.9 Counterparts.

This Agreement 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.

5.10 Survival of Covenants.

Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

5.11 Approval of Parties.

Whenever this Agreement requires or permits the approval or consent to be given by a party, the parties agree that such approval or consent shall not be unreasonably withheld, conditioned or delayed.

5.12 Further Assurances.

Each party hereby agrees that it will take all actions and execute all documents necessary to fully carry out the purposes and intent of this Agreement.

5.13 Audits.

The County may, at its own cost, upon ten (10) days prior written notice to the City, examine and audit the City records pertaining to the collection and expenditure of County Tax Increment contributed to the Tax Increment Fund.

[Signature page to follow.]

EXECUTED on this____________day of_______________, 2021

CITY OF SACHSE, TEXAS

By:__________________________________

Gina Nash, City Manager

ATTEST:

By:__________________________________

Leah K Granger, Interim City Secretary

APPROVED AS TO FORM:

By: Peter G. Smith

Peter G. Smith, City Attorney

EXECUTED on this 11 day of November, 2021

COLLIN COUNTY, TEXAS

By:__________________________________

Honorable Chris Hill, County Judge

Exhibit "A"
Project and Financing Plan

DRAFT FOR DISCUSSION ONLY

REINVESTMENT ZONE NUMBER THREE,
CITY OF SACHSE, TEXAS
PRELIMINARY PROJECT AND FINANCE PLAN

(the "Preliminary Plan")

October 18, 2021

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Section 1: Introduction

1.1 Authority and Purpose. The City of Sachse, Texas, a Texas home-rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements. An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City. As shown on **Table 1** below, the Zone (hereinafter defined) is compliant with eligibility requirements of the Act.

Table 1

	Proposed Zone	Statutory Maximum
Residential Percentage of the Zone	11.44%	30%
Percentage of City's Taxable Value	8.76%	50%

for the City and the State of Texas, and increased job opportunities for residents of the City, Dallas County, Texas, Collin County, Texas (the "County"), and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, the County, and to all of the region quality developments.

1.4 Preliminary Plan; Hearing. Before the City may adopt an ordinance designating the Zone, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and hold a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons may speak for or against the creation of the proposed Zone, the boundaries of the proposed Zone, and the concept of tax increment financing, and at which hearing the owners of the Property are given a reasonable opportunity to protest the inclusion of their property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan, the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A more detailed description of how such public works, improvements, programs, and projects will be undertaken and financed will be determined by the Final Plan (hereinafter defined), which require approval by the TIRZ Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone. Upon the closing of the above-referenced public hearing, the City Council may adopt an ordinance in accordance with the Act creating the Zone (the "Creation Ordinance") if (1) the City Council finds that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) that the Zone is feasible, and (3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the Creation Ordinance will appoint a Board of Directors for the Zone (the "TIRZ Board").

1.6 TIRZ Board Recommendations. After the creation of the Zone, the TIRZ Board will review and recommend to the City Council (1) a *Reinvestment Zone Number Three, City of Sachse, Texas, Final Project and Finance Plan* (as amended from time to time, the "Final Plan"), pursuant to which the City will contribute a portion of its ad valorem tax increment, (the "City Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City, (the "TIRZ Fund") to fund the costs of public works, public improvements, programs, and other projects benefiting the Zone; and (2) a "County Participation Agreement" between the City and the County pursuant to which the County will contribute a portion of its ad valorem tax increment attributable to new development in the Zone (the "County Tax Increment") into the TIRZ Fund to pay such costs.

1.7 Council Action. The City Council will take into consideration the recommendations of the TIRZ Board, and will consider approval of the Final Plan, and the County Participation Agreement, if applicable. If the County Participation Agreement is approved, the City Council will authorize and direct its execution when the agreement has been approved by the County.

Section 2: Descriptions and Maps

2.1 Existing Uses and Conditions.

The Property is currently located in the corporate limits of the City and is zoned General Commercial District, Single Family Residential, Old Town, Planned Development, and Neighborhood Shopping District. The Property is underdeveloped, and there is limited and aging public infrastructure to support future development. Development will require more public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone are shown on **Exhibit A**.

2.2 Proposed Uses.

A map of the Property and proposed uses of the Property are shown on **Exhibit B**.

2.3 Parcel Identification.

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

Section 3: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations

The Property is wholly located in the corporate limits of the City and is subject to the City's zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property, and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure.

Section 4: Relocation of Displaced Persons

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

Section 5: Estimated Non-Project Costs

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs includes developer-initiated land assembly within the Zone for private development and property owner initiatives on private property improvements. Non-project costs are currently estimated at $95 million, however it is hoped that private sector investment within the Zone will lead to a valuation at least three times the cost of improvements within the Zone.

Section 6: Proposed Public Improvements

6.1 Categories of Public Improvements.

The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed by the Zone are as follows: streets, water, sanitary sewer, storm drainage, parking, economic development grants, environmental, façade land acquisition, landscaping, parks and open space, and professional services. All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

6.2 Locations of Public Improvements.

The estimated locations of the proposed Public Improvements are shown on **Exhibit C**. These locations are provided for informational purposes only and may be revised from time to time without amending the Final Plan.

Section 7: Estimated Project Costs

7.1 Project Costs.

The total project costs for the Zone (the "Project Costs") include the Administrative Costs (defined below) and the costs of the Public Improvements, which are estimated to be $79.7 million in 2021 dollars, as set forth on **Exhibit D**.

7.2 Public Improvements.

The estimated costs of the Public Improvements (the “Public Improvements”) within the Zone are $79.3 million, as shown on **Exhibit D**.

7.3 Administrative Costs.

The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

7.4 Estimated Timeline of Incurred Costs.

The Administrative Costs will be incurred annually. It is estimated that the remainder of the Project Costs will be incurred during the time intervals set forth on **Exhibit F**.

Section 9: Economic Feasibility

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone based on the feasibility study (the "Feasibility Study") attached as **Exhibit G**. This evaluation focuses only on "direct" financial benefits (i.e., tax revenues from new development in the Zone) and does not take into consideration the "multiplier effect" that will result from new development that occurs outside the Zone. As illustrated in **Table 2** below, during the term of the Zone, new development that occurs in the Zone, which likely would not have occurred but for the Zone, will generate approximately $121 million in total new real property tax revenue over the term of the Zone. The taxing units that will participate in and benefit from new development in the Zone will retain approximately $60 million as follows:

Table 2

	Gross New Revenue	TIRZ Contribution	Retained New Revenue
City	$ 101,277,845	$ 50,638,922	$ 50,638,922
County	$ 19,954,893	$ 9,977,447	$ 9,977,447
Total	**$ 121,232,738**	**$ 60,616,369**	**$ 60,616,369**

These projections assume an annual property value inflation factor of 2%, with two years of 0% growth every ten years to simulate a market downturn.

Based on the foregoing, the feasibility of the Zone has been demonstrated. A portion of the new tax revenue generated for all taxing units by new development within the Zone will be retained by those taxing units. The remainder of the new tax revenue generated by new development within the Zone will be available to pay actual Project Costs until the term of the Zone expires or until the Zone is otherwise terminated as hereinafter provided. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the respective taxing units.

Section 10: Estimated Bonded Indebtedness

No bonded indebtedness issued by the City pursuant to the Act is contemplated.

Section 11: Total Appraised Value

The total appraised value of taxable real property in the Zone at the time of creation is estimated at $238,466,620 (the "Base Taxable Value"), and shall be confirmed by the Collin County Appraisal District and the Dallas Central Appraisal District (the "Appraisal Districts"). Each year, the Appraisal Districts shall confirm the current taxable value of the Zone, less the Base Taxable Value (the "Captured Appraised Value"). It is estimated that upon expiration of the term of the

Zone, the total appraised value of taxable real property in the Zone will be $1.1 billion in 2021 dollars.

Section 12: Estimated Captured Appraised Value Taxable by the City

The amount of the City Tax Increment for a year is the amount of property taxes levied and collected by the City for that year on the Captured Appraised Value of the Property. The estimated Captured Appraised Value of the Zone during each year of its existence is set forth in the Feasibility Study and shall be verified by the Appraisal Districts. The actual Captured Appraised Value for each year will be used to calculate annual payments by the City into the TIRZ Fund pursuant to the Final Plan. During the term of the Zone, the City will deposit into the TIRZ Fund each year an amount that equals 50% of the City's real property taxes levied and collected that constitute the City's Tax Increment for that year.

Section 13: Estimated Captured Appraised Value Taxable by the County

The amount of the County Tax Increment for a year is the amount of property taxes levied and collected by the County for that year on the Captured Appraised Value. The estimated Captured Appraised Value of the Zone during each year of its existence is set forth in the Feasibility Study and is verified by the Collin County Appraisal District. The actual Captured Appraised Value for each year will be used to calculate annual payments by the County into the TIRZ Fund pursuant to the County Participation Agreement. During the term of the Zone, the County will deposit into the TIRZ Fund each year an amount that equals 50% of the County's real property taxes levied and collected that constitute the County Tax Increment for that year.

Section 14: Method of Financing

The City will, in the future, pay (using the TIRZ Fund) the Project Costs and will construct or cause to be constructed the Public Improvements. The City's approval of the Final Plan, and County Participation Agreement, shall obligate the City to pay from the TIRZ Fund actual Project Costs, which shall be reviewed and approved by the City.

Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City or the County, unless otherwise approved by their respective governing bodies, and the TIRZ Fund shall only be used to pay the Project Costs.

Section 15: Duration of the Zone; Termination

The term of the Zone shall commence immediately upon passage by the City Council of an ordinance creating the Zone and shall continue until December 31, 2051, with final collection anticipated by September 30, 2052. If upon expiration of the stated term of the Zone the Project Costs have not been paid, the City, and County shall have no obligation to pay the shortfall. The provisions of this section shall be included in the Creation Ordinance, and County Participation Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

Section 16: Economic Development Program

The City Council and the TIRZ Board have determined it to be necessary and convenient to the accomplishment of the objectives of the Zone to establish and provide for the administration of economic development programs that may be used to incentivize development. The economic development programs established in this Section are authorized by Section 311.010(h) of the Act and by Article III, Section 52-a, Texas Constitution, as amended (the "Economic Development Provision"). The Economic Development Provision provides that the TIRZ Board, subject to the approval of the City Council, may establish and provide for the administration of one or more programs as the TIRZ Board determines is necessary or convenient to implement and achieve the purposes of the Final Plan, which programs are for the public purposes of developing and diversifying the economy of the Zone, and developing business and commercial activity within the Zone. This section is intended to designate an economic development program as authorized by the Economic Development Provision (the "Economic Development Program").

Such Economic Development Program may include, to the extent permitted by the law, programs to make grants of any lawfully available money from the TIRZ Fund, including activities that benefit the Zone and stimulate business and commercial activity in the Zone. The Economic Development Program will further the public purpose of developing and diversifying the economy of the Zone. All grants that are part of the Economic Development Program described in this Section serve the public purpose of attracting new business and commercial activity to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increases in the real property tax base for all taxing units within the Zone, and increased job opportunities for residents of the City, County, and the region.

Section 17: List of Exhibits

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

Exhibit A	Map of Zone and Property
Exhibit B	Proposed Uses of the Property
Exhibit C	Location of Public Improvements
Exhibit D	Estimated Project Costs
Exhibit E	Estimated Non-Project Costs
Exhibit F	Estimated Time When Costs are to be Incurred
Exhibit G	Feasibility Study
Exhibit H	Parcel Identification

[*Remainder of page intentionally left blank.*]

Exhibit A – Map of Zone and Property

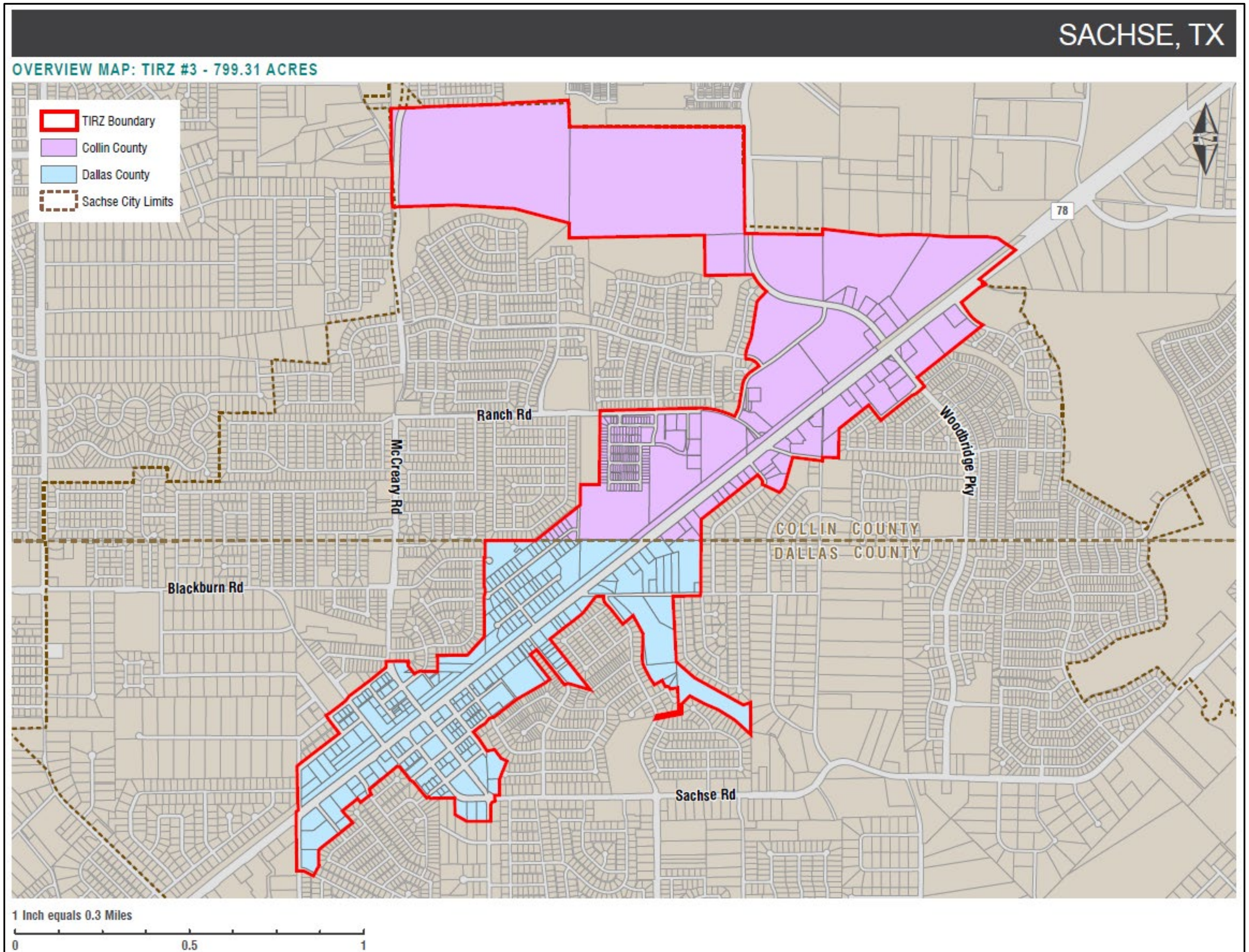


Exhibit B – Proposed Uses of the Property

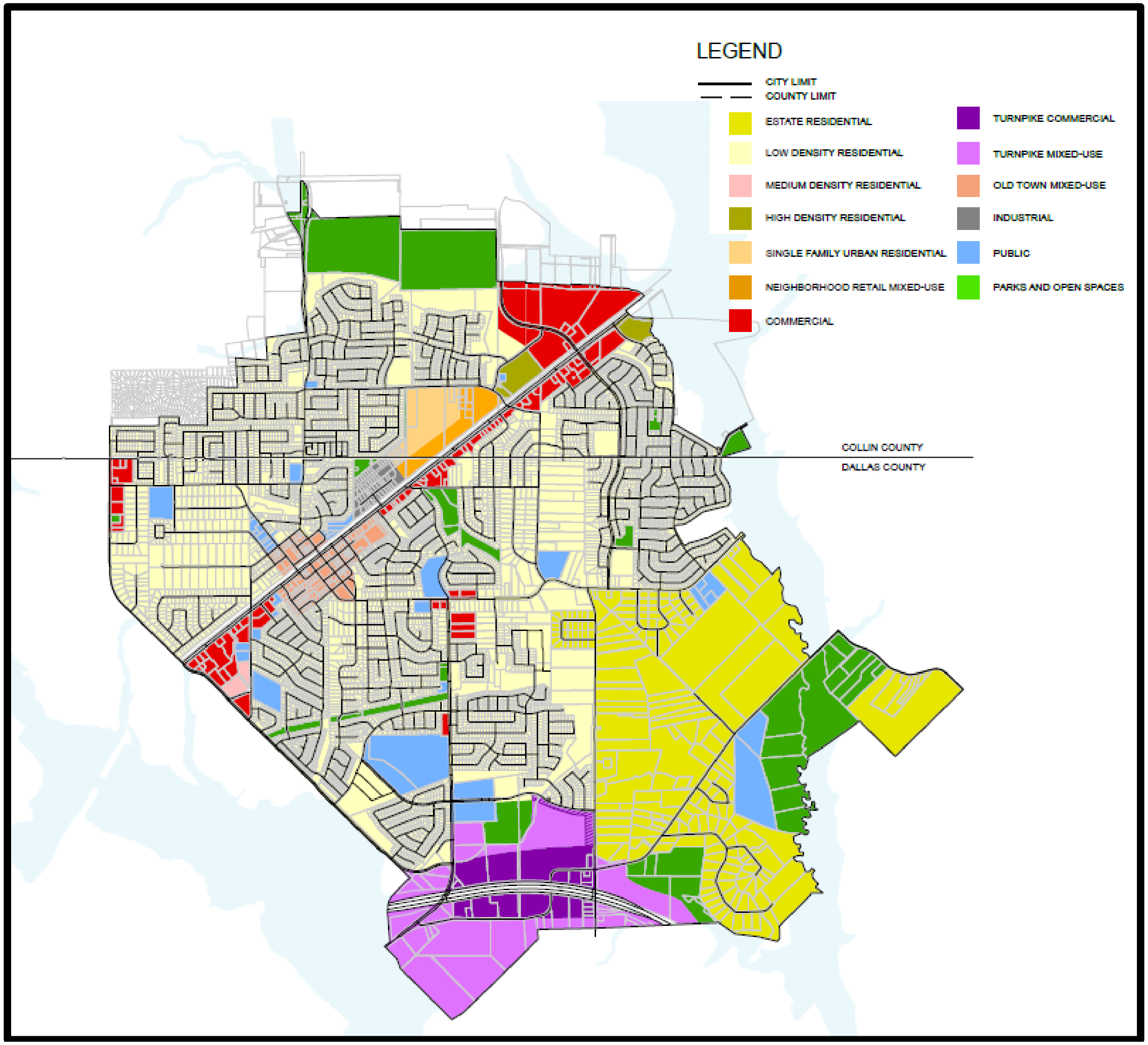
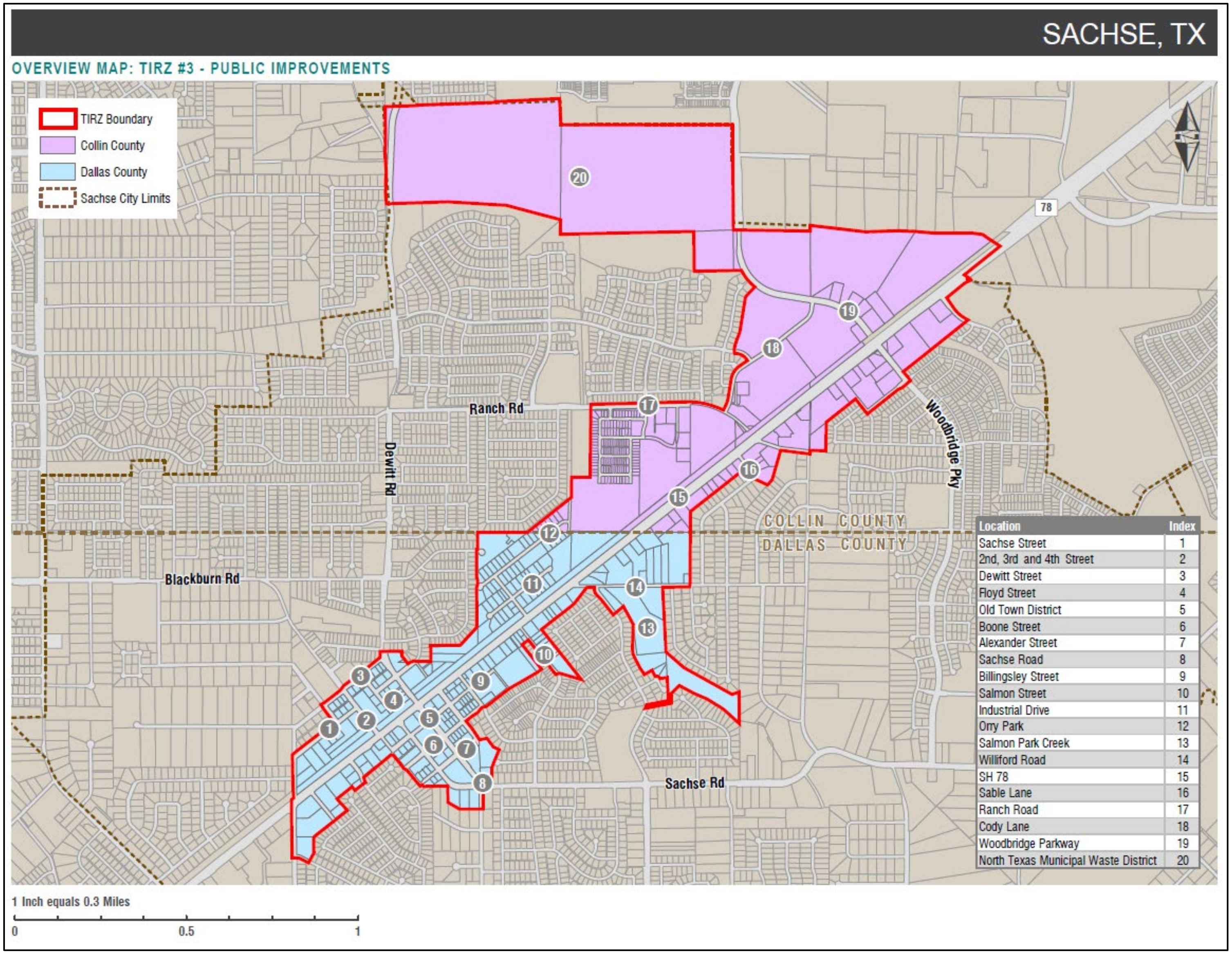


Exhibit C – Location of Public Improvements



Location	Index
Sachse Street	1
2nd, 3rd and 4th Street	2
Dewitt Street	3
Floyd Street	4
Old Town District	5
Boone Street	6
Alexander Street	7
Sachse Road	8
Billingsley Street	9
Salmon Street	10
Industrial Drive	11
Orry Park	12
Salmon Park Creek	13
Williford Road	14
SH 78	15
Sable Lane	16
Ranch Road	17
Cody Lane	18
Woodbridge Parkway	19
North Texas Municipal Waste District	20

Exhibit D – Estimated Project Costs

Public Improvement	Location	County	Estimated Cost
Streets	Ranch Road	Collin	$ 750,000
Streets	Woodbridge Parkway	Collin	$ 750,000
Sewer	Williford Road	Collin	$ 400,000
Sewer	Salmon Street	Dallas	$ 500,000
Sewer	Salmon Street	Dallas	$ 350,000
Sewer	SH 78	Dallas	$ 175,000
Sewer	SH 78	Dallas	$ 200,000
Sewer	SH 78	Dallas	$ 250,000
Water	Sable Lane	Collin	$ 200,000
Water	Industrial Drive	Dallas	$ 750,000
Drainage	Salmon Park Creek	Dallas	$ 500,000
Drainage	SH 78	Dallas	$ 1,500,000
Drainage	Orry Park	Dallas	$ 4,500,000
Drainage	Woodbridge Parkway	Collin	$ 250,000
Streets	Sachse Street	Dallas	$ 4,000,000
Streets	Dewitt Street	Dallas	$ 3,000,000
Streets	Floyd Street	Dallas	$ 750,000
Streets	Industrial Drive	Dallas	$ 2,500,000
Streets	2nd, 3rd and 4th Street	Dallas	$ 3,250,000
Streets	Billingsley Street	Dallas	$ 3,000,000
Streets	Boone Street	Dallas	$ 2,000,000
Streets	Alexander Street	Dallas	$ 750,000
Streets	Sachse Road	Dallas	$ 2,500,000
Parking	Old Town District	Dallas	$ 5,000,000
Economic Development Grants	Old Town District, SH 78, NWC SH 78 & Ranch Road, NWC Ranch Road & Cody Lane, SWC Cody Lane and Woodbridge Parkway	Dallas/Collin	$ 8,000,000
Environmental	Old Town District, SH 78	Dallas/Collin	$ 2,000,000
Façade Improvements	Old Town District, SH 78	Dallas/Collin	$ 5,000,000
Environmental	Old Town District, SH 78	Dallas/Collin	$ 3,000,000
Land Acquisition	Old Town District, SH 78, NWC Hwy 78 & Ranch Road, NWC Ranch Road & Cody Lane, SWC Cody Lane and Woodbridge Parkway	Dallas/Collin	$ 10,000,000
Landscaping Improvements	Old Town District, SH 78, Ranch Road, Cody Lane	Dallas/Collin	See Above
Drainage	Old Town District, SH 78, Woodbridge Parkway, Salmon Park	Dallas/Collin	$ 500,000
Drainage	Orry Park area, Woodbridge Parkway, Old Town District, Salmon Park	Dallas/Collin	$ 3,000,000
Professional Services	N/A	Dallas/Collin	$ 2,000,000
Parks and Open Space	NTMWD property	Collin	$ 5,000,000
Landscaping Improvements	SH 78	Dallas/Collin	$ 3,000,000
		Public Improvements Subtotal	**$ 79,325,000**
		Administrative Costs	*$ 405,681*
		Total Project Costs	**$ 79,730,681**

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Exhibit E – Estimated Non-Project Costs

Reinvestment Zone No. 3
City of Sachse, TX
Preliminary Plan | Non-Project Costs

Land Use	Units	Lot Value		Buildout Value		Non-Project Costs
		Per Unit	Total	Per Unit	Total	
Single-Family	264	$ 60,000	$ 15,840,000	$ 300,000	$ 79,200,000	$ 63,360,000
Multifamily	324	$ 25,000	$ 8,100,000	$ 125,000	$ 40,500,000	$ 32,400,000
			$ 23,940,000		$ 119,700,000	**$ 95,760,000**

Exhibit F – Estimated Time When Costs Are to be Incurred

Reinvestment Zone No. 3
City of Sachse, TX
Preliminary Plan | Timeline to Incur Costs

Zone Year	Calendar Year	TIRZ Fund Beginning Balance	Admin Fees	Public Improvements	TIRZ Fund Ending Balance
Base	2021				
1	2022	$ -	$ 10,000	$ -	$ (10,000)
2	2023	$ 407,084	$ 10,200	$ 396,884	$ -
3	2024	$ 711,760	$ 10,404	$ 701,356	$ -
4	2025	$ 746,313	$ 10,612	$ 735,700	$ -
5	2026	$ 913,747	$ 10,824	$ 902,923	$ -
6	2027	$ 952,339	$ 11,041	$ 941,299	$ -
7	2028	$ 1,123,895	$ 11,262	$ 1,112,633	$ -
8	2029	$ 1,166,690	$ 11,487	$ 1,155,203	$ -
9	2030	$ 1,342,532	$ 11,717	$ 1,330,816	$ -
10	2031	$ 1,342,532	$ 11,951	$ 1,330,582	$ -
11	2032	$ 1,474,724	$ 12,190	$ 1,462,534	$ -
12	2033	$ 1,524,536	$ 12,434	$ 1,512,102	$ -
13	2034	$ 1,707,535	$ 12,682	$ 1,694,853	$ -
14	2035	$ 1,762,003	$ 12,936	$ 1,749,067	$ -
15	2036	$ 1,949,752	$ 13,195	$ 1,936,557	$ -
16	2037	$ 2,009,064	$ 13,459	$ 1,995,605	$ -
17	2038	$ 2,201,754	$ 13,728	$ 2,188,026	$ -
18	2039	$ 2,266,106	$ 14,002	$ 2,252,103	$ -
19	2040	$ 2,463,937	$ 14,282	$ 2,449,654	$ -
20	2041	$ 2,463,937	$ 14,568	$ 2,449,369	$ -
21	2042	$ 2,596,128	$ 14,859	$ 2,581,269	$ -
22	2043	$ 2,668,368	$ 15,157	$ 2,653,211	$ -
23	2044	$ 2,874,244	$ 15,460	$ 2,858,784	$ -
24	2045	$ 2,952,046	$ 15,769	$ 2,936,277	$ -
25	2046	$ 3,163,596	$ 16,084	$ 3,147,511	$ -
26	2047	$ 3,247,185	$ 16,406	$ 3,230,778	$ -
27	2048	$ 3,464,637	$ 16,734	$ 3,447,903	$ -
28	2049	$ 3,554,247	$ 17,069	$ 3,537,178	$ -
29	2050	$ 3,777,840	$ 17,410	$ 3,760,430	$ -
30	2051	$ 3,777,840	$ 17,758	$ 3,760,082	$ -
			$ 405,681	**$ 60,210,688**	

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Exhibit G – Feasibility Study

Reinvestment Zone No. 3
City of Sachse, TX
Preliminary Plan | Feasibility Study

Zone Year	Calendar Year	Collection Year	Growth/ Year[1]	Dallas County Value: Added Value[2]	Dallas County Value: Net Taxable Value	Dallas County Value: Incremental Value	Collin County Value: Added Value[2]	Collin County Value: Net Taxable Value	Collin County Value: Incremental Value	City TIRZ Contribution: %	City TIRZ Contribution: Annual	City TIRZ Contribution: Cumulative	Collin County[3] TIRZ Contribution: %	Collin County[3] TIRZ Contribution: Annual	Collin County[3] TIRZ Contribution: Cumulative	TIRZ Contribution: Annual	TIRZ Contribution: Cumulative
Base	2021	2022			$ 56,035,006			$ 182,431,614									
1	2022	2023	2%	$ 7,200,000	$ 64,355,706	$ 8,320,700	$ 83,100,000	$ 269,180,246	$ 86,748,632	50%	$ -	$ -	50%	$ -	$ -	$ -	$ -
2	2023	2024	2%	$ 7,130,000	$ 72,772,820	$ 16,737,814	$ 53,858,000	$ 328,421,851	$ 145,990,237	50%	$ 342,250	$ 342,250	50%	$ 74,834	$ 74,834	$ 417,084	$ 417,084
3	2024	2025	2%		$ 74,228,277	$ 18,193,271		$ 334,990,288	$ 152,558,674	50%	$ 585,821	$ 928,071	50%	$ 125,939	$ 200,773	$ 711,760	$ 1,128,844
4	2025	2026	2%	$ 7,130,000	$ 82,842,842	$ 26,807,836	$ 23,870,000	$ 365,560,094	$ 183,128,480	50%	$ 614,707	$ 1,542,778	50%	$ 131,606	$ 332,379	$ 746,313	$ 1,875,156
5	2026	2027	2%		$ 84,499,699	$ 28,464,693		$ 372,871,296	$ 190,439,682	50%	$ 755,771	$ 2,298,548	50%	$ 157,977	$ 490,356	$ 913,747	$ 2,788,904
6	2027	2028	2%	$ 7,130,000	$ 93,319,693	$ 37,284,687	$ 23,870,000	$ 404,198,722	$ 221,767,108	50%	$ 788,056	$ 3,086,604	50%	$ 164,284	$ 654,639	$ 952,339	$ 3,741,243
7	2028	2029	2%		$ 95,186,087	$ 39,151,081		$ 412,282,696	$ 229,851,082	50%	$ 932,586	$ 4,019,191	50%	$ 191,309	$ 845,948	$ 1,123,895	$ 4,865,138
8	2029	2030	2%	$ 7,130,000	$ 104,219,809	$ 48,184,803	$ 23,870,000	$ 444,398,350	$ 261,966,736	50%	$ 968,408	$ 4,987,598	50%	$ 198,282	$ 1,044,230	$ 1,166,690	$ 6,031,828
9	2030	2031	0%		$ 104,219,809	$ 48,184,803		$ 444,398,350	$ 261,966,736	50%	$ 1,116,546	$ 6,104,144	50%	$ 225,987	$ 1,270,217	$ 1,342,532	$ 7,374,361
10	2031	2032	0%	$ 7,130,000	$ 111,349,809	$ 55,314,803	$ 23,870,000	$ 468,268,350	$ 285,836,736	50%	$ 1,116,546	$ 7,220,689	50%	$ 225,987	$ 1,496,204	$ 1,342,532	$ 8,716,893
11	2032	2033	2%		$ 113,576,805	$ 57,541,799		$ 477,633,717	$ 295,202,103	50%	$ 1,228,146	$ 8,448,835	50%	$ 246,578	$ 1,742,782	$ 1,474,724	$ 10,191,617
12	2033	2034	2%	$ 7,130,000	$ 122,978,341	$ 66,943,335	$ 23,870,000	$ 511,056,391	$ 328,624,777	50%	$ 1,269,878	$ 9,718,713	50%	$ 254,658	$ 1,997,440	$ 1,524,536	$ 11,716,153
13	2034	2035	2%		$ 125,437,908	$ 69,402,902		$ 521,277,519	$ 338,845,905	50%	$ 1,424,045	$ 11,142,758	50%	$ 283,490	$ 2,280,930	$ 1,707,535	$ 13,423,688
14	2035	2036	2%	$ 7,130,000	$ 135,076,666	$ 79,041,660	$ 23,870,000	$ 555,573,070	$ 373,141,456	50%	$ 1,469,696	$ 12,612,454	50%	$ 292,307	$ 2,573,237	$ 1,762,003	$ 15,185,691
15	2036	2037	2%		$ 137,778,199	$ 81,743,193		$ 566,684,531	$ 384,252,917	50%	$ 1,627,859	$ 14,240,313	50%	$ 321,892	$ 2,895,129	$ 1,949,752	$ 17,135,442
16	2037	2038	2%	$ 7,130,000	$ 147,663,763	$ 91,628,757	$ 23,870,000	$ 601,888,222	$ 419,456,608	50%	$ 1,677,586	$ 15,917,899	50%	$ 331,478	$ 3,226,607	$ 2,009,064	$ 19,144,506
17	2038	2039	2%		$ 150,617,038	$ 94,582,032		$ 613,925,986	$ 431,494,372	50%	$ 1,839,907	$ 17,757,806	50%	$ 361,846	$ 3,588,453	$ 2,201,754	$ 21,346,260
18	2039	2040	2%	$ 7,130,000	$ 160,759,379	$ 104,724,373	$ 23,870,000	$ 650,074,506	$ 467,642,892	50%	$ 1,893,875	$ 19,651,681	50%	$ 372,231	$ 3,960,684	$ 2,266,106	$ 23,612,365
19	2040	2041	0%		$ 160,759,379	$ 104,724,373		$ 650,074,506	$ 467,642,892	50%	$ 2,060,522	$ 21,712,204	50%	$ 403,414	$ 4,364,098	$ 2,463,937	$ 26,076,302
20	2041	2042	0%	$ 7,130,000	$ 167,889,379	$ 111,854,373	$ 23,870,000	$ 673,944,506	$ 491,512,892	50%	$ 2,060,522	$ 23,772,726	50%	$ 403,414	$ 4,767,513	$ 2,463,937	$ 28,540,239
21	2042	2043	2%		$ 171,247,167	$ 115,212,161		$ 687,423,396	$ 504,991,782	50%	$ 2,172,122	$ 25,944,848	50%	$ 424,006	$ 5,191,519	$ 2,596,128	$ 31,136,367
22	2043	2044	2%	$ 7,130,000	$ 181,802,110	$ 125,767,104	$ 23,870,000	$ 725,041,864	$ 542,610,250	50%	$ 2,232,734	$ 28,177,582	50%	$ 435,634	$ 5,627,153	$ 2,668,368	$ 33,804,735
23	2044	2045	2%		$ 185,438,152	$ 129,403,146		$ 739,542,701	$ 557,111,087	50%	$ 2,406,158	$ 30,583,741	50%	$ 468,085	$ 6,095,238	$ 2,874,244	$ 36,678,979
24	2045	2046	2%	$ 7,130,000	$ 196,276,915	$ 140,241,909	$ 23,870,000	$ 778,203,555	$ 595,771,941	50%	$ 2,471,451	$ 33,055,192	50%	$ 480,595	$ 6,575,833	$ 2,952,046	$ 39,631,025
25	2046	2047	2%		$ 200,202,454	$ 144,167,448		$ 793,767,626	$ 611,336,012	50%	$ 2,649,650	$ 35,704,842	50%	$ 513,946	$ 7,089,778	$ 3,163,596	$ 42,794,620
26	2047	2048	2%	$ 7,130,000	$ 211,336,503	$ 155,301,497	$ 23,870,000	$ 833,512,979	$ 651,081,365	50%	$ 2,719,812	$ 38,424,654	50%	$ 527,372	$ 7,617,150	$ 3,247,185	$ 46,041,805
27	2048	2049	2%		$ 215,563,233	$ 159,528,227		$ 850,183,238	$ 667,751,624	50%	$ 2,902,978	$ 41,327,632	50%	$ 561,659	$ 8,178,809	$ 3,464,637	$ 49,506,442
28	2049	2050	2%	$ 7,130,000	$ 227,004,497	$ 170,969,491	$ 23,870,000	$ 891,056,903	$ 708,625,289	50%	$ 2,978,207	$ 44,305,840	50%	$ 576,039	$ 8,754,848	$ 3,554,247	$ 53,060,688
29	2050	2051	0%		$ 227,004,497	$ 170,969,491		$ 891,056,903	$ 708,625,289	50%	$ 3,166,541	$ 47,472,381	50%	$ 611,299	$ 9,366,147	$ 3,777,840	$ 56,838,529
30	2051	2052	0%		$ 227,004,497	$ 170,969,491		$ 891,056,903	$ 708,625,289	50%	$ 3,166,541	$ 50,638,922	50%	$ 611,299	$ 9,977,447	$ 3,777,840	$ 60,616,369
				$ 107,020,000			**$ 447,268,000**				**$ 50,638,922**			**$ 9,977,447**		**$ 60,616,369**	

Assumptions	
Net Taxable Value	$ 238,466,620
City of Sachse AV Rate	0.72000
Collin County AV Rate	0.17253
Total Acreage	799.31

Footnotes

1) Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
2) Annual added value based on City's adjusted average growth over past decade.
3) Collin County has not yet agreed to participate, and is shown for illustration purposes only.

Exhibit H – Parcel Identification

County	Account Number	Taxable Value	Acres
Dallas	480065800A02A0000	$269,500	0.2296
Dallas	480066700A0010000	$425,000	0.3673
Dallas	480066000B0050000	$389,170	0.3444
Dallas	480066000B0040000	$167,000	0.3673
Dallas	480065800B0010000	$365,790	0.4591
Dallas	48000500220010000	$0	0.2579
Dallas	48000500100030000	$79,800	0.3005
Dallas	65124847017010300	$0	0.2835
Dallas	48000500150030000	$220,110	1.04
Dallas	48004520010110000	$4,000	0.0537
Dallas	480005001209R0000	$197,110	0.2755
Dallas	48000500220050000	$0	0.4676
Dallas	65124847017010200	$0	1.6035
Dallas	48000500100110000	$10,000	0.1947
Dallas	48000500110060000	$47,684	0.3534
Dallas	480005601704R0000	$279,240	0.5564
Dallas	48000500170020000	$249,410	0.4132
Dallas	65124847010440000	$0	1.334
Dallas	48000500220020000	$0	0.37
Dallas	48000500110040000	$52,500	0.18
Dallas	48000500120010000	$147,950	0.2755
Dallas	48000500120100000	$75,000	0.2755
Dallas	480066200100A0000	$243,660	0.5051
Dallas	480066700A0030000	$460,000	0.6047
Dallas	48000500100010000	$71,400	0.323
Dallas	48000500120030000	$0	0.2204
Dallas	480005001804R0000	$251,510	1.081
Dallas	480065800A0010000	$404,760	0.4591
Dallas	480066700A0040000	$983,500	1.164
Dallas	48000500210010000	$920,000	1.7878
Dallas	48000500120050000	$0	0.1653
Dallas	480066000B0060000	$270,000	0.3903
Dallas	48000500100050000	$50,400	0.1679
Dallas	48000500100060000	$105,270	0.2974
Dallas	48000500200030000	$105,730	0.222
Dallas	480066200100B0000	$270,430	0
Dallas	480065800A02B0000	$169,310	0.2296

County	Account Number	Taxable Value	Acres
Dallas	48000500100080000	$126,000	0.4414
Dallas	48000500120060000	$79,322	0.2755
Dallas	48000500160010000	$231,080	1.365
Dallas	480066400C09A0000	$243,000	0
Dallas	480065800B0030000	$382,500	0.4591
Dallas	480066700A0020000	$294,000	0.3673
Dallas	48000500100040000	$50,400	0.1847
Dallas	48000500200040000	$123,860	0
Dallas	480066700A0070000	$278,400	0
Dallas	48KANSASCITYSOU00	$0	4.778
Dallas	65124847010360000	$0	2.39
Dallas	48000500120040000	$0	0.1653
Dallas	48KANSASCITYSOU00	$0	1.58
Dallas	48KANSASCITYSOU00	$0	3.368
Dallas	480065800B0020000	$429,180	0.4591
Dallas	48000500200010000	$33,218	0.242
Dallas	65124847017010000	$72,200	1.6575
Dallas	48000500160130000	$195,330	0.5697
Dallas	48000500160040000	$550,140	1.08
Dallas	480065800C02B0000	$229,910	0
Dallas	48000500110050000	$50,400	0.1785
Dallas	48011900010010000	$0	1.042
Dallas	65174775110150100	$141,130	1.62
Dallas	65174775110030000	$84,940	0.67
Dallas	65124847010160000	$86,250	0
Dallas	65124847110020000	$157,830	0.3354
Dallas	65124847110290000	$45,780	0.2398
Dallas	480115502511R0000	$414,430	0.731
Dallas	48000500360080000	$41,970	0.1674
Dallas	48000500350060100	$89,000	0.11
Dallas	48000500350070000	$177,500	0.1765
Dallas	48000500390030000	$156,020	0.4582
Dallas	480010000A0000000	$430,000	0.6104
Dallas	65174775110110000	$283,070	1.407
Dallas	65124847010120100	$0	2.824
Dallas	48000500390020000	$66,073	0.1813
Dallas	485070600G0040000	$204,578	0

County	Account Number	Taxable Value	Acres
Dallas	48000500360050000	$42,000	0.1377
Dallas	48000500360070000	$0	0.1692
Dallas	48000500390010100	$111,150	0.1813
Dallas	48000500400020000	$0	0.4318
Dallas	48000500410030100	$85,091	0.2325
Dallas	480114400A0010000	$1,664,480	1.825
Dallas	48001320010010000	$0	1.768
Dallas	48000500230040000	$0	0.6767
Dallas	48000500370010000	$363,470	2.5
Dallas	48000500350060000	$86,000	0.1
Dallas	48000500350080000	$173,000	0.1887
Dallas	65124847010120000	$304,540	2.297
Dallas	48000500330040000	$84,000	0.2783
Dallas	65174775110150000	$15,330	0.176
Dallas	65124847010310000	$0	3.374
Dallas	65124847010390000	$0	9.962
Dallas	480012800A0010000	$994,600	0.8432
Dallas	65124847110320000	$307,960	1.795
Dallas	48000500240080000	$105,000	0.3125
Dallas	48000500360060000	$75,100	0.1414
Dallas	48000500360030000	$75,340	0.1341
Dallas	48000500330010000	$145,270	0.2541
Dallas	48000930000010000	$893,780	0.5633
Dallas	65124847110230100	$1,320	0.0245
Dallas	480005003601R0000	$110,970	0.2797
Dallas	48000500390020100	$89,240	0.1842
Dallas	48000500410030200	$150,000	0.2382
Dallas	48000500410040100	$89,436	0.2489
Dallas	65174775110130000	$245,760	1.577
Dallas	65124847010120000	$0	1.185
Dallas	480012800A02R0000	$830,000	1.029
Dallas	480113300B0090000	$221,930	0.636
Dallas	65124847110090000	$200,690	0.5224
Dallas	65174775110120000	$271,890	1.497
Dallas	65174775110040100	$207,970	0.53
Dallas	65174775110070000	$0	0.3843
Dallas	65124847110010000	$392,040	1.044
Dallas	65124847110300000	$121,680	0.3114
Dallas	65124847110280000	$76,670	0.1647

County	Account Number	Taxable Value	Acres
Dallas	48000500240070000	$42,000	0.1568
Dallas	48000500240020000	$135,490	0.2882
Dallas	48000500240100000	$115,800	0.3197
Dallas	48000500400040000	$0	0.6128
Dallas	48000500400010000	$0	0.2023
Dallas	65124847110340000	$195,410	0.5211
Dallas	65124847110050000	$35,880	0.171
Dallas	65124847110350000	$278,190	0.95
Dallas	480042600A0030000	$6,352,020	5.012
Dallas	65124847110110000	$202,220	0.5036
Dallas	48000500240050000	$63,000	0.1859
Dallas	48000500350090000	$176,270	0.2169
Dallas	48000500330070000	$93,304	0.9482
Dallas	489013300A0020000	$965,200	3.405
Dallas	480113300B0080000	$221,930	0.3183
Dallas	480042600A0010000	$197,980	0.5052
Dallas	485070600G0030000	$182,550	0.3731
Dallas	48000500240010000	$52,500	0.0946
Dallas	48000500400010100	$0	0.2002
Dallas	480010000A0000100	$695,000	0.5778
Dallas	48001000010010000	$76,930	0.3472
Dallas	489013300A0010000	$2,276,560	1.956
Dallas	48000500230090000	$75,823	0.1527
Dallas	48000500360040000	$78,630	0.1453
Dallas	48000500390010000	$81,500	0.1775
Dallas	48000500330020000	$143,530	0.2766
Dallas	48000500280050000	$321,080	0.9831
Dallas	48000500400030000	$0	0.3382
Dallas	48000500410010000	$0	0.8928
Dallas	480010000B10A0000	$185,720	0.5556
Dallas	65124847110110100	$206,000	0.4892
Dallas	48000500230010100	$286,790	0.094
Dallas	48000500350050000	$176,270	0.1915
Dallas	48000500350030000	$173,000	0.1887
Dallas	480005002807R0000	$250,000	0.3875
Dallas	480118100B0010000	$512,160	0.8988
Dallas	48000500410040200	$165,560	0.2228
Dallas	48011410000050000	$217,510	0.6438
Dallas	65124847110060000	$78,440	0.3109

County	Account Number	Taxable Value	Acres
Dallas	65124847010140400	$0	9.41
Dallas	480008000A0010000	$1,825,030	1.003
Dallas	48000500230070000	$298,000	0.5272
Dallas	48000500240120000	$42,000	0.1581
Dallas	48000500360090000	$176,850	0.1627
Dallas	480005002601R0000	$421,060	0.98
Dallas	48000500330060000	$15,078	0.1381
Dallas	48KANSASCITYSOU00	$0	0
Dallas	484176500A0010000	$200,130	3.464
Dallas	484176500A0030000	$209,350	2.403
Dallas	484176500A0020000	$436,360	0.6945
Dallas	480042600A2R20100	$23,530	0.06
Dallas	480042600A2R10000	$645,840	0.287
Dallas	486063800A48X0000	$0	4.4323
Dallas	48000500440010000	$0	2.442
Dallas	486063800A47X0000	$4,610	0.5731
Dallas	65124847110220000	$123,993	0.5
Dallas	480005002714A0000	$169,470	0.262
Dallas	480161600A0010000	$628,000	0.393
Dallas	48001390010010000	$0	0.7052
Dallas	48000500110010000	$126,430	0
Dallas	65124847017010100	$0	0.545
Dallas	480051500A3R20000	$0	6.114
Dallas	48000500180010000	$303,750	1.878
Dallas	48000500390010200	$71,600	0.1582
Dallas	48000500340010000	$0	1.727
Dallas	48000500360100000	$50,470	0.1655
Dallas	48000500360110000	$123,890	0.1655
Dallas	48000500450010000	$92,390	0
Dallas	480005001103R0000	$345,630	0.25
Dallas	480009500101R0000	$2,753,780	2.02
Dallas	48000500190190000	$103,627	0.3782
Dallas	48000500200070000	$98,670	0.1653
Dallas	48000500190070000	$0	0.3
Dallas	48000500260070000	$167,080	0.4055
Dallas	65124847110310000	$126,020	0.43
Dallas	480036502516RA000	$687,920	0.3324
Dallas	480036502516RB000	$294,080	0.2876
Dallas	48004290020170000	$7,970	0.3388

County	Account Number	Taxable Value	Acres
Dallas	65174767010020000	$177,730	5.4
Dallas	480065800C0040000	$382,500	0
Dallas	480065800C02A0000	$38,920	0
Dallas	48004290030040000	$7,990	0
Dallas	48004290020070000	$4,540	0.1931
Dallas	48000500350010000	$700,000	0.5374
Dallas	65134626010180000	$90,040	3.8276
Dallas	48004290020150000	$7,970	0.3388
Dallas	48004290020080000	$7,180	0.305
Dallas	48000500200070100	$47,230	0.1653
Dallas	48004290020160000	$7,970	0.3388
Dallas	48004290020140000	$7,970	0.3388
Dallas	48004290020190000	$7,240	0.3076
Dallas	48004290030020000	$10,700	0
Dallas	48006680010010000	$20,680	0
Dallas	48004290010040000	$7,970	0.3387
Dallas	48004290010020000	$7,970	0.3387
Dallas	48004290010110000	$2,500	0.1062
Dallas	480066600C0070000	$181,000	0
Dallas	48004290010080000	$8,970	0.3812
Dallas	48004290010060000	$0	1.89
Dallas	48004290010050000	$7,970	0.3387
Dallas	48004290010100000	$6,550	0.2784
Dallas	48004290010090000	$8,890	0.3778
Dallas	48000500390040000	$103,320	0.427
Dallas	48004290020180000	$7,970	0.3388
Dallas	48004290030030000	$7,970	0.3387
Dallas	48004290030010000	$11,320	0
Dallas	65124847110310100	$122,710	0.5749
Dallas	480066600C0080000	$253,750	0
Dallas	48004290020130000	$7,970	0.3388
Dallas	48004290020110000	$0	0.9571
Dallas	480065800C0060000	$382,500	0
Dallas	480065800C0050000	$382,500	0
Dallas	48004290020090000	$7,970	0.3388
Dallas	48004290010070000	$8,970	0.3811
Dallas	48004290020060000	$1,910	0.0813
Dallas	48000500200160000	$50,400	0.165
Dallas	48004260217R0000	$222,300	0.083

County	Account Number	Taxable Value	Acres
Dallas	480042602018R0000	$222,300	0.083
Dallas	480066700A05R0000	$280,160	0
Dallas	48004290020100000	$7,970	0.3388
Dallas	48004290010010000	$7,950	0.3378
Dallas	480042600A2R20000	$790,000	0.87
Dallas	480014700A0010000	$0	1.167
Dallas	48006550000010000	$1,081,920	0.6371
Dallas	65124847010250000	$168,600	0.774
Dallas	48000500200110000	$50,400	0.1653
Dallas	48005000191R20000	$0	2.784
Dallas	480066700A0080000	$358,720	0

County	Account Number	Taxable Value	Acres
Dallas	480065800C0010000	$602,640	0
Dallas	48004290020120000	$7,970	0.3388
Dallas	48004290010030000	$7,970	0.3387
Dallas	48000500430020100	$249,950	0.1891
Dallas	48012000010030000	$236,520	0.9915
Dallas	48012000010020000	$273,610	1.014
Dallas	48012000010010000	$170,792	1.096
Dallas	48000500430030000	$73,675	0.3368
Dallas	48000500430020200	$174,280	0.1866
Dallas	48000500430010000	$191,160	0.3044
Dallas	480113500M0150000	$305,072	1.0077

County	Property ID	Taxable Value	Acres
Collin	424133	$1,696,923	23.558
Collin	424188	$123,715	0.9467
Collin	424204	$168,969	0.862
Collin	424213	$167,009	0.852
Collin	424302	$138,521	1.06
Collin	424384	$0	2.9
Collin	426033	$0	3.37
Collin	427933	$604,526	1.542
Collin	427951	$814,850	1.3981
Collin	427997	$656,667	2.01
Collin	432473	$0	100.14
Collin	450791	$643,150	0.5385
Collin	450835	$223,687	0.871
Collin	450844	$159,952	0.459
Collin	450853	$159,952	0.459
Collin	451095	$421,094	0.627
Collin	451184	$372,443	0.323
Collin	451193	$55,250	0.488
Collin	1326103	$0	2.75
Collin	1610180	$789,103	0
Collin	1871674	$602,813	0.54
Collin	1877874	$0	94.0215
Collin	2028340	$0	0
Collin	2028341	$0	0
Collin	2143053	$275,717	23.9056
Collin	2512057	$712,075	1.6347
Collin	2512058	$1,000	0.0871
Collin	2519562	$702,137	0.5969
Collin	2543078	$35,153	0.1345
Collin	2557567	$667,497	0.8358
Collin	2557569	$3,867,142	4.228
Collin	2557570	$848,847	0.8769
Collin	2564316	$1,286,261	1.2446
Collin	2575579	$28,338	9.4459
Collin	2587020	$1,455	0.167
Collin	2598365	$6,103	0.0467
Collin	2631745	$83	0.3812
Collin	2631746	$2,222	0.3812
Collin	2631747	$7,316	0.4421

County	Property ID	Taxable Value	Acres
Collin	2631748	$18,187	0
Collin	2631749	$7,477	0
Collin	2631750	$7,380	0
Collin	2631751	$7,380	0
Collin	2631752	$7,305	0.3388
Collin	2631753	$5,608	0.3388
Collin	2631754	$3,173	0.3388
Collin	2631755	$736	0.3388
Collin	2647386	$1,682,505	5.15
Collin	2648345	$1,138,754	0.693
Collin	2672094	$0	0.9755
Collin	2675093	$559,927	24.0476
Collin	2675788	$165	0.9858
Collin	2675789	$68,019	43.149
Collin	2675791	$1,000	0.08
Collin	2686914	$1,915	11.4669
Collin	2689729	$813,200	0.913
Collin	2692504	$2,537,460	2.083
Collin	2701104	$65,162,540	18.712
Collin	2701209	$14,073,591	16.338
Collin	2701210	$541,015	0.828
Collin	2701993	$1,800,653	1.4342
Collin	2701994	$641,080	1.4034
Collin	2704958	$3,252,533	1.02
Collin	2704959	$922,359	0.9564
Collin	2704962	$1,614,522	1.571
Collin	2714780	$7,168,497	3.7892
Collin	2719230	$3,070,907	0.865
Collin	2732100	$1,744,581	1.116
Collin	2739044	$1,000	0.179
Collin	2759311	$1,876,844	5.3858
Collin	2759312	$1,993,654	5.721
Collin	2778736	$3,174,033	1.484
Collin	2779508	$565,871	1.4434
Collin	2779509	$1,037,708	1.3433
Collin	2787719	$2,135,150	1.066
Collin	2796729	$870,800	0.7756
Collin	2799325	$3,057,487	1.631
Collin	2799326	$6,528,479	2.082

County	Property ID	Taxable Value	Acres
Collin	2801622	$1,462,758	0.9809
Collin	2804736	$879,191	1.003
Collin	2809654	$28,330,813	13.421
Collin	2809656	$5,000	0.731
Collin	2814900	$3,483	0.0533
Collin	2820624	$52,920	0.114
Collin	2820631	$52,920	0.114
Collin	2820632	$55,440	0.185
Collin	2820633	$57,960	0.261
Collin	2820641	$55,440	0.149
Collin	2820642	$114,148	0.12
Collin	2820643	$52,920	0.12
Collin	2820644	$52,920	0.121
Collin	2820645	$52,920	0.121
Collin	2820646	$52,920	0.121
Collin	2820647	$52,920	0.121
Collin	2820648	$52,920	0.122
Collin	2820649	$52,920	0.122
Collin	2820650	$52,920	0.122
Collin	2820651	$52,920	0.122
Collin	2820652	$52,920	0.123
Collin	2820653	$52,920	0.123
Collin	2820654	$52,920	0.123
Collin	2820655	$52,920	0.123
Collin	2820656	$52,920	0.124
Collin	2820657	$50,400	0.165
Collin	2820658	$52,920	0.124
Collin	2820659	$52,920	0.125
Collin	2820660	$52,920	0.145
Collin	2820668	$52,920	0.119
Collin	2820669	$52,920	0.119
Collin	2820670	$52,920	0.119
Collin	2820671	$52,920	0.119
Collin	2820672	$52,920	0.119
Collin	2820673	$52,920	0.119
Collin	2820674	$52,920	0.119
Collin	2820675	$52,920	0.119
Collin	2820676	$52,920	0.119
Collin	2820677	$52,920	0.119

County	Property ID	Taxable Value	Acres
Collin	2820678	$52,920	0.131
Collin	2820679	$0	3.062
Collin	2820735	$52,920	0.121
Collin	2820736	$52,920	0.121
Collin	2820737	$122,171	0.121
Collin	2820738	$52,920	0.121
Collin	2820739	$104,656	0.121
Collin	2820740	$52,920	0.121
Collin	2820741	$83,682	0.121
Collin	2820742	$74,001	0.121
Collin	2820743	$81,028	0.121
Collin	2820744	$52,920	0.134
Collin	2820745	$52,920	0.134
Collin	2820759	$52,920	0.121
Collin	2820760	$52,920	0.114
Collin	2820761	$52,920	0.114
Collin	2820762	$52,920	0.114
Collin	2820763	$52,920	0.114
Collin	2820764	$52,920	0.114
Collin	2820765	$52,920	0.114
Collin	2820766	$52,920	0.114
Collin	2820767	$52,920	0.114
Collin	2820768	$1,000	0.273
Collin	2820789	$52,920	0.121
Collin	2820790	$123,431	0.121
Collin	2820791	$52,920	0.121
Collin	2820792	$52,920	0.121
Collin	2820793	$52,920	0.121
Collin	2820794	$52,920	0.121
Collin	2820795	$52,920	0.121
Collin	2820796	$52,920	0.121
Collin	2820797	$52,920	0.121
Collin	2820798	$0	0
Collin	2820799	$1,000	0.123
Collin	2820801	$114,562	0.107
Collin	2820802	$50,400	0.079
Collin	2820803	$50,400	0.079
Collin	2820804	$111,691	0.079
Collin	2820805	$101,912	0.079

County	Property ID	Taxable Value	Acres
Collin	2820806	$113,419	0.079
Collin	2820807	$108,631	0.079
Collin	2820808	$113,116	0.079
Collin	2820809	$111,540	0.079
Collin	2820810	$102,178	0.079
Collin	2820811	$111,691	0.079
Collin	2820812	$78,514	0.079
Collin	2820813	$77,853	0.092
Collin	2820814	$50,400	0.092
Collin	2820815	$50,400	0.079
Collin	2820816	$50,400	0.079
Collin	2820817	$50,400	0.079
Collin	2820818	$50,400	0.079
Collin	2820819	$50,400	0.079
Collin	2820820	$50,400	0.079
Collin	2820821	$50,400	0.079
Collin	2820822	$50,400	0.079
Collin	2820823	$50,400	0.079
Collin	2820824	$50,400	0.079
Collin	2820825	$50,400	0.079
Collin	2820826	$50,400	0.107
Collin	2820827	$50,400	0.107
Collin	2820828	$50,400	0.079
Collin	2820829	$50,400	0.079
Collin	2820830	$50,400	0.079
Collin	2820831	$50,400	0.079
Collin	2820832	$50,400	0.079

County	Property ID	Taxable Value	Acres
Collin	2820833	$50,400	0.079
Collin	2820834	$50,400	0.079
Collin	2820835	$50,400	0.079
Collin	2820836	$50,400	0.079
Collin	2820837	$50,400	0.079
Collin	2820838	$50,400	0.079
Collin	2820839	$50,400	0.092
Collin	2820840	$50,400	0.092
Collin	2820841	$50,400	0.079
Collin	2820842	$50,400	0.079
Collin	2820843	$50,400	0.079
Collin	2820844	$50,400	0.079
Collin	2820845	$50,400	0.079
Collin	2820846	$50,400	0.079
Collin	2820847	$50,400	0.079
Collin	2820848	$50,400	0.079
Collin	2820849	$50,400	0.079
Collin	2820850	$50,400	0.079
Collin	2820851	$50,400	0.079
Collin	2820852	$50,400	0.107
Collin	2820853	$52,920	0.138
Collin	2820854	$52,920	0.114
Collin	2820855	$52,920	0.114
Collin	2820856	$52,920	0.114
Collin	2820857	$52,920	0.114
Collin	2820858	$52,920	0.114
Collin	2820859	$52,920	0.114

If there are any additional questions, please feel free to reach out to Petty & Associates directly.

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PETTY & ASSOCIATES

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	1. Consider appointments to various City boards and commissions.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Recommended Action	Appoint individuals to various City boards and commissions.
Goals	Provide excellent government services to Sachse citizens. Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

Public Content

BACKGROUND
Except for the Municipal Development District Board, each board and commission term expires every two years in November. To fill vacancies, interviews were conducted on October 18, November 15, and December 6, 2021.

OVERVIEW
27 terms expired in November 2021. Of those, eight (8) vacancies need to be filled.

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

RECOMMENDATION
Appoint individuals to the following City boards and commissions:

- Board of Adjustments
- Sachse Economic Development Corporation
- Library Board
- Parks and Recreation Board
- Tax Increment Financing #1 Board

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	2. Consider naming a chairperson and appointing individuals to serve on the TIRZ No. 3 Board of Directors.
Access	Public
Type	Action, Discussion
Preferred Date	Dec 06, 2021
Absolute Date	Dec 06, 2021
Recommended Action	Appoint the Sachse City Council and Collin County Precinct 2 Commissioner, Cheryl Williams, to serve on the TIRZ #3 Board of Directors, and name ______________________ as the chairperson.

Public Content

BACKGROUND

The City Council established the Tax Increment Reinvestment Zone No. 3 (TIRZ #3) at its October 18, 2021, regular meeting. This new TIRZ will need to be governed by a Tax Increment Financing Board, with a chairperson appointed in 2021. Ordinance No. 4035 established TIRZ #3 and stated that the City Council shall appoint its initial members to the Board of Directors within sixty (60) days after the passage of the Ordinance.

OVERVIEW

Chapter 311 of the Texas Tax Code provides the outline for the composition of the TIRZ Board of Directors. Collin County will be participating in TIRZ #3. Dallas County will not be participating in TIRZ #3.

POLICY CONSIDERATIONS

The Board shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare and adopt a project plan and financing plan for the Zone and must submit such plans to the City Council for its approval. The Board of Directors shall prepare required annual reports on the status of the Zone, which shall be subject to the approval of the City Council. The Board of Directors may not enter into any agreements to implement the project plan and financing plan without the authorization of the City Council.

Staff recommends that the City Council serve on the TIRZ #3 Board of Directors initially, and also recommends that Collin County Precinct 2 Commissioner, Cheryl Williams, be appointed to serve on the TIRZ #3 Board. As a Collin County policy, the individual whose precinct lies within the TIRZ sits on that respective TIRZ board. Since Commissioner Williams' precinct sits within the TIRZ #3 boundaries, she must sit on the TIRZ #3 board.

RECOMMENDATION

Appoint Sachse City Council and Collin County Precinct 2 Commissioner, Cheryl Williams, to serve on the TIRZ #3 Board of Directors, and name _______________________________ as the chairperson.

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	3. Receive a briefing on Bond 2021 projects.
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. Provide excellent government services to Sachse citizens.

Public Content

BACKGROUND

On November 2, 2021, Sachse voters approved four propositions for the issuance of general obligation bonds. The projects include:

- **Designing the expansion and upgrades to Sachse Road, from Miles Road to the city limits.** These updates include the construction of the road, along with associated sidewalks, drainage, signage, lighting, curbs, traffic safety improvements, landscaping, and more for **$23,385,000**.
- Additionally, **$20,650,000** would be utilized for upgrading and developing several City of Sachse streets and roads. This includes traffic safety, sidewalks and pedestrian right-of-ways, curbs and related drainage, utility relocations, and more. The roads or streets are:

  1. **Bailey-Hooper Road, from SH 78 to Sachse Road**
  2. **Williford Road, from SH 78 to Bailey Road**
  3. **West Creek Lane, from Sachse Road to Timbercreek Court**

- **Reconstructing $5,000,000 worth of City of Sachse neighborhood and residential streets within the city limits.** This could include expanding the roads or streets, enhancing or creating sidewalks, intersections, providing lighting, traffic safety, drainage improvements, and more.
- **$5,000,000 to design and construct a new City animal shelter, to facilitate adoptions.**

For initial planning purposes, staff worked with consultants to create preliminary timelines; however, those timelines were not finalized until the bond election was completed. Now that the four propositions were voted on and approved by Sachse residents, staff will begin the process of formally laying out timelines for the projects. The purpose of this item is to provide the Council and residents with a brief update on the initial activity related to the recently approved Bond 2021 projects.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on Bond 2021 projects.

Presentation_Bond 2021 Update.pdf (211 KB)

Bond 2021 Update

City Council

December 6, 2021

The City of SACHSE

Overview

- Approved propositions
- Funding schedule
- Proposed initial projects
- Current activity
- Public engagement
- Next steps

Approved Propositions

- Sachse Road, from Miles Road to the city limits: $23,385,000
- Bailey-Hooper Road, from SH 78 to Sachse Road, Williford Road, from SH 78 to Bailey Road, West Creek Lane, from Sachse Road to Timbercreek Court: $20,650,000
- Neighborhood residential streets package: $5,000,000
- New City animal shelter: $5,000,000

The City of SACHSE

Funding Schedule

- Funding is delivered in three tranches to stabilize the I&S portion of the tax rate
- Applying methodology of tackling the “worst first” relative to roads
- Remaining conscientious of rising building materials and construction costs
- Remaining mindful of other construction projects and avoiding “construction fatigue”

The City of SACHSE

Fiscal Year		2022	2023	2024	2025	2026	2027	2028	2029	2030
Funding Amount Available		$ 18,035,000			$ 18,000,000			$ 18,000,000		
Projects										
Bailey - Hooper Road	$ 10,656,921.10	$ 1,000,000	$ 9,656,921							
Animal Shelter	$ 5,000,000.00	$ 5,000,000								
Sachse Road Phase 2	$ 14,672,874.31		$ 1,700,000		$ 12,972,874					
Sachse Road Phase 3	$ 8,709,653.91							$ 8,709,654		
Williford Road	$ 7,172,025.40					$ 1,000,000		$ 6,172,025		
West Creek	$ 2,821,428.57				$ 2,821,429					
Neighborhood Package	$ 5,000,000.00	$ 225,000	$ 225,000	$ 225,000	$ 400,000	$ 400,000	$ 400,000	$ 1,050,000	$ 1,050,000	$ 1,000,000
Total	$ 54,032,903.29	$18,031,921.00			$17,994,302.57			$17,981,678.91		

Proposed Initial Projects

- Sachse Animal Shelter
  - Chief Sylvester is leading a team to prepare the Request for Qualifications (RFQ) for the shelter
  - Anticipated to release RFQ in January 2022 and begin the process of working with a builder to construct the facility
- Bailey Road
  - Working with consultants on preliminary design work
  - Anticipated to bring contract to Council at January 18 meeting for approval to commence design work
  - 18-24 months of design + 18-24 months for construction

The City of SACHSE

Current Activity

- Public Works is working with consultants to begin design of Bailey Road as first road project from the Bond
- Chief Sylvester is leading the new Animal Shelter building team
  - Staff is preparing a Request for Qualifications for the project that is anticipated to be released in January 2022
- Projecting out funds from subsequent tranches to plan out remaining projects in concert with other construction projects around the city
- Planning out continued public engagement for the life of Bond 2021 projects

The City of SACHSE

Public Engagement

- Dedicated Bond 2021 web page will remain in place and will be updated with new information as it is available
- Bond 2021 monthly status report on social media, City website, and Sachse Scene
  - Looking into providing a “special edition” of the Sachse Scene for Bond updates
- Signage associated with each bond project
- Periodic updates to the City Council on bond projects

The City of SACHSE

Next Steps

- Staff will return to Council on January 18 to review the Bailey Road project

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	4. Consider authorizing the City Manager to execute a professional services contract for design of the 5th Street District Phase 1 Improvements between the City of Sachse and Kimley-Horn and Associates, Inc. in the amount of Three Hundred Fifty-One Thousand, Nine Hundred and No/100 Dollars ($351,900).
Access	Public
Type	Action, Discussion
Preferred Date	Dec 06, 2021
Absolute Date	Dec 06, 2021
Fiscal Impact	Yes
Dollar Amount	351,900.00
Budgeted	Yes
Budget Source	The design project is funded through the Utility Fund and General Capital Fund.
Recommended Action	Authorize the City Manager to execute a professional services contract for design of the 5th Street District Phase 1 Improvements between the City of Sachse and Kimley-Horn and Associates, Inc. in the amount of Three Hundred Fifty-One Thousand, Nine Hundred and No/100 Dollars ($351,900).
Goals	Make Sachse more prosperous through job creation and quality development that adds community value. Strategically invest in the City's existing and future infrastructure.

Public Content

BACKGROUND

The City of Sachse started the redevelopment of the 5th Street District now that the Sachse Road and 5th Street reconstruction projects are nearing completion. In partnership with the Economic Development Corporation (EDC), City Staff engaged Kimley-Horn and Associates, Inc. to begin the design of the first phase of public improvements to the area generally bounded by Sachse Road, 5th Street and Alexander Street. The intent of this first phase is to deliver necessary infrastructure improvements (water, sewer, drainage/detention, parking, and roadway improvements) to develop several pad sites and promote potential development in the area.

This project is located in TIRZ #3 and is eligible for reimbursement from future revenue generated by TIRZ #3.

OVERVIEW

This design project will provide a preliminary concept plan, lot layout, and an overall drainage study. Construction plans will be created for utility upgrades and extensions, regional drainage/detention, future parking, and Alexander Street reconstruction.

POLICY CONSIDERATIONS

This project is part of the City of Sachse Capital Improvement Plan that was approved as a part of the most recent process and is outlined in the Economic Development Corporation Strategic Goals and Objectives.

RECOMMENDATION

Authorize the City Manager to execute a professional services contract for design of the 5th Street District Phase 1 Improvements between the City of Sachse and Kimley-Horn and Associates, Inc. in the amount of Three Hundred Fifty-One Thousand, Nine Hundred and No/100 Dollars ($351,900).

Presentation_5th St Drainage Study.pdf (641 KB)

5th Street District Phase 1 Improvements

City Council

December 6, 2021

The City of SACHSE

Overview of Presentation

- Site location
- Background
- Scope of work
- EDC goals and objectives
- Staff recommendation
- Next steps

Site Location

EDC-Owned Property

3324 5th Street – Phase 1

Background

- Asbestos abatement and demolition of existing structures on EDC-owned properties in the 5th Street District recently completed
- Donation agreement executed for tables, picnic table, and bar left at the Backyard on 5th site
- Anticipate completion Spring 2022 for Sachse Road and 5th Street roadway improvements
- Two (2) MOUs in place with restaurants seeking to open in the 5th Street District
  - Major infrastructure improvements not contemplated to be responsibility of developer during negotiation of MOUs
  - MOUs stipulate EDC/City provide temporary off-street parking for the restaurants

The City of SACHSE

Background, continued

- Working to get 5th Street District "shovel-ready"
  - Building pad sites to have utility connections for development
- Previous 5th Street District concept plan did **not** contemplate drainage needs and other necessary infrastructure improvements
- Seeking contract with engineer to design Phase 1 improvements (Kimley-Horn)
  - **Design** water, sewer, drainage/detention, parking, and roadway improvements
  - Location: 5th Street, Sachse Road, Alexander Street
- Construction process will begin once study is complete and plans have been designed
  - Construction contract approval will be a future City Council agenda item

The City of SACHSE

Scope of Work

- Design project will include the following:
  - Preliminary concept plan / lot layout for 3324 5th Street
  - Overall drainage study
  - Construction plans
- Construction plans will be created for:
  - Utility upgrades and extensions
  - Regional drainage and detention
  - Future parking
  - Alexander Street reconstruction

The City of SACHSE

EDC Goals and Objectives

End of Year 2021 (Short-term)

- Prioritize Business Sectors for Sachse (2)
- Complete agreement for two restaurants on 5th Street before end of 2021 (5)
- Gather pertinent data options, including costs, prepare a recommendation (8)
- Gather data, format list, and prepare report to be updated annually. Regularly consult list for partnering opportunities (14)

Early-Mid 2022 (Medium-term)

- Identify, distinguish, and prioritize businesses by sector…(1)
- Create "Contact Sachse Businesses" program materials, conduct training, and begin contacting businesses. Keep database of contacts and recontact every two years or more depending on resources (3)
- Utilize sector specific trade materials, databases, and digital resources as well as local contact results to develop informational material (7)
- Survey citizens and businesses regarding their most desired venues for the SH 78 Corridor (12)
- Prepare marketing materials for top three highest priority business sectors (15)

Mid-Late 2022 (Longer-term)

- Prepare sector specific surveys for Sachse businesses within those sectors to determine needs and gather data for economic development efforts (4)
- …determine major infrastructure needs for undeveloped areas and construct a map that correlates infrastructure cost to development area, projecting demand/capacity with approved land use/density/FAR, etc. (6)
- Prepare and present empirical cost/benefit analysis for each prospect chosen to incentivize, including wage data and wage claw backs (9)
- Utilize new "anchor tenants" to attract new development and unique venues (10)
- Identify best and most appropriate wage/income data sources and integrate into routine reporting (11)
- …develop prioritized list of re-purpose properties that offer the best ED benefit (13)

Staff Recommendation

- **City Council action requested:** Authorize the City Manager to execute a professional services contract for design of the Fifth Street District Phase 1 Improvements between the City of Sachse and Kimley-Horn and Associates, Inc. in the amount of Three Hundred Fifty-One Thousand, Nine Hundred and No/100 Dollars ($351,900).
- This contract will be funded from the Utility Fund and the General Capital Fund
- This project will be eligible for **TIRZ No. 3 reimbursement**

The City of
SACHSE

Next Steps

Activity	2021		2022												2023				
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
Council Award																			
Survey																			
5th Street District Overall Concept																			
5th Street District Phasing																			
Phase 1 On-Site Concepts																			
Drainage Study																			
Conceptual Design																			
Preliminary Design																			
Pre-Final Design																			
Final Design																			
Advertisement / Bidding																			
Construction																			

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	F. Regular Agenda Items
Subject	5. Conduct a public hearing to consider and act on a variance and plat for Original Town of Sachse Lots 6A-R, 6B-R, 6C-R and 6D-R, Block 11, being a replat of Lot 6, part of Lot 7, Block 11, and part of an abandoned right-of-way of the Original Town of Sachse, generally located west of the intersection of Fourth Street and Sachse Street, within Sachse city limits
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the waiver/variance and proposed replat.

Public Content

BACKGROUND

Proposal to replat property into four townhome lots:

- Applicant: William Noe
- Owner: William Noe
- Size: Approximately 0.355 acres
- Site Attributes: Existing single-family residence
- Current Zoning: Old Town District - Downtown North

OVERVIEW

Generally, plat approval is not discretionary. However, the applicant is requesting a waiver/variance to the subdivision standard requirement of a minimum 100-foot lot depth for residential lots in order to replat the subject property for townhome lots. As proposed, the townhome lots would be approximately 82-feet in depth after dedication of a 15-foot public alley at the rear of the property. Future right-of-way reconstruction of Fourth Street would provide the opportunity to regain and add approximately 10 to 15 feet of land to each of the townhome lots. However, they would still be short of the minimum lot depth requirement.

City Council may grant a waiver if they find:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of their land.

(2) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, that the granting of the waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

(3) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter.

POLICY CONSIDERATIONS

This proposal falls within the current criteria for approval of waiver/variance as it is not detrimental to public health, safety, or welfare and that without the waiver/variance it would deprive the applicant of the reasonable use of the property. In addition, due to the expansive current right-of-way of Fourth Street, a future reconstruction of Fourth Street would allow the townhome lots to have an ultimate lot depth just under the 100-foot requirement.

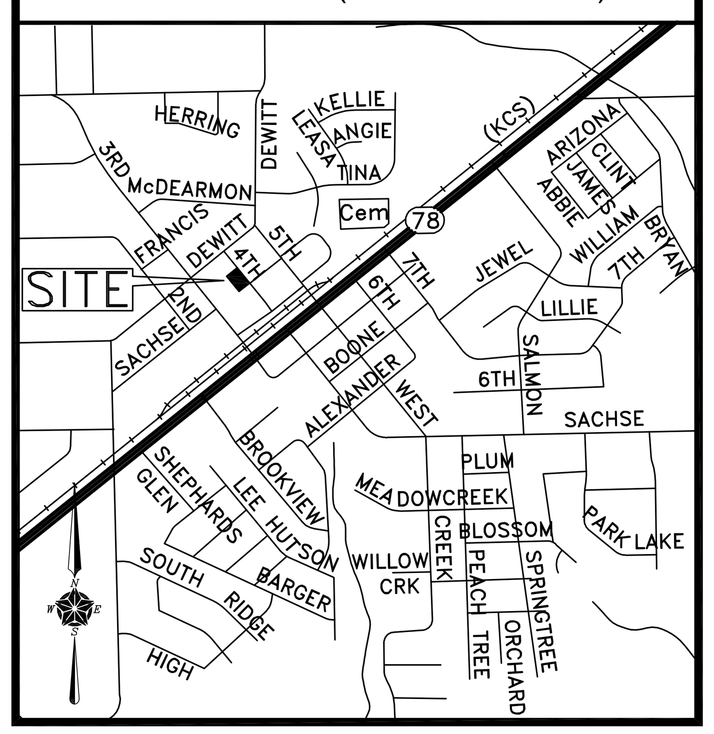
RECOMMENDATION

Approve the waiver/variance and proposed replat.

Proposed Old Town Sachse Replat.PDF (3,059 KB)

Presentation_Old Town Sachse Replat 12.06.21 meeting.pdf (434 KB)

VICINITY MAP (NOT TO SCALE)



GENERAL NOTES

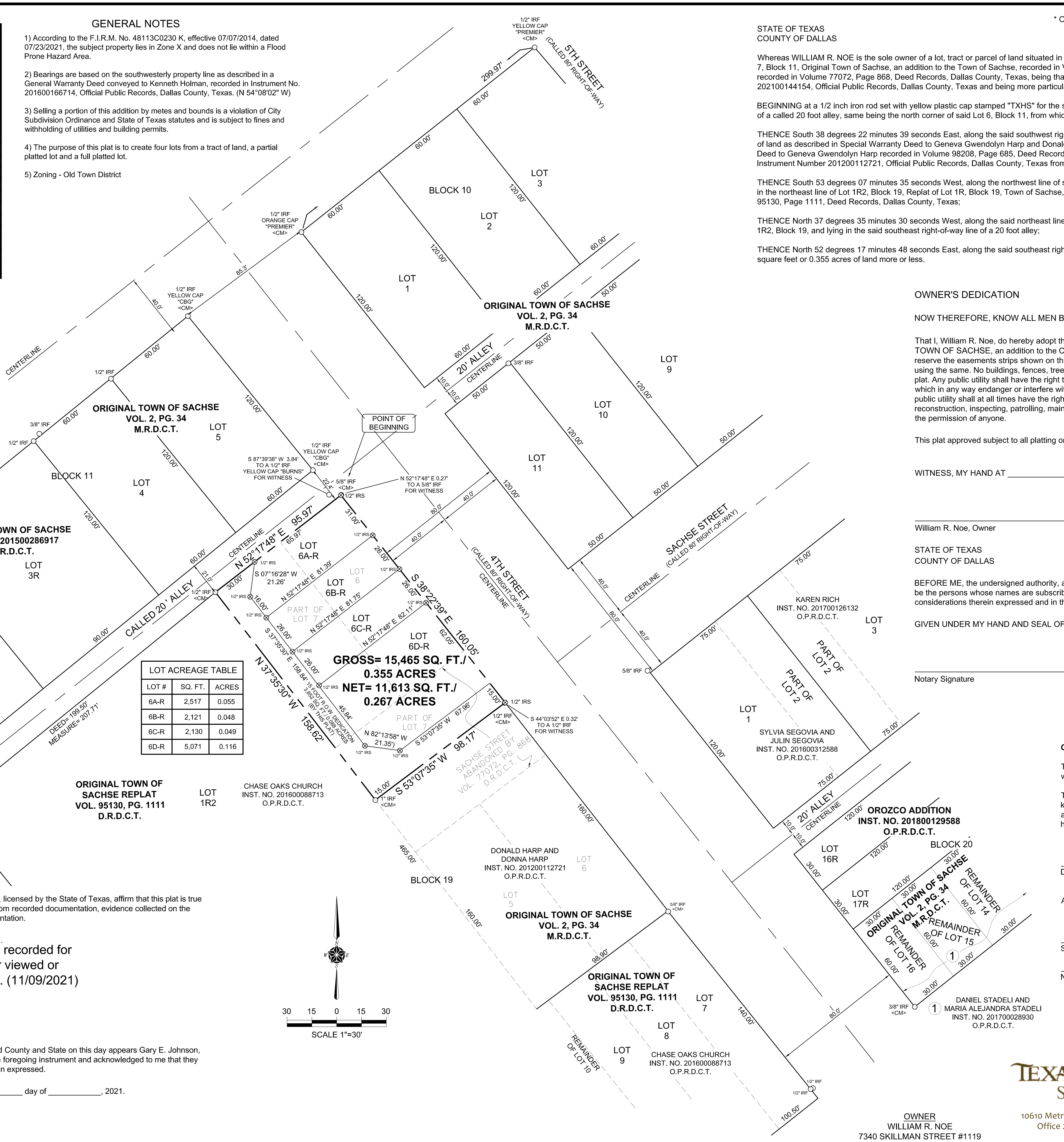
1) According to the F.I.R.M. No. 48113C0230 K, effective 07/07/2014, dated 07/23/2021, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are based on the southwesterly property line as described in a General Warranty Deed conveyed to Kenneth Holman, recorded in Instrument No. 201600166714, Official Public Records, Dallas County, Texas. (N 54°08'02" W)

3) Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

4) The purpose of this plat is to create four lots from a tract of land, a partial platted lot and a full platted lot.

5) Zoning - Old Town District



LOT ACREAGE TABLE

LOT #	SQ. FT.	ACRES
6A-R	2,517	0.055
6B-R	2,121	0.048
6C-R	2,130	0.049
6D-R	5,071	0.116

* OWNER'S CERTIFICATION *

STATE OF TEXAS
COUNTY OF DALLAS

Whereas WILLIAM R. NOE is the sole owner of a lot, tract or parcel of land situated in the I. Ramsey Survey, Abstract No. 1248, City of Sachse, Dallas County, Texas, being all of Lot 6 and part of Lot 7, Block 11, Original Town of Sachse, an addition to the Town of Sachse, recorded in Volume 2, Page 34, Map Records, Dallas County, Texas, along with part of abandoned Sachse Street as recorded in Volume 77072, Page 868, Deed Records, Dallas County, Texas, being that same tract of land described in General Warranty Deed to William R. Noe recorded in Instrument No. 202100144154, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of the intersection of the southwest right-of-way line of 4th Street and the southeast right-of-way line of a called 20 foot alley, same being the north corner of said Lot 6, Block 11, from which a 5/8 inch iron rod bears North 52 degrees 17 minutes 48 seconds East 0.27 feet;

THENCE South 38 degrees 22 minutes 39 seconds East, along the said southwest right-of-way line of 4th Street, a distance of 160.05 feet to a 1/2 inch iron rod found for the north corner of that tract of land as described in Special Warranty Deed to Geneva Gwendolyn Harp and Donald Ray Harp recorded in Volume 2002066, Page 5517, Deed Records, Dallas County, Texas, along with Quitclaim Deed to Geneva Gwendolyn Harp recorded in Volume 98208, Page 685, Deed Records, Dallas County, Texas, as affected by Affidavit of Heirship to Donald Harp and Donna Harp recorded in Instrument Number 201200112721, Official Public Records, Dallas County, Texas from which a 1/2 inch iron rod found bears South 44 degrees 03 minutes 52 seconds East 0.32 feet;

THENCE South 53 degrees 07 minutes 35 seconds West, along the northwest line of said Harp tract, a distance of 97.88 feet to a 1 inch iron rod found for the west corner of said Harp track and lying in the northeast line of Lot 1R2, Block 19, Replat of Lot 1R, Block 19, Town of Sachse, an addition to the City of Sachse, Dallas County, Texas, according to the map or plat thereof recorded in Volume 95130, Page 1111, Deed Records, Dallas County, Texas;

THENCE North 37 degrees 35 minutes 30 seconds West, along the said northeast line of said Lot 1R2, Block 19, a distance of 158.62 feet to a 1/2 inch iron rod found for the north corner of said Lot 1R2, Block 19, and lying in the said southeast right-of-way line of a 20 foot alley;

THENCE North 52 degrees 17 minutes 48 seconds East, along the said southeast right-of-way line of a 20 foot alley, a distance of 95.97 feet to the POINT OF BEGINNING and containing 15,465 square feet or 0.355 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, William R. Noe, do hereby adopt this plat, designating the herein described property as LOTS 6A-R, 6B-R, 6C-R AND 6D-R, BLOCK 11, ORIGINAL TOWN OF SACHSE, an addition to the City of Sachse, Texas and hereby dedicate to the public use forever, the streets and alleys thereon; and do hereby reserve the easement strips shown on this plat for mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using the same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system 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 any of said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sachse, Texas.

WITNESS, MY HAND AT ________________ this the ________ day of ______________, 2021.

____
William R. Noe, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared William R. Noe, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _________ day of _______________, 2021.

____
Notary Signature

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Development Services of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinance, Review & Approval Procedures.

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

_____________________   __________
Director of Development Services   Date

ATTEST:

_____________________   __________
Signature   Date

____
Name & Title

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat is true and correct and was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation.

Dated this the __________ day of ________________, 2021.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (11/09/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ______ day of ____________, 2021.

____
Notary Signature

OWNER
WILLIAM R. NOE
7340 SKILLMAN STREET #1119
DALLAS, TEXAS 75231

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

REPLAT
LOTS 6A-R, 6B-R, 6C-R AND 6D-R, BLOCK 11
ORIGINAL TOWN OF SACHSE

BEING A REPLAT OF
ALL OF LOT 6, PART OF LOT 7, AND PART OF
THE ADJOINING ABANDONED SACHSE STREET
ORIGINAL TOWN OF SACHSE
I. RAMSEY SURVEY, ABSTRACT NO. 1248
CITY OF SACHSE, DALLAS COUNTY, TEXAS

DATE: 08/05/2021 / JOB # 2101738-1 / SCALE= 1" = 30' / DRAWN: KO

Old Town Sachse Replat

City Council Meeting

December 6, 2021

Request

Conduct a public hearing to consider and act on a variance and to plat Original Town of Sachse Lots 6A-R, 6B-R, 6C-R and 6D-R, Block 11, being a replat of Lot 6, part of Lot 7, Block 11 and part of an abandoned right-of-way of the Original Town of Sachse, generally located west of the intersection of Fourth Street and Sachse Road, within Sachse city limits.

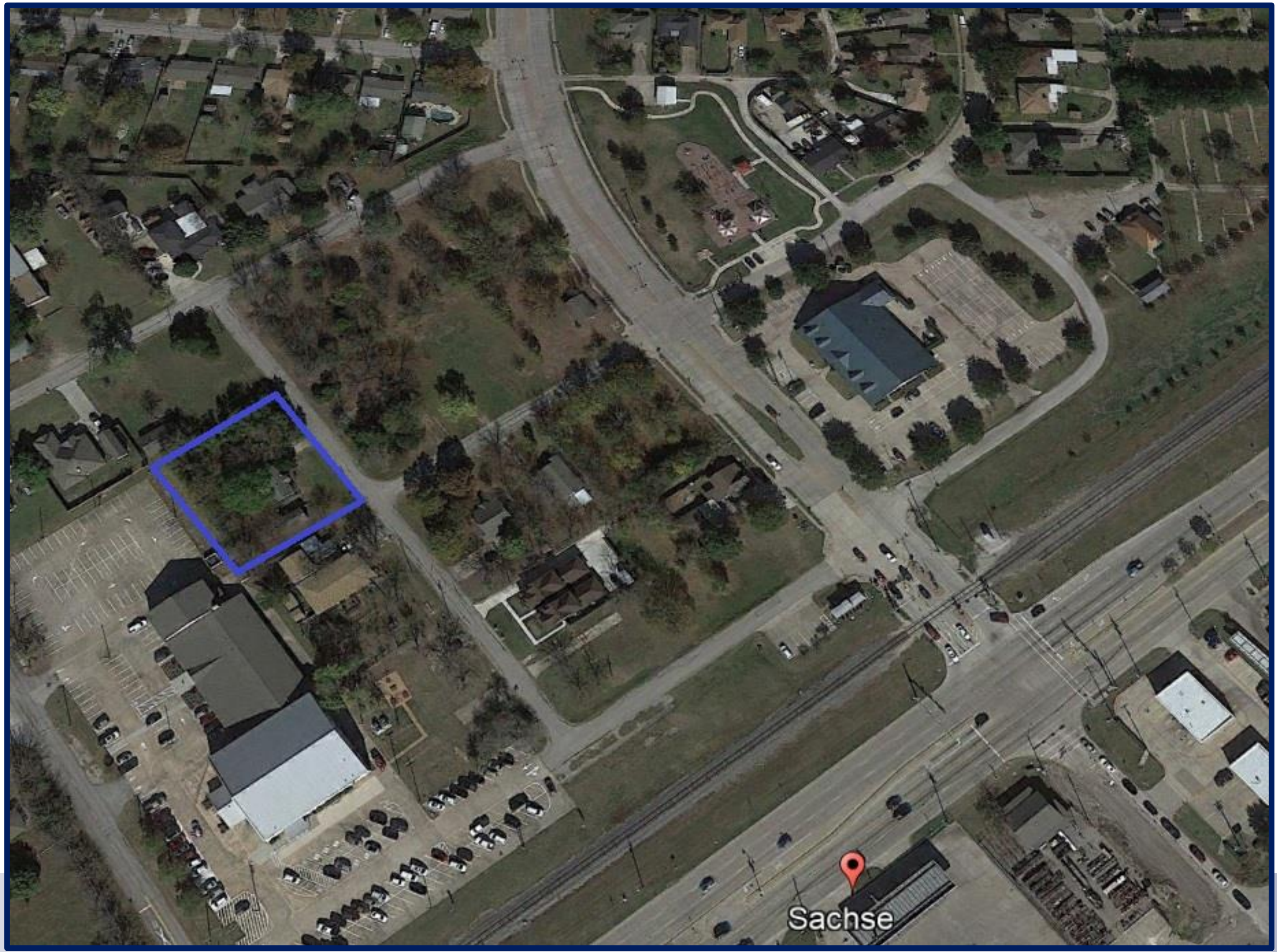
The City of
SACHSE

Project Information

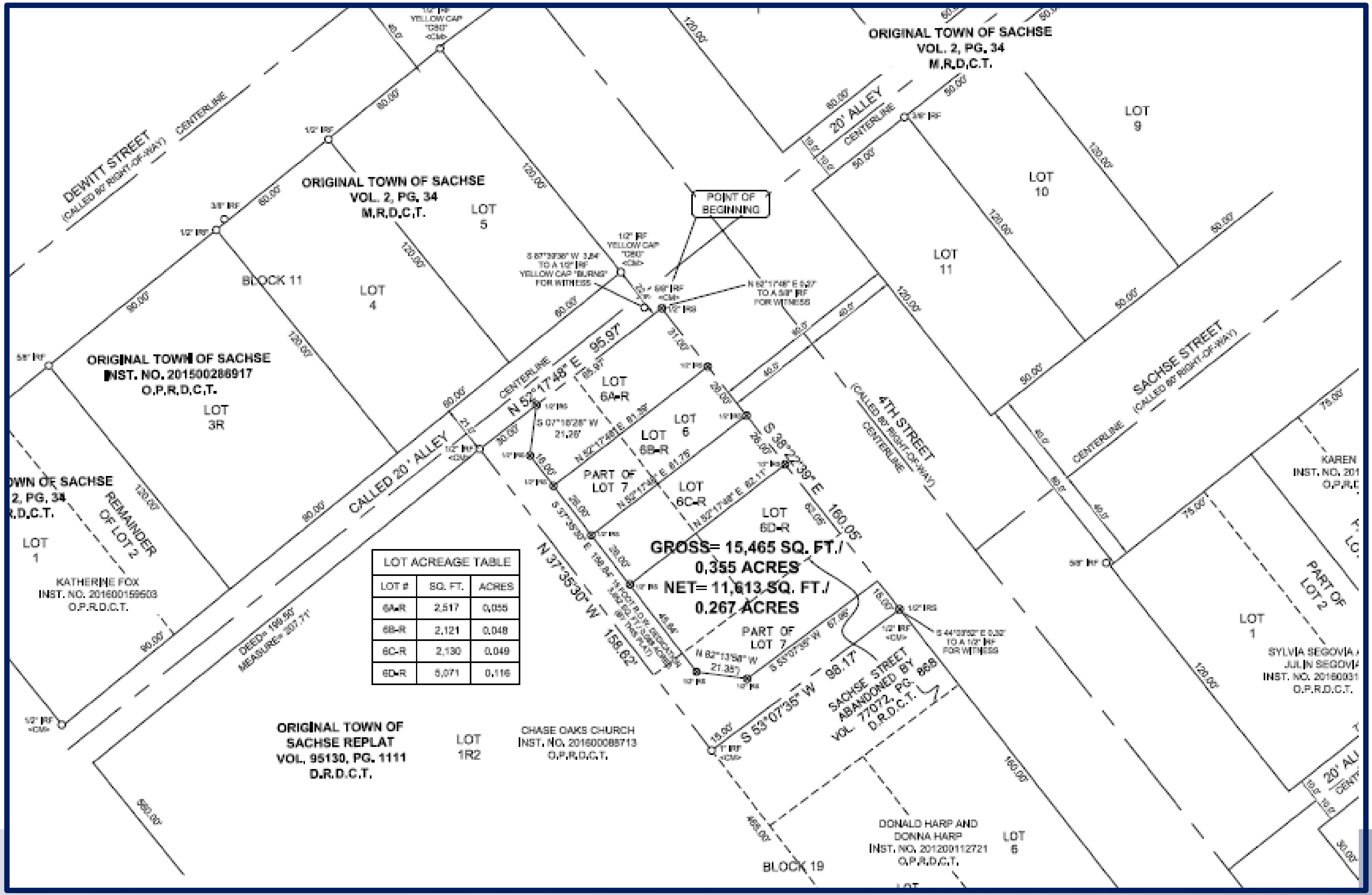
- Proposal to replat property into four townhome lots
- Applicant: William Noe
- Owner: William Noe
- Size: Approximately 0.355 acres
- Site Attributes: Existing single-family residence
- Current Zoning: Old Town District – Downtown North

The City of
SACHSE

Aerial Map



Proposed Plat



The City of SACHSE

Subdivision Requirement

- Residential lot depth requirement (outside of PGBT Zoning District):

  “no lot shall be platted less than 100-feet in depth…”

- Council has the discretion to waive the lot depth requirement to prevent a hardship on the developer.

- As a reference, townhome lots within the PGBT Zoning District are permitted to not be less than 80’ in depth.

The City of SACHSE

Criteria for Approval of Waiver/Variance

No waiver will be granted unless the City Council finds:

(1) *That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of their land.*

(2) *That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, that the granting of the waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.*

(3) *That the granting of the waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter.*

The City of SACHSE

Staff Recommendation

- Staff recommends approval of the waiver/variance as it is not detrimental to public health, safety, or welfare and that without the waiver/variance it would deprive the applicant of the reasonable use of the property. In addition, due to the expansive current right-of-way of Fourth Street, a future reconstruction of Fourth Street would allow the townhome lots to have an ultimate lot depth just under the 100-foot requirement.

- The action of the City Council is the final action for the replat.

The City of SACHSE

Agenda Item Details

Meeting	Dec 06, 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: Deliberation Regarding Economic Development Negotiations: Discussion of an economic development incentive for Balleza Insurance Agency, LLC.
Access	Public
Type	Closed Session

Public Content

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	G. Executive Session
Subject	2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074: Personnel Matters: Regarding the annual review of the City Manager.
Access	Public
Type	Closed Session

Public Content

BACKGROUND
Historically, the City Council has conducted a performance review of the City Manager every six months from the date of hire. Currently, the annual review of the City Manager is conducted in December and the mind-year review is conducted in June.

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

RECOMMENDATION
Conduct Executive Session as appropriate.

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	H. Regular Agenda Items
Subject	1. Take action as a result of executive session: Consider authorizing the City Manager, as Executive Director of the EDC, to negotiate and execute an economic development agreement on behalf of the EDC with Balleza Insurance Agency, LLC, and any amendments and instruments related thereto.
Access	Public
Type	Action
Preferred Date	Dec 06, 2021
Absolute Date	Dec 06, 2021
Recommended Action	Authorize the City Manager, as Executive Director of the EDC, to negotiate and execute an economic development agreement on behalf of the EDC with Balleza Insurance Agency, LLC, and any amendments and instruments related thereto.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

Public Content

Agenda Item Details

Meeting	Dec 06, 2021 - City Council Combined Meeting
Category	H. Regular Agenda Items
Subject	2. Take action as a result of executive session: Consider authorizing the City Manager, as Executive Director of the EDC, to negotiate and execute an economic development incentive on behalf of the EDC with Evolve Biologics (USA) Inc., and any amendments and instruments related thereto.
Access	Public
Type	Action
Preferred Date	Dec 06, 2021
Absolute Date	Dec 06, 2021
Recommended Action	Authorize the City Manager, as Executive Director of the EDC, to negotiate and execute an economic development incentive on behalf of the EDC with Evolve Biologics (USA) Inc., and any amendments and instruments related thereto.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

Public Content