



**Monday, December 4, 2023
City Council Regular Meeting**

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

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

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

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

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, December 4, 2023, at 6:30 p.m. to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Recognition

1. Present a proclamation recognizing the outstanding achievement of the Wylie and Wylie East High School Bands for advancing to the 2023 UIL State Marching Band Contest in San Antonio.
2. Present a proclamation recognizing the City of Sachse Finance Department's efforts for earning the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association and the Certification of Investment Policy from the Government Treasurers' Organization of Texas.

C. Public Comment

1. The public is invited to address Council regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

D. Council/Staff Reports and Updates

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.

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 so requests.

1. Approve the November 6, 2023, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending October 31, 2023.
3. Accept the Quarterly Budget and Investment Reports for the quarter ending September 30, 2023.
4. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy").
5. Adopt a resolution accepting and approving the Dallas County 2023 Tax Roll; resolving other matters related to the subject; and providing an effective date.
6. Approve a resolution adopting a preliminary and final plat checklist, complete application checklist, and plat format checklist; and providing an effective date.

7. Authorize the City Manager to enter into an agreement with Vector Concepts, Inc. for purchase and installation of carpet on the second floor of City Hall, at the Fire Station 1, and at the Public Safety building in an amount not to exceed One Hundred Eighty-Three Thousand, Three Hundred Ninety-One and 98/100 Dollars (\$183,391.98).
8. Authorize the purchase of two (2) 2024 Chevrolet Tahoe Police Pursuit Vehicles 2WD from Reliable Chevrolet utilizing TIPS contract #230404 in the amount not to exceed One Hundred Five Thousand, Three Hundred Seventy-Eight and 18/100 Dollars (\$105,378.18).
9. Authorize the purchase of radios and associated equipment for the Police Department in the amount not to exceed Three Hundred Fifty-Nine Thousand, Five Hundred Eight and 44/100 Dollars (\$359,508.44), from the GMRS (HGAC-RA05-21) contract.
10. Authorize the purchase of radios and associated equipment for Sachse Fire-Rescue in the amount not to exceed One Hundred Sixty-Five Thousand, One Hundred Eighty-Seven and 45/100 Dollars (\$165,187.45) from the GMRS (HGAC RA05-21) contract.
11. Authorize the purchase of three outdoor warning sirens and three park warning speaker devices from Goddard Enterprises Mass Notification Systems through The Interlocal Purchasing System (TIPS) purchasing program not to exceed the budgeted funds of One Hundred Twenty Thousand, Two Hundred Eleven and 0/100 Dollars (\$120,211.00) for Sachse Fire-Rescue and Emergency Management.
12. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for water and sewer mains at various locations (W-21-08 and SS-21-11) through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed Two Million, One Hundred Eighty-Nine Thousand, Two Hundred Thirteen and 0/100 Dollars (\$2,189,213.00).

F. Regular Agenda Items

1. Consider approving a resolution casting Sachse's vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District.
2. Conduct a public hearing to consider and act on an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change of zoning from Agricultural District (AG) to a Residential-39 District (R-39) on an approximately 4.7 acre tract of land out of the R.D. Newman Survey, Abstract No. 660, City of Sachse, Dallas County, Texas, more particularly described in Exhibit "A" and located east of the intersection of Hooper Road and Bailey Road; providing a conflicts resolution clause, a severability clause, a savings clause, a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense, and an effective date.
3. Consider authorizing the City Manager to execute a Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.
4. Consider authorizing the City Manager to execute a professional services contract for the design of the Southeast Sewer Expansion: Trunk Line A from Sachse Road to the Southeast Lift Station between the City of Sachse and Cobb, Fendley & Associates, Inc. in an amount not to exceed Six Hundred Sixty-Six Thousand, Nine Hundred Four and No/100 Dollars (\$666,904.00).
5. Discuss and consider an appointment to the City's Planning and Zoning Commission.

G. Executive Session

1. 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.
2. 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 the development of Project Yosemite.

H. Regular Agenda Items / Meeting Closing

1. Take any action as a result of Executive Session: Regarding the annual review of the City Manager.
2. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yosemite.
3. Adjournment.

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


Leah K Granger, City Secretary

Posted: 12/1/2023 by 5 p.m. Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 469-429-0415, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

B. Recognition

Subject	1. Present a proclamation recognizing the outstanding achievement of the Wylie and Wylie East High School Bands for advancing to the 2023 UIL State Marching Band Contest in San Antonio.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Recognition

BACKGROUND

Bands from across the state of Texas competed for top honors at the 2023 UIL State Marching Band Championships. UIL uses an elimination system; bands compete at the regional and area levels prior to advancing to state competition. Wylie High School and Wylie East High School both received top marks at the regional and area level competitions and were eligible to compete at the prestigious state level championship. Roughly 40 bands from all over Texas compete at the state level for 6A schools.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing the outstanding achievement of the Wylie High School and Wylie East High School Bands for advancing to the 2023 UIL State Marching Band Contest in San Antonio.

File Attachments

[B1.1 Proclamation Band Recognition for State - Wylie High School 2023.pdf \(101 KB\)](#)

[B1.2 Proclamation Band Recognition for State - Wylie East High School 2023.pdf \(101 KB\)](#)

Proclamation

WHEREAS, bands from across the state of Texas competed for top honors at the 2023 UIL State Marching Band Championships; and

WHEREAS, Wylie High School of Wylie Independent School District diligently serves the students of the City of Sachse, and the band program provides a curriculum that challenges students, builds character, and develops personal musicianship; and

WHEREAS, the City of Sachse recognizes the outstanding commitment to excellence of the students, directors, and leadership of the Wylie High School Band; and

WHEREAS, the Wylie High School Band competed in UIL competitions at the region and area levels with top marks and advanced to the state level of competition;

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby recognize and honor the outstanding achievement of the Wylie High School Band for advancing to the prestigious 2023 UIL State Marching Band Championships in San Antonio, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of December, 2023.

Gold
Seal



Jeff Bickerstaff, Mayor

§ *Proclamation*

WHEREAS, bands from across the state of Texas competed for top honors at the 2023 UIL State Marching Band Championships; and

WHEREAS, Wylie East High School of Wylie Independent School District diligently serves the students of the City of Sachse, and the band program provides a curriculum that challenges students, builds character, and develops personal musicianship; and

WHEREAS, the City of Sachse recognizes the outstanding commitment to excellence of the students, directors, and leadership of the Wylie East High School Band; and

WHEREAS, the Wylie East High School Band competed in UIL competitions at the region and area levels with top marks and advanced to the state level of competition;

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby recognize and honor the outstanding achievement of the Wylie East High School Band for advancing to the prestigious 2023 UIL State Marching Band Championships in San Antonio, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of December, 2023.

Gold
Seal



Jeff Bickerstaff, Mayor

B. Recognition

Subject	2. Present a proclamation recognizing the City of Sachse Finance Department's efforts for earning the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association and the Certification of Investment Policy from the Government Treasurers' Organization of Texas.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Recognition

BACKGROUND

The Government Finance Officers Association (GFOA) established the Certificate of Achievement for Excellence in Financial Reporting Program to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles. The award represents a significant achievement by the entity, reflecting the commitment of the governing body and staff to meeting the highest principles of governmental accounting and financial reporting.

The Government Treasurers' Organization of Texas (GTOT) established the Investment Policy Certification Program to provide assistance in developing investment policies suitable for public funds that fully comply with the Texas Public Funds Investment Act (PFIA). The award reflects the entity's commitment to developing an investment policy that meets the requirements of the Public Funds Investment Act and the standards for prudent public investing established by the GTOT.

OVERVIEW

The City of Sachse has received the GFOA's Certificate of Achievement for Excellence in Financial Reporting for the past 24 consecutive years. The City of Sachse has received the GTOT Certification of Investment Policy since 2014.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing the City of Sachse Finance Department's efforts for earning the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association and the Certification of Investment Policy from the Government Treasurers' Organization of Texas.

Assistant Finance Director Ryan Bredehoeft and Finance Director David Baldwin will accept the proclamation.

File Attachments

- [B2.1 Proclamation GFOA Achievement 2023.pdf \(104 KB\)](#)
- [B2.2 Award Letter Investment Policy 2023.pdf \(154 KB\)](#)
- [B2.3 Certificate Investment Policy 2023.pdf \(320 KB\)](#)

§ *Proclamation*

WHEREAS, the Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 22,500 members and the communities they serve; and

WHEREAS, the GFOA is pleased to announce that the City of Sachse, Texas, has received the association's Certificate of Achievement for Excellence in Financial Reporting for the Annual Comprehensive Financial Report for the fiscal year that ended September 2022; and

WHEREAS, the award represents a significant achievement by the entity, reflecting the commitment of the governing body and staff to meeting the highest principles of governmental accounting and financial reporting; and

WHEREAS, in order to receive the certificate, the entity had to go beyond the minimum requirements of generally accepted accounting principles to prepare Annual Comprehensive Financial Reports that evidence the spirit of transparency and full disclosure.

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, along with the Government Finance Officers Association do hereby recognize and congratulate the efforts and achievement of the Sachse Finance Department as being primarily responsible for having achieved this Certificate of Achievement for Excellence in Financial Reporting.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of December, 2023.

Gold
Seal



Jeff Bickerstaff, Mayor

Government Treasurers' Organization of Texas

November 8, 2023

Katelyn Ellis
Senior Accountant
City of Sachse
3815 Sachse Rd., Bldg. B
Sachse, TX 75048-3835

Dear Katelyn:

On behalf of the Investment Policy Review Committee, I am pleased to inform you that the Government Treasurers' Organization of Texas (GTOT) has awarded the **Certificate of Distinction** to the City of Sachse for its Investment Policy. Members of the Review Committee congratulate the City of Sachse for its commitment to maintaining a comprehensive written investment policy that meets the criteria set forth in the GTOT Investment Policy Review Checklist.

We have no recommendations for your policy currently.

Congratulations once again on an excellent policy and thank you for participating in our certification program. Your certificate is good for a two-year period ending **November 30, 2025**.

Sincerely,

Patrick Shinkle
GTOT Investment Policy Review Committee



Government Treasurers' Organization of Texas
Certification of Investment Policy

Presented to the
City of Sachse

for developing an investment policy that meets the requirements of the Public Funds Investment Act and the standards for prudent public investing established by the Government Treasurers' Organization of Texas.

Heather Harlbert

Government Treasurers' Organization of Texas
President

Connie L. Meyer

Investment Policy Review Committee

For the two-year period ending November 30, 2025

C. Public Comment

Subject	1. The public is invited to address Council regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Information

Those who wish to speak may [fill out a form](#) or [email](#) the City Secretary prior to the meeting.

D. Council/Staff Reports and Updates

Subject	1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Information

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 so requests.

Subject	1. Approve the November 6, 2023, meeting minutes.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the November 6, 2023, meeting minutes.
Minutes	View Minutes for Nov 6, 2023 - City Council Regular Meeting

BACKGROUND

Minutes from the November 6, 2023, Council meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the November 6, 2023, meeting minutes.

File Attachments

[E1. CityCouncil Regular Minutes 11.06.2023.pdf \(165 KB\)](#)

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 6, 2023**

The City Council of the City of Sachse held a regular meeting on Monday, November 6, 2023, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Councilmembers present were Mayor Jeff Bickerstaff; Mayor Pro Tem Brett Franks; Councilmembers Michelle Howarth, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg.

Members absent: Councilmember Frank Millsap

MEETING OPENING

1. Call to Order

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

2. Invocation and Pledges of Allegiance.

Mayor Pro Tem Franks offered the invocation and Councilmember Lindsey led the pledges.

COUNCIL/STAFF REPORTS AND UPDATES:

1. Present a proclamation declaring November 15, 2023, as America Recycles Day.

Mayor Bickerstaff presented a proclamation to Leisure Services Coordinator Jordan Beaulieu and Recreation Manager Cynthia to celebrate America Recycles Day.

2. Recognize the 2023 Recycled Art Contest Winners.

Mayor Bickerstaff recognized the recycled art contest winners from Cherry Cox Elementary School for their creativity and dedication to recycling. The winners were Jackson Henry, Stella Christie, Hatice Kirimli, Riley Michael, and Hugo Allen.

3. Recognize the Development Services Department for receiving the 2023 Richard R. Lillie, FAICP Planning Excellence Achievement Award.

Mayor Bickerstaff recognized the City's Development Services Department for receiving the 2023 Richard R. Lillie, FAICP Planning Excellence Achievement Award.

4. Report on Public Comment from the October 16, 2023, City Council meeting.

Ms. Rose clarified statements made at the October 16, 2023, Council meeting.

5. Mayor and City Council announcements regarding special events, current activities, and local achievements.

Mayor Pro Tem Franks commented that the Community Center recently hosted a fun Glow in the Dark Pickleball event and invited the public to watch for the next one.

Ms. Nash's announcements:

- The City gives a warm welcome to the following new employees:
 - Human Resources Director Jana Ventura
 - Assistant to the City Manager Logan Thatcher
 - Part-time Library Assistants Marie Norris and Marisol Macias
 - Crossing Guard Anita Jackson
- Congratulations to Assistant Finance Director Ryan Bredehoeft who earned his Certified Government Finance Officer designation.

Mayor Bickerstaff's announcements:

- Congratulations to Wylie and Wylie East High School Bands for earning a spot at the State Marching Band Competition.

PUBLIC COMMENT:

Sachse resident, Matthew Holboke, addressed Council regarding 5th Street District, the EDC Consent Agenda, and taxes.

CONSENT AGENDA:

- 1. Approve the October 16, 2023, regular meeting minutes.**
- 2. Accept the monthly revenue and expenditure report for the period ending September 30, 2023.**
- 3. Move the January 15, 2024, meeting to January 16, 2024, in observance of Martin Luther King, Jr. Day.**
- 4. Approve the repeal of Resolution 3016, approved on November 19, 2007, which adopted the City's revised Purchase Card Policy, in its entirety.**
- 5. Adopt a resolution accepting and approving the Collin County 2023 Tax Roll.**
- 6. Authorize the purchase Opticom Traffic Signal Upgrades (F-24-10) from Consolidated Traffic Controls, Inc. through the Houston Galveston Area Cooperative purchasing program (PE-05-21) not to exceed the budgeted funds of One Hundred Seventy-Nine Thousand, Four Hundred Twenty-Eight Dollars (\$179,428.00) for the City of Sachse Public Works Department and the Sachse Fire-Rescue Department.**

Councilmember Buhler made a motion to approve the Consent Agenda as presented. Councilmember Howarth seconded the motion, and it carried unanimously.

REGULAR AGENDA ITEMS:

1. Consider a resolution casting the City of Sachse's 13 vote(s) for the Collin Central Appraisal District Board of Directors (CCAD).

Ms. Nash explained that every two years, the Council casts votes for members of the Board of Directors for the Collin Central Appraisal District. Councilmember Howarth requested consideration for all 13 votes. Mayor Pro Tem Franks made a motion to apply all 13 votes for the Collin Central Appraisal District Board of Directors to Michelle Howarth. Councilmember Prestenberg seconded the motion, and it carried unanimously.

2. Receive a briefing regarding City Ordinance Chapter 9, Section 6, governing on-street parking.

Police Chief Bryan Sylvester reviewed the current ordinance governing on-street parking. Essentially, it prohibits vehicles with a maximum carry weight of one ton from being parked on any public street within the city. The only exception is for expeditious loading/unloading of those vehicles. He noted that the City's policy has been to gain voluntary compliance through education rather than issue citations. Chief Sylvester recommended clarifying language in the ordinance to reduce confusion. He also asked Council to consider including a temporary variance permit process, a more clearly defined recreational vehicle clause, and information about smaller trailers.

Councilmember Lindsey asked about on-street parking in the new 5th Street District, The Commons, and The Station Boulevard. Chief suggested that clarifying language would be beneficial. Councilmember Lindsey did not want trailers to be parked on the roads but did support an easy permit process for temporary recreational vehicles. Councilmember Prestenberg asked about specific roadways and Chief responded that it would be clearer to either allow or disallow in general rather by roadway. He liked the variance permit process. Mayor Pro Tem Franks did not want to allow trailers/RVs/etc. on the roads for longer than 24 hours. Councilmember Howarth agreed with Mayor Pro Tem Franks but preferred to have a variance process for families preparing to travel with RVs. Councilmember Buhler agreed that there should be a variance process for longer situations but wanted to add language permitting use for every day type use.

Resident Mike Hall spoke to the Council regarding the ordinance and in support of a variance.

3. Consider authorizing a construction contract with Hellas Construction for two pickleball courts at J.K. Sachse Park in an amount not to exceed Three Hundred Eighty-Two Thousand and Eighty-Five Dollars and Zero Cents (\$382,085.00).

Leisure Services Director Lance Whitworth addressed the Council regarding prioritizing the pickleball court construction up in schedule. If approved, construction would begin in December and be complete around April. Funding for the project will come from the Municipal Development District Fund, which receives revenue from sales tax only. Mr. Whitworth answered questions regarding lighting at the court indicating that directional LED lighting would be utilized to keep illumination on the court itself.

Matthew Holboke addressed the Council regarding design features of the pickleball court.

Councilmember Prestenberg made a motion to approve the item as presented. Councilmember Buhler seconded the motion and it carried unanimously.

4. Discuss and consider authorizing the addition of a new dedicated communications full time equivalent position at the City of Sachse.

Assistant City Manager Lauren Rose made a presentation to the Council requesting authorization of a new dedicated communications position. She noted that communications responsibilities currently exist with the Assistant to the City Manager position, however, a recent vacancy in that role created an opportunity to re-evaluate the position and its responsibilities. The vacancy was unknown at the time of the normal budget process, when position requests are typically brought before the Council for consideration. As a result of the timing, this request is out-of-cycle. Ms. Rose explained the shift in importance of communications over time as a formal city function. Previously in Sachse, the Assistant to the City Manager (A2) was tasked with covering communication on top of their regular duties, which require very different skill sets. Currently, staff is reactant and does not have the capacity to perform strategic and targeted campaigns. She suggested that opening this communications position will be better for making the City available, accessible, and transparent to the public. Ms. Rose indicated that if interested in creating the position, Council would need to first authorize the addition of a full-time equivalent (FTE) with this item and then approve the associated budget request with the subsequent budget amendment item.

Councilmember Prestenberg noted he would have preferred to have been notified about the potential new request during the budget process and acknowledged that the new position may be needed. He asked for clarification about the funding. Ms. Rose responded that there is existing capacity within the recently adopted budget to absorb this expense and it would not require the City to dip into reserves to fund the role.

Resident Matthew Holboke addressed the Council regarding funding for the communications position.

Ms. Rose clarified that when the A2 position opened, it gave staff an opportunity to rethink how it was being utilized. The A2 and communications duties had been rolled into one when it needs to be two distinctly separate roles. She also explained that the funds were not from the fund balance drawdown but from existing capacity within the budget that was recently approved. Staff will not need to come back every year to request these funds and it will not impact the tax rate for residents.

Mayor Bickerstaff expressed his support for the new position since it is best for the City to tell its story rather than someone else telling it. Councilmember Buhler supported the position. Councilmember Howarth made a motion to authorize the position for a communications FTE. Councilmember Prestenberg seconded the motion and it carried unanimously.

5. Approve an ordinance authorizing certain budget amendments pertaining to the Fiscal Year 2023-2024 Budget.

Ms. Nash noted that this is the budget amendment that goes along with the new communications position as well as a second budget amendment in relation to public safety radios. Finance Director David Baldwin reviewed the amendments presented. He explained that, within the approved budget and when the budget drawdown items are removed from the equation, effectively, there is \$115,000 budget surplus. Part of the surplus amount comes from a lower health insurance fees than anticipated. The approved budget included a 13 percent premium increase, but the actual increase that came in after the budget due to the timing of proposals was 9.91 percent. The \$157,000 radio replacement amount was included in the approved FY 2022-2023 budget but was not able to be expended due to purchase timing. Staff is requesting that the amount plus the cost increase be rolled over to the current fiscal year. Mr. Baldwin noted that Capital Improvement Projects (CIP) are not impacted by these requests.

Councilmember Lindsey processed how the position, if kept moving forward, affects the tax rate. Mayor Pro Tem Franks asked about the VERF. Mr. Baldwin explained that this is the first year that Sachse Fire-Rescue requested the radios due to the replacement cycle of this particular program. In the first year of a program like this, the funds come from the General Fund and future dollars will be committed to the VERF to offset replacements. Councilmember Lindsey made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion and it carried unanimously.

6. Discuss updating the 2017 Comprehensive Plan.

Ms. Nash updated the Council on the Comprehensive Plan update. She summarized that this is Council's opportunity to determine the shared vision and the long-range blueprint for the growth of Sachse. It also provides policy guidance to direct future decision making. Important elements include the CIP, budget programing, and land use decisions. The Comprehensive Plan should be unique to Sachse but also contemplate the city's relation in a regional context. Ms. Nash reviewed the positive outcomes of the plan approved in 2017 and noted that what set it apart from other comprehensive plans is that it included a market analysis. This helped ensure that the plans were doable and relevant.

The first step of the update process is to retain a consultant to perform the research, analysis, public engagement, and advisement. They would prepare the documentation with staff and the Planning and Zoning Commission being part of the process. The goal is to review and refine the 2017 plan and get ample feedback from residents. Paying attention to implementation helped make the 2017 plan successful so project cost, priority, and funding will play an important role for the update.

Resident Matthew Holboke addressed the Council regarding elements of the update.

The overall consensus of the councilmembers was a positive reflection on the progress made from the previous plan and agreed with the elements noted to be part of the update.

EXECUTIVE SESSION:

Mayor Bickerstaff adjourned the Council to Executive Session at 8:39 p.m.

- 1. 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 the development of Project Mockingbird.**
- 2. 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 the development of Project Red Fox.**

REGULAR AGENDA ITEMS / MEETING CLOSING:

The Council returned to Regular Session at 9:25 p.m.

- 1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Mockingbird.**

Matthew Holboke, Sachse resident, addressed the Council regarding the benefit of an incentive.

No action was taken on this item.

- 2. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Red Fox.**

Matthew Holboke, Sachse resident, addressed the Council regarding the benefit of an incentive.

No action was taken on this item.

3. Adjournment.

Mayor Bickerstaff adjourned the meeting at 9:28 p.m.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

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 so requests.

Subject	2. Accept the monthly revenue and expenditure report for the period ending October 31, 2023.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the monthly revenue and expenditure report for the period ending October 31, 2023.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The Finance Department prepares a report each month to update the City Council regarding revenues 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 a report of the year-to-date sales tax revenue.

POLICY CONSIDERATIONS

City Charter section 7.16(4) says the City Manager shall submit to the City Council each month a report covering revenues and expenditures of the City in such a form as requested by the City Council.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending October 31, 2023.

File Attachments

[E2.1 All Funds October 2023.pdf \(125 KB\)](#)

[E2.2 Sales Tax Report November 2023.pdf \(157 KB\)](#)

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

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2023 (Unaudited)

GENERAL FUND

			8% of Year Completed		
		Current Month		YTD Actuals	
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Property Tax	\$ 16,716,996	\$ 275,382	\$ 275,382	2%	A
Sales Tax	2,875,000	221,133	221,133	8%	
Franchise Fees	2,211,000	269,633	269,633	12%	B
Licenses and Permits	1,076,000	57,427	57,427	5%	
Service Fees	1,590,300	19,619	19,619	1%	C
Fines	250,000	20,352	20,352	8%	
Interest Income	420,000	69,653	69,653	17%	D
Miscellaneous Income	561,443	11,703	11,703	2%	E
Intergovernmental Revenue	1,543,687	128,640	128,640	8%	
Total Revenue	\$ 27,244,426	\$ 1,073,543	\$ 1,073,543	4%	
Expenditure Summary					
Animal Services	\$ 308,337	\$ 27,751	\$ 27,751	9%	
City Manager	860,709	60,601	60,601	7%	
City Secretary	268,759	31,044	31,044	12%	F
Combined Services	237,913	289,757	289,757	122%	G
Development Services	1,252,555	69,452	69,452	6%	
Engineering	398,536	32,426	32,426	8%	
Facilities Maintenance	697,806	78,333	78,333	11%	H
Finance	901,786	121,395	121,395	13%	I
Fire-Rescue	6,933,133	641,175	641,175	9%	
Human Resources	588,166	33,710	33,710	6%	
Information Technology	1,127,676	106,940	106,940	9%	
Library	893,431	54,287	54,287	6%	
Municipal Court	296,512	28,216	28,216	10%	
Neighborhood Services	1,173,903	91,331	91,331	8%	
Parks	4,235,847	348,091	348,091	8%	
Police	7,423,031	629,455	629,455	8%	
Recreation	821,719	95,852	95,852	12%	J
Senior Activity Center	219,318	14,538	14,538	7%	
Streets	5,609,867	484,023	484,023	9%	
Total Expenditures	\$ 34,249,004	\$ 3,238,377	\$ 3,238,377	9%	
Revenue Over/(Under) Expenses	\$ (7,004,578)	\$ (2,164,835)	\$ (2,164,835)		K
Beginning Fund Balance October 1, 2023 (unaudited)			\$ 17,100,000		

See following page for explanation of major variances

Explanation of General Fund Major Variances:

- A** Property Tax receipts peak in December and January
- B** Franchise Fees activity greater than "YTD Actuals % of Budget" due to quarterly electric franchise collections
- C** Developer and Plan review activity trending lower due to timing of anticipated residential and commercial construction
- D** Interest revenue trending strong due to favorable interest rates
- E** Miscellaneous Revenue trending lower due to timing of School resource officer revenue
- F** Expenses exceed "YTD Actuals % of Budget" spend primarily due to timing of software license and conference expenses
- G** Insurance expense timing increases YTD % of Budget spent trend. Adjustments for vacancy savings through-out the year will decrease percent of budget spent
- H** Expenses exceed "YTD Actuals % of Budget" spend due to Building Repairs and Maintenance expense timing
- I** Expenses exceed "YTD Actuals % of Budget" spend due to professional services expense timing
- J** Expenses exceed "YTD Actuals % of Budget" spend due to Special Events and Programs and Program Contracts and Services expenses
- K** Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report October 31, 2023 (Unaudited)

UTILITY FUND

		Current Month		8% of Year Completed		
	Annual Budget	Actual	YTD Actuals	YTD Actuals	% of Budget	Note
Revenue Summary						
Water Revenue	\$ 9,575,500	\$ 902,912	\$ 902,912	9%		
Sewer Revenue	6,500,000	567,926	567,926	9%		
Drainage Revenue	230,000	19,563	19,563	9%		
Fees	206,000	21,653	19,175	9%		
Interest Income	290,000	104,195	104,195	36%		A
Intergovernmental Revenue	2,000,000	166,667	166,667	8%		
Miscellaneous Revenue	25,000	98	98	0%		B
Total Revenue	\$ 18,826,500	\$ 1,783,014	\$ 1,780,536	9%		
Expenditure Summary						
Utility Administration	\$ 572,725	\$ 68,068	\$ 68,068	12%		C
Water Operations	11,298,506	805,761	805,761	7%		
Sewer Operations	17,990,613	748,762	748,762	4%		D
Stormwater Projects	700,000	41,667	41,667	6%		
Total Expenditures	\$ 30,561,844	\$ 1,664,257	\$ 1,664,257	5%		
Beginning Fund Balance October 1, 2023 (unaudited)			\$ 23,500,000			
Revenue Over/(Under) Expenses	\$ (11,735,344)	\$ 118,757	\$ 116,279			

Explanation of Major Variances:

- A** Interest revenue trending strong due to favorable interest rates
- B** Miscellaneous Revenue trending lower due to timing of replaced vehicle auction proceeds
- C** Expenses exceed "YTD Actuals % of Budget" spend due to timing of Software Licensing and Credit Card Processing Fees
- D** Expenses below "YTD Actuals % of Budget" spend due to timing of capital project expenses

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2023 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

		Current Month		8% of Year Completed	
	Annual Budget	Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	\$ 1,430,000	\$ 110,567	\$ 110,567	8%	
Other Income	10,000	-	-	0%	A
Interest Income	100,000	21,970	21,970	22%	B
Total Revenue	\$ 1,540,000	\$ 132,537	\$ 132,537	9%	
Expenditure Summary					
Expenditures	\$ 909,632	\$ 57,071	\$ 57,071	6%	
Total Expenditures	\$ 909,632	\$ 57,071	\$ 57,071	6%	
Revenue Over/(Under) Expenses	\$ 630,368	\$ 75,466	\$ 75,466		
Beginning Fund Balance October 1, 2023 (unaudited)			\$ 7,200,000		

Explanation of Major Variances:

- A Garland ISD grant received in November
- B Interest revenue trending strong due to favorable interest rates

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2023 (Unaudited)

DEBT SERVICE FUND

		8% of Year Completed			
		Current Month		YTD Actuals	
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Property Tax	\$ 7,111,584	\$ 116,826	\$ 116,826	2%	A
Interest Income	50,000	6,754	6,754	14%	B
Total Revenue	\$ 7,161,584	\$ 123,579	\$ 123,579	2%	
Expenditure Summary					
Fees	\$ 3,000	\$ 1,980	\$ 1,980	66%	C
Principal	4,740,000	-	-	0%	D
Interest	1,742,018	-	-	0%	E
Total Expenditures	\$ 6,485,018	\$ 1,980	\$ 1,980	0%	
Revenue Over/(Under) Expenses	\$ 676,566	\$ 121,599	\$ 121,599		
Beginning Fund Balance October 1, 2023 (unaudited)			\$ 1,400,000		

Explanation of Major Variances:

- A** Property Tax receipts peak in December and January
- B** Interest revenue trending strong due to favorable interest rates
- C** Expenses exceed "YTD Actuals % of Budget" spend due to timing of Agent Fees
- D** Principal payments are primarily due in February
- E** Interest payments are primarily due in February and August

City of Sachse

Monthly Revenue and Expenditure Report

October 31, 2023 (Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	Annual Budget	Current Month Actual	YTD Actuals	8% of Year Completed	Note
				YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 750,000	\$ 53,734	\$ 53,734	7%	A
Interest Income	1,000	895	895	90%	
Total Revenue	\$ 751,000	\$ 54,629	\$ 54,629	7%	
Expenditure Summary					
Expenditures	\$ 886,500	\$ -	\$ -	0%	B
Total Expenditures	\$ 886,500	\$ -	\$ -	0%	
Revenue Over/(Under) Expenses	\$ (135,500)	\$ 54,629	\$ 54,629		
Beginning Fund Balance October 1, 2023 (unaudited)			\$ 270,000		

Explanation of Major Variances:

- A** Interest revenue trending strong due to favorable interest rates
- B** No J.K. Sachse Park construction expenditures in current reporting period

CITY OF SACHSE

2023/2024 SALES TAX REPORT

FY 2024									FY 2023	
	Economic Dev. Corp.	Municipal Dev. Dist.	Street Maint.	General Fund			Total ¹		General Fund	Total ¹
Month	0.50%	0.25%	0.25%	1.00%	Year-To-Date (YTD)	YTD % of Budget	YTD Growth Over Prior Yr	2.00%	Year-To-Date	2.00%
October	\$110,567	\$53,734	\$55,283	\$221,133	\$221,133	8%	-2%	\$440,717	\$224,603	\$447,710
November	137,846	66,508	68,923	275,692	496,825	18%	2%	548,968	486,894	522,100
December									713,752	452,381
January									961,683	494,146
February									1,275,400	624,980
March									1,477,638	402,980
April									1,668,624	380,762
May									1,924,897	510,577
June									2,136,770	422,369
July									2,369,100	462,992
August									2,662,303	584,425
September									2,914,309	502,377
TOTAL	\$248,412	\$120,242	\$124,206	\$496,825				\$989,685		\$5,807,801
BUDGET	\$1,430,000	\$750,000	\$725,000	\$2,825,000				\$5,730,000	\$2,630,000	\$5,355,000

Notes

- ¹ - Includes General Fund, Economic Development, Municipal Development District, Street Maintenance, and General Fund
- Sales tax displayed as cash-basis, reflecting distributions from Texas Comptroller for month revenue was received
 - Cash receipts are received two months after month of activity (i.e. October sales tax transaction revenue received in December)
 - Excludes 380 Agreement grants
 - Excludes mixed beverage sales tax

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 so requests.

Subject	3. Accept the Quarterly Budget and Investment Reports for the quarter ending September 30, 2023.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the Quarterly Budget and Investment Reports for the quarter ending September 30, 2023.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The Finance Department provides budget and investment reports on a quarterly basis to provide Council an update on the City's finances. The budget report includes revenues and expenditures for the General and Utility Funds, Debt Service, Impact Fee, Special Revenue, Street Maintenance Tax, Health Insurance, and Municipal Development District, as well as a summary of capital project expenditures. The investment report provides an overview of investment activity details for the Checking, Money Market, Investment Pool, and Certificate of Deposit accounts.

OVERVIEW

Quarterly Budget and Investment Reports are provided for the quarter ending September 30, 2023.

POLICY CONSIDERATIONS

Sachse Comprehensive Financial Management Policy Section VI.E. Capital Improvements/Project Reporting requires a summary/status report on the City's various capital project be prepared and available to the City Manager and to City Council.

Texas Government Code 2256.023 of the Public Funds Investment Act (PFIA) requires not less than quarterly, the investment officer prepare and submit a written report of investment transactions for all funds conveyed by the Investment Policy. The City's Investment Policy is to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the detail cash flow demands of Sachse and conforming to the PFIA, and all other State and local statutes governing the investment of public funds.

RECOMMENDATION

Accept the Quarterly Budget and Investment Reports for the quarter ending September 30, 2023.

File Attachments

[E3.1 Quarterly Budget Report FY 2023 Q4 2023.09.30.pdf \(938 KB\)](#)

[E3.2 Quarterly Investment Report FY 2023 Q4 2023.09.30.pdf \(1,625 KB\)](#)

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.



Finance Department

TO: Gina Nash, City Manager
FROM: David Baldwin, Finance Director
SUBJ: Quarterly Budget Report For 4th Quarter Ending September 30, 2023
DATE: December 4, 2023
CC: Mayor and City Council

Attached is the unaudited 4th Quarter Budget Report for the 2023 fiscal year. The fiscal year for the City of Sachse is October 1st through September 30th. 100% of the fiscal year was complete as of the end of September 2023.

Overall, the City has received \$55.3 million through the 4th quarter, representing 105% of budgeted revenues.

CITY-WIDE REVENUES				
<i>Fund</i>	<i>Budget</i>		<i>YTD</i>	<i>% Collected</i>
General Fund	\$ 25,223,047	\$	26,316,357	104.3%
Utility Fund	14,792,375		17,891,319	120.9%
Debt Service Fund	6,268,977		6,440,540	102.7%
Special Revenue Fund	570,475		232,095	40.7%
Impact Fee Fund	2,765,000		1,187,221	42.9%
Street Maintenance Tax Fund	652,500		793,426	121.6%
Health Insurance Fund	2,345,550		2,403,750	102.5%
Total	\$ 52,617,924	\$	55,264,708	105.0%

Year-to-date expenditures totaled \$49.9 million for the 4th quarter, representing 91.8% of budgeted expenditures.

CITY-WIDE OPERATING EXPENDITURES				
<i>Fund</i>	<i>Budget</i>		<i>YTD</i>	<i>% Collected</i>
General Fund	\$ 25,247,906	\$	24,549,898	97.2%
Utility Fund	18,209,370		16,840,331	92.5%
Debt Service Fund	6,189,422		6,188,891	100.0%
Special Revenue Fund	462,697		330,277	71.4%
Impact Fee Fund	808,175		-	0.0%
Street Maintenance Tax Fund	1,000,000		342,665	34.3%
Health Insurance Fund	2,433,180		1,658,926	68.2%
Total	\$ 54,350,750	\$	49,910,988	91.8%





Revenue

- Total General Fund revenues are \$25,223,047 or 104.3% of expected collections. Total revenues increased \$2,056,749 compared to the same period last fiscal year.
- Sales tax revenues are 110.4% of expected collections, at \$2,946,786 collected.
- Franchise fees are at \$2,142,369, or 110.1% of budget; an increase of \$43,274 from last year through the same period.
- General Fund current ad valorem tax revenues are 101.1% collected at \$14,897,439; a \$1,119,216 increase over last fiscal year through the same period.
- Collections for Licenses & Permits are a total of \$637,619, or 32.5% of expected collections. This is due to lower than anticipated building permit revenue.
- Fees and Service Charges are \$1,493,387, or 97% of budget; a decrease of \$146,982 compared to the same period last fiscal year.
- Court fine revenues are \$255,440 or 124.6% of anticipated collections.
- Utility Fund revenues are \$17,891,319 or 120.9% of budget.
- Special Revenue Fund revenues are \$232,095 or 40.7% of budget.
- Impact Fee revenues are \$1,187,221 or 42.9% of the year's budget.
- Sales tax revenue in the Street Maintenance Tax Fund is \$728,577 or 112.1% of budgeted collections for the current fiscal year.

Expenditures

- Total General Fund expenditures are \$24,549,898 or 97.2% expended.
- Utility Fund expenditures are \$16,840,331, or 92.5% of budget; an increase of \$4,481,084 from the prior fiscal year.
- Capital Project expenditures total \$14,509,487 year-to-date. This includes \$5,241,670 of projects in the Utility Fund.

Component Units

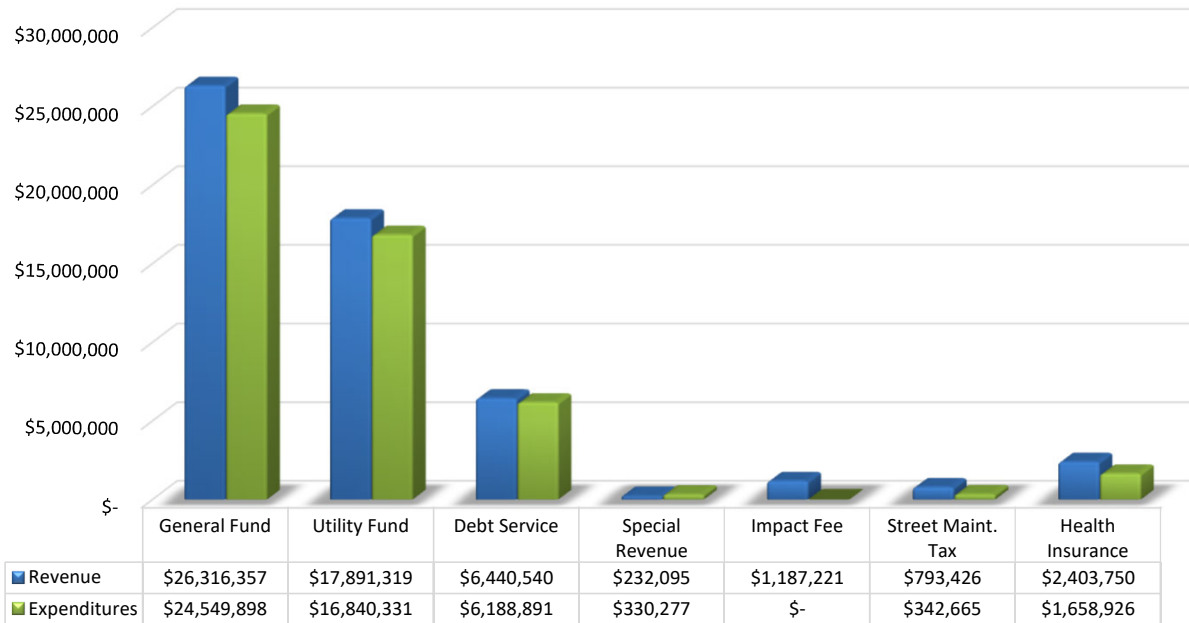
- Sales tax revenue in the Municipal Development District Fund is \$707,761 or 91.3% of budget, an increase of \$46,692 over the previous fiscal year.
- Sachse Economic Development Corporation had expenditures totaling \$1,198,383 or 89.4% of budget.



CITY OF SACHSE
REVENUE AND EXPENDITURE SUMMARY
AND CHANGES IN FUND BALANCE RESERVES
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	General Fund	Utility Fund	Debt Service Fund	Special Revenue Fund	Impact Fee Fund	Street Maintenance Tax Fund	Health Insurance Fund	Total
Revenues								
Budget	\$ 25,223,047	\$ 14,792,375	\$ 6,268,977	\$ 570,475	\$ 2,765,000	\$ 652,500	\$ 2,345,550	\$ 52,617,924
YTD Actual	26,316,357	17,891,319	6,440,540	232,095	1,187,221	793,426	2,403,750	55,264,708
Budget Remaining	\$ (1,093,310)	\$ (3,098,944)	\$ (171,563)	\$ 338,381	\$ 1,577,779	\$ (140,926)	\$ (58,200)	\$ (2,646,784)
% of Budget	104.33%	120.95%	102.74%	40.68%	42.94%	121.60%	102.48%	105.03%
Expenditures								
Budget	\$ 25,247,906	\$ 18,209,370	\$ 6,189,422	\$ 462,697	\$ 808,175	\$ 1,000,000	\$ 2,433,180	\$ 54,350,751
YTD Actual	24,549,898	16,840,331	6,188,891	330,277	-	342,665	1,658,926	49,910,988
Budget Remaining	\$ 698,008	\$ 1,369,039	\$ 531	\$ 132,420	\$ 808,175	\$ 657,335	\$ 774,254	\$ 4,439,762
% of Budget	97.24%	92.48%	99.99%	71.38%	0.00%	34.27%	68.18%	91.83%
Net Over/(Under)	\$ 1,766,458	\$ 1,050,988	\$ 251,649	\$ (98,182)	\$ 1,187,221	\$ 450,761	\$ 744,824	\$ 5,353,720

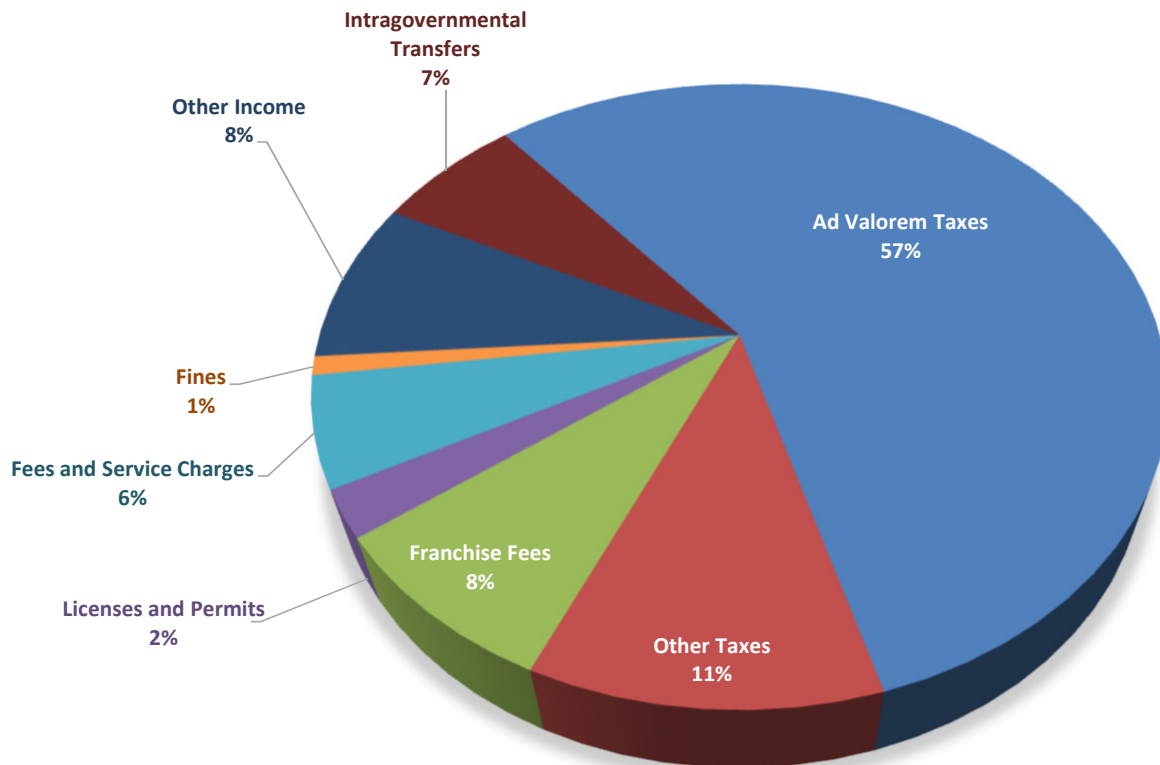
Revenue and Expenditure Summary



CITY OF SACHSE
GENERAL FUND REVENUES
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
Ad Valorem Taxes	\$ 13,516,200	\$ 13,778,223	\$ 14,734,419	\$ 14,897,439	\$ (163,020)	101.11%
Other Taxes	1,980,000	2,731,249	2,670,000	2,946,786	(276,786)	110.37%
Franchise Fees	1,876,250	2,099,095	1,946,750	2,142,369	(195,619)	110.05%
Licenses and Permits	904,500	1,826,241	1,963,600	637,619	1,325,981	32.47%
Fees and Service Charges	1,063,500	1,640,368	1,539,800	1,493,387	46,413	96.99%
Fines	250,000	242,066	205,000	255,440	(50,440)	124.61%
Other Income	451,718	533,535	430,150	2,211,563	(1,781,413)	514.14%
Intragovernmental Transfers	1,408,831	1,408,831	1,733,328	1,731,754	1,574	99.91%
TOTAL REVENUES	\$ 21,450,999	\$ 24,259,608	\$ 25,223,047	\$ 26,316,357	\$ (1,093,310)	104.33%

General Fund Year-To-Date Revenue



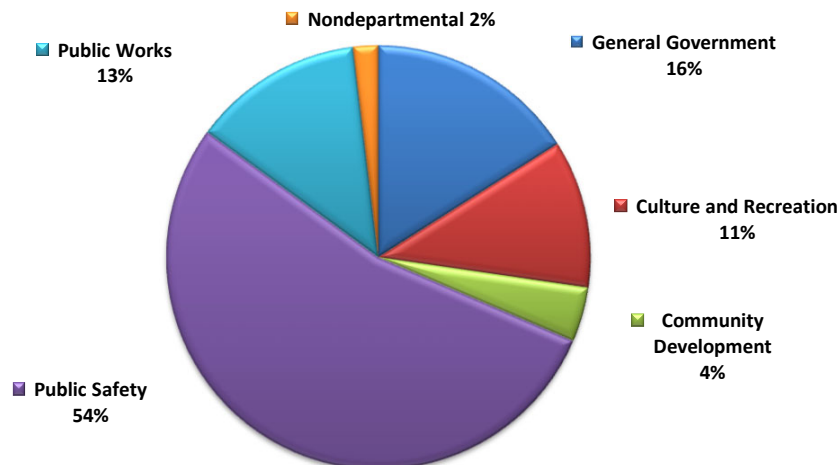
CITY OF SACHSE
GENERAL FUND EXPENDITURES
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	<u>FY 2022</u> <u>BUDGET</u>	<u>FY 2022 YEAR-</u> <u>TO-DATE</u>	<u>FY 2023</u> <u>BUDGET</u>	<u>FY 2023 YEAR-</u> <u>TO-DATE</u>	<u>BUDGET</u> <u>REMAINING</u>	<u>% OF</u> <u>BUDGET</u>
General Government						
City Manager	\$ 531,986	\$ 523,437	\$ 880,103	\$ 829,124	\$ 50,979	94.21%
City Secretary	240,862	218,094	230,338	231,664	(1,326)	100.58%
Finance	760,828	718,303	864,221	830,562	33,659	96.11%
Human Resources	499,675	444,327	594,270	484,676	109,594	81.56%
Information Technology	789,859	766,112	996,487	1,017,193	(8,242)	102.08%
Municipal Court	248,682	227,303	277,808	280,038	(2,230)	100.80%
Neighborhood Services	380,111	406,907	258,846	259,147	(301)	100.12%
	<u>3,452,003</u>	<u>3,304,483</u>	<u>4,102,073</u>	<u>3,932,404</u>	<u>182,132</u>	<u>95.86%</u>
Leisure Services						
Library Services	566,496	526,341	680,936	650,639	30,297	95.55%
Parks	1,071,570	1,059,839	1,192,255	1,266,239	(73,984)	106.21%
Recreation	399,390	393,511	536,429	589,476	(53,047)	109.89%
Senior Activity Center	147,367	129,790	257,343	259,325	(1,982)	100.77%
	<u>2,184,823</u>	<u>2,109,481</u>	<u>2,666,963</u>	<u>2,765,679</u>	<u>(98,716)</u>	<u>103.70%</u>
Public Safety						
Animal Services	241,131	242,544	280,041	280,538	(497)	100.18%
Fire-Rescue	5,105,049	5,198,608	6,216,501	6,092,184	124,317	98.00%
Police	5,735,348	5,731,933	6,634,829	6,787,554	(152,725)	102.30%
	<u>11,081,528</u>	<u>11,173,085</u>	<u>13,131,371</u>	<u>13,160,277</u>	<u>(28,906)</u>	<u>100.22%</u>
Public Works						
Engineering	436,933	355,641	529,947	431,729	98,218	81.47%
Facilities Maintenance	681,201	597,243	675,762	730,244	(54,482)	108.06%
Streets	2,397,856	1,891,410	2,156,182	2,036,420	119,762	94.45%
	<u>3,515,990</u>	<u>2,844,295</u>	<u>3,361,891</u>	<u>3,198,394</u>	<u>163,497</u>	<u>95.14%</u>
Development Services	838,674	1,200,946	1,426,383	1,023,037	403,346	71.72%
Non-Departmental	430,805	383,897	559,225	470,107	89,118	84.06%
TOTAL EXPENDITURES	<u>\$ 21,503,823</u>	<u>\$ 21,016,187</u>	<u>\$ 25,247,906</u>	<u>\$ 24,549,898</u>	<u>\$ 698,008</u>	<u>97.24%</u>

Note - FY 2023 budget includes City Council-approved budget amendments - Ordinance 4103 adopted on April 3, 2023; Ordinance 4122 adopted on September 18, 2023.

Note - FY 2022 budget includes City Council-approved budget amendment - Ordinance 4075 adopted on September 19, 2022.

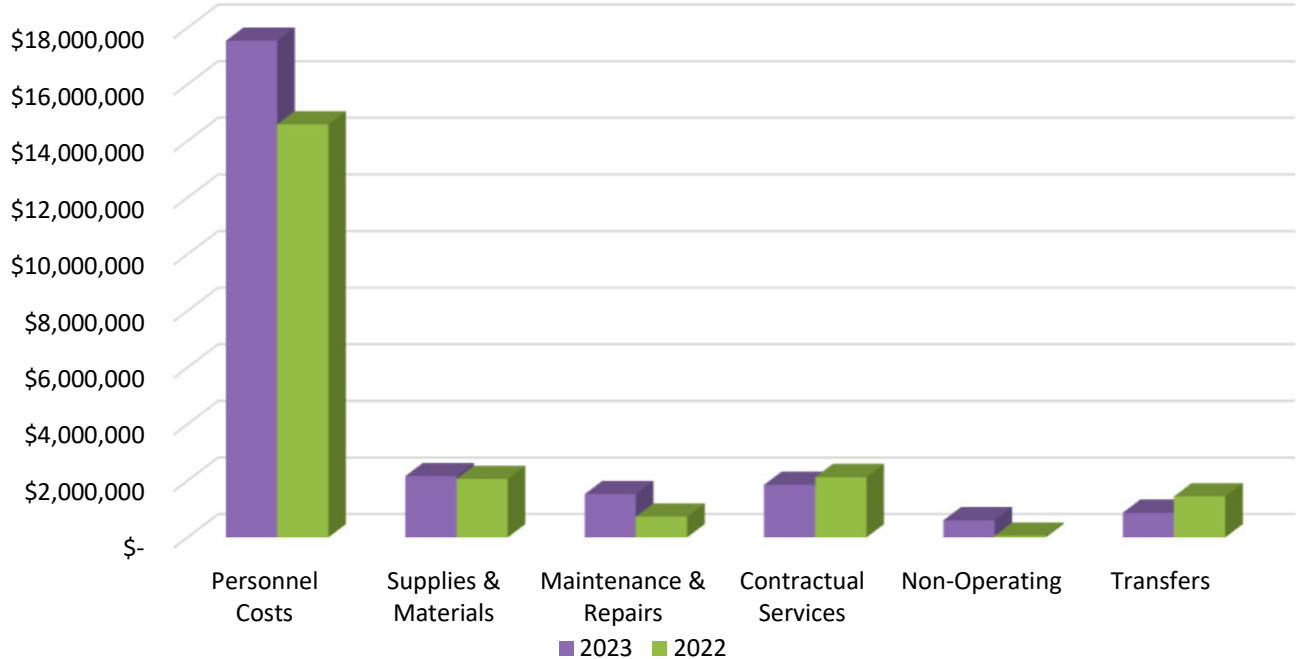
Year-To-Date Expenditures By Function



CITY OF SACHSE
GENERAL FUND EXPENDITURES BY CATEGORY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FISCAL YEAR	BUDGET	YEAR-TO-DATE	BUDGET REMAINING	% OF BUDGET
Personnel Costs	2023	\$ 17,784,036	\$ 17,539,453	\$ 244,583	98.62%
	2022	15,116,456	14,587,754	528,702	96.50%
Supplies and Materials	2023	2,180,103	2,162,290	17,813	99.18%
	2022	1,884,980	2,062,762	(177,783)	109.43%
Maintenance and Repairs	2023	1,547,642	1,524,199	23,443	98.49%
	2022	1,062,510	730,720	331,790	68.77%
Contractual Services	2023	2,305,421	1,854,315	451,106	80.43%
	2022	1,838,284	2,127,999	(289,714)	115.76%
Non-Operating	2023	462,439	601,376	(138,937)	130.04%
	2022	147,158	58,869	88,289	40.00%
Intragovernmental Transfers	2023	968,265	868,265	100,000	89.67%
	2022	1,454,435	1,448,083	6,352	99.56%
TOTAL EXPENDITURES	2023	25,247,906	24,549,898	698,008	97.24%
	2022	21,503,823	21,016,187	487,636	97.73%

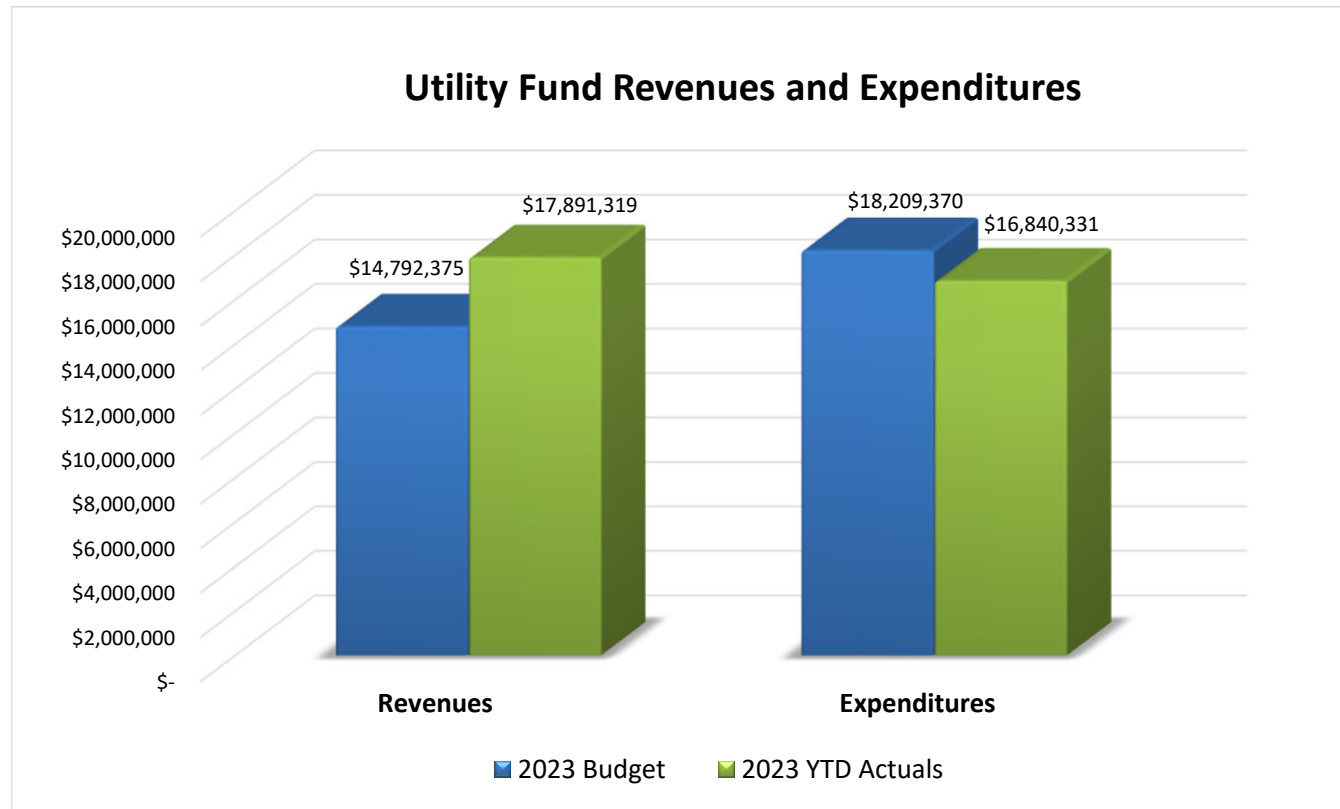
Year-To-Date Expenditures by Category



CITY OF SACHSE
UTILITY FUND SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
REVENUES						
Water Revenue	\$ 7,820,000	\$ 1,728,326	\$ 8,300,000	\$ 9,810,038	\$ (1,510,038)	118.19%
Sewer Revenue	5,705,000	6,114,257	5,900,000	6,609,922	(709,922)	112.03%
Drainage Fee Revenue	215,000	220,706	222,000	229,626	(7,626)	103.44%
Fees and Service Charges	226,000	359,085	270,500	255,298	15,202	94.38%
Other Gov'ts & Sources	25,500	28,418	26,500	29,355	(2,855)	110.77%
Other Income	60,500	119,370	73,375	957,079	(883,704)	1304.37%
TOTAL REVENUES	\$ 14,052,000	\$ 8,570,162	\$ 14,792,375	\$ 17,891,319	\$ (3,098,944)	120.95%
EXPENDITURES						
Utility Administration	\$ 491,941	\$ 486,205	\$ 525,059	\$ 581,046	\$ (55,987)	110.66%
Water Operations	6,814,493	6,755,205	8,303,590	9,477,748	(1,174,158)	114.14%
Sewer Operations	5,844,149	4,961,431	9,300,721	6,720,900	2,579,821	72.26%
Stormwater Drainage	150,000	156,406	80,000	60,638	19,362	75.80%
TOTAL EXPENDITURES	\$ 13,300,583	\$ 12,359,247	\$ 18,209,370	\$ 16,840,331	\$ 1,369,039	92.48%

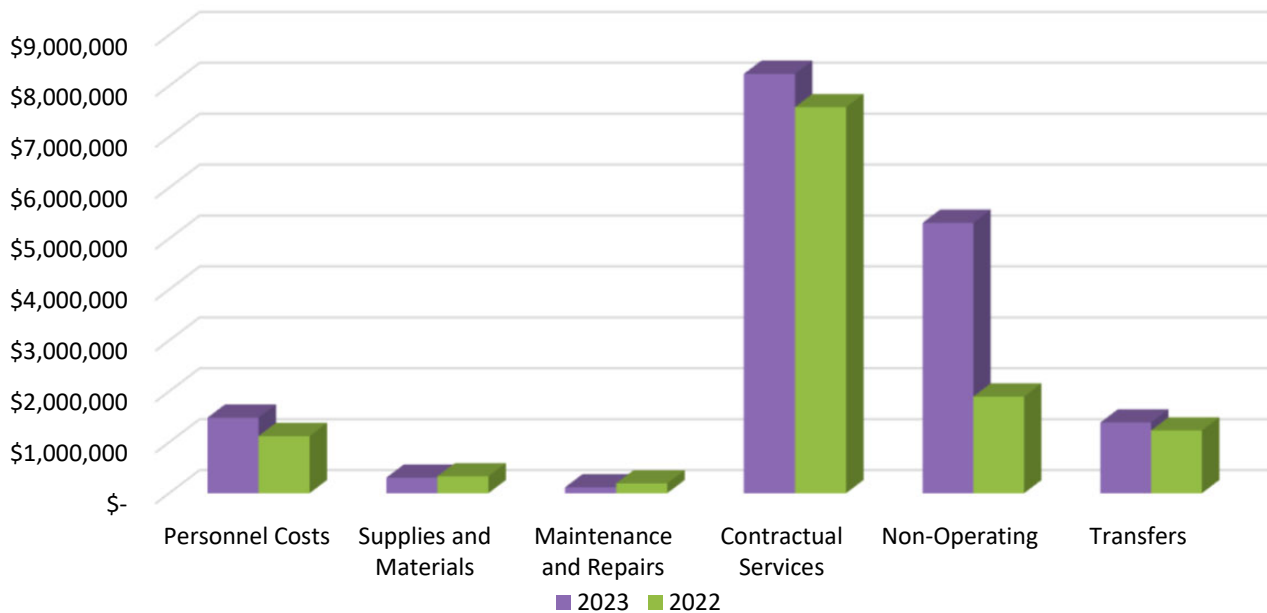
Note - FY 2023 budget includes City Council-approved budget amendment - Ordinance 4122 adopted on September 18, 2023.



CITY OF SACHSE
UTILITY FUND EXPENDITURES BY CATEGORY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FISCAL YEAR	BUDGET	YEAR-TO-DATE	BUDGET REMAINING	% OF BUDGET
Personnel Costs	2023	\$ 1,564,411	\$ 1,483,344	\$ 81,067	94.82%
	2022	1,312,378	1,121,553	190,825	85.46%
Supplies and Materials	2023	354,173	303,962	50,211	85.82%
	2022	329,064	331,395	(2,331)	100.71%
Maintenance and Repairs	2023	259,470	116,612	142,858	44.94%
	2022	246,000	193,866	52,134	78.81%
Contractual Services	2023	8,113,242	8,237,688	(124,446)	101.53%
	2022	7,569,788	7,582,950	(13,162)	100.17%
Non-Operating	2023	6,529,955	5,310,605	1,219,350	81.33%
	2022	2,612,098	1,898,229	713,870	72.67%
Intragovernmental Transfers	2023	1,388,119	1,388,119	-	100.00%
	2022	1,231,255	1,231,255	-	100.00%
TOTAL EXPENDITURES	2023	18,209,370	16,840,331	1,369,039	92.48%
	2022	13,300,583	12,359,247	941,335	92.92%

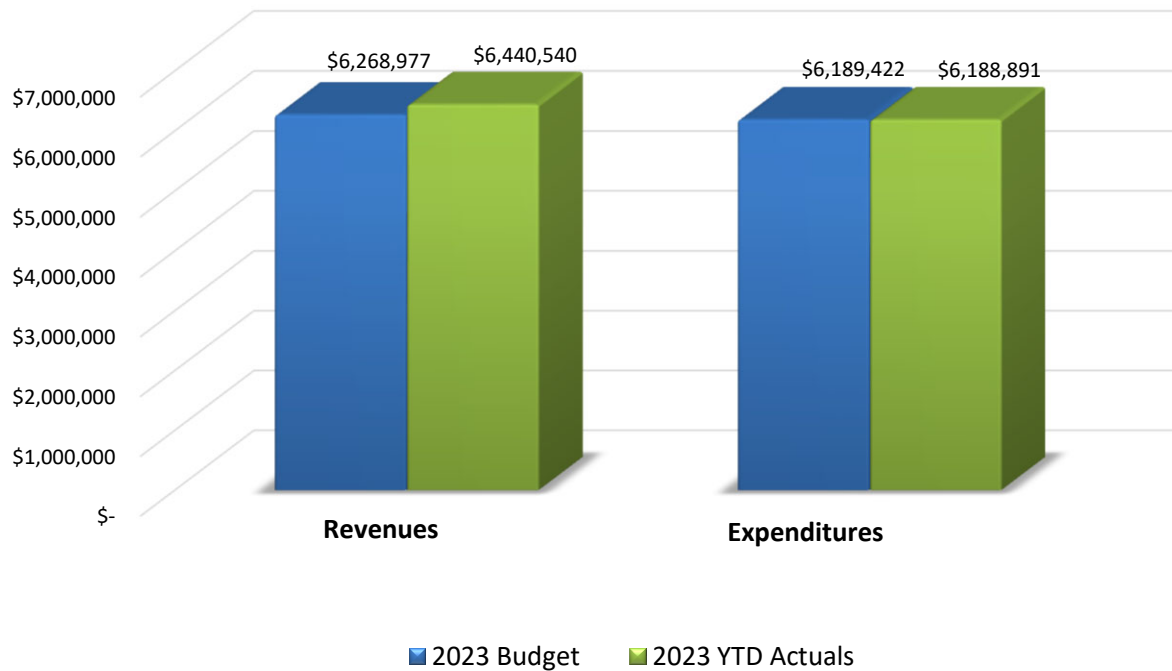
Year-To-Date Expenditures by Category



CITY OF SACHSE
DEBT SERVICE FUND SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
REVENUES						
Ad Valorem Taxes	\$ 5,311,399	\$ 5,401,808	\$ 6,263,477	\$ 6,338,175	\$ (74,698)	101.19%
Other Income	1,754,000	6,789	5,500	102,365	(96,865)	1861.18%
TOTAL REVENUES	\$ 7,065,399	\$ 5,408,597	\$ 6,268,977	\$ 6,440,540	\$ (171,563)	102.74%
EXPENDITURES						
Principal	\$ 4,100,000	\$ 4,105,000	\$ 4,185,000	\$ 4,185,000	\$ -	100.00%
Interest	1,239,319	1,232,129	2,001,422	2,001,421	1	100.00%
Paying Agent Fees	3,000	1,350	3,000	2,470	530	82.33%
Financing Costs	29,369	(5,783)	-	-	-	-
TOTAL EXPENDITURES	\$ 7,092,319	\$ 5,332,695	\$ 6,189,422	\$ 6,188,891	\$ 531	99.99%

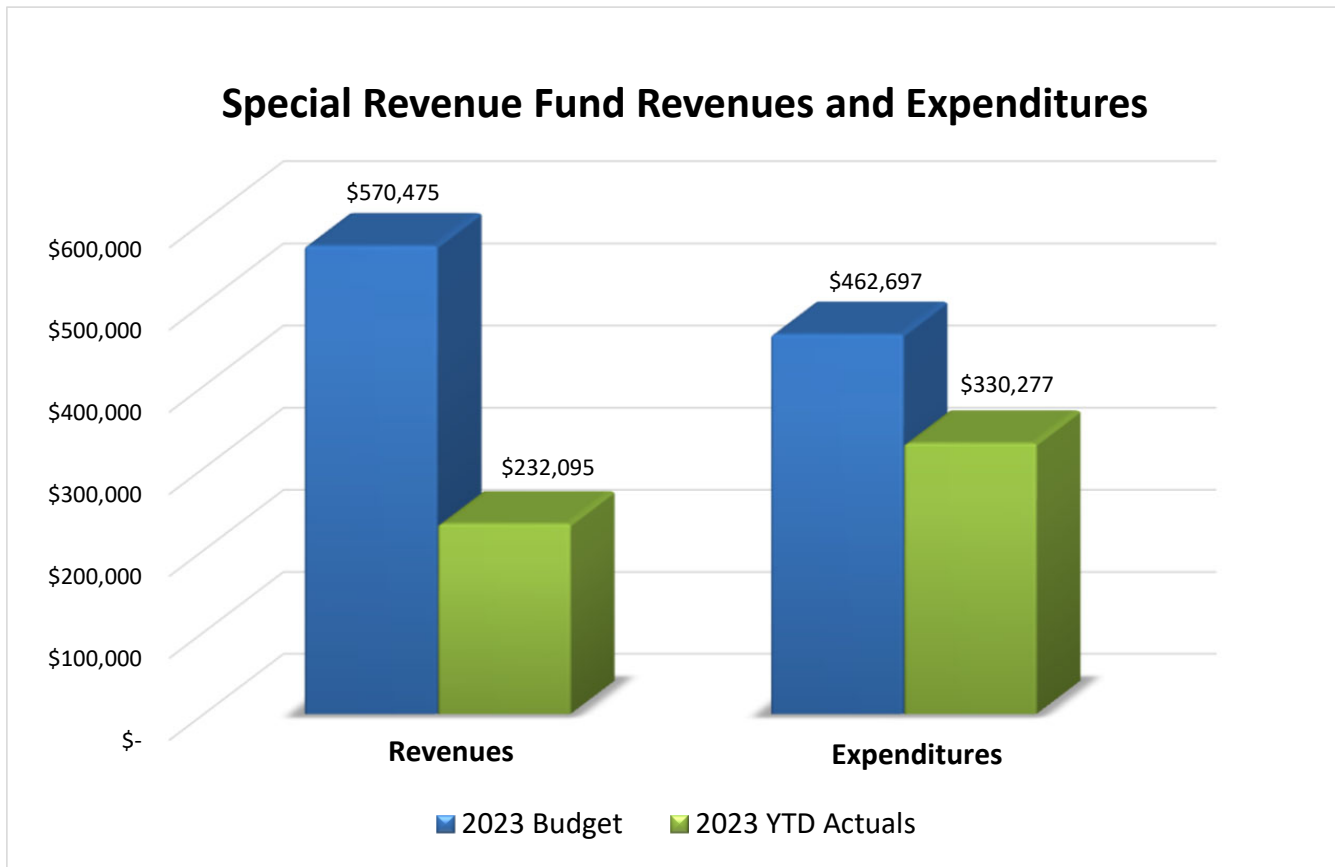
Debt Service Fund Revenues and Expenditures



CITY OF SACHSE
SPECIAL REVENUE FUND SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
REVENUES						
Fees	\$ 66,250	\$ 205,450	\$ 565,475	\$ 189,184	\$ 376,291	33.46%
Other Income	1,500	30,698	2,500	41,342	(38,842)	1653.69%
Grants and Donations	1,000	4,316	2,500	1,568	932	62.72%
TOTAL REVENUES	\$ 68,750	\$ 240,464	\$ 570,475	\$ 232,095	\$ 338,381	40.68%
EXPENDITURES						
Municipal Court	\$ 28,500	\$ 34,507	\$ 27,500	\$ 12,713	\$ 14,787	46.23%
Parks	870,000	870,000	-	-	-	-
Library	-	-	500	1,444	(944)	288.80%
Police	27,000	28,140	42,000	26,120	15,880	62.19%
Animal Services	10,000	2,500	10,000	-	10,000	0.00%
CARES Act	274,000	265,143	382,697	264,235	118,462	69.05%
Police	-	-	-	25,765	(25,765)	-
TOTAL EXPENDITURES	\$ 1,209,500	\$ 1,204,421	\$ 462,697	\$ 330,277	\$ 132,420	71.38%

Note - FY 2022 budget includes City Council-approved budget amendment - Ordinance 4075 adopted on September 19, 2022.

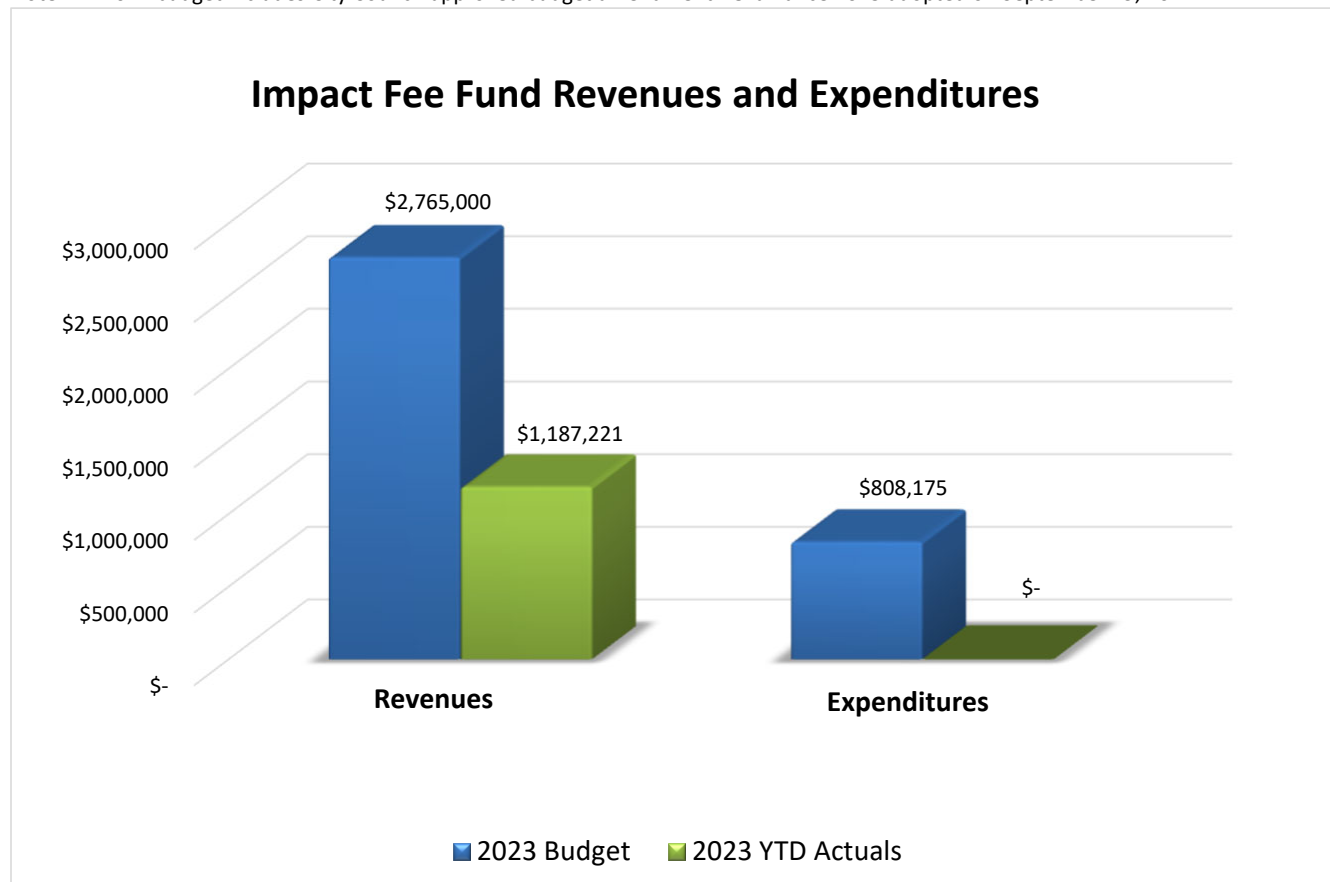


CITY OF SACHSE
IMPACT FEE FUND SUMMARY
 QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
REVENUES						
Impact Fees	\$ 1,350,000	\$ 3,219,431	\$ 2,750,000	\$ 840,503	\$ 1,909,497	30.56%
Other Income	15,000	25,203	15,000	346,718	(331,718)	2311.45%
TOTAL REVENUES	\$ 1,365,000	\$ 3,244,634	\$ 2,765,000	\$ 1,187,221	\$ 1,577,779	42.94%
EXPENDITURES						
Development Agreements	\$ 15,000	\$ 13,660	\$ -	\$ -	\$ -	-
Intragovernmental Transfers	1,300,000	1,300,000	808,175	-	808,175	0.00%
TOTAL EXPENDITURES	\$ 1,315,000	\$ 1,313,660	\$ 808,175	\$ -	\$ 808,175	0.00%

Note - FY 2023 budget includes City Council-approved budget amendment - Ordinance 4103 adopted on April 3, 2023.

Note - FY 2022 budget includes City Council-approved budget amendment - Ordinance 4075 adopted on September 19, 2022.

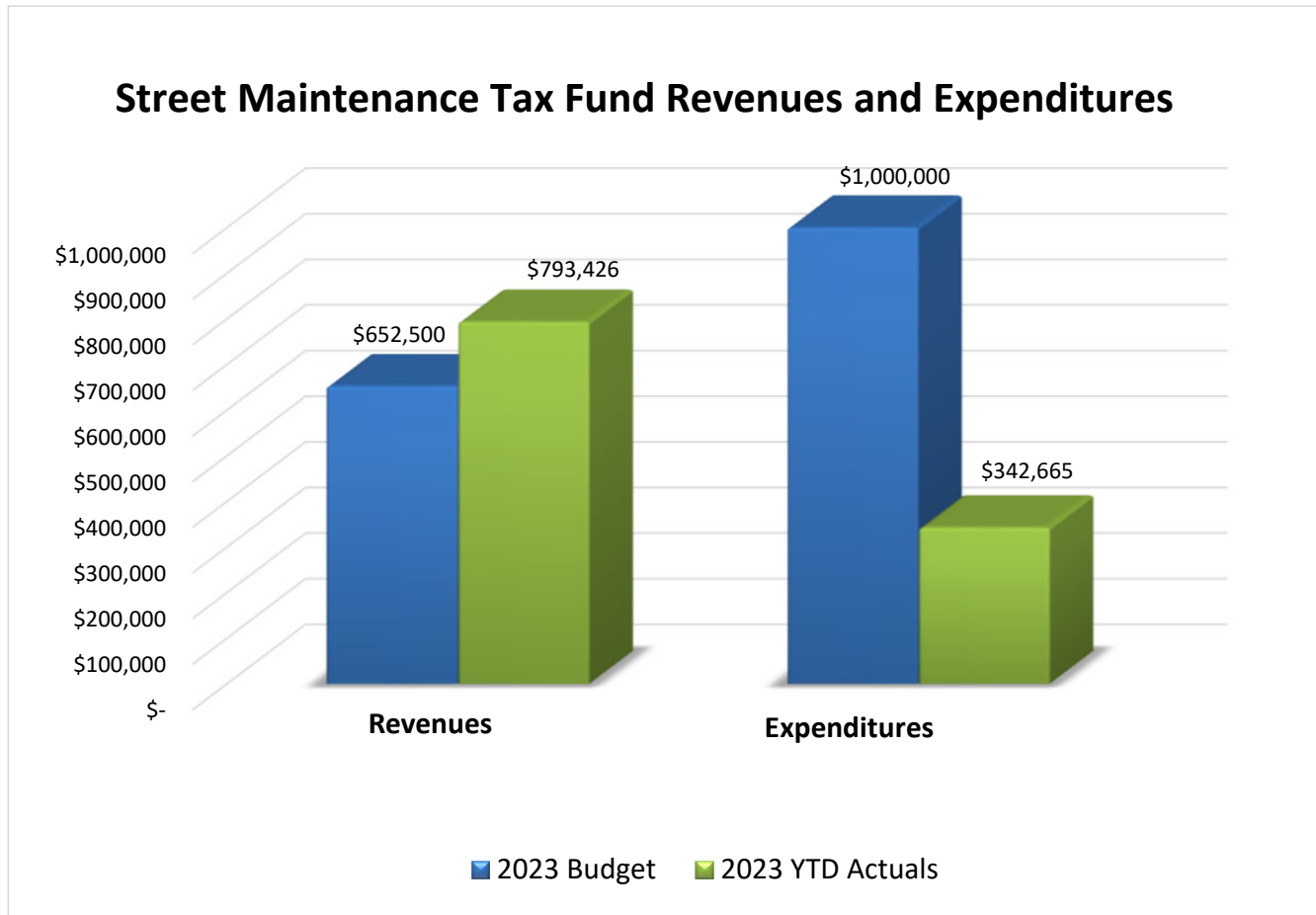


CITY OF SACHSE
STREET MAINTENANCE TAX FUND
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	<u>FY 2022 BUDGET</u>	<u>FY 2022 YEAR- TO-DATE</u>	<u>FY 2023 BUDGET</u>	<u>FY 2023 YEAR- TO-DATE</u>	<u>BUDGET REMAINING</u>	<u>% OF BUDGET</u>
REVENUES						
Sales Tax	\$ 487,500	\$ 687,508	\$ 650,000	\$ 728,577	\$ (78,577)	112.09%
Other Income	1,000	3,897	2,500	64,849	(62,349)	2593.96%
TOTAL REVENUES	\$ 488,500	\$ 691,405	\$ 652,500	\$ 793,426	\$ (140,926)	121.60%

EXPENDITURES						
Street Maintenance	\$ 530,000	\$ 175,679	\$ 1,000,000	\$ 342,665	\$ 657,335	34.27%
TOTAL EXPENDITURES	\$ 530,000	\$ 175,679	\$ 1,000,000	\$ 342,665	\$ 657,335	34.27%

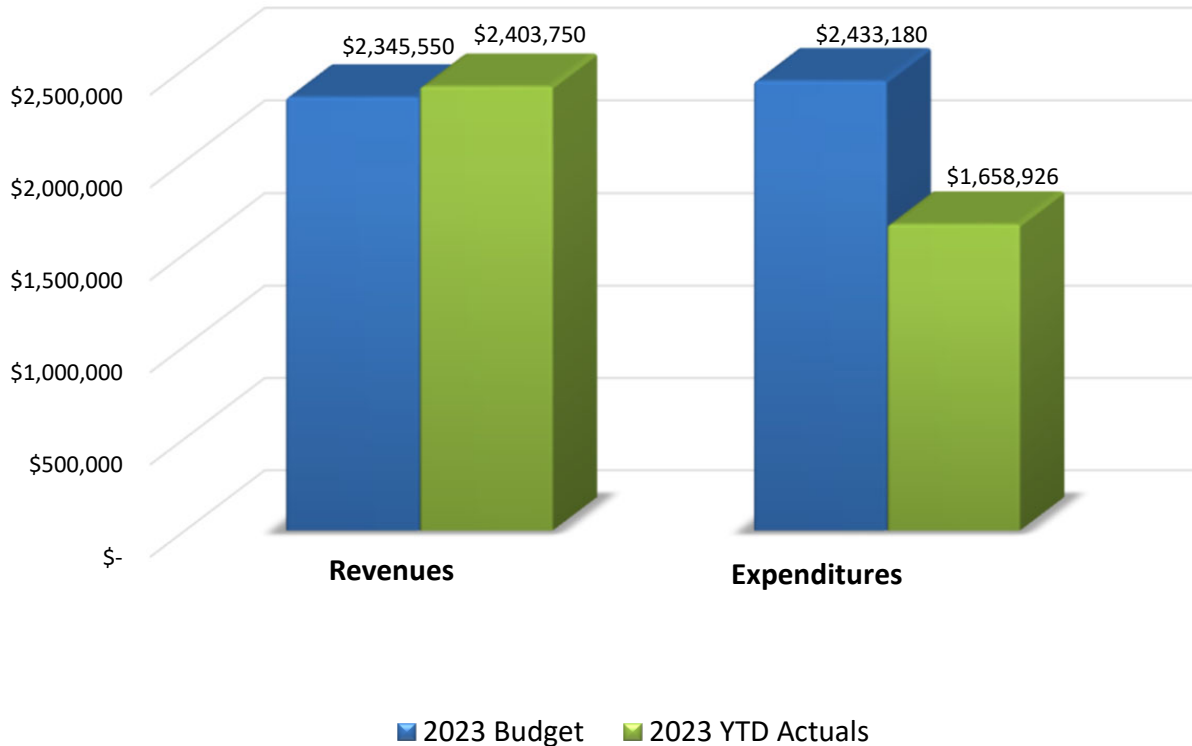
Note - FY 2023 budget includes City Council-approved budget amendment - Ordinance 4103 adopted on April 3, 2023.



CITY OF SACHSE
HEALTH INSURANCE FUND SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
REVENUES						
Other Income	\$ 1,000	\$ 3,637	\$ 2,000	\$ 60,200	\$ (58,200)	3010.02%
Transfers In - General Fund	1,600,957	1,600,957	2,100,474	2,100,474	-	100.00%
Transfers In - Utility Fund	164,290	164,290	215,760	215,760	-	100.00%
Transfers In - EDC	-	18,647	27,316	27,316	-	100.00%
TOTAL REVENUES	\$ 1,766,247	\$ 1,787,531	\$ 2,345,550	\$ 2,403,750	\$ (58,200)	102.48%
EXPENDITURES						
Health Insurance	\$ 1,538,400	\$ 1,325,876	\$ 2,202,937	\$ 1,427,550	\$ 775,387	64.80%
Dental Insurance	62,785	48,984	70,307	60,072	10,235	85.44%
H.R.A. Deductible Reimb.	76,000	74,725	76,000	73,595	2,405	96.84%
H.S.A. Contribution	56,500	39,200	56,500	41,454	15,046	73.37%
Life and LTD Insurance	29,280	23,502	27,436	56,256	(28,820)	205.04%
TOTAL EXPENDITURES	\$ 1,762,965	\$ 1,512,287	\$ 2,433,180	\$ 1,658,926	\$ 774,254	68.18%

Health Insurance Fund Revenues and Expenditures



CITY OF SACHSE
CAPITAL PROJECT SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

CIP NO.	PROJECT	BUDGET THRU FY 2023	FY 2023 YEAR-TO-DATE	PROJECT- TO-DATE	REMAINING PROJECT BUDGET
Streets					
R-12-08	5th Street/Sachse Rd Widening - SH 78 to Miles	\$ 6,702,100	\$ 21,018	\$ 6,518,534	\$ 183,566
R-12-13	Merritt Rd Re-alignment & Widening	6,000,000	1,275,890	3,563,423	2,436,577
R-13-03	Pleasant Valley Rd	300,000	-	54,296	245,704
R-19-02	Brookview Drive - Phase 1 ^(C)	60,000	-	-	60,000
R-19-03	Hilltop Trail & Meadow Lane Rehabilitation	600,000	-	-	600,000
R-19-04	Anthony Lane Rehabilitation ^(C)	200,000	-	175,679	24,321
R-19-07	Coral Lane ^(C)	50,000	-	49,424	576
R-20-03	Signal Improvements - Construction ^(C)	1,423,395	188,635	1,062,343	361,052
IF-21-01	Roadway Impact Fee Study	150,000	11,843	38,646	111,354
R-21-02	Hudson Drive	3,000,000	1,957,530	2,113,483	886,517
R-21-04	Bunker Hill (The Station Blvd.)	1,650,000	-	-	1,650,000
R-21-20	Major Alley Rehabilitation - Multiple Locations ^(C)	946,000	292,590	794,675	151,325
R-21-21	2021 Major Asphalt Roadway Improvements ^(C)	63,500	-	79,747	(16,247)
R-22-01	2022 Alley Projects ^(C)	950,000	700,601	735,901	214,099
R-22-05	5th Street Project	3,002,000	1,133,885	1,285,343	1,716,657
R-22-06	Bailey-Hooper Rd Overlay ^(C)	275,000	-	253,015	21,985
R-23-01	Williford Rd Overlay ^(C)	250,000	254,160	254,160	(4,160)
R-23-02	6th Street Alley and Street Repair	350,000	-	-	350,000
R-23-03	Miscellaneous Concrete Street Repair	300,000	-	-	300,000
R-23-06	Blackburn/Ingram Road ^(C)	350,000	342,665	342,665	7,335
R-23-07	Asphalt Preservation ^(C)	310,000	-	-	310,000
Subtotal Streets		\$ 26,931,995	\$ 6,178,815	\$ 17,321,333	\$ 9,610,662
Water					
W-12-15	Southwest Water Tower Construction ^(C)	\$ 2,000,000	\$ 212,995	\$ 345,528	1,654,472
W-14-01	Maxwell Creek Pump Station	5,765,000	2,418,244	2,735,793	3,029,207
W-14-02	Pleasant Valley Water Line Design	450,000	-	26,015	423,985
W-14-07	8-inch WL 3rd Street from SH 78 to Ingram	80,000	-	-	80,000
W-14-08	8-inch WL Cartwright from 3rd Street to Big Valley	50,000	-	-	50,000
W-21-05	Public Works Pump Station Generator	680,000	255,294	302,327	377,673
W-21-06	Sachse Rd Upsize ^(C)	360,000	303,293	360,000	-
W-21-07	5th Street District Improvements	450,000	113,033	113,033	336,967
W-21-08	Hilltop Trail/Meadow Lane Utility Rehab	450,000	99,901	99,901	350,099
W-22-07	SCADA System Upgrades ^(C)	140,000	137,619	137,619	2,381
Subtotal Water		\$ 10,425,000	\$ 3,540,379	\$ 4,120,216	\$ 6,304,784
Sewer					
SS-12-09	SE Sewer Exp: Trunk Line - Sachse Rd to SE Lift Station	\$ 5,000,000	\$ 49,500	\$ 163,559	4,836,441
SS-12-12	8-inch trunk line on south side of PGBT to Line "C" ^(C)	90,000	-	-	90,000
SS-12-13	8-inch trunk line on north side of PGBT to Line "C" ^(C)	260,000	-	-	260,000
SS-12-16	8-inch branch line north of PGBT to Line ^(C)	172,000	-	-	172,000
SS-17-02	8-inch Main - Anthony Ln from Williford Rd to Bailey Rd ^(C)	802,000	-	564,009	237,991
SS-18-01	Ingram Rd Sewer Relief	200,000	-	-	200,000
SS-21-09	Sachse Rd Sewer Upsize ^(C)	60,000	-	60,000	-
SS-21-10	Sable Hills Lift Station Expansion	1,101,000	820,892	909,663	191,337
SS-21-11	Hilltop Trail/Meadow Lane Utility Rehab	2,450,000	-	-	2,450,000
SS-21-12	Sewer Rehab Hwy 78 at old City Hall	249,000	-	-	249,000
Subtotal Sewer		\$ 10,384,000	\$ 870,392	\$ 1,697,231	\$ 8,686,769

CITY OF SACHSE
CAPITAL PROJECT SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

CIP NO.	PROJECT	BUDGET THRU FY 2023	FY 2023 YEAR-TO-DATE	PROJECT- TO-DATE	REMAINING PROJECT BUDGET
Drainage					
D-17-15	Vickburg Drainage Easement	\$ 451,409	\$ 14,902	\$ 63,519	387,890
D-22-02	Third Garland Connection Creek Stabilization	1,615,000	806,383	861,386	753,614
D-22-03	Sachse South Drainage Study	75,000	9,614	58,050	16,950
D-23-04	Small Drainage Projects	80,000	-	-	80,000
	Subtotal Drainage	\$ 2,221,409	\$ 830,899	\$ 982,955	\$ 1,238,454
Parks & Trails					
P-17-04	Joe Stone Park Restroom	\$ 110,000	\$ -	\$ -	110,000
P-21-16	J.K. Sachse Park Concept Plan & Design ^(C)	249,000	6,295	204,768	44,232
P-22-04	J.K. Sachse Park Construction	2,804,750	1,028,933	2,527,806	276,944
T-17-02	Sachse Rd/5th Street Trail ^(C)	150,000	-	-	150,000
T-17-04	Muddy Creek Trail - Sachse Rd to Pleasant Valley Rd ^(C)	695,000	-	9,500	685,500
T-17-05	Joe Stone Loop Trail	90,000	-	-	90,000
	Subtotal Parks & Trails	\$ 4,098,750	\$ 1,035,229	\$ 2,742,073	\$ 1,356,677
Facilities					
F-23-05	Outdoor warning Sirens	120,000	-	-	120,000
	Subtotal Facilities	\$ 120,000	\$ -	\$ -	\$ 120,000
Bond Proposition 2021					
BP-21-A01	Sachse Rd Phase 2	\$ 1,700,000	\$ 352	\$ 352	\$ 1,699,648
BP-21-B01	Streets & Roads - Bailey-Hooper Road	10,660,000	500,424	565,764	10,094,236
BP-21-C01	Neighborhood Package	675,000	352	352	674,648
BP-21-D01	Animal Shelter	5,000,000	1,498,130	1,562,112	3,437,888
	Subtotal Bond Proposition 2021	\$ 18,035,000	\$ 1,999,258	\$ 2,128,581	\$ 15,906,419
Neighborhood Services					
NS-23-08	Hudson Crossing Screening Wall Replacement	\$ 60,000	\$ 54,515	\$ 54,515	\$ 5,485
	Subtotal Neighborhood Services	\$ 60,000	\$ 54,515	\$ 54,515	\$ 5,485
	TOTAL CAPITAL PROJECTS	\$ 72,276,154	\$ 14,509,487	\$ 29,046,906	\$ 43,229,248

Note - FY 2023 budget includes City Council-approved budget amendments - Ordinance 4103 adopted on April 3, 2023; Ordinance 4122 adopted on September 18, 2023.

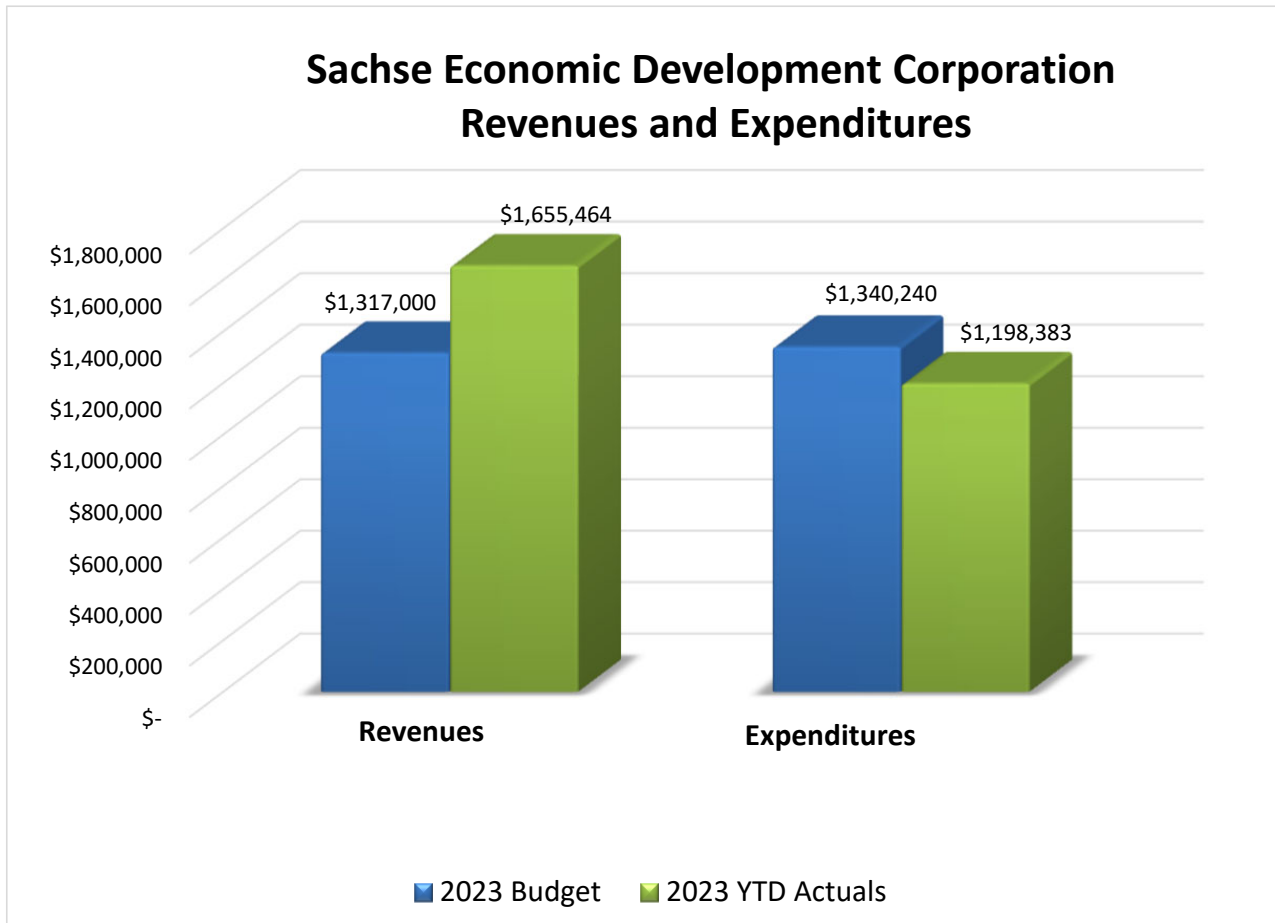
Note - FY 2023 budget includes City Council-approved budget amendment - Ordinance 4122 adopted on September 18, 2023.

(C) - Project closed

CITY OF SACHSE
SACHSE ECONOMIC DEVELOPMENT CORPORATION SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
REVENUES						
Sales Tax	\$ 975,000	\$ 1,374,945	\$ 1,300,000	\$ 1,457,154	\$ (157,154)	112.09%
Other Income	15,000	22,868	17,000	198,310	(181,310)	1166.53%
TOTAL REVENUES	\$ 990,000	\$ 1,397,813	\$ 1,317,000	\$ 1,655,464	\$ (338,464)	125.70%
EXPENDITURES						
Personnel	\$ 171,251	\$ 125,419	\$ 220,175	\$ 171,813	\$ 48,362	78.03%
Supplies and Materials	94,977	88,790	123,954	99,447	24,507	80.23%
Maintenance and Repairs	1,000	1,097	1,000	524	476	52.39%
Contractual Services	182,400	60,372	172,425	100,597	71,828	58.34%
Capital Outlays and Projects	-	-	-	2,980	(2,980)	-
Business Grant Program	-	-	703,883	703,883	-	100.00%
Operating Transfer Out - GF	177,576	177,576	118,803	118,803	-	100.00%
Business Grant Program	-	-	-	336	(336)	-
TOTAL EXPENDITURES	\$ 627,204	\$ 453,254	\$ 1,340,240	\$ 1,198,383	\$ 141,857	89.42%

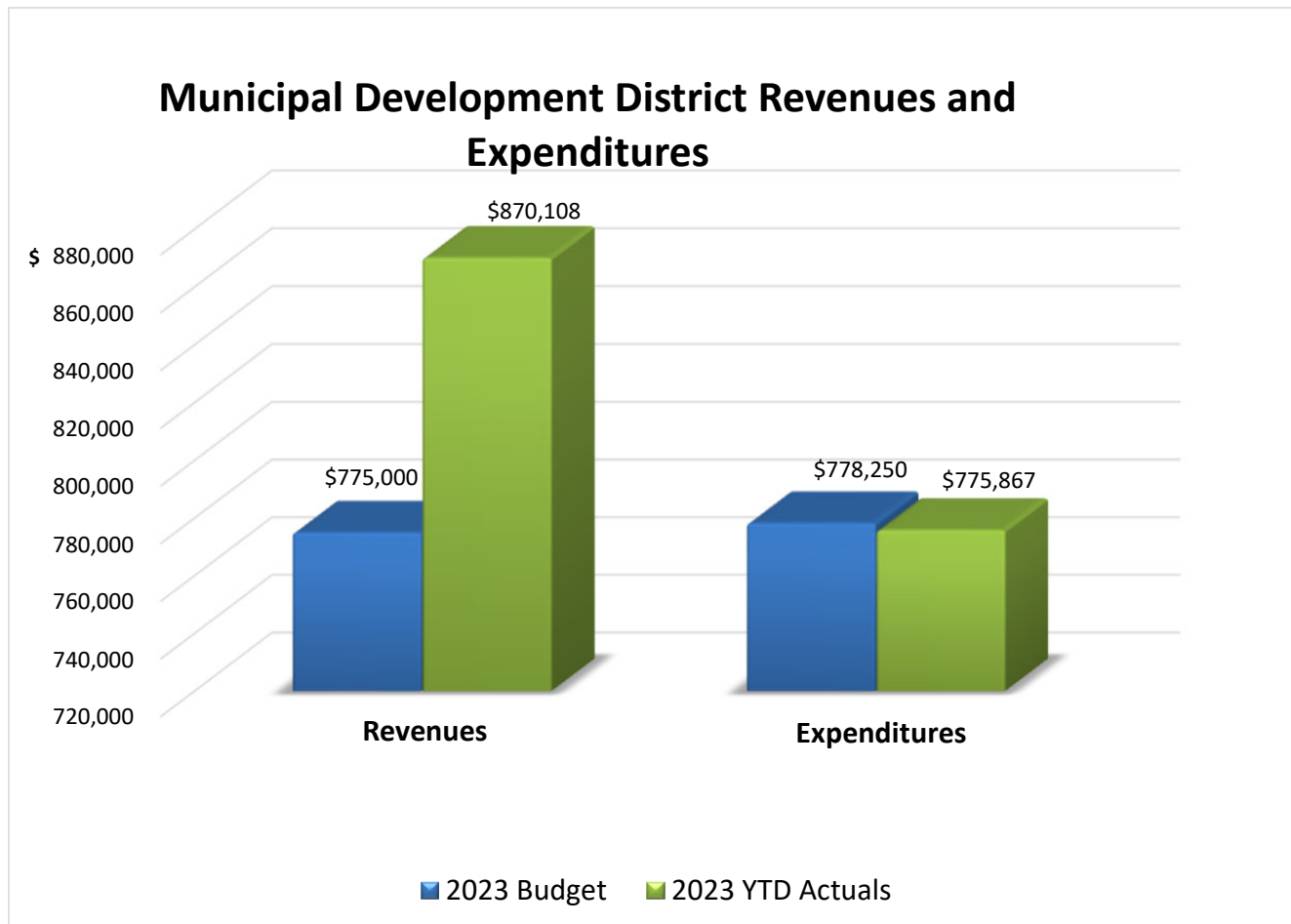
Note - FY 2023 budget includes City Council-approved budget amendment - Ordinance 4122 adopted on September 18, 2023.



CITY OF SACHSE
MUNICIPAL DEVELOPMENT DISTRICT SUMMARY
QUARTER ENDED 9/30/2023 - 100% OF YEAR COMPLETE (UNAUDITED)

	FY 2022 BUDGET	FY 2022 YEAR- TO-DATE	FY 2023 BUDGET	FY 2023 YEAR- TO-DATE	BUDGET REMAINING	% OF BUDGET
REVENUES						
Sales Tax	\$ 450,000	\$ 661,068	\$ 775,000	\$ 707,761	\$ 67,239	91.32%
Interest Income	1,000	2,807	-	1,054	(1,054)	-
Other Agency Grants	-	-	-	161,294	(161,294)	-
Transfers In - Utility Fund	-	-	-	-	-	-
TOTAL REVENUES	\$ 451,000	\$ 663,875	\$ 775,000	\$ 870,108	\$ (95,108)	112.27%
EXPENDITURES						
Professional Services	\$ -	\$ 82,715	\$ -	\$ 6,295	\$ (6,295)	-
Park Improvements	-	9,702	-	-	-	-
J.K. Sachse Park	1,764,000	1,498,873	778,250	769,571	8,679	98.88%
Building Renovations	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,764,000	\$ 1,591,290	\$ 778,250	\$ 775,867	\$ 2,383	99.69%

Note - FY 2022 budget includes City Council-approved budget amendment - Ordinance 4075 adopted on September 19, 2022.





Finance Department Memo

To: Gina Nash, City Manager

From: David Baldwin, Director of Finance

Ryan Bredehoeft, Assistant Director of Finance

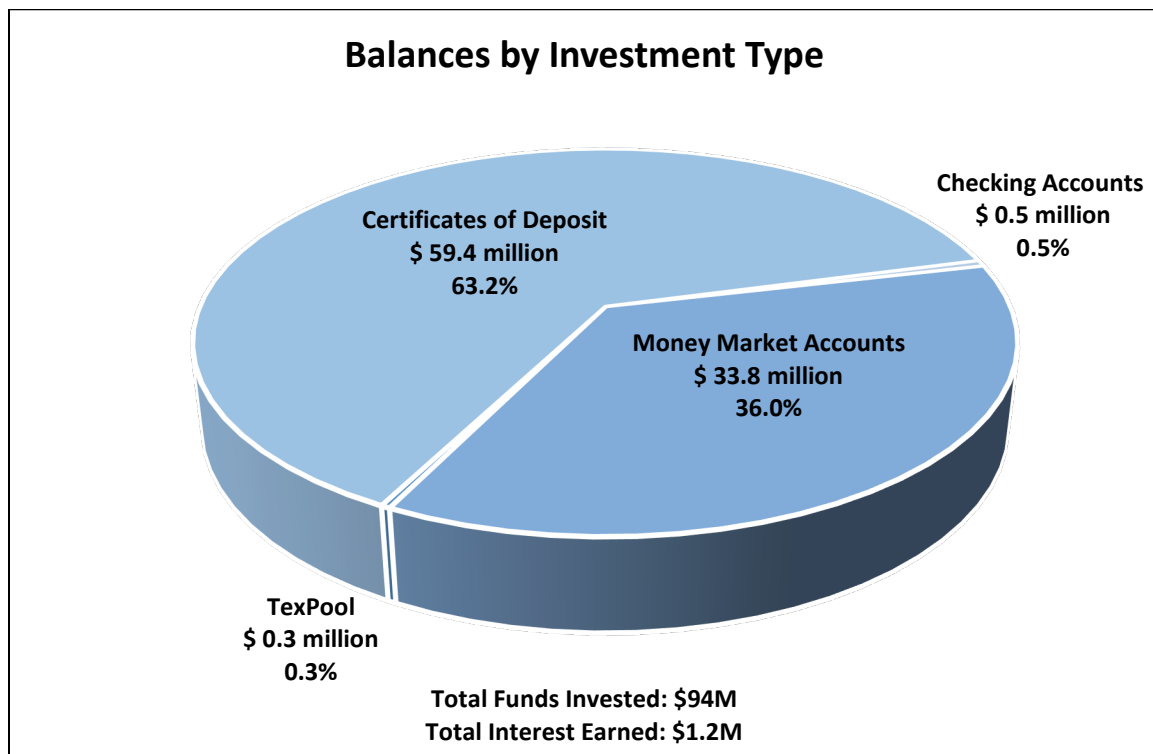
Katelyn Ellis, Senior Accountant

CC: Mayor and City Council

Date: December 4, 2023

Re: Investment Report for the quarter ending September 30, 2023

Attached is the Quarterly Investment Report for the quarter ending September 30, 2023. This report complies with the requirements of the City's Investment Policy and the Public Funds Investment Act as amended. The chart below provides a summary of balances by investment type. See the report for further details.



Account Type	Weighted Average Interest Rate
Checking Accounts	0.00%
Money Market Accounts	5.51%
TexPool	5.32%
Certificates of Deposit	5.05%

Average interest rate yield	5.19%
TexPool (benchmark)	5.32%



QUARTERLY INVESTMENT REPORT

For the Quarter Ended

September 30, 2023

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

Senior Accountant

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:

Asset Type	September 30, 2022			September 30, 2023		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
Demand Deposit/ Money Market/Pool	1.59%	\$ 69,723,449	\$ 69,723,449	5.43%	\$ 34,589,332	\$ 34,589,332
CDs/Securities	1.82%	24,177,419	24,177,419	5.05%	59,445,297	59,445,297
Totals		\$ 93,900,868	\$ 93,900,868		\$ 94,034,629	\$ 94,034,629
Fourth Quarter-End Yield	1.65%			5.19%		

Average Quarter-End Yields

	2022 Fiscal Year	2023 Fiscal Year
Sachse (1)	0.81%	4.34%
Rolling Three Month Treasury	1.06%	4.95%
Rolling Six Month Treasury	1.01%	4.77%
TexPool	0.90%	4.74%
Fiscal YTD Interest Earnings-City	\$ 395,714	\$ 3,827,028
Fiscal YTD Interest Earnings-EDC	\$ 12,868	\$ 213,742

(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 Demand Deposit, Money Market and Pool balances.

Summary

Quarter End Results by Investment Category:

Asset Type	June 30, 2023		September 30, 2023		
	Book Value	Market Value	Book Value	Market Value	Ave. Yield
Demand Deposit/ Money Market/Pool	\$ 46,922,635	\$ 46,922,635	\$ 34,589,332	\$ 34,589,332	5.43%
CDs/Securities	51,985,622	51,985,622	59,445,297	59,445,297	5.05%
Totals	\$ 98,908,257	\$ 98,908,257	\$ 94,034,629	\$ 94,034,629	5.19%

Current Quarter Average Yield (1)

Total Portfolio 5.19%

Weighted Average Maturity 132 days

Rolling Three Month Treasury	5.54%
Rolling Six Month Treasury	5.38%
TexPool	5.32%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio 4.34%

Rolling Three Month Treasury	4.95%
Rolling Six Month Treasury	4.77%
TexPool	4.74%

Interest Earnings (Approximate)

	City	EDC
Interest Earnings QTR	\$ 1,141,576	\$ 61,299
Interest Earnings YTD	\$ 3,827,028	\$ 213,742

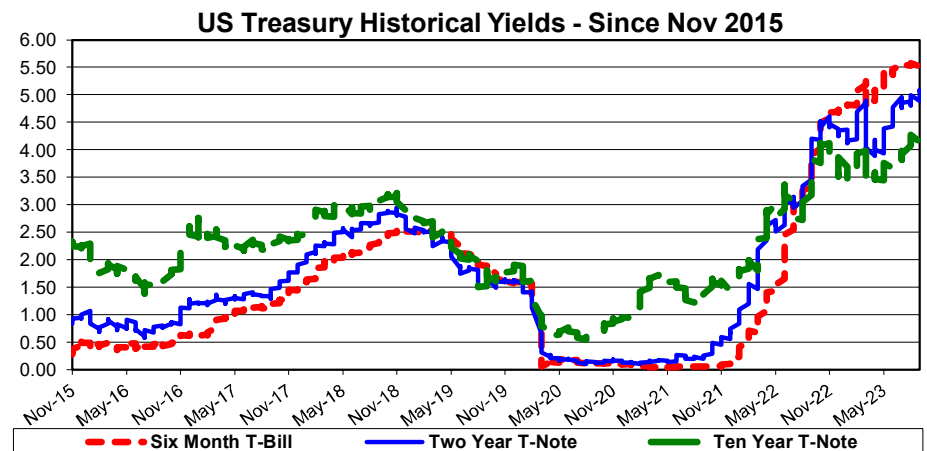
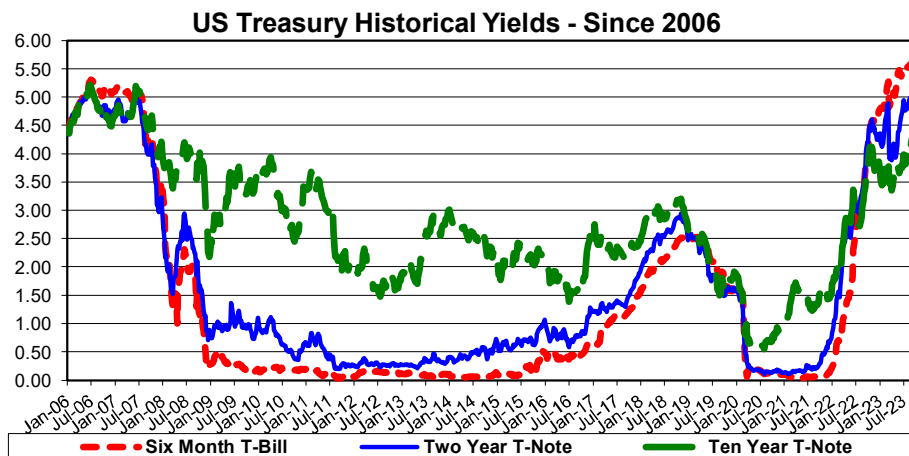
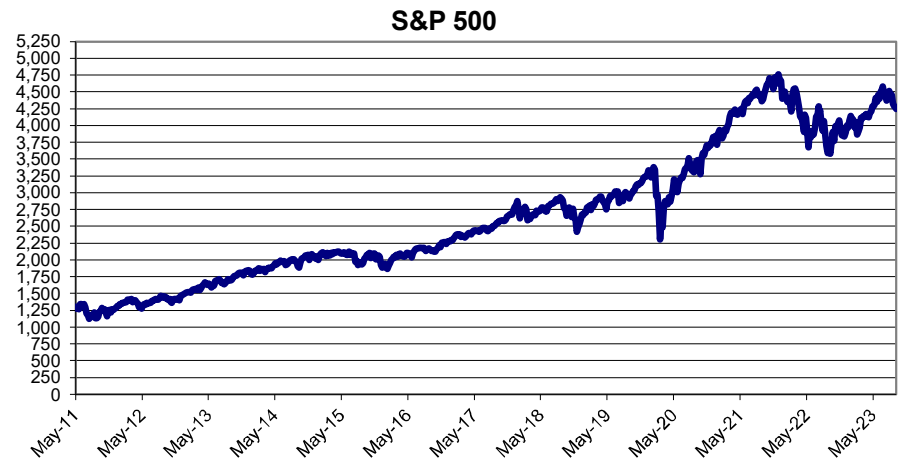
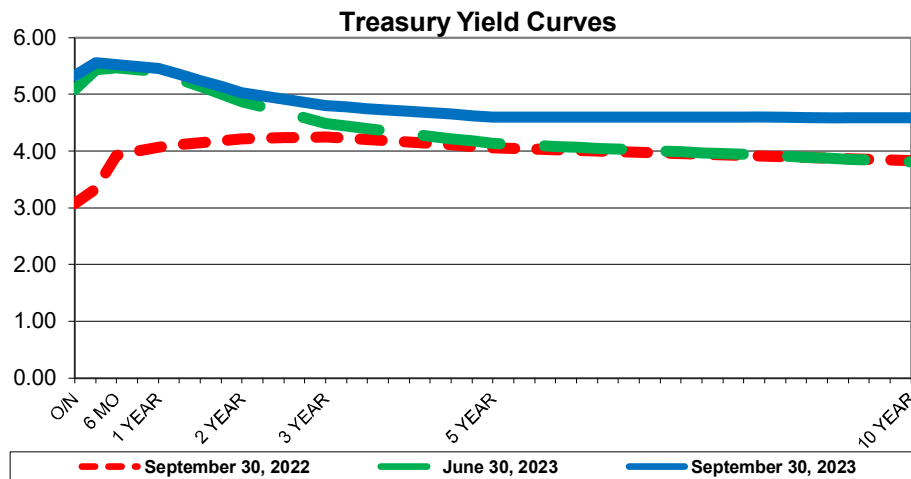
(1) Current Quarter Weighted Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis; realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool,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

9/30/2023

The Federal Open Market Committee (FOMC) maintained the Fed Funds target range 5.25% - 5.50% (Effective Fed Funds are trading +/-5.33%). A pause is projected at least until the November 1st announcement date, with any future actions data-dependent. Second Quarter 2023 GDP posted 2.1%. September Non-Farm Payroll surged up 336k new jobs, above the 170k projection. The S&P Stock Index continued to slide below 4,300. The yield curve drifted higher on the long end. Crude Oil traded +/- \$85 per barrel. Inflation drifted lower but still over the FOMC 2% target (Core PCE +/-3.9% and CPI +/-3.7%). The slowing China and German economies, Ukrainian/Russian and Israeli/Hamas conflicts continue to weight on future outlooks.



Investment Holdings
September 30, 2023

Description	Rating	Coupon/ Discount	Maturity Date	Settlement Date	Book Value	Market Price	Market Value	Life (days)	Yield
<u>Checking Accounts</u>									
American Nat'l Bank of Texas Checking		0.00%	10/01/23	09/30/23	\$ 485,666	1.00	\$ 485,666	1	0.00%
<u>Money Market Accounts</u>									
American Nat'l Bank of Texas		3.92%	10/01/23	09/30/23	448,185	1.00	448,185	1	3.92%
NexBank IntraFi		5.55%	10/01/23	09/30/23	22,906,296	1.00	22,906,296	1	5.55%
Texas Bank		5.50%	10/01/23	09/30/23	10,458,809	1.00	10,458,809	1	5.50%
<u>Local Government Investment Pools</u>									
TexPool	AAAm	5.32%	10/01/23	09/30/23	290,377	1.00	290,377	1	5.32%
<u>Certificates of Deposit</u>									
East West Bank 6187		4.08%	10/05/23	10/05/22	7,288,230	100.00	7,288,230	5	4.16%
East West Bank 9276		5.63%	12/12/23	06/12/23	3,051,802	100.00	3,051,802	73	5.79%
East West Bank 1060		5.80%	12/12/23	09/12/23	3,052,380	100.00	3,052,380	73	5.97%
Veritex Community Bank 5162		4.87%	01/09/24	01/09/23	3,105,672	100.00	3,105,672	101	4.87%
Veritex Community Bank 5165		4.84%	01/23/24	01/23/23	7,232,055	100.00	7,232,055	115	4.84%
American Nat'l Bank & Trust 7350		4.25%	03/07/24	10/07/22	5,198,529	100.00	5,198,529	159	4.33%
East West Bank 3409		5.47%	03/12/24	06/12/23	3,050,318	100.00	3,050,318	164	5.62%
East West Bank 0248		5.57%	04/05/24	07/05/23	5,067,593	100.00	5,067,593	188	5.73%
East West Bank 1557		5.31%	06/13/24	06/13/23	5,080,651	100.00	5,080,651	257	5.45%
East West Bank 3829		5.48%	07/05/24	07/05/23	5,066,494	100.00	5,066,494	279	5.63%
American Nat'l Bank & Trust 7787		4.50%	07/24/24	01/24/23	6,182,127	100.00	6,182,127	298	4.59%
BOK Financial 3645		4.93%	06/12/25	06/15/23	1,014,684	100.00	1,014,684	621	5.05%
BOK Financial 2643		4.93%	07/03/25	07/06/23	505,906	100.00	505,906	642	5.05%
BOK Financial 3602		4.93%	07/10/25	07/13/23	4,548,855	100.00	4,548,855	649	5.05%
					<u>\$ 94,034,629</u>		<u>\$ 94,034,629</u>	<u>132</u>	<u>5.19%</u>
								(1)	(2)

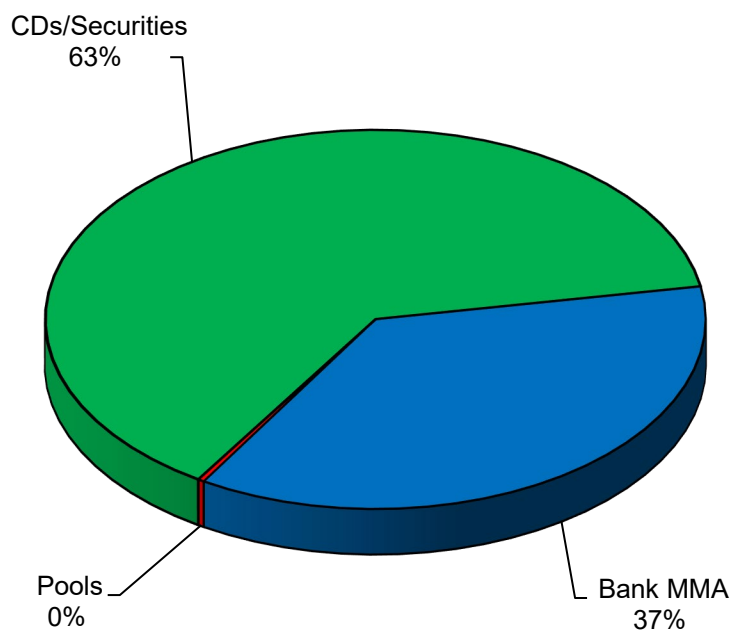
(1) **Weighted average life** - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

(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.

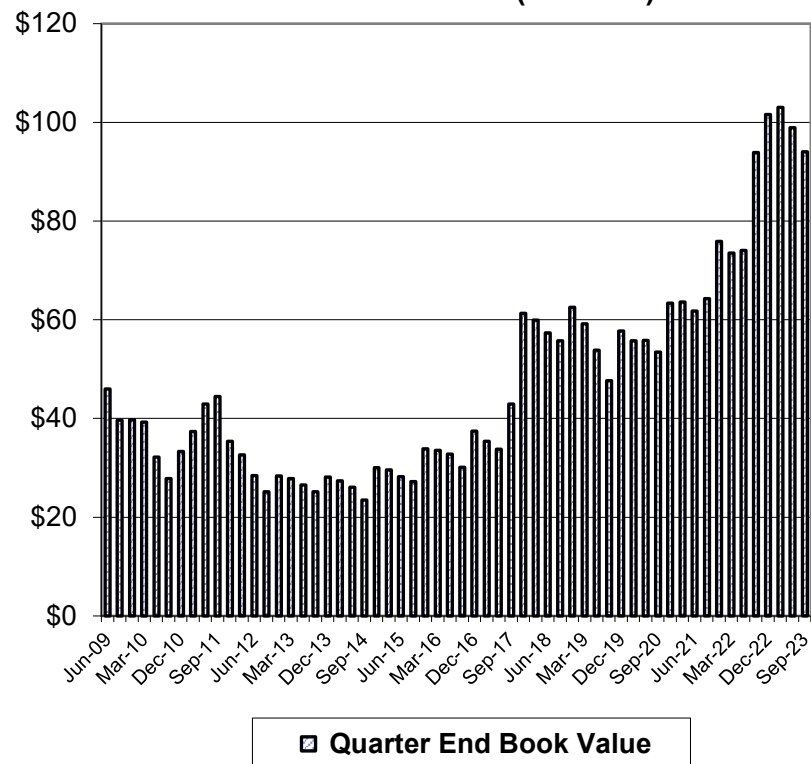
Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 06/30/23	Increases	Decreases	Book Value 09/30/23	Market Value 06/30/23	Change in Market Value	Market Value 09/30/23
<u>Checking Accounts</u>									
American Nat'l Bank of Texas	0.00%	10/01/23	\$ 6,292,115	\$ —	\$ (5,806,448)	\$ 485,666	\$ 6,292,115	\$ (5,806,448)	\$ 485,666
<u>Money Market Accounts</u>									
American Nat'l Bank of Texas	3.92%	10/01/23	443,910	4,275	—	448,185	443,910	4,275	448,185
NexBank IntraFi	5.55%	10/01/23	29,582,642	—	(6,676,347)	22,906,296	29,582,642	(6,676,347)	22,906,296
Texas Bank	5.50%	10/01/23	10,317,399	141,410	—	10,458,809	10,317,399	141,410	10,458,809
<u>Local Government Investment Pools</u>									
TexPool	5.32%	10/01/23	286,569	3,808	—	290,377	286,569	3,808	290,377
<u>Certificates of Deposit</u>									
East West Bank 7048	3.15%	07/01/23	2,059,552	—	(2,059,552)	—	2,059,552	(2,059,552)	—
Citizens Bank 5763	2.75%	07/07/23	1,037,007	—	(1,037,007)	—	1,037,007	(1,037,007)	—
Citizens Bank 5773	2.75%	07/07/23	1,037,007	—	(1,037,007)	—	1,037,007	(1,037,007)	—
Citizens Bank 5783	2.75%	07/07/23	1,037,007	—	(1,037,007)	—	1,037,007	(1,037,007)	—
East West Bank 0043	3.06%	07/13/23	3,088,611	—	(3,088,611)	—	3,088,611	(3,088,611)	—
East West Bank 1060	5.83%	09/12/23	3,008,867	—	(3,008,867)	—	3,008,867	(3,008,867)	—
East West Bank 6187	4.16%	10/05/23	7,213,668	74,563	—	7,288,230	7,213,668	74,563	7,288,230
East West Bank 9276	5.79%	12/12/23	3,008,804	42,998	—	3,051,802	3,008,804	42,998	3,051,802
East West Bank 1060	5.97%	12/12/23	—	3,052,380	—	3,052,380	—	3,052,380	3,052,380
Veritex Community Bank 5162	4.87%	01/09/24	3,068,847	36,825	—	3,105,672	3,068,847	36,825	3,105,672
Veritex Community Bank 5165	4.84%	01/23/24	7,146,659	85,396	—	7,232,055	7,146,659	85,396	7,232,055
American Nat'l Bank & Trust 7350	4.33%	03/07/24	5,143,236	55,293	—	5,198,529	5,143,236	55,293	5,198,529
East West Bank 3409	5.62%	03/12/24	3,008,554	41,764	—	3,050,318	3,008,554	41,764	3,050,318
East West Bank 0248	5.73%	04/05/24	—	5,067,593	—	5,067,593	—	5,067,593	5,067,593
East West Bank 1557	5.45%	06/13/24	5,013,109	67,542	—	5,080,651	5,013,109	67,542	5,080,651
East West Bank 3829	5.63%	07/05/24	—	5,066,494	—	5,066,494	—	5,066,494	5,066,494
American Nat'l Bank & Trust 7787	4.59%	07/24/24	6,112,533	69,594	—	6,182,127	6,112,533	69,594	6,182,127
BOK Financial 3645	5.05%	06/12/25	1,002,162	12,522	—	1,014,684	1,002,162	12,522	1,014,684
BOK Financial 2643	5.05%	07/03/25	—	505,906	—	505,906	—	505,906	505,906
BOK Financial 3602	5.05%	07/10/25	—	4,548,855	—	4,548,855	—	4,548,855	4,548,855
TOTAL / AVERAGE	5.19%		\$ 98,908,257	\$ 18,877,218	\$ (23,750,845)	\$ 94,034,629	\$ 98,908,257	\$ (4,873,627)	\$ 94,034,629

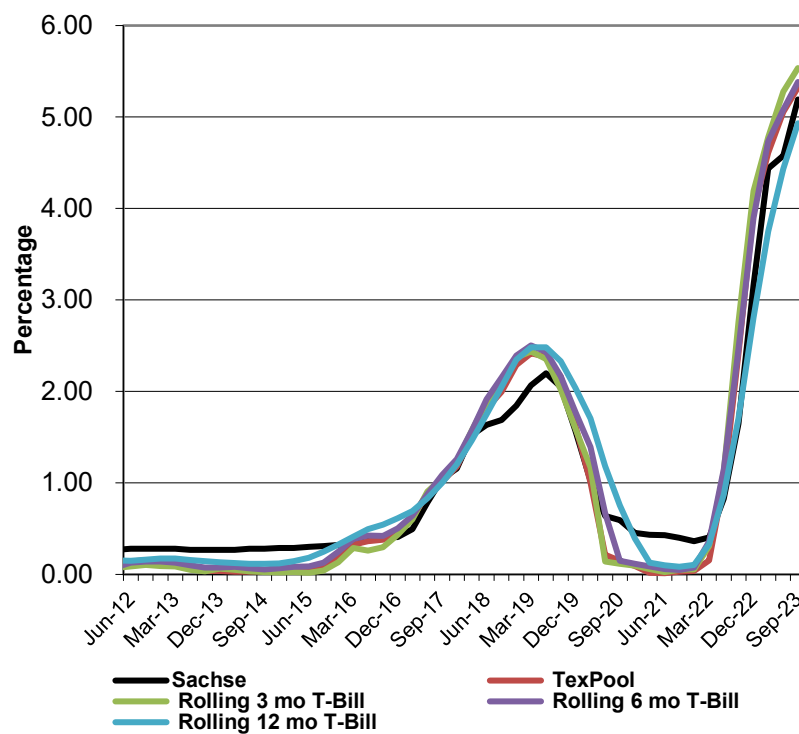
Portfolio Composition



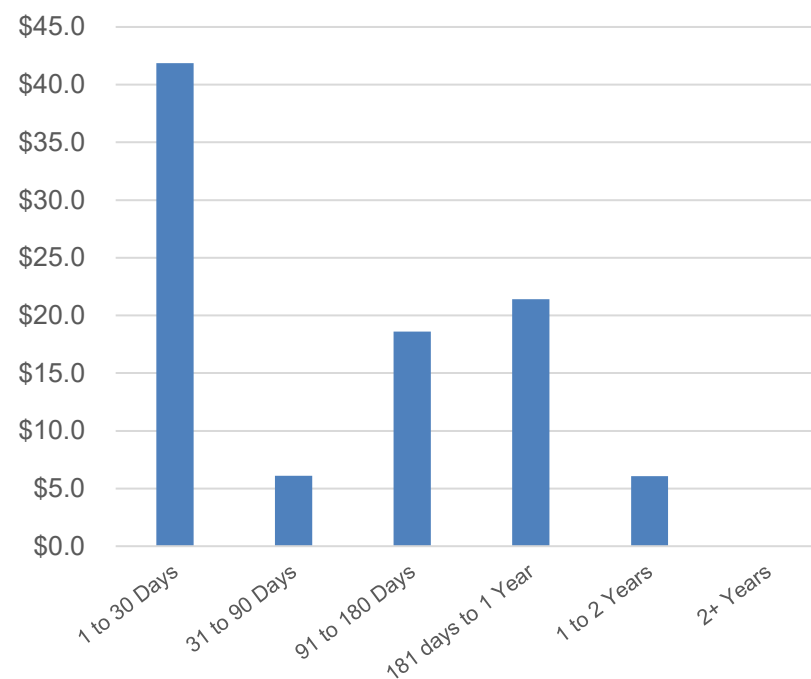
Total Portfolio (Millions)



Total Portfolio Performance



Distribution by Maturity (Millions)



FUND EQUITY IN POOLED CASH AND INVESTMENT

FUND	FUND NAME	6/30/2023	9/30/2023	Percent	Quarterly Change
01	General Fund	\$ 20,039,664	\$ 16,859,000	17.93%	\$ (3,180,663)
02	Utility Fund	22,020,734	23,275,918	24.76%	1,255,184
03	Debt Service	2,243,355	1,416,090	1.51%	(827,265)
04	Capital Projects	10,051,555	8,702,338	9.25%	(1,349,217)
05	Special Revenue Fund	846,227	847,919	0.90%	1,692
06	Sachse Economic Development (EDC)	4,823,952	4,927,905	5.24%	103,953
09	TIRZ 1 - PGBT	30,564	11,015	0.01%	(19,549)
10	Impact Fees	8,772,084	9,010,239	9.58%	238,156
11	Street Maintenance	1,512,300	1,727,164	1.84%	214,864
12	Vehicle Equipment Replacement Fund (VERF)	2,288,652	2,314,324	2.46%	25,672
13	Sachse Municipal Development District (MDD)	(72,395)	149,890	0.16%	222,285
14	TIRZ 2 - The Station	621,197	679,046	0.72%	57,849
15	Health Insurance	1,633,813	1,737,789	1.85%	103,976
16	Station O&M PID	26,704	21,629	0.02%	(5,075)
17	American Rescue Plan Act (ARPA)	5,525,301	4,708,972	5.01%	(816,328)
18	Hotel Occupancy Tax	22,624	26,892	0.03%	4,268
19	TIRZ 3 - Highway 78	523,319	528,090	0.56%	4,771
21	2022 Bond Construction Fund	17,998,608	17,090,409	18.17%	(908,199)
TOTAL POOLED CASH AND INVESTMENTS		\$ 98,908,257	\$ 94,034,629	100.00%	\$ (4,873,627)

Notes:

Consistent with City policy, investment activity is attributed to all of the City's accounting funds collectively and on a proportional basis to each fund's total cash balance.

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.

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.

The City's investments are liquid and have same day access (although may be subject to an early withdrawal penalty). The City's funds are swept into the above accounts and are withdrawn as needed for operational cash flow requirements.

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 so requests.

Subject	4. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy").
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy"); declaring that the City Council has completed its review of the investment policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or Investment Strategies; providing a repealing clause; providing a severability clause; and providing for an effective date.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The City's current Investment Policy was reviewed by City Council on November 14, 2022. In accordance with the Public Funds Investment Act (PFIA), the City's Investment Policy is to be reviewed on an annual basis and the City Council must approve any modifications made thereto. The purpose of this agenda item is to present all recommendations for changes to policy and to comply with the annual review provision of the PFIA whereby each entity shall adopt a resolution annually attesting to an annual review.

OVERVIEW

The following changes to the Investment Policy are proposed for FY 2023-2024.

Modifications include:

- Adding reference to "Public Funds Collateral Act ("PFCA"), Chapter 2257 of the Texas Government Code" (I. Policy)
- Updating "Water and Sewer Enterprise Fund" to "Utility Fund" (II. Scope)

POLICY CONSIDERATIONS

The recommended policy for adoption is in compliance with the Public Funds Investment Act (PFIA).

RECOMMENDATION

Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy").

File Attachments

[E4.1 Presentation Investment Policy Review FY 2023-2024.pdf \(100 KB\)](#)

[E4.2 Resolution Approving Sachse Investment Policy 2023-2024.pdf \(256 KB\)](#)

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.

Investment Policy Annual Review Fiscal Year 2023-2024

City Council
December 4, 2023



Policy Considerations

- Public Finance Investment Act (PFIA) and City Policy require annual review
- All changes must be approved by City Council
- Review/acceptance of changes also required by boards of all component units



Proposed Changes

Section	Change From	Change To
I. Policy	N/A	Adding reference to “Public Funds Collateral Act (“PFCA”), Chapter 2257 of the Texas Government Code
II. Scope	Water and Sewer Enterprise Fund	Utility Fund



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ADOPTING THE CITY OF SACHSE, SACHSE ECONOMIC DEVELOPMENT CORPORATION, SACHSE MUNICIPAL DEVELOPMENT DISTRICT, TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, AND TAX INCREMENT REINVESTMENT ZONE NUMBER THREE INVESTMENT POLICY (“SACHSE INVESTMENT POLICY”) ATTACHED HERETO AS EXHIBIT “A”; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT “A” RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, the City Council of the City of Sachse, Texas, by resolution adopted an investment policy; and

WHEREAS, Section 2256.005, Texas Government Code requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution or order stating the review has been completed and recording any changes made to either the investment policies or investment strategies;

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

SECTION 1. The Sachse Investment Policy, attached hereto as Exhibit “A”, be and the same is hereby adopted and shall govern the investment policies and investment strategies for the City, and shall define the authority of the investment official of the City from and after the effective date of this resolution.

SECTION 2. The City Council of the City of Sachse has completed its review of the investment policies and investment strategies and any changes made to either the investment policies or investment strategies are recorded in Exhibit “A” hereto.

SECTION 3. All provisions of the Resolutions of the City of Sachse, Texas, in conflict with the provisions of this resolution be, and the same are hereby repealed, and all other provisions of the resolutions of the City not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this resolution, be adjudged or held to be void or unconstitutional, the same shall not

affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 5. This resolution shall become effective immediately from and after its passage.

SECTION 6. This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 4th day of December, 2023.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

Exhibit “A”

CITY OF SACHSE SACHSE ECONOMIC DEVELOPMENT CORPORATION MUNICIPAL DEVELOPMENT DISTRICT TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO TAX INCREMENT REINVESTMENT ZONE NUMBER THREE INVESTMENT POLICY

I. Policy

Throughout this Investment Policy, the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three shall be singularly referred to as “ENTITY” and collectively referred to as “SACHSE.”

It is the policy of SACHSE to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of SACHSE and conforming to the Public Funds Investment Act (“PFIA”), Chapter 2256 of the Texas Government Code, the Public Funds Collateral Act (“PFCA”), Chapter 2257 of the Texas Government Code, and all other State and local statutes governing the investment of public funds.

II. Scope

This Investment Policy applies to all funds or financial resources available for investment under SACHSE’s financial control and accounted for in the City of Sachse’s Annual Comprehensive Financial Report (ACFR) which includes the General Fund, Debt Service Fund, Special Revenue Fund, Capital Projects Fund, Utility Fund, Sachse Economic Development Corporation Fund, President George Bush Turnpike Reinvestment Zone Tax Increment Fund, Tax Increment Reinvestment Zone Number Two, Tax Increment Reinvestment Zone Number Three, and any new fund created by SACHSE unless specifically exempt.

To maximize the effective investment of assets, all funds may pool their cash balances for investment purposes. The income derived from investing activities will be distributed to the various funds based on calculation of their average balances.

III. Prudence

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of their capital and the probable income to be derived.

The standard of prudence to be used by Investment Officers shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment Officers, acting in accordance with written procedures and the Investment Policy and exercising due diligence, shall be relieved of personal responsibility for an individual investment's credit risk or market price changes, provided deviation from expectations are reported immediately upon knowledge of the deviation and appropriate action is taken to control adverse developments.

IV. Objective

The primary objectives, in priority order, of SACHSE investment activities shall be:

- A. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of SACHSE shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
- B. **Liquidity:** The SACHSE investment portfolio will remain sufficiently liquid to enable SACHSE to meet all operating requirements which might be reasonably anticipated.
- C. **Public Trust:** Investment Officers shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction that might impair public confidence in SACHSE's ability to govern effectively.
- D. **Return on Investments:** SACHSE's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with SACHSE's investment risk constraints and the cash flow characteristics of the portfolio.

V. Delegation of Authority

Management responsibility for the investment program is hereby delegated to the Director of Finance, the Assistant Director of Finance and the Senior Accountant of the City of Sachse (the "Investment Officers"). The Director of Finance shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Procedures should include reference to: safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Investment Policy and the procedures established by the Director of Finance. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinates.

VI. Ethics and Conflicts of Interest

Investment Officers involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Investment Officers shall disclose to SACHSE any material financial interest in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of SACHSE, particularly with regard to the time of purchases and sales.

Investment Officers involved in the investment process shall adhere to the business relationship and other disclosure requirements as described in the PFIA 2256.005(i) by filing statements with the Texas Ethics Commission and each ENTITY's governing body.

VII. Authorized Broker/Dealers

The list of authorized broker/dealers shall be annually approved by the City Council (Appendix A). These may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with the following: audited financial statements, proof of Financial Industry Regulatory Authority (FINRA) certification, trading resolution, and/or proof of State registration, as applicable.

It is at the discretion of the Investment Officer as to which authorized broker/dealer shall be used for any buy/sell transactions.

VIII. Investment Strategy

SACHSE's basic investment strategy for all financial assets is to preserve principal. In order to achieve that objective, SACHSE restricts the authorized investment instruments to those with suitable and limited credit and market risk. In order to make effective use of SACHSE's resources, all monies may be pooled into one portfolio, if practical, except for those monies required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, ordinances, contracts, agreements, or other policies.

The objective of liquidity stems from the need of SACHSE to maintain available cash balances sufficient to cover financial outlays. Since the timing and amount of some financial disbursements are not predictable, fund-type strategies shall adjust for the uncertainty of projected cash flows.

Investment marketability will be maintained based on the fund-type strategies to sufficiently and reasonably assure that investments could be liquidated prior to the maturity, if cash needs dictate.

Whenever practical or appropriate, it is the policy of SACHSE to diversify its investment portfolio. Assets held in the investment portfolio may be diversified to minimize the risk of loss resulting from concentration of assets in a specific maturity, a specific issuer, or a specific class of investment.

SACHSE funds shall seek to achieve a competitive yield appropriate for each strategy. Yield objectives shall at all times be subordinate to the objectives of safety and liquidity. Tax-exempt debt proceeds shall be invested to maximize the interest earnings retained by SACHSE, while at the same time fully complying with all applicable State laws and federal regulations, including the arbitrage rebate regulations. A competitive yield environment shall be achieved by soliciting quotes from multiple investment providers, monitoring comparable investment alternatives, and reviewing general market conditions.

The overall investment strategy of SACHSE is based on the premise that a certain amount of SACHSE's funds will be needed to pay current year expenditures or for projects that are to be complete within a specific time frame. Remaining funds are considered to be reserves and, barring any unforeseen emergencies or events beyond SACHSE's control, it is considered that these funds may be invested, within the maturity limits of this Policy, in an advantageous position on the yield curve. It is understood that investments in longer term instruments are sensitive to changes in interest rates and other market conditions; however, it is SACHSE's belief that such investments may be held to maturity if necessary.

SACHSE may maintain one portfolio in which all funds under its control are pooled for investment purposes. Within the pooled portfolio are fund components, each having an investment strategy as described below:

- A. Governmental Funds – the funds through which most governmental functions are financed and the primary operating funds of SACHSE. The investment strategy must allow for the investment of anticipated cash flows to meet the anticipated expenditures of the following funds:
 - 1. General Fund
 - 2. Debt Service Fund
 - 3. Special Revenue Fund
 - 4. Capital Projects Fund
 - 5. Sachse Economic Development Corporation Fund
 - 6. Tax Increment Financing Reinvestment Zone Number One
 - 7. Tax Increment Financing Reinvestment Zone Number Two

8. Tax Increment Reinvestment Zone Number Three

The yield of an equally weighted, rolling three-month Treasury Bill portfolio will be the minimum yield objective.

- B. Proprietary Funds - the funds used in SACHSE's business-type activities or Enterprise activities financed primarily by user charges and fees. The strategy for these funds is to time investment maturities to anticipated cash requirements. Some project funds may allow investments with short to intermediate maturities.

The yield of an equally weighted, rolling six-month Treasury Bill portfolio will be the minimum yield objective.

- C. The Debt Service and Interest/Sinking Funds should consist of short-term investments, whose maturities meet the scheduled debt service payments. Reserves may be invested in longer-term investments.

The yield of an equally weighted, rolling three-month Treasury Bill portfolio will be the minimum yield objective.

- D. Special Revenue Fund and other Non-operating Funds investments should be in short-term instruments with maturities laddered to meet projected cash needs. Reserves are idle funds that may be invested in intermediate to long-term investments after analysis of future plans for use of the funds.

The yield of an equally weighted, rolling six-month Treasury Bill portfolio will be the minimum yield objective.

IX. Authorized & Suitable Investments

SACHSE is empowered by statute to invest in the following:

- A. Obligations of, or guaranteed by, governmental entities:
1. obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
 2. direct obligations of this State or its agencies and instrumentalities;
 3. other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of this State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; and

4. obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.
- B. Financial Institution Deposits: A financial institution deposit is an authorized investment under this Policy if the deposit is with a state or national bank, a savings and loan association, or credit union that is:
1. guaranteed or insured by the Federal Deposit Insurance Corporation ("FDIC") or its successor, or the National Credit Union Share Insurance Fund ("NCUSIF"), or its successor;
 2. secured by obligations that are described in Section XII Collateralization; and
 3. executed through a depository institution or broker that has its main office or a branch office in Texas and meets the requirements of the PFIA.
- C. Repurchase Agreements:
1. A fully collateralized repurchase agreement is an authorized investment if the repurchase agreement:
 - (a) has a defined termination date;
 - (b) is secured by cash or obligations described by Section IX. A1;
 - (c) requires the cash or securities being purchased by SACHSE to be delivered versus payment to SACHSE, held in SACHSE's account with a third party selected and approved by SACHSE; and
 - (d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State.
 2. "Repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date, obligations described by Section IX. A1 at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.
- D. Mutual Funds:
1. A no-load money market mutual fund is an authorized investment under this Policy if the mutual fund:

- (a) is registered with and regulated by the Securities and Exchange Commission;
 - (b) provides SACHSE with a prospectus and other information as required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);
 - (c) has a dollar-weighted average stated maturity in compliance with regulations;
 - (d) includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 for each share; and
 - (e) is continuously rated no lower than AAAm or at an equivalent rating by one nationally recognized rating service.
2. SACHSE is not authorized by this section to invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund in an amount that exceeds 10 percent of the total assets of the mutual fund.

E. Investment Pools:

- 1. SACHSE may invest its funds and funds under its control through an eligible investment pool if each ENTITY's governing body by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by the PFIA 2256.016.
- 2. To be eligible to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, an investment pool must furnish to the Investment Officers or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains at a minimum, the following information:
 - (a) the types of investments in which money is allowed to be invested;
 - (b) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;
 - (c) the maximum stated maturity date any investment security within the portfolio has;
 - (d) the objectives of the pool;

- (e) the size of the pool;
 - (f) the names of the members of the advisory board of the pool and the dates their terms expire;
 - (g) the custodian bank that will safekeep the pool's assets;
 - (h) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;
 - (i) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;
 - (j) the name and address of the independent auditor of the pool;
 - (k) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and
 - (l) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.
3. To maintain eligibility to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, at a minimum an investment pool must furnish to the Investment Officer or other authorized representative of the entity:
- (a) investment transaction confirmations; and
 - (b) a monthly report that contains, as a minimum, the following information:
 - (1) the types and percentage breakdown of securities in which the pool is invested;
 - (2) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;
 - (3) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;
 - (4) the book value versus the market value of the pool's portfolio, using amortized cost valuation;

- (5) the size of the pool;
 - (6) the number of participants in the pool;
 - (7) the custodian bank that is safekeeping the assets in the pool;
 - (8) a listing of daily transaction activity of the entity participating in the pool;
 - (9) the yield and expense ratio of the pool;
 - (10) the portfolio managers of the pool; and
 - (11) any changes or addenda to the offering circular.
4. SACHSE, by contract, may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.
 5. Investment Pool “yield” shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.
 6. A public funds investment pool utilized as a cash-equivalent investment must mark its portfolio to market daily and, to the extent reasonably possible, stabilize at a \$1.00 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings may be sold as necessary to maintain the ratio between 0.995 and 1.005.
 7. An Investment pool must have an advisory board composed:
 - (a) Equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for pools created under Chapter 791 Texas State Code and managed by a state agency; or
 - (b) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.
 8. A public funds investment pool must be continuously rated no lower than AAA or AAAM or at an equivalent rating by one nationally recognized rating service.

9. If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.
10. To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.
11. If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

X. Unauthorized Investments

The following are not authorized investments under this section:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; and
- C. Collateralized mortgage obligations.

Any Authorized & Suitable Investment that requires a minimum rating does not qualify during the period the investment does not have the minimum rating. SACHSE shall take all prudent measures that are consistent with this Policy to liquidate an investment that does not have the minimum rating. Additionally, SACHSE is not required to liquidate investments that were authorized at the time of purchase.

XI. Primary Depository

In compliance with State legislation, a Primary Depository shall be selected through SACHSE's banking services procurement process, which shall include a formal request for application (RFA). In selecting a Primary Depository, the Director of Finance shall conduct a review of prospective depository's credit characteristics and financial history.

No public deposit shall be made except in a qualified public depository as established by State laws.

XII. Collateralization

Collateralization will be required on two types of investments: financial institution deposits (in amounts exceeding FDIC or NCUSIF insurance coverage) and repurchase agreements. With the exception of Letters of Credit issued for 100% of amount, the minimum collateralization level will be 102% of market value of principal and accrued interest, less FDIC or NCUSIF insurance when applicable.

SACHSE chooses to limit collateral (including letters of credit) to the obligations of, or guaranteed by, governmental entities as outlined in the Public Funds Collateral Act.

All financial institution deposits shall be insured or collateralized in compliance with applicable State law. SACHSE reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards financial institution deposits. Financial institutions serving as depositories will be required to sign a depository agreement with SACHSE. The collateralized deposit portion of the agreement shall define SACHSE's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement has to be executed by the Depository and SACHSE contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to SACHSE; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

Securities pledged as collateral shall be held by an independent third party acceptable to SACHSE. The custodial agreement is to specify the acceptable investment securities as collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities at default, and the method of valuation of securities.

XIII. Safekeeping and Custody

All security transactions, including collateral for repurchase agreements, entered into by SACHSE shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held in an account in SACHSE's name by a third-party safekeeping agent/custodian designated by the Investment Officers and evidenced by safekeeping receipts.

XIV. Electronic Fund Transfer

SACHSE may use electronic means to transfer or invest all funds collected or controlled by the local government.

XV. Diversification

SACHSE will diversify its investments by types, maturity dates, and/or institutions, as appropriate.

XVI. Maximum Maturities and Weighted Average Maturity

To the extent possible, SACHSE will attempt to match its anticipated cash flow requirements with maturing investments. SACHSE will not directly invest in instruments maturing more than 2 years from the date of purchase, with the maximum weighted average maturity for the total portfolio to not exceed twelve months. However, SACHSE may collateralize its repurchase agreements using longer-dated investments not to exceed 5 years to maturity.

Reserve funds may be invested in instruments up to and including 5 years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of the funds.

XVII. Internal Control

The Director of Finance shall establish an annual process of independent review by an external auditor in conjunction with the annual audit. This review will provide internal control by assuring compliance with policies and procedures.

XVIII. Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs. "Weighted Average Yield to Maturity" shall be the standard for calculating portfolio rate of return.

XIX. Reporting

- A. The Investment Officers shall prepare and submit quarterly a written report of investment transactions for all funds covered by this Investment Policy for the preceding reporting period.
- B. The report must include the following:
 - 1. describe in detail the investment position of SACHSE on the date of the report;

2. be prepared jointly by all Investment Officers of SACHSE;
 3. be signed by each Investment Officer of SACHSE;
 4. contain a summary statement of each pooled fund group that states the:
 - (a) beginning market value for the reporting period;
 - (b) ending market value for the period; and
 - (c) fully accrued interest for the period.
 5. state the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested;
 6. state the maturity date of each separately invested asset that has a maturity date;
 7. state the account or fund or pooled group fund in the local government for which each individual investment was acquired; and
 8. state the compliance of the Investment Portfolio of the local government as it relates to:
 - (a) the Investment Strategy expressed in SACHSE's Investment Policy; and
 - (b) relevant provisions of the PFIA.
- C. The report shall be presented not less than quarterly to each ENTITY's governing body within a reasonable time after the end of the period.
- D. The market values and credit ratings presented in all portfolio reports shall be accurate and reliable estimates of the investment's true value and risk. Market value and credit rating sources may include, but are not limited to, rating agency reports, newspapers, financial websites, custodian reports, broker/dealer reports, and investment advisor research.

XX. Investment Policy Adoption

SACHSE's Investment Policy shall be adopted by resolution of each ENTITY's governing body. This Policy shall be reviewed annually and any modifications made thereto must be approved by each ENTITY's governing body. Each ENTITY's governing body shall adopt a written instrument attesting to each annual review.

XXI. Auditor

As part of the annual audit, the independent auditor must formally review the quarterly investment reports to comply with the PFIA and report the results of that review to each ENTITY's governing body.

XXII. Training

In order to ensure qualified and capable investment management, the Investment Officers, their designated subordinates, Treasurer, and Chief Financial Officer of SACHSE shall attend training that includes education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and PFIA compliance. SACHSE approves the Government Finance Officers Association, Government Finance Officers Association of Texas, Government Treasurers' Organization of Texas, North Central Texas Council of Governments, Texas City Managers Association, Texas Municipal League, and University of North Texas as independent sources of training.

Each individual shall attend training accumulating at least 10 hours of instruction within twelve months of assuming investment-related responsibilities; and shall then receive not less than 8 hours of investment-related instruction within each subsequent two-year period aligned with SACHSE's fiscal year end.

XXIII. Donated Investments

This Policy does not apply to an investment donated to SACHSE for a particular purpose or under terms of use specified by the donor.

XXIV. Investment Policy Certification

The qualified representative of any business organization (including investment pool and discretionary investment management firm) offering to engage in an investment transaction must execute a written instrument substantially to the effect that the business organization has received and reviewed the Investment Policy and that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the organization and SACHSE.

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PASSED AND APPROVED by the City Council of the City of Sachse, Texas, this ____ day of _____, 2023.

Jeff Bickerstaff, Mayor
City of Sachse, Texas

ATTEST:

Leah K Granger, City Secretary
City of Sachse, Texas

Acknowledged by the Sachse Economic Development Corporation, Texas, this ____ day of _____, 2023.

Scott McMurdie, President
Sachse Economic Development Corporation

ATTEST:

Richard Chandler, Vice-President
Sachse Economic Development Corporation

Acknowledged by the Sachse Municipal Development District, Texas, this ____ day of _____, 2023.

Jermaine McDaniel, Chairperson
Sachse Municipal Development District

ATTEST:

George H. Kemper, Vice-Chairperson
Sachse Municipal Development District

Acknowledged by the Tax Increment Financing Reinvestment Zone Number One, Texas, this _____ day of _____, 2023.

Bobby Tillman, Chairperson
Tax Increment Financing Reinvestment Zone
Number One

ATTEST:

Ed Brown, Vice-Chairperson
Tax Increment Financing Reinvestment Zone Number One

Acknowledged by the Tax Increment Financing Reinvestment Zone Number Two, Texas, this _____ day of _____, 2023.

Jeff Bickerstaff, Chairperson
Tax Increment Financing Reinvestment Zone
Number Two

ATTEST:

Leah K Granger, City Secretary
Tax Increment Reinvestment Zone Number Two

Acknowledged by the Tax Increment Reinvestment Zone Number Three Fund, Texas, this _____ day of _____, 2023.

Jeff Bickerstaff, Chairperson
Tax Increment Reinvestment Zone Number
Three

ATTEST:

Leah K Granger, City Secretary
Tax Increment Reinvestment Zone Number Three

Appendix A

Authorized Broker/Dealer Firms

FHN Financial

Hilltop Securities

Oppenheimer & Co.

SAMCO Capital Markets

Wells Fargo Securities

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 so requests.

Subject	5. Adopt a resolution accepting and approving the Dallas County 2023 Tax Roll; resolving other matters related to the subject; and providing an effective date.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Adopt a resolution accepting and approving the Dallas County 2023 Tax Roll.

BACKGROUND

The Texas Property Tax Code, Section 26.09(e), requires the City Council to approve the Appraisal Roll with tax amounts entered by the Assessor. The Dallas County Tax Assessor provided the attached 2023 Summary of Certified Tax Roll with a total levy of \$15,627,299. The Dallas County Tax Assessor Collector performs tax collection for Sachse properties in Dallas County.

POLICY CONSIDERATIONS

Section 26.09(e) of the Texas Property Tax Code states that, "the assessor shall enter the amount of tax determined as provided by this section in the appraisal roll and submit it to the governing body of the unit for approval. The appraisal roll with amounts of tax entered as approved by the governing body constitutes the unit's tax roll."

RECOMMENDATION

Adopt a resolution accepting and approving the Dallas County 2023 Tax Roll.

File Attachments

[E5.1 Resolution Accepting Dallas County 2023 Tax Roll.pdf \(11 KB\)](#)

[E5.2 Exhibit A-Dallas County 2023 Tax Roll Summary.pdf \(276 KB\)](#)

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, ACCEPTING AND APPROVING THE 2023 TAX ROLL; RESOLVING OTHER MATTERS RELATING TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 26.09(e) of the Texas Property Tax Code requires the City Council to approve the Tax Roll; and

WHEREAS, the City received notification from the Dallas County Tax Assessor Collector as to the Tax Roll jurisdiction summary as of October 1, 2023; and

WHEREAS, a summary statement of said 2023 Tax Roll is attached hereto as Exhibit A.

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

SECTION 1. All matters stated in the preamble of this Resolution are true and correct and are hereby incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2. The City Council of the City of Sachse, Texas, does hereby accept and approve the 2023 Tax Roll as submitted by the Dallas County Tax Assessor Collector.

SECTION 3. The attached Exhibit A constitutes the official City of Sachse 2023 Tax Roll for Dallas County, containing a tax levy of \$15,627,299.

SECTION 4. This Resolution is effective on the date of passage by the City Council.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 4th day of December, 2023.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary



DALLAS COUNTY TAX OFFICE
JOHN R. AMES, CTA
TAX ASSESSOR/COLLECTOR

2023 TAX LEVY
CITY OF SACHSE

Summary of Certified Roll

Number of Parcels:	6,758	
Total Market Value		3,100,145,870
Capped Value Loss		(328,280,669)
Total Exemptions/AG Loss		(259,159,915)
Total Taxable Value		2,512,705,286

Adopted Tax Rates

Maintenance & Operations	0.456209
Interest & Sinking (Debt Rate)	0.194207
Total Tax Rate per/\$100	0.650416

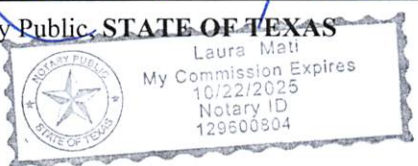
Tax Levy on Original Certified Roll

Maintenance & Operations	\$11,463,188
Interest & Sinking (Debt)	\$4,879,850
Levy prior to adjustment for Ceilings	\$16,343,038
Loss due to Ceilings	(\$720,733)
Rendition Penalty Adjustment	\$4,994
Adjusted Tax Levy	\$15,627,299

The calculations reported above are based upon certified data as provided by the Dallas Central Appraisal District (DCAD), and other CADs, where applicable. Levy calculations are derived by applying approved rates of taxation, as adopted by the governing bodies of the taxing entities. Combined, the Adjusted Tax Levy as set out above, represents the Tax Roll for the taxing entity. The calculations reported above are based upon current data only as provided by each respective entity, and do not take into consideration then-existing disputes regarding taxable values.

I, John R. Ames, Tax Assessor/Collector for Dallas County, do certify that the above information is true and correct to the best of my knowledge.

Sworn and subscribed before me, this 7 day of November, 2023.


Notary Public, STATE OF TEXAS



John R. Ames, Tax Assessor/Collector

09/23/2023 03:30 pm
tc502_juris_summary.rep v1.16
Request Seq.: 615176

Tax Collection System - DALLAS COUNTY
Certified Roll Jurisdiction Summary
Processing For Tax Year: 2023 County Code: ALL Tax Unit: ALL Roll Codes: ALL

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Jurisdiction: 1228 CITY OF SACHSE					
Total Parcels:	6,758	Tax Rate:	0.6504160		
Market Value:	3,100,145,870	State Hom:	0	Opt Hom:	0.0000000
		State O65:	0	Opt O65:	50,000
		Disabled:	0	Opt Disabled:	50,000
AG Exclusion Count:	50	AG Exclusion Amt:	21,912,367		
Timber Exclusion Count:	0	Timber Exclusion Amt:	0		
HS Capped Count:	3,658	HS Capped Amt:	328,280,669		
Assessed Value:	2,749,952,834				
Total Count/Amt:	112	149,930,300	Hb366 Count/Amt:	83	64,640
Veteran Count/Amt:	64	26,923,788	Pollution Count/Amt:	8	177,320
State Homestead Count:	210	State Homestead Amt:	0		
Local Homestead Count:	0	Local Homestead Amt:	0		
State Over 65 Count:	0	State Over 65 Amt:	0		
Local Over 65 Count:	1,058	Local Over 65 Amt:	51,878,500		
Surviving Spouse Count:	64	Surviving Spouse Amt:	3,170,500		
State Disabled Count:	0	State Disabled Amt:	0		
Local Disabled Count:	91	Local Disabled Amt:	4,181,500		
Total VET Count:	90	Total VET Amt:	921,000		
Partial Exempt Values:	60,151,500				
Taxable Value:	2,512,705,286				
Total Levy Amt:	15,627,298.80				
Late AG Penalty Count:	1	Late AG Penalty Amt:	178.02		
Late Rendition Penalty Count:	100	Late Rendition Penalty Amt:	4,817.01		
Frozen Account Count:	1,206				
Frozen Homesite Value:	408,725,712				
Frozen Taxable Value:	342,180,312				
Unfrozen Levy Amt:	2,225,595.36				
Frozen Levy Amt:	1,504,861.87				
Frozen Levy Loss Amt:	720,733.49				
Total Non-Exempt Parcel Count:	6,646				

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 so requests.

Subject	6. Approve a resolution adopting a preliminary and final plat checklist, complete application checklist, and plat format checklist; and providing an effective date.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve a resolution adopting a preliminary and final plat checklist, complete application checklist, and plat format checklist; and providing an effective date.

BACKGROUND

The Texas Legislature adopted, and Governor Abbott signed House Bill 3699 relating to municipal regulation of subdivisions and approval of subdivision plans and plats which requires cities to adopt and publish plat application checklists.

OVERVIEW

As required as part of House Bill 3699, staff has prepared a resolution to adopt the plat checklists that the staff currently uses as part of platting and subdivision submittals. These checklists provide a guideline and standard for surveyors and applicants when preparing plat and subdivision requests within the City of Sachse. The checklists that staff has included as part of this resolution are for preliminary plat, final plat (includes amending, conveyance, minor and replat), complete application checklist and the plat format checklist.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve a resolution adopting a preliminary and final plat checklist, complete application checklist, and plat format checklist; and providing an effective date.

File Attachments

[E6. Sachse Resolution Adopting Plat Checklists FINAL.pdf \(617 KB\)](#)

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, ADOPTING A PRELIMINARY AND FINAL PLAT CHECKLIST, COMPLETE APPLICATION CHECKLIST, AND PLAT FORMAT CHECKLIST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature adopted, and Governor Abbott signed, House Bill 3699 relating to municipal regulation of subdivisions and approval of subdivision plans and plats which requires cities to adopt and publish plat application checklists; and

WHEREAS, the Development Services Director has prepared and proposes the adoption of checklists setting forth the information and documentation for submission and review of preliminary and final plats, plat applications, and plat formatting; and

WHEREAS, having reviewed and considered the proposed checklists, the City Council of the City of Sachse, Texas, finds it to be in the public interest to adopt said checklists.

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

SECTION 1. The City Council does hereby adopt the City of Sachse Preliminary Plat Checklist, Final Plat Checklist, Complete Application Checklist, and Plat Format Checklist attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 2. The City staff is authorized and directed to publish on the City of Sachse website the City of Sachse Preliminary Plat Checklist, Final Plat Checklist, Complete Application Checklist, and Plat Format Checklist and comply with the same in conducting compliance reviews of preliminary and final plat applications.

SECTION 3. This resolution shall be effective immediately upon its approval.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, COLLIN COUNTY, TEXAS, ON THIS 4th DAY OF DECEMBER, 2023.

APPROVED:

Jeff Bickerstaff, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(10/12/2023/ND4865-9809-5494/cgm)

Leah K. Granger, City Secretary

EXHIBIT “A”

**CITY OF SACHSE PRELIMINARY PLAT CHECKLIST, FINAL PLAT CHECKLIST,
COMPLETE APPLICATION CHECKLIST AND PLAT FORMAT CHECKLIST**

EXHIBIT “A” CONTINUED



PRELIMINARY PLAT CHECKLIST

Project Name: _____ Case # _____

This checklist is provided to assist you in addressing the minimum requirements for Preliminary Plat submission. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.** This completed form must be returned at the time of application submittal.

Plans are to be submitted complete in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or returned marked with needed changes. In addition to meeting all requirements in the checklist plans will be evaluated based on the listed approval criteria in the City of Sachse Code of Ordinances.

A Tree Management Plan is also required to be approved prior to the approval of the Preliminary Plat.

PRELIMINARY PLAT REQUIREMENTS	
Included	Item Description
☐	I have made the decision NOT to waive the statutory time limits (30 days) in accordance with Section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my Plat Application if not complete as determined by staff within the 30-day time period.
☐	Property boundary is indicated by a heavy solid line, intermittent with 2 dashed lines; dimensioned with bearing and distance.
☐	Proposed building lines shown in conformance per the applicable zoning designation.
☐	Location map clearly showing the location of the proposed Preliminary Plat with cross streets. Indicate scale or not to scale (NTS) and north arrow.
☐	Written and bar graph scale, 1" =50' unless previously approved by staff, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
☐	Abstract lines, survey lines, county lines, and corporate boundaries are shown and clearly labeled.
☐	Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose, and County recording information.
☐	Proposed easements are indicated by a medium weight, dashed line and labeled indicating dimension and purpose.
☐	A title block is provided in the lower right corner that includes large, boldly printed: (SUBDIVISION NAME) PRELIMINARY PLAT LOT(S) _____, BLOCK(S) _____ (survey, abstract and tract number) If a replat, include: REPLAT OF LOT(S) _____, BLOCK(S) _____
☐	The owner and surveyor's names, addresses and phone numbers, gross area, submission date, and a log of submittal/revision dates since submitted to the City.

Preliminary Plat Checklist (page 2)

PRELIMINARY PLAT REQUIREMENTS (continued)	
Included	Item Description
☐	A note that states whether or not the property is in the 100-year flood plain, with the FIRM Community Panel reference number and map date.
☐	Provide Closure Sheet.
☐	The purpose of a Replat or Amending Plat is stated on the face of the plat document (if applicable).
☐	Provide the following note: "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."
☐	A note shall be added to the face of the Preliminary Plat stating: "Preliminary Plat - For inspection purposes only and in no way official or approved for record purposes."
☐	Letter of Intent including the following information: - Specify the type of plat - Acreage of the subject property - Location of the property in relation to adjacent thoroughfares - Identify phase(s) of development - Specify name of subdivision at time of Preliminary Plat approval, if applicable - Include the proposed number of lots and common areas including acreage of each - Include reasons for proposed common areas (i.e., to accommodate screening and buffering, develop a private recreation facility, etc.) - Is the applicant requesting consideration of an Improvement Agreement for deferment of public improvements or other requirement? - Special considerations or variances being requested - Specify if the proposed plat is a Single-Family Residential Replat or another type of Replat
PRELIMINARY GRADING/DRAINAGE PLAN	
Included	Item Description
☐	Show Property Lines and all Existing and Proposed Easements
☐	Show all adjacent public Right-of Way
☐	Label all adjacent Public Roads - Road name - Road material type - Road width
☐	Show Existing and Proposed Contours (2' maximum intervals) - On-site contours - Off-site contours on surrounding property to a minimum of 100' beyond the Subject Property
☐	Show Proposed Drainage Patterns & Calculations - Drainage Flow Arrows for On-site and Off-site areas to demonstrate drainage patterns - Note: A drainage easement from the downstream property owner is required for all lot-to-lot drainage. - Existing Drainage Calculations for each on-site Drainage Area (pre-development) - Proposed Drainage Calculations for each on-site Drainage Area (post-development)
☐	Show Existing and Proposed Building Locations Show Finished Floor Elevations for Existing and Proposed Buildings
☐	Show Proposed Drainage Improvements - Proposed Storm Inlet Size/Location - Proposed Culvert Size/Location - Proposed Detention Pond Size/Location

PRELIMINARY WATER/SEWER PLAN	
Included	Item Description
☐	Show Property Lines and all Existing and Proposed Easements
☐	Show all adjacent public Right-of Way
☐	Label all adjacent Public Roads ▪ Road name ▪ Road material type ▪ Road width
☐	Label all adjacent public water and sanitary sewer systems ▪ Size ▪ Material Type ▪ Location ▪ Structures (valves, manholes, fire hydrants)
☐	Label all proposed public and private water and sanitary sewer system improvements ▪ Size ▪ Material Type ▪ Location ▪ Structures (valves, manholes, fire hydrants, fire department connections, meters) ▪ Septic System (if required); show size and location
☐	Please note: All proposed septic systems that are permitted by the current Ordinances in the City of Sachse are to be designed by a Registered Professional Engineer or Registered Sanitarian licensed and experienced in the design of septic systems and knowledgeable in OSSF design. Any proposed septic system must be permitted through Dallas County. Any proposed septic system must meet all County and State requirements, including all TCEQ requirements. A copy of the Dallas County OSSF Application is provided on the Dallas County website, at: http://www.dallascounty.org/departments/hhs/media/WebSepticApplicationMay2008.pdf Please contact the Dallas County Environmental Health Services Department at 214-819-2115 for more information.



Final Plat Checklist

Project Name: _____ Case # _____

This checklist is provided to assist you in addressing the minimum requirements for Final Plat submission. An application is incomplete unless all applicable information noted below is submitted to the Department of Development Services. Confirm that all information is included on the submitted plans by checking the box next to the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. This completed form must be returned at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided both directly on the plan and on a separate letterhead with sufficient details so as to allow a determination to be made by the appropriate approving body. Reference shall be made to the specific requirement and or corresponding Code/Ordinance section.

Applications for Final Plats will not be accepted by the Development Services Department until public improvements are deemed "substantially complete" by the City of Sachse Engineering Department.

Plans are expected to be submitted complete in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or returned marked with needed changes. In addition to meeting all requirements in the checklist plans will be evaluated based on the appropriate approval criteria in the City of Sachse Code of Ordinances.

FINAL PLAT REQUIREMENTS	
Included	Item Description
☐	I have made the decision NOT to waive the statutory time limits (30 days) in accordance with Section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my Plat Application if not complete as determined by staff within the 30-day time period.
☐	Property boundary is indicated by a heavy solid line, intermittent with 2 dashed lines; dimensioned with bearing and distance.
☐	Location map clearly showing the location of the proposed Final Plat with cross streets is included. Indicate scale or Not to Scale (NTS) and provide north arrow.
☐	Written and bar graph scale, 1" =50' unless previously approved by staff, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
☐	Provide Closure Sheet
☐	Provide the following note: "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."
☐	Abstract lines, survey lines, corporate boundaries are shown and clearly labeled.

Final Plat Checklist (page 2)

FINAL PLAT REQUIREMENTS (continued)	
Included	Item Description
☐	A title block is provided in the lower right corner that includes large, boldly printed (SUBDIVISION NAME) FINAL PLAT (or REPLAT, AMENDING PLAT, MINOR PLAT as applicable) LOT(S) _____, BLOCK(S) _____ (survey, abstract and tract number) (total property area in ACRES and SQUARE FEET) If a replat, include: REPLAT OF LOT(S) _____, BLOCK(S) _____
☐	The owner and surveyor's names, addresses and phone numbers, gross and net areas (acres and square feet) as applicable, submission date, and a log of submittal/revision dates since submitted to the City.
☐	Location of property lines, owner or subdivision name(s) and recording information of abutting properties is shown.
☐	Abutting properties are indicated by a light solid line.
☐	Existing boundary of street rights-of-way adjacent to the property and boundaries of right-of-way dedication are indicated by a medium weight solid line, intermittent with two dashed lines, and widths are dimensioned.
☐	Existing and proposed internal alleys and street ROW's are indicated by a medium weight solid line, intermittent with two dashed lines.
☐	Streets are named and ROW's dimensioned.
☐	Street and alley ROW's within 200 feet of the subject property boundary are accurately located, dimensioned, and named/labeled.
☐	The length and bearing of all straight lines, radii, arc lengths, tangent length and central angles of all curves are indicated along the lines of each lot. The curve data pertaining to block or lot boundary may be placed in a curve table at the base of the plat and prepared in a tabular form with the following information: ▪ Curve number ▪ Delta ▪ Radius ▪ Tangent length ▪ Tangent offset ▪ Arc length ▪ Chord ▪ Chord direction
☐	The description and location of all survey monuments placed in the subdivision or immediately adjacent to it are shown.
☐	In all subdivisions, corners are established at the corner of each block in the subdivision consisting of an iron rod or pipe not less than three-quarter inches (3/4") in diameter and twenty-four inches (24") deep, flush with the top of the sidewalk or other paving, surface, etc. All lot corners shall be installed prior to the final inspection of the subdivision.
☐	Lot corner monuments are placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep set flush with the top of the sidewalk. All lot corners shall be installed prior to the final inspection of the subdivision.
☐	Curve point markers are established using the same specifications as lot corners. All lot corners shall be installed prior to the final inspection of the subdivision.
☐	Internal lot lines are clearly indicated and shown to scale.
☐	Each lot is dimensioned with bearings and distances, as applicable, and the square footage of each lot is indicated.

Final Plat Checklist (page 3)

FINAL PLAT REQUIREMENTS (continued)	
Included	Item Description
☐	Each lot is numbered and block groups are assigned a letter.
☐	The location of floodplain boundaries and state or federally protected areas, such as wetlands, are indicated.
☐	Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose, and County recording information.
☐	Proposed easements are indicated by a medium weight, dashed line and labeled indicating dimension and purpose.
☐	Required cross access or ingress/egress easements are shown, dimensioned, labeled, and properly tied down.
☐	Existing zoning of the subject property is indicated.
☐	Location and area of parks, drainage ways, and open space is indicated. Open Space/Homeowner's Association (HOA) areas are to be labeled with tract number/s.
☐	A legal description/metes and bounds description is included.
☐	Include any notes required by the various affected agencies/utilities.
☐	Sites to be reserved or dedicated for parks, playgrounds and/or other private or public use are indicated.
☐	A note is included that states whether or not the property is in the 100-year flood plain, with the F.I.R.M. Community Panel reference number and map date indicated.
☐	Applicable notes have been added to the plat. Any change from the wording shown herein shall be approved by the City of Sachse.
☐	The purpose of a Replat or Amending Plat is specifically noted on the face of the drawing.
☐	Written verification of substantial completion of public improvements by the City of Sachse Engineering Department.
☐	Letter of Intent including the following information: ▪ Specify the type of plat ▪ Acreage of the subject property ▪ Location of the property in relation to adjacent thoroughfares ▪ Identify phase(s) of development ▪ Include the proposed number of lots and common areas including acreage of each ▪ Include reasons for proposed common areas (i.e., to accommodate screening and buffering, develop a private recreation facility, etc.) ▪ Is the applicant requesting consideration of an Improvement Agreement for deferment of public improvements or other requirement? ▪ Special considerations or variances being requested ▪ Specify if the proposed plat is a Single-Family Residential Replat or another type of Replat
STANDARDS FOR APPROVAL (<i>Chapter 8, Subdivisions, Section 8-11. B</i>). No Final Plat shall be approved unless the following standards have been met:	
1. The Final Plat substantially conforms to the Preliminary Plat; 2. Required public improvements have been constructed and are ready to be accepted, and/or an Improvement Agreement has been approved by the City for the subsequent completion of the public improvements; 3. The Final Plat conforms to the applicable zoning and all other requirements of this chapter; 4. Provisions have been made for adequate public facilities under the terms of this chapter; and 5. All required fees have been paid.	

Preparer's Signature: _____

Complete Application Checklist—Plat Requests

All Plat applications and associated plans are expected to be submitted complete and accurate in all detail as shown by the appropriate checklist(s). Should plans be determined to be incomplete, they may either be returned to the applicant without further review or returned marked with needed changes, depending on the amount/magnitude of changes or corrections needed. All Plat applications shall abide by the requirements contained herein and be approved based on the approval criteria in the City of Sachse Code of Ordinance references and included herein.

All initial Plat applications shall be accompanied by the following **electronic copies of materials in "PDF" format**:

- ☐ A fully completed Uniform Development Application.
- ☐ A completed Consent Form either signed by the property owner or accompanied by a signed and notarized letter from the property owner giving the representative the ability to make the application for the owner.
- ☐ A current tax certificate or statement showing that no taxes are due to the City.
- ☐ Payment of all applicable fees (see City Master Fee Schedule).
- ☐ A Letter of Intent describing the request in.
- ☐ Copy of the 24" x 36" plat, not greater than 60-ft to the inch (Alternate scales may be approved by the Department of Development Services).
- ☐ A copy of the appropriate checklist for the request being submitted, completed and signed by the applicant.
- ☐ A copy of the letter of Substantial Completion of Public Improvements (if applicable).

All resubmittals of Plat applications shall be accompanied by the following materials:

- ☐ Copies of the 24" x 36" exhibits as described on the appropriate checklist(s) for the request being submitted.
- ☐ A written response to staff's comments. Please note that revised plats will not be accepted without a written response.

When staff has determined the plat is complete and accepted for consideration of final approval, the following materials will be required:

- ☐ Copies of the plat in both "PDF" and "DWG" formats.

Complete Application Checklist—Plat Requests (continued)

Notes

If an Improvement Agreement (e.g., Facilities or Developer's Agreement) is required, such shall be approved by the City Council, and should be coordinated through the Development Services Department at (469) 429-4781.

Please note the signature requirements for Final Plats regarding mortgage holders, etc. At the submission of the approved Final Plat, prior to release of the Final Plat for filing with the respective County, the City shall require the following:

- ☐ A certified copy of the Deed or Deed of Trust on file at the County Clerk's office, showing the owner of the property and, as applicable, the lien or mortgage holder(s) of the property to be platted. If the property was recently purchased and a copy of the Deed or Deed of Trust is not on file with the respective County, a signed and notarized copy of the Deed or Deed of Trust; and

When a Final Plat Is Determined Correct and Ready for Filing

Important: Final Plats must be filed with the County within five working days following receipt of approved plats.

City Requirements:

- ☐ 1 – 24"x36" mylar with original seals and signatures, stamped with County recording information.
- ☐ 2 – 24"x36" blacklines with original seals and signatures, stamped with County recording information.
- ☐ A digital copy in DWG format. (NOTE: Plat will not be released for filing until AutoCAD file is received).

Dallas County Plat Recording Requirements (Verify with Dallas County Clerk at 214-653-7131)

- ☐ 2 – 24"x36" blacklines with original seals and signatures.
- ☐ 1 – Original tax certificate for the platted property.

<https://www.dallascounty.org/department/countyclerk/feesrecording.php>

Collin County Plat Recording Requirements (Verify with Collin County Clerk at 972-548-4185)

Refer to Collin County website for requirements:

https://www.collincountytexas.gov/county_clerk/land_recordings/Documents/PlatFilingRequirements.pdf

PLAT FORMAT

The diagram illustrates the layout of a plat format. It includes a central plot area with lots, a legend, a title block, a purpose statement, a legal description, a vicinity map, a north arrow, a scale, a curve and line table, and a vicinity map. The sections are numbered 1 through 11.

- 1 North Arrow and Scale (1" = 50')
- 2 Legend
- 3 Vicinity Map
- 4 Legal Description/Metes and Bounds Description
- 5 Title Block
- 6 Purpose Statement
- 7 Standard Notations
- 8 Certificates
- 9 Plat Graphic
- 10 Curve and Line Table
- 11 Official Monuments

1 North Arrow and Scale (1" = 50')

2 Legend

3 Vicinity Map

4 Legal Description/Metes and Bounds Description

5 Title Block to include the following information:

Proposed name of subdivision with section or sequencing designation, as appropriate (i.e. Sachse Subdivision Phase 12)

Acreage of the proposed subdivision

Applicant name, address, and phone number

Owner name, address, and phone number

Tract designation, abstract and other description according to the real estate records of the City or County

Total number of lots, and designation and amounts of land of the proposed uses within the subdivision

6 Purpose Statement

7 Standard Notations

"All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district."

"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."

For preliminary plats: "Preliminary Plat – For inspection purposes only and in no way official or approved for record purposes."

A note is included that states whether or not the property is in the 100-year flood plain, with the F.I.R.M. Community Panel reference number and map date indicated.

If applicable:

"All common areas to be owned and maintained by the HOA."

8 Certificates

Certification by a public surveyor registered in the state, that the plat represents a survey made by him or under their direct supervision, and that all the monuments shown thereon actually exist, and that their location, size and material are correctly shown;

A certificate of ownership and dedication, on a form approved by the director of development services, of all streets, alleys, parks, open spaces and public ways to public use forever, signed and acknowledged before a notary public by the owner and any and all lienholders of the land, and a complete and accurate description of the land subdivided and dedications made;

Approval Certificate by proper party

9 Plat Graphic to include the following information:

All lots, blocks, common areas, parks, streets, existing and proposed easements

Do not include building setback lines on plat drawing. A separate setback exhibit should be provided demonstrating all lots are meeting the setback requirements of the zoning district.

10 Curve and Line Table

11 Official Monuments

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 so requests.

Subject	7. Authorize the City Manager to enter into an agreement with Vector Concepts, Inc. for purchase and installation of carpet on the second floor of City Hall, at the Fire Station 1, and at the Public Safety building in an amount not to exceed One Hundred Eighty-Three Thousand, Three Hundred Ninety-One and 98/100 Dollars (\$183,391.98).
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$183,391.98
Budgeted	Yes
Budget Source	FY2023/2024 Budget
Recommended Action	Authorize the City Manager to enter into an agreement with Vector Concepts, Inc. for purchase and installation of carpet on the second floor of City Hall, at the Fire Station 1, and at the Public Safety building in an amount not to exceed One Hundred Eighty-Three Thousand, Three Hundred Ninety-One and 98/100 Dollars (\$183,391.98).

BACKGROUND

This carpet purchase and installation was approved as part of the FY 2023-2024 budget. All purchases of \$50,000 and above must be approved by the City Council. The carpet for the first floor of City Hall was previously replaced as a result of damage that was sustained during Winter Storm Uri, and replacement is therefore not needed. The second floor carpet at City Hall will be made to match what currently exists on the first floor.

OVERVIEW

Vector Concepts, Inc. (#642-21) is a part of BuyBoard Cooperative purchasing, a cooperative purchasing entity that meets all purchasing legal requirements.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to enter into an agreement with Vector Concepts, Inc. for purchase and installation of carpet on the second floor of City Hall, at the Fire Station 1, and at the Public Safety building in an amount not to exceed One Hundred Eighty-Three Thousand, Three Hundred Ninety-One and 98/100 Dollars (\$183,391.98).

File Attachments

[E7.1 Sachse City Hall - 2nd Floor - 4-24-23.pdf \(193 KB\)](#)

[E7.2 Sachse Fire Station #1 - 4-24-23.pdf \(194 KB\)](#)

[E7.3 Sachse Public Services - 4-24-23.pdf \(195 KB\)](#)

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.



**VECTOR
CONCEPTS**

9010 N. Royal Lane, Suite 110
Irving Texas 75063
972-399-1303 office 972-790-7535 fax
www.vectorconcepts.com



Proposal

Proposal #

40201

Customer PO

Contract #

Date

4/24/2023

Sales Person1

Jason Sultana

Project Manager

Jason Sultana

Acct # 2491

For: 469 429-4772 Fax 972 495-9356

**CITY OF SACHSE - PURCHASING
3815 SACHSE RD
BLDG B
SACHSE, TX 75048**

Job Site: 469 429-4772

**SACHSE CITY HALL - 2ND FLOOR CPT
REPLACEMENT BUDGET
3815 SACHSE RD
SACHSE, TX 75048**

Quantity	General Information / Description	Unit Cost	Total
985.37 SY	MOHAWK COMMERCIAL URBAN FIELD II - GT446 - 12" X 36" - MUSEUM 889 CPT TILE - FIELD - VERTICAL ASHLAR INSTALLATION SUPPLIED	\$45.28	\$44,617.55
1680 LF	ROPPE CORPORATION BASE - (700) - COVE - ROLL - 4" - CHARCOAL 123 RESILIENT BASE	\$1.10	\$1,848.00
1 EA	INSTALLATION SUNDRIES: - CARPET TILE ADHESIVE - COVE BASE ADHESIVE - RESILIENT TRANSITIONS TO DISSIMILAR SURFACE - CPT TILE FLOOR PREP - 1 BAG PER 500 SF INSTALLED FLOORING	\$5,136.40	\$5,136.40
1 EA	- DEMOLITION OF EXISTING CPT TILE AND SCRAPE ADHESIVE FOR INSTALLATION OF NEW MATERIALS - CPT TILE FLOOR PREP - 1 BAG PER 500 SF INSTALLED FLOORING - RESILIENT BASE INSTALLATION	\$9,631.48	\$9,631.48
1 EA	SYSTEMS FURNITURE MOVING - ALL LOOSE ITEMS MUST BE REMOVED FROM WORK SURFACES OR BOXED. PERSONAL/BREAKABLE ITEMS SHOULD BE REMOVED - ELECTRONICS ON THE FLOOR MUST BE DISCONNECTED AND EITHER BOXED OR REMOVED - VECTOR CONCEPTS WILL NOT BE RESPONSIBLE FOR LOST OR DAMAGED ITEMS. OUR TEAM WILL DO OUR BEST TO ENSURE THE SAFETY OF CLIENTS ITEMS AND WILL MOVE ITEMS AS CAREFULLY AS POSSIBLE.	\$3,115.00	\$3,115.00
1 EA	NON SYSTEMS FURNITURE MOVE OF ALL TRADITIONAL FURNISHINGS/FILING CABINETS FOR CARPET REPLACEMENT AND RETURN IT TO ITS PROPER POSITION FOLLOWING PROJECT. - ALL LOOSE ITEMS MUST BE REMOVED FROM WORK SURFACES OR BOXED. PERSONAL/BREAKABLE ITEMS SHOULD BE REMOVED - ELECTRONICS ON THE FLOOR MUST BE DISCONNECTED AND EITHER BOXED OR REMOVED - PROVIDE OF 150 BOXES, 5 LIBRARY CARTS AND 2 GONDOLAS PROVIDED FOR PACKING. FURNITURE WILL BE STORED ON SAME FLOOR AND GO BACK TO SAME CONFIGURATION.	\$8,360.00	\$8,360.00
1 EA	AFTER HOURS LABOR - - INCLUDES DEMOLITION PREP WORK, CARPET INSTALLATION, FURNITURE LIFT, AND BASE INSTALLATION FOR ALL AREAS - CAN BE MODIFIED TO ACCOMMODATE ACTUAL SCHEDULE	\$3,976.84	\$3,976.84
1 EA	ONSITE DUMPSTER FOR DEMOLITION OF MATERIALS	\$1,800.00	\$1,800.00

Quantity	General Information / Description	Unit Cost	Total
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Total	
INVOICE	\$78,485.27
Sales Tax	
Grand Total	\$78,485.27
Date	Ck #
Deposit	

BUDGETARY - 2024 ANNUAL BUDGET - ESTIMATED ACCEPTANCE / ORDER DATE - 4TH QUARTER 2023 - 1ST QUARTER 2024

ALL APPLICABLE TAXES ARE EXCLUDED FROM THIS PROPOSAL

PROPOSAL SUBJECT TO CONTRACTUAL AGREEMENT

1926.1153 RESPIRABLE CRYSTALLINE SILICA OSHA COMPLIANCE FOR TABLE 1 ONLY

TERMS: PAYMENT IN ADVANCE unless credit is approved and other terms are agreed. Vector Concepts will furnish, deliver, and install the above material in accordance with manufacturers guidelines for the listed price. The price includes all applicable freight and taxes, unless otherwise noted. Client is responsible for the condition of the job site which is concrete fit for purpose, to be broom swept, clear of trash & debris, other trades work completed, and ready for floor coverings. Unless specifically included, this proposal excludes: all demolition, repair of take-up of existing flooring; vacuuming, damp mopping, buffing, waxing or floor protection; floor floating, leveling or repair; sealing of floor, cleaning of removal of oil, grease, solvents, paints, plaster, or other foreign substances: asbestos control/abatement: attic stock of material: furniture movement; and addenda beyond the base bid per industry standard site conditions. This proposal includes only work during regular hours and for a single phase job. Client must submit to Vector Concepts a written report on moisture and surface alkalinity of the slab to determine its suitability as a substrate for the material to be installed. Any floor preparation or activity not included in this proposal will be billed on a time plus material basis. Client is subject to payment for stored materials whether on job site or in Vector Concepts warehouse. Vector Concepts will not accept charge backs for damage or cleaning without the option to inspect claim(s) and to repair or to make arrangements for repairs of damages. Vector Concepts is not responsible for any claims that might result from product delivery date changes beyond their control. All product manufacture warranties are directly from manufacture. This proposal is valid for forty-five (45) days.

Buyer _____ Date _____ Seller _____ Date _____



**VECTOR
CONCEPTS**

9010 N. Royal Lane, Suite 110
Irving Texas 75063
972-399-1303 office 972-790-7535 fax
www.vectorconcepts.com



Proposal

Proposal #
40204
Customer PO

Contract #

Date
4/24/2023
Sales Person1
Jason Sultana
Project Manager
Jason Sultana

Acct # 2491
For: 469 429-4772 Fax 972 495-9356

Job Site: 469 429-4772

**CITY OF SACHSE - PURCHASING
3815 SACHSE RD
BLDG B
SACHSE, TX 75048**

**SACHSE FIRE STATION 1 - CPT
REPLACEMENT BUDGET
3815 SACHSE RD
SACHSE, TX 75048**

Quantity	General Information / Description	Unit Cost	Total
182.13 SY	MOHAWK COMMERCIAL DRIFTED GROUND - BT389 - 12" X 36" - TBD CPT TILE - PRIMARY FIELD - VERTICAL ASHLAR INSTALLATION SUPPLIED - 50% PRODUCT IN ALL AREAS	\$30.96	\$5,638.74
130.76 SY	MOHAWK COMMERCIAL METALMORPHIC - BT388 - 12" X 36" - TBD CPT TILE - SILVER ACCENT - VERTICAL ASHLAR INSTALLATION SUPPLIED - 50% PRODUCT IN HALLWAYS, OFFICES, COMMON AREA	\$30.96	\$4,048.33
74.72 SY	MOHAWK COMMERCIAL HYPER EARTH - 12" X 36" - TBD CPT TILE - ACCENT - VERTICAL ASHLAR INSTALLATION SUPPLIED - 50% PRODUCT IN SLEEPING QUARTERS	\$41.22	\$3,079.96
24 SY	J&J INCOGNITO 7069 - 24 X 24 - TBD ENTRIES - WALKOFF TILES - MONOLITHIC INSTALLATION	\$56.52	\$1,356.48
960 LF	ROPPE CORPORATION BASE - (700) - COVE - ROLL - 4" - CHARCOAL 123 RESILIENT BASE	\$1.10	\$1,056.00
1 EA	INSTALLATION SUNDRIES: - CARPET TILE ADHESIVE - COVE BASE ADHESIVE - RESILIENT TRANSITIONS TO DISSIMILAR SURFACE - CPT TILE FLOOR PREP - 1 BAG PER 500 SF INSTALLED FLOORING	\$2,107.09	\$2,107.09
1 EA	- DEMOLITION OF EXISTING CPT TILE AND SCRAPE ADHESIVE FOR INSTALLATION OF NEW MATERIALS - RESILIENT BASE INSTALLATION	\$5,392.41	\$5,392.41
1 EA	ONSITE DUMPSTER FOR DEMOLITION OF MATERIALS	\$1,800.00	\$1,800.00

Total

INVOICE	\$24,479.01
Sales Tax	
Grand Total	\$24,479.01
Date	Ck #
Deposit	

**BUDGETARY - 2024 ANNUAL BUDGET - ESTIMATED ACCEPTANCE / ORDER DATE - 4TH
QUARTER 2023 - 1ST QUARTER 2024**

Quantity	General Information / Description	Unit Cost	Total
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- FURNITURE MOVING BY ON SITE PERSONNEL
- AFTER HOURS EXCLUDED FROM THIS PROPOSAL

ALL APPLICABLE TAXES ARE EXCLUDED FROM THIS PROPOSAL

PROPOSAL SUBJECT TO CONTRACTUAL AGREEMENT

1926.1153 RESPIRABLE CRYSTALLINE SILICA OSHA COMPLIANCE FOR TABLE 1 ONLY

TERMS: PAYMENT IN ADVANCE unless credit is approved and other terms are agreed. Vector Concepts will furnish, deliver, and install the above material in accordance with manufacturers guidelines for the listed price. The price includes all applicable freight and taxes, unless otherwise noted. Client is responsible for the condition of the job site which is concrete fit for purpose, to be broom swept, clear of trash & debris, other trades work completed, and ready for floor coverings. Unless specifically included, this proposal excludes: all demolition, repair of take-up of existing flooring; vacuuming, damp mopping, buffing, waxing or floor protection; floor floating, leveling or repair; sealing of floor, cleaning of removal of oil, grease, solvents, paints, plaster, or other foreign substances: asbestos control/abatement: attic stock of material: furniture movement; and addenda beyond the base bid per industry standard site conditions. This proposal includes only work during regular hours and for a single phase job. Client must submit to Vector Concepts a written report on moisture and surface alkalinity of the slab to determine its suitability as a substrate for the material to be installed. Any floor preparation or activity not included in this proposal will be billed on a time plus material basis. Client is subject to payment for stored materials whether on job site or in Vector Concepts warehouse. Vector Concepts will not accept charge backs for damage or cleaning without the option to inspect claim(s) and to repair or to make arrangements for repairs of damages. Vector Concepts is not responsible for any claims that might result from product delivery date changes beyond their control. All product manufacture warranties are directly from manufacture. This proposal is valid for forty-five (45) days.

Buyer _____ Date _____

Seller _____ Date _____

Acct # 2491
For: 469 429-4772 Fax 972 495-9356

CITY OF SACHSE - PURCHASING
3815 SACHSE RD
BLDG B
SACHSE, TX 75048

Job Site: 469 429-4772

**SACHSE PUBLIC SERVICES - CPT
REPLACEMENT BUDGET**
3815 SACHSE RD
SACHSE, TX 75048

Proposal #
40206
Customer PO
Contract #
Date
4/24/2023
Sales Person1
Jason Sultana
Project Manager
Jason Sultana

Quantity	General Information / Description	Unit Cost	Total
575 SY	MOHAWK COMMERCIAL DRIFTED GROUND - BT389 - 12" X 36" - TBD CPT TILE - PRIMARY FIELD - VERTICAL ASHLAR INSTALLATION SUPPLIED - 50% PRODUCT IN ALL AREAS	\$30.96	\$17,802.00
575 SY	MOHAWK COMMERCIAL METALMORPHIC OR HYPER EARTH - 12" X 36" - TBD CPT TILE - ACCENT - VERTICAL ASHLAR INSTALLATION SUPPLIED - 50% PRODUCT IN ALL AREAS	\$41.22	\$23,701.50
75 SY	MOHAWK STATEMENT STONE- BT390 - 24" X 24" - TBD CPT TILE - SQUARE TILE FOR RAISED ACCESS PANEL ROOM - MONOLITHIC OR QUARTER TURN INSTALLATION	\$30.96	\$2,322.00
2040 LF	ROPPE CORPORATION BASE - (700) - COVE - ROLL - 4" - CHARCOAL 123 RESILIENT BASE	\$1.10	\$2,244.00
1 EA	INSTALLATION SUNDRIES: - CARPET TILE ADHESIVE - COVE BASE ADHESIVE - RESILIENT TRANSITIONS TO DISSIMILAR SURFACE - CPT TILE FLOOR PREP - 1 BAG PER 500 SF INSTALLED FLOORING	\$5,265.85	\$5,265.85
1 EA	- DEMOLITION OF EXISTING CPT TILE AND SCRAPE ADHESIVE FOR INSTALLATION OF NEW MATERIALS - CPT TILE FLOOR PREP - 1 BAG PER 500 SF INSTALLED FLOORING - RESILIENT BASE INSTALLATION	\$10,592.20	\$10,592.20
1 EA	SYSTEMS FURNITURE MOVING - ALL LOOSE ITEMS MUST BE REMOVED FROM WORK SURFACES OR BOXED. PERSONAL/BREAKABLE ITEMS SHOULD BE REMOVED - ELECTRONICS ON THE FLOOR MUST BE DISCONNECTED AND EITHER BOXED OR REMOVED - VECTOR CONCEPTS WILL NOT BE RESPONSIBLE FOR LOST OR DAMAGED ITEMS. OUR TEAM WILL DO OUR BEST TO ENSURE THE SAFETY OF CLIENTS ITEMS AND WILL MOVE ITEMS AS CAREFULLY AS POSSIBLE.	\$3,404.25	\$3,404.25
1 EA	- NON SYSTEMS FURNITURE MOVE OF ALL TRADITIONAL FURNISHINGS/FILING CABINETS FOR CARPET REPLACEMENT AND RETURN IT TO ITS PROPER POSITION FOLLOWING PROJECT. - ALL LOOSE ITEMS MUST BE REMOVED FROM WORK SURFACES OR BOXED. PERSONAL/BREAKABLE ITEMS SHOULD BE REMOVED - ELECTRONICS ON THE FLOOR MUST BE DISCONNECTED AND EITHER BOXED OR REMOVED - PROVIDE OF 150 BOXES, 5 LIBRARY CARTS AND 2 GONDOLAS PROVIDED FOR PACKING. FURNITURE WILL BE STORED ON SAME FLOOR AND GO BACK TO SAME CONFIGURATION.	\$8,360.00	\$8,360.00

Continuation For: CITY OF SACHSE - PURCHASING, Quote # 40206

Quantity	General Information / Description	Unit Cost	Total
1 EA	AFTER HOURS LABOR - - INCLUDES DEMOLITION PREP WORK, CARPET INSTALLATION, FURNITURE LIFT, AND BASE INSTALLATION FOR ALL AREAS - CAN BE MODIFIED TO ACCOMMODATE ACTUAL SCHEDULE	\$4,935.90	\$4,935.90
1 EA	ONSITE DUMPSTER FOR DEMOLITION OF MATERIALS	\$1,800.00	\$1,800.00

Total

INVOICE	\$80,427.70
Sales Tax	
Grand Total	\$80,427.70
Date	Ck #
Deposit	

**BUDGETARY - 2024 ANNUAL BUDGET - ESTIMATED ACCEPTANCE / ORDER DATE - 4TH
QUARTER 2023 - 1ST QUARTER 2024**

ALL APPLICABLE TAXES ARE EXCLUDED FROM THIS PROPOSAL

PROPOSAL SUBJECT TO CONTRACTUAL AGREEMENT

1926.1153 RESPIRABLE CRYSTALLINE SILICA OSHA COMPLIANCE FOR TABLE 1 ONLY

TERMS: PAYMENT IN ADVANCE unless credit is approved and other terms are agreed. Vector Concepts will furnish, deliver, and install the above material in accordance with manufacturers guidelines for the listed price. The price includes all applicable freight and taxes, unless otherwise noted. Client is responsible for the condition of the job site which is concrete fit for purpose, to be broom swept, clear of trash & debris, other trades work completed, and ready for floor coverings. Unless specifically included, this proposal excludes: all demolition, repair of take-up of existing flooring; vacuuming, damp mopping, buffing, waxing or floor protection; floor floating, leveling or repair; sealing of floor, cleaning of removal of oil, grease, solvents, paints, plaster, or other foreign substances: asbestos control/abatement: attic stock of material: furniture movement; and addenda beyond the base bid per industry standard site conditions. This proposal includes only work during regular hours and for a single phase job. Client must submit to Vector Concepts a written report on moisture and surface alkalinity of the slab to determine its suitability as a substrate for the material to be installed. Any floor preparation or activity not included in this proposal will be billed on a time plus material basis. Client is subject to payment for stored materials whether on job site or in Vector Concepts warehouse. Vector Concepts will not accept charge backs for damage or cleaning without the option to inspect claim(s) and to repair or to make arrangements for repairs of damages. Vector Concepts is not responsible for any claims that might result from product delivery date changes beyond their control. All product manufacture warranties are directly from manufacture. This proposal is valid for forty-five (45) days.

Buyer _____ Date _____

Seller _____ Date _____

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 so requests.

Subject	8. Authorize the purchase of two (2) 2024 Chevrolet Tahoe Police Pursuit Vehicles 2WD from Reliable Chevrolet utilizing TIPS contract #230404 in the amount not to exceed One Hundred Five Thousand, Three Hundred Seventy-Eight and 18/100 Dollars (\$105,378.18).
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$105,378.18
Budgeted	Yes
Budget Source	FY 2023/2024 Vehicle Equipment & Replacement Fund (VERF)
Recommended Action	Authorize the purchase of two (2) 2024 Chevrolet Tahoe Police Pursuit Vehicles 2WD from Reliable Chevrolet utilizing TIPS contract #230404 in the amount not to exceed One Hundred Five Thousand, Three Hundred Seventy-Eight and 18/100 Dollars (\$105,378.18).
Goals	Meet the public safety needs of a growing citizen, student, and business population. Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The Police Department originally budgeted to purchase two Chevrolet Tahoes for use in the patrol fleet via the FY 2023/2024 budget authorization.

OVERVIEW

Due to recent auto worker contract negotiations, the 2024 price per vehicle has increased from what was previously modeled during the FY 2023/2024 budget proposal, requiring City Council approval. Although the price has increased, the amount can be absorbed with existing funds available.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the purchase of two (2) 2024 Chevrolet Tahoe Police Pursuit Vehicles 2WD from Reliable Chevrolet utilizing TIPS contract #230404 in the amount not to exceed One Hundred Five Thousand, Three Hundred Seventy-Eight and 18/100 Dollars (\$105,378.18).

File Attachments

[E8.1 Presentation Chevrolet Pursuit Vehicle Purchase FY 2023-2024 FINAL.pdf \(214 KB\)](#)

[E8.2 TIPS 2024 CC15706 9C1 CITY OF SACHSE LONGHORN DIST TIPS CONTRACT 230404.pdf \(201 KB\)](#)

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.

Patrol Vehicle Purchase

City Council

December 4, 2023



The City of
SACHSE

Overview

- The Police Department originally budgeted to purchase two Chevrolet Tahoes for use in the patrol fleet via the FY 2023/2024 budget authorization. Expected cost at time of budget proposal was approximately \$43,000 + per unit.
- Due to recent auto worker contract negotiations, the 2024 price per vehicle has increased from what was previously modeled during FY 2023/2024 budget preparation.
- Other similar option (Ford Explorer) is not available for 2024. Projected 2025 Explorer cost is over \$53k per manufacturer.



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TIPS**CONTRACT PRICING WORKSHEET**
For MOTOR VEHICLES OnlyContract
No.:**230404**Date
Prepared:**11/28/2023**

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents **MUST** be emailed to Reliable Chevrolet @ dadams@reliablechevrolet.com or faxed to **972-952-8172**.

Therefore please type or print legibly.

Buying Agency:	CITY OF SACHSE	Contractor:	RELIABLE CHEVROLET
Contact Person:		Prepared By:	DOUG ADAMS
Phone:		Phone:	972-952-1561
Fax:		Fax:	972-952-8172
Email:		Email:	dadams@reliablechevrolet.com

Spec #:	99	Description:	2024 TAHOE PPV 9C1 --- 2 WHEEL DRIVE
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A. Product Item Base Unit Price Per SAT Contract:	LONGHORN DISTRICT	52689.09
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B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
AZ3 - 40/20/40 FRONT SEAT	INCL	9C1 PPV - POLICE PURSUIT VEHICLE - REQUIRED	INCL
BCV - AUTO DOOR LOCK DISABLE (REQUIRED)		AG2 - POWER PASSENGER SEAT - REQUIRED	INCL
V76 - TOW HOOKS		POLICE RATED SPARE - REQUIRED	INCL
AMF - 4 EXTRA FOBs/KEYS		VK3 - FRONT LICENSE PLANT BRACKET - REQ'D	INCL
5J0 - FRONT PARK ASSIST DISABLED		5YR/100,000 POWERTRAIN WARRANTY	INCL
6J3 - GRILLE LAMP AND SIREN SPEAKER WIRING		2 KEYS AT DELIVERY	INCL
6J4 - HORN AND SIREN CIRCUIT WIRING		5T5 - VINYL REAR SEAT	INCL
V76 - RECOVERY HOOKS		6E2 - FLEET KEYED ALIKE	INCL
6C7 - RED/WHITE AUX FRONT DOME LAMP		BTB - REMOTE START	INCL
7X3 - LH LED SPOTLAMP		DRZ - REAR CAMERA MIRROR	INCL
T53 - ALTERNATING RED/BLUE REAR LIFTGATE		Subtotal From Additional Sheet(s):	
VK3 - FRONT LICENSE PLATE BRACKET		Subtotal B:	0

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
UN9 - RADIO SUPPRESSION PKG	INCL		
UTQ - CONTENT THEFT ALARM DISABLED	INCL	Subtotal From Additional Sheet(s):	
VPV - SHIP THRU TO KERR INDUSTRIES	INCL	Subtotal C:	0

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

0%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	52689.09	=	Subtotal D:	52689.09
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E. Order Processing Charge (Amount Per Current Policy)

Subtotal E:

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
		NO DELIVERY INCLUDED	
EXTERIOR COLOR ---TBD		Subtotal F:	0

Delivery Date:

TBD

G. Total Purchase Price (D+E+F):

52689.09

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 so requests.

Subject	9. Authorize the purchase of radios and associated equipment for the Police Department in the amount not to exceed Three Hundred Fifty-Nine Thousand, Five Hundred Eight and 44/100 Dollars (\$359,508.44), from the GMRS (HGAC-RA05-21) contract.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$359,508.44
Budgeted	Yes
Budget Source	FY 2023/2024 Vehicle Equipment & Replacement Fund (VERF)
Recommended Action	Authorize the purchase of radios and associated equipment for the Police Department in the amount not to exceed Three Hundred Fifty-Nine Thousand, Five Hundred Eight and 44/100 Dollars (\$359,508.44), from the GMRS (HGAC-RA05-21) contract.
Goals	Meet the public safety needs of a growing citizen, student, and business population. Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The City previously purchased new Motorola hand-held and mobile radios and associated equipment in 2015 as part of a larger radio services and infrastructure contract. Existing radios purchased in 2015 are no longer manufactured or supported by Motorola. The terms of the contract allow for the purchase of current generation radios and equipment at a steep discount through 2024.

The City Council authorized the required budget amendment associated with this purchase at its last meeting on November 6, 2023 with the approval of Ordinance #4128.

OVERVIEW

The City has allocated funds to the Vehicle and Equipment Replacement Fund (VERF) in FY 2023/2024 and the two previous fiscal years in anticipation of purchasing new radios and equipment in FY 2023/2024.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the purchase of radios and associated equipment for the Police Department in the amount not to exceed Three Hundred Fifty-Nine Thousand, Five Hundred Eight and 44/100 Dollars (\$359,508.44), from the GMRS (HGAC-RA05-21) contract.

File Attachments

[E9.1 Presentation Radio Purchase 2023.pdf \(217 KB\)](#)

[E9.2 QUOTE-2365905-2 PD Radio Replacement 11-7-23.pdf \(116 KB\)](#)

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 Police Department Radio & Equipment Purchase



Overview

- The City previously purchased P-25 compliant Motorola hand-held and mobile radios and associated equipment in 2015, as part of a larger radio infrastructure and services contract with Garland, Mesquite, and Rowlett.
- Existing radios/equipment purchased in 2015 are no longer manufactured or supported by Motorola.
- The terms of this contract allow for purchasing current generation radios and equipment at a steep discount through 2024.
- The City has previously allocated funds over the previous two fiscal years, as well as the current FY 2023/2024 budget, to the Vehicle/Equipment Replacement Fund (VERF) in anticipation of purchasing replacement radios and equipment in FY 2023/2024.
- At the November 4, 2023, meeting, City Council approved a budget adjustment to account for the previously allocated funding in anticipation of this planned purchase.



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Integrity



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Compassion



Billing Address:
SACHSE, CITY OF
3815B SACHSE RD
SACHSE, TX 75048
US

Quote Date:10/05/2023
Expiration Date:01/03/2024
Quote Created By:
Collin Wetzel
collin.wetzel1@
motorolasolutions.com

End Customer:
SACHSE, CITY OF
Steven Baxter

Contract: GMRS (HGAC RA05-21)

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000	26	\$2,766.60	\$71,931.60
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE			
1a	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)			
1b	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH			
1c	Q361AR	ADD: P25 9600 BAUD TRUNKING			
1d	Q58AL	ADD: 3Y ESSENTIAL SERVICE			
1e	QA00580AC	ADD: TDMA OPERATION			
1f	Q498AY	ENH: ASTRO 25 OTAR W/ MULTIKEY			
1g	H38BT	ADD: SMARTZONE OPERATION			
1h	QA09113AB	ADD: BASELINE RELEASE SW			
1i	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION			
1j	Q629AK	ENH: AES ENCRYPTION AND ADP			
2	PMMN4065A	MICROPHONE,IMPRES RSM, IP57			
3	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T			



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
4	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA			
5	PMLN7904A	CARRY ACCESSORY- CASE,APX6000 CC 2.75 SWLBL TIA BATTERY			
	APX™ 6000 Series	APX6000	30	\$2,766.60	\$82,998.00
6	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE			
6a	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)			
6b	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH			
6c	Q361AR	ADD: P25 9600 BAUD TRUNKING			
6d	Q58AL	ADD: 3Y ESSENTIAL SERVICE			
6e	QA00580AC	ADD: TDMA OPERATION			
6f	Q498AY	ENH: ASTRO 25 OTAR W/ MULTIKEY			
6g	H38BT	ADD: SMARTZONE OPERATION			
6h	QA09113AB	ADD: BASELINE RELEASE SW			
6i	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION			
6j	Q629AK	ENH: AES ENCRYPTION AND ADP			
7	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T			
8	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA			
9	PMLN7904A	CARRY ACCESSORY- CASE,APX6000 CC 2.75 SWLBL TIA BATTERY			
10	PMMN4136B	XVP830 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB	45	\$241.38	\$10,862.10
	APX™ 6500 / Enh Series	ENHANCEDAPX6500	44	\$3,462.25	\$152,339.00



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
11	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE			
11a	G996AS	ENH: OVER THE AIR PROVISIONING			
11b	GA00580AA	ADD: TDMA OPERATION			
11c	GA01576AB	ADD: SMA TO QMA ADAPTER			
11d	G51AU	ENH: SMARTZONE OPERATION APX6500			
11e	G67DT	ADD: REMOTE MOUNT E5 APXM			
11f	G78AT	ENH: 3 YEAR ESSENTIAL SVC			
11g	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY			
11h	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX			
11i	G843AH	ADD: AES ENCRYPTION AND ADP			
11j	G444AH	ADD: APX CONTROL HEAD SOFTWARE			
11k	G335AW	ADD: ANT 1/4 WAVE 762-870MHZ			
11l	GA00226AA	ADD: GPS ANTENNA			
11m	G806BL	ENH: ASTRO DIGITAL CAI OP APX			
11n	GA01670AA	ADD: APX E5 CONTROL HEAD			
11o	W22BA	ADD: STD PALM MICROPHONE APX			
11p	QA09113AB	ADD: BASELINE RELEASE SW			
11q	G361AH	ENH: P25 TRUNKING SOFTWARE APX			
	APX™ 8500				
12	M37TSS9PW1AN	APX8500 ALL BAND MP MOBILE	2	\$7,738.87	\$15,477.74
12a	G90AC	ADD: NO MICROPHONE NEEDED APX	2		
12b	GA00250AA	ADD: BLUETOOTH/WIFI/GNSS FLEXIBLE CABLE LMR195	2		



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
12c	G996AS	ENH: OVER THE AIR PROVISIONING	2		
12d	G72AD	ADD: APX O3 HANDHELD CH	2		
12e	G67DE	ADD: REMOTE MOUNT O3 MP	2		
12f	GA00580AA	ADD: TDMA OPERATION	2		
12g	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U)	2		
12h	G51AT	ENH:SMARTZONE	2		
12i	G78AT	ENH: 3 YEAR ESSENTIAL SVC	2		
12j	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY	2		
12k	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	2		
12l	G843AH	ADD: AES ENCRYPTION AND ADP	2		
12m	G444AH	ADD: APX CONTROL HEAD SOFTWARE	2		
12n	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED	2		
12o	G806BL	ENH: ASTRO DIGITAL CAI OP APX	2		
12p	QA09113AB	ADD: BASELINE RELEASE SW	2		
12q	G361AH	ENH: P25 TRUNKING SOFTWARE APX	2		
	APX™ Radio Management	RADIO MANAGEMENT			
13	T7914A	RADIO MANAGEMENT ONLINE	1	\$80.00	\$400.00
13a	UA00049AA	ADD: RADIO MANAGEMENT LICENSES ONLINE	5		
	APX™ Consolette				
14	L37TSS9PW1AN	ALL BAND CONSOLETTTE	4	\$6,375.00	\$25,500.00
14a	G90AC	ADD: NO MICROPHONE NEEDED APX	4		
14b	G996AS	ENH: OVER THE AIR PROVISIONING	4		



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
14c	GA00580AA	ADD: TDMA OPERATION	4		
14d	CA01598AB	ADD: AC LINE CORD US	4		
14e	G51AT	ENH:SMARTZONE	4		
14f	GA05508AA	DEL: DELETE VHF BAND	4		
14g	GA05509AA	DEL: DELETE UHF BAND	4		
14h	G78AR	ADD: 3Y ESSENTIAL SERVICE	4		
14i	L999AG	ADD: FULL FP W/E5/KEYPAD/ CLOCK/VU	4		
14j	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY	4		
14k	G843AH	ADD: AES ENCRYPTION AND ADP	4		
14l	G806BL	ENH: ASTRO DIGITAL CAI OP APX	4		
14m	QA09113AB	ADD: BASELINE RELEASE SW	4		
14n	G361AH	ENH: P25 TRUNKING SOFTWARE APX	4		
14o	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U)	4		

Grand Total **\$359,508.44(USD)**

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



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 so requests.

Subject	10. Authorize the purchase of radios and associated equipment for Sachse Fire-Rescue in the amount not to exceed One Hundred Sixty-Five Thousand, One Hundred Eighty-Seven and 45/100 Dollars (\$165,187.45) from the GMRS (HGAC RA05-21) contract.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Preferred Date	Dec 04, 2023
Absolute Date	Dec 04, 2023
Fiscal Impact	Yes
Dollar Amount	\$165,187.45
Budgeted	Yes
Budget Source	General Fund
Recommended Action	Authorize the purchase of radios and associated equipment for Sachse Fire-Rescue in the amount not to exceed One Hundred Sixty-Five Thousand, One Hundred Eighty-Seven and 45/100 Dollars (\$165,187.45) from the GMRS (HGAC RA05-21) contract.
Goals	Meet the public safety needs of a growing citizen, student, and business population. Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The City previously purchased new Motorola hand-held mobile radios and associated equipment in 2015 as part of a larger radio services and infrastructure contract. Existing radios purchased in 2015 are no longer manufactured or supported by Motorola. The terms of the contract allow for the purchase of current generation radios and equipment.

The City Council authorized the required budget amendment associated with this purchase at its last meeting on November 6, 2023, with the approval of Ordinance #4128.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the purchase of radios and associated equipment for Sachse Fire-Rescue in the amount not to exceed One Hundred Sixty-Five Thousand, One Hundred Eighty-Seven and 45/100 Dollars (\$165,187.45) from the GMRS (HGAC RA05-21) contract.

File Attachments

[E10. QUOTE-2334647-2 Sachse Fire Replacements 10-30-23.pdf \(105 KB\)](#)

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.

Billing Address:
SACHSE, CITY OF
3815B SACHSE RD
SACHSE, TX 75048
US

Quote Date:10/30/2023
Expiration Date:12/31/2023
Quote Created By:
Collin Wetzel
collin.wetzel1@
motorolasolutions.com

End Customer:
SACHSE, CITY OF
Adam Kroviak

Contract: GMRS (HGAC RA05-21)

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX 6000XE Model 2.5	35	\$2,780.60	\$97,321.00
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE			
1a	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)			
1b	Q361AR	ADD: P25 9600 BAUD TRUNKING			
1c	QA02006AA	ENH: APX6000XE RUGGED RADIO			
1d	Q58AL	ADD: 3Y ESSENTIAL SERVICE			
1e	QA00580AC	ADD: TDMA OPERATION			
1f	Q498AY	ENH: ASTRO 25 OTAR W/ MULTIKEY			
1g	H38BT	ADD: SMARTZONE OPERATION			
1h	QA09113AB	ADD: BASELINE RELEASE SW			
1i	QA01427AB	ALT: IMPACT GREEN HOUSING			
1j	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION			
1k	Q629AK	ENH: AES ENCRYPTION AND ADP			
2	PMNN4547A	BATT IMPRES 2 LIION TIA4950 R IP68 3100T			



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
3	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA			
4	PMLN7904A	CARRY ACCESSORY- CASE,APX6000 CC 2.75 SWLBL TIA BATTERY			
5	PMMN4106D	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE,XE500 REMOTE SPKR MIC WITH CHANNEL KNOB, HIGH IMPACT GREEN	35	\$455.22	\$15,932.70
	APX™ 6500 / Enh Series	APX 6500 REMOTE MOUNT W/E5 CONTROL HEAD	15	\$3,462.25	\$51,933.75
6	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE			
6a	G996AS	ENH: OVER THE AIR PROVISIONING			
6b	GA00580AA	ADD: TDMA OPERATION			
6c	GA01576AB	ADD: SMA TO QMA ADAPTER			
6d	G51AU	ENH: SMARTZONE OPERATION APX6500			
6e	G67DT	ADD: REMOTE MOUNT E5 APXM			
6f	G78AT	ENH: 3 YEAR ESSENTIAL SVC			
6g	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY			
6h	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX			
6i	G843AH	ADD: AES ENCRYPTION AND ADP			
6j	G444AH	ADD: APX CONTROL HEAD SOFTWARE			
6k	G335AW	ADD: ANT 1/4 WAVE 762-870MHZ			
6l	GA00226AA	ADD: GPS ANTENNA			
6m	G806BL	ENH: ASTRO DIGITAL CAI OP APX			
6n	GA01670AA	ADD: APX E5 CONTROL HEAD			



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
6o	W22BA	ADD: STD PALM MICROPHONE APX			
6p	QA09113AB	ADD: BASELINE RELEASE SW			
6q	G361AH	ENH: P25 TRUNKING SOFTWARE APX			
Grand Total					\$165,187.45(USD)

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



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 so requests.

Subject	11. Authorize the purchase of three outdoor warning sirens and three park warning speaker devices from Goddard Enterprises Mass Notification Systems through The Interlocal Purchasing System (TIPS) purchasing program not to exceed the budgeted funds of One Hundred Twenty Thousand, Two Hundred Eleven and 0/100 Dollars (\$120,211.00) for Sachse Fire-Rescue and Emergency Management.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Preferred Date	Dec 04, 2023
Absolute Date	Dec 04, 2023
Fiscal Impact	Yes
Dollar Amount	\$120,211.00
Budgeted	Yes
Budget Source	General Fund
Recommended Action	Authorize the purchase of three outdoor warning sirens and three park warning speaker devices from Goddard Enterprises Mass Notification Systems through The Interlocal Purchasing System (TIPS) purchasing program not to exceed the budgeted funds of One Hundred Twenty Thousand, Two Hundred Eleven and 0/100 Dollars (\$120,211.00) for Sachse Fire-Rescue and Emergency Management.

BACKGROUND

In the FY 2022-2023 budget, the City Council approved funds for the purchase of three additional outdoor warning sirens and three new park warning speakers. Currently, the City Sachse has eight outdoor warning sirens. This project enhances the system to eleven sirens and three park speakers. The speakers will be placed in the following parks: Salmon Park, Heritage Park, and Firefighters Park.

OVERVIEW

The purchase was approved as part of the FY 2022-2023 budget. All purchases of \$50,000 and above must be approved by the City Council. The budgeted amount for the outdoor warning sirens is \$120,211.00.

POLICY CONSIDERATIONS

There are no policy considerations with this item.

RECOMMENDATION

Authorize the purchase of three outdoor warning sirens and three park warning speaker devices from Goddard Enterprises Mass Notification Systems through The Interlocal Purchasing System (TIPS) purchasing program not to exceed the budgeted funds of One Hundred Twenty Thousand, Two Hundred Eleven and 0/100 Dollars (\$120,211.00) for Sachse Fire-Rescue and Emergency Management.

File Attachments

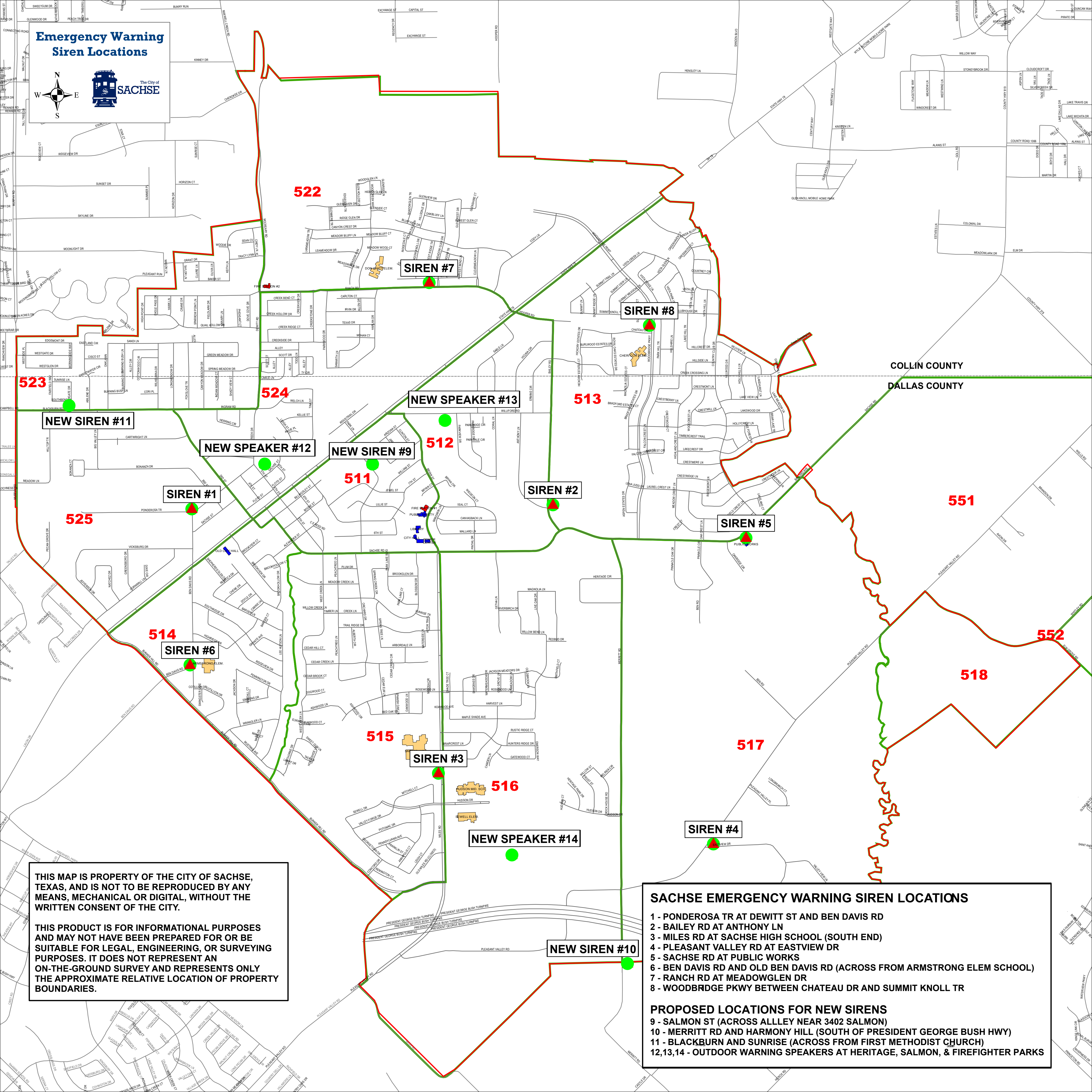
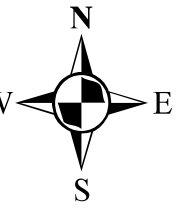
[E11.1 Emergency Siren Locations 2023.pdf \(475 KB\)](#)

[E11.2 Quotient quote Sachse, Texas \(3\) New 2001-130 Sirens TIPS Pricing 11 8 2023.pdf \(244 KB\)](#)

[E11.3 Quotient quote Sachse, Texas Park Warning Devices TIPS Pricing 11 8 2023.pdf \(222 KB\)](#)

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.

**Emergency Warning
Siren Locations**



THIS MAP IS PROPERTY OF THE CITY OF SACHSE, TEXAS, AND IS NOT TO BE REPRODUCED BY ANY MEANS, MECHANICAL OR DIGITAL, WITHOUT THE WRITTEN CONSENT OF THE CITY.

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

- SACHSE EMERGENCY WARNING SIREN LOCATIONS**
- 1 - PONDEROSA TR AT DEWITT ST AND BEN DAVIS RD
 - 2 - BAILEY RD AT ANTHONY LN
 - 3 - MILES RD AT SACHSE HIGH SCHOOL (SOUTH END)
 - 4 - PLEASANT VALLEY RD AT EASTVIEW DR
 - 5 - SACHSE RD AT PUBLIC WORKS
 - 6 - BEN DAVIS RD AND OLD BEN DAVIS RD (ACROSS FROM ARMSTRONG ELEM SCHOOL)
 - 7 - RANCH RD AT MEADOWGLEN DR
 - 8 - WOODBRIDGE PKWY BETWEEN CHATEAU DR AND SUMMIT KNOLL TR
- PROPOSED LOCATIONS FOR NEW SIRENS**
- 9 - SALMON ST (ACROSS ALLEY NEAR 3402 SALMON)
 - 10 - MERRITT RD AND HARMONY HILL (SOUTH OF PRESIDENT GEORGE BUSH HWY)
 - 11 - BLACKBURN AND SUNRISE (ACROSS FROM FIRST METHODIST CHURCH)
 - 12,13,14 - OUTDOOR WARNING SPEAKERS AT HERITAGE, SALMON, & FIREFIGHTER PARKS



GODDARD ENTERPRISES MASS NOTIFICATION SYSTEMS

Prepared for Sachse, Texas

To Kyle Potraza

Email kpotraza@cityofsachse.com

Prepared by Courtney Goddard

Joe Goddard Enterprises

Address 11950 Thousand Oaks Drive Edmond, Oklahoma 73034

Phone 405-830-9057 Website www.goddardenterprises.net

Quote number 671 Date November 8, 2023 Valid until December 6, 2023

[Download PDF](#)

Sachse, Texas (3) New 2001-130 Sirens TIPS Pricing 11/8/2023

Pricing Provided by TIPS USA!

Please issue all TIPS purchase orders to Joe Goddard Enterprises, LLC

Issue all TIPS purchase orders to:

- andy@goddardenterprises.net
- Office@goddardenterprises.net

Participation Fees and Reporting of Sales

- Goddard Enterprises will report all sales on behalf of Vendor.
- Goddard Enterprises will facilitate and pay administration fees on behalf of Vendor.

TIPS Contract Information

Contract Number: #220105 - Federal Signal Corp - Awarded TIPS Vendor

Goddard Enterprises is an Authorized Reseller of TIPS contract #220105

The Interlocal Purchasing System (TIPS) is a national purchasing cooperative offering competitively solicited contracts to education government and nonprofit agencies, saving them both time and money. TIPS provides a proven, streamlined process that eliminates the purchasing stress for Members. TIPS is housed at and managed by the Region 8 Education Service Center located in Pittsburg, Texas. The benefits of using TIPS are available to Education, Government and Non-Profit Agencies

Becoming a member is free and easy!

- Membership Information: <https://www.tips-usa.com/membership.cfm>
- FAQ: <https://www.tips-usa.com/faq.cfm>
- About TIPS: <https://www.youtube.com/watch?v=kZdD9-VyhXy>

2001-130

2001-130 High Powered Outdoor Siren

The Federal Signal 2001-130 siren is a high power, rotating, unidirectional outdoor warning siren. The high-decibel output provides maximum coverage with minimum installation cost. The siren's projector produces a 60-degree projection of sound which rotates at 3 RPM and can produce three distinct warning signals: steady, wail and fast wail.



10,447.00
x 3
20% discount
25,072.80

DCFCTBDH Two Way Siren Controller Two-way siren controller for 48VDC Sirens. Two-way radio control and status monitoring. Available in VHF and UHF configurations. Simultaneous two-tone sequential, DTMF, EAS, POCSAG, and digital AFSK decoding for security. Able to utilize multiple communication paths for redundancy. Controls mechanical sirens, including models 2001-130, Equinox, 508-128 and Eclipse8. Solar options available. Push buttons for local activation. UL Listed for general signaling. DNV Certified 	9,198.00 x 3 20% discount 22,075.20
OMNI-U Fiberglass Antenna, 152-156 MHZ VHF, Unity gain 30FT LMR400 Coax, low loss FM2 Bracket for Fiberglass Antenna	457.00 x 3 20% discount 1,096.80
AMB-P Antenna Mounting Bracket Federal Signal side of pole antenna bracket. 16" offset. Mounts to any utility pole.	154.00 x 3 20% discount 369.60
Batteries-GEL 24DT MK Battery 8G24DT Standard GEL Battery Set. A set of batteries includes 4X 8G24DT Batteries per site. Estimated life: 5 to 6 years Nominal Voltage (V): 12V Capacity at C/100: 84.5Ah Capacity at C/20: 73.6Ah	286.00 x 12 3,432.00
Steel Pole 50ft direct bury steel pole, Valmont brand, Federal Signal Siren configuration.	5,938.00 x 3 17,814.00
Installation - Siren Tech II (Journeyman) Installation - Siren Tech II (Journeyman) - All states except for Hawaii and Wisconsin. • Provide (3) Installation - Siren Tech II (Journeyman) • (2) Travel Day with use of Bucket Truck	228.75 x 30 6,862.50
Installation - Bucket Truck with Operator Installation - Bucket Truck with Operator - All states except for Hawaii and Wisconsin • Provide (3) Installation - Bucket Truck with Operator • (2) Travel Day with use of Bucket Truck	250.00 x 24 6,000.00
Installation - Digger Derrick with Operator Installation - Digger Derrick with Operator - All states except for Hawaii and Wisconsin • Provide (3) Installation - Digger Derrick with Operator • (2) Travel Day with use of Bucket Truck	275.00 x 15.52 4,268.00
Shipping & Handling Shipping & Handling Shipping & Handling	3,022.10 x 1 3,022.10
NOTE: Customer will be responsible for electrical disconnect and meter installation.	

Subtotal, includes discount of 12,153.60

Total

90,013.00

\$90,013.00

Terms & Conditions

This estimate is an approximation and is not guaranteed. The estimate is based on information provided from the customer regarding project requirements, needs, and wants. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the customer will be notified. Estimate valid for 30 days unless otherwise indicated.

Goddard Enterprises reserves the right to accept or reject any order, in our sole discretion. Order acceptance is expressly limited by and to the terms and conditions stated herein, which supersede any terms and conditions set forth in any document you provided to us.

Prices are subject to change and are exclusive of any applicable sales or other taxes, freight, handling and insurance charges. Freight quotations are provided as estimates only – actual freight charges are determined at the time of shipping and may differ from the amount originally quoted. The cost of any equipment within this estimate exceeding \$30,000 will be due at time of shipment unless otherwise arranged with Goddard Enterprises.

Any Installation that requires network access will be customers responsibility to facilitate and must be completed before work or commissioning can begin. All network requirements must meet factory recommendations to gain factory support.

Rock Clause: Rock, poor soil conditions, water in excavations and other unforeseen site conditions may incur additional charges upon digging.

This quotation/proposal and any files or attachments transmitted with it contain Information that is confidential and privileged. This document may contain information that is intended only for the use of the individual(s) and entity(ies) to whom it is addressed. If you are the intended recipient, further disclosures are prohibited without proper authorization from Goddard Enterprises. If you are not the intended recipient, any disclosure, copying, printing, or use of this information is strictly prohibited and possibly a violation of federal or state law and regulations. If you have received this information in error, please delete it and call 405-282-1978 immediately.

You agree to be bound by these Terms and Conditions in effect at the time of purchase. You also agree that we may change any of the Terms and Conditions upon 15 days written notice to you and that such changed Terms and Conditions will apply to any subsequent transactions with us. Additionally, you agree that in the event that any portion of these Terms and Conditions are found to be unenforceable, the remainder will remain in full force and effect.

Federal Signal Warranty 2022

Outdoor Warning Products: 5 years parts and factory labor from date of delivery, return to factory for service.

This includes: 2001-130, 508-128, Equinox, Eclipse8, Modulator and DSA series.

Controllers: 2 years parts and labor from date of delivery, return to factory for service

This includes: SS2000+ Console, Siren DC Controllers, UV, UVRI, UVIC Controllers.

Warranty does not cover the cost of return or service call labor for issues outside of Goddard Enterprises control.

Questions & Answers



Courtney Goddard Nov 9, 2023 at 1:51 PM

Good Afternoon Sir,

Thank you so much for the acceptance of our quote. Would we be able to receive a purchase order if one is available?



Ask a question...

Sachse, Texas (3) New 2001-130 Sirens TIPS Pricing 11/8/2023

Total \$90,013.00

Additional comments

Order/reference number

☒ Yes, I **Kyle Potraza** agree to and accept this quote, on November 9, 2023 at 7:50 AM.

ACCEPTED

Digital Fingerprint...



GODDARD ENTERPRISES

MASS NOTIFICATION SYSTEMS

Prepared for Sachse, Texas

To Kyle Potraza

Email kpotraza@cityofsachse.com

Prepared by Courtney Goddard

Joe Goddard Enterprises

Address 11950 Thousand Oaks Drive Edmond, Oklahoma 73034

Phone 405-830-9057 Website www.goddardenterprises.net

Quote number 670 Date November 8, 2023 Valid until December 6, 2023

[Download PDF](#)

Sachse, Texas Park Warning Devices TIPS Pricing 11/8/2023

Pricing Provided by TIPS USA!

Please issue all TIPS purchase orders to Joe Goddard Enterprises, LLC

Issue all TIPS purchase orders to:

- andy@goddardenterprises.net
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- FAQ: <https://www.tips-usa.com/faq.cfm>
- About TIPS: <https://www.youtube.com/watch?v=kZdD9-VyhxY>

RF100

The Federal Signal RF100 is a 100 Watt radio controlled speaker. The RF100 includes an UltraVoice® control board which performs the same functions as our full line of UltraVoice products. The RF100 delivers the same high-quality voice announcements as the Modulator and DSA speaker systems. As a standalone device, the RF100 can be activated from an RF control point using 2-tone, DTMF, or Federal Signal's line of digital encoders. The RF100 includes inputs for local activation and remote activation of other warning system devices. The RF100 uses our NEMA4x siren/speaker enclosure which contains a 2-way radio for control and supervision. In addition, a high powered amplifier, power supply, and UltraVoice control board are contained within the enclosure.



2,982.00
x 3
20% discount
7,156.80

DS-100

Optional Directional Speakers, Powered, 100 Watts.
Allows for omni directional coverage.

1,544.00
x 3
20% discount
3,705.60

Omni-U Fiberglass Antenna, 152-156 MHZ VHF, Unity gain 30FT LMR400 Coax, low loss FM2 Bracket for Fiberglass Antenna	457.00 x 3 20% discount 1,096.80
AMB-P Antenna Mounting Bracket Antenna Mounting Bracket, Pole 16" Off-set from pole, Designed for Fiberglass Antenna	154.00 x 3 20% discount 369.60
Battery Cabinet 24VDC Battery Box, Aluminum. Federal Signal for DS/RF100	1,033.00 x 3 20% discount 2,479.20
Charger Charger for RF100 Speaker to maintain the batteries. Requires 120VAC Service.	831.00 x 3 20% discount 1,994.40
Batteries-ES-50-12 MK Battery Standard GEL Battery Set. A set of batteries includes 4X ES-50-12	286.00 x 6 1,716.00
Installation - Siren Tech II (Journeyman) Installation - Siren Tech II (Journeyman) - All states except for Hawaii and Wisconsin. • Provide (3) Installation - Siren Tech II (Journeyman) • (2) Travel Day with use of Bucket Truck	228.75 x 24 5,490.00
Installation - Bucket Truck with Operator Installation - Bucket Truck with Operator - All states except for Hawaii and Wisconsin • Provide (3) Installation - Bucket Truck with Operator • (2) Travel Day with use of Bucket Truck	250.00 x 5.04 1,260.00
Optimization and Configuration Optimization and Configuration Finalize setup and configuration of installed system • 3- (8) hour work days. • (2) day of Optimization and Configuration • (2) Travel Day with use of Bucket Truck	1,179.60 x 1 1,179.60
Shipping & Handling Shipping & Handling Shipping & Handling	1,250.00 x 1 1,250.00
Subtotal, includes discount of 4,200.60 Total	27,698.00 \$27,698.00

Terms & Conditions

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Questions & Answers



Courtney Goddard Nov 9, 2023 at 1:51 PM

Good Afternoon Sir,
Thank you so much for the acceptance of our quote. Would we be able to receive a purchase order if one is available?



Ask a question...

Sachse, Texas Park Warning Devices TIPS Pricing 11/8/2023

Total \$27,698.00

Additional comments

Order/reference number

☒ Yes, I **Kyle Potraza** agree to and accept this quote, on November 9, 2023 at 7:51 AM.

ACCEPTED

 Digital Fingerprint...

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 so requests.

Subject	12. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for water and sewer mains at various locations (W-21-08 and SS-21-11) through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed Two Million, One Hundred Eighty-Nine Thousand, Two Hundred Thirteen and 0/100 Dollars (\$2,189,213.00).
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action (Consent)
Preferred Date	Dec 04, 2023
Fiscal Impact	Yes
Dollar Amount	\$2,189,213.00
Budgeted	Yes
Budget Source	Utility Fund
Recommended Action	Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for water and sewer mains at various locations (W-21-08 and SS-21-11) through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed Two Million, One Hundred Eighty-Nine Thousand, Two Hundred Thirteen and 0/100 Dollars (\$2,189,213.00).
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

In the FY 2021-2022 budget, the City Council approved funds for the installation and upgrades to various sewer and water lines through the Utility Fund. In consultation with the City's engineering design firm, it was recommended to make these improvements via pipe bursting rather than open cutting the entire roadway and easements. This process will not require repairs to be done in the traditional open-cut method. With pipe-bursting, it will shorten the time required and will be less intrusive to the property owners.

OVERVIEW

Projects selected for pipe bursting are Hilltop Trail and Meadow Lane water and sewer lines; Alexander Street sewer line; Murphy Road sewer line; Blackburn Road water line; Natchez Drive sewer line; and Ingram Road sewer line. Individual services will be reinstalled with each section of the project. Installation with this method is less destructive to the surrounding area and has minimal service (water and sewer) interruption to each property owner.

The contractor, NO-DIGTEC is a member of The Interlocal Procurement System (TIPS). The requested amount is under the authorized budgeted amount.

POLICY CONSIDERATIONS

It is the responsibility of the City of Sachse to maintain, upgrade, and improve public utilities as necessary within the city. Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act, and Chapter 271.102 of the Texas Local Government Code, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing necessary equipment, goods, and services.

The City Council has approved the Master Interlocal Cooperative Purchasing Agreement for the purchase of necessary equipment, goods, and services (Resolution No. 4082). Contract pricing from The Interlocal Purchasing System may be utilized by the City of Sachse for water and sewer improvements.

RECOMMENDATION

Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for water and sewer mains at various locations (W-21-08 and SS-21-11) through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed Two Million, One Hundred Eighty-Nine Thousand, Two Hundred Thirteen and 0/100 Dollars (\$2,189,213.00).

File Attachments

[E12. Sachse W&S Improvements 11-08-2023 Est 5595.2.pdf \(103 KB\).](#)

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.

NO-DIGTEC, LLC

415 Ewing Boulevard
Ferris, TX 75125
(972) 488-9910
www.NO-DIGTEC.com

Estimate

Date	Estimate #
11/8/2023	5595

Customer
City of Sachse Corey Nesbit, PE 3815 Sachse Road Sachse, TX 75048

Project
Hilltop Meadows, Ingram, Natchez Water / Sewer Rehab City of Sachse

PO #	Terms	Rep
QUOTE	Net 30	JN

Description	Qty	U/M	Rate	Total
SEWER REHABILITATION				
Burst Existing 6" or 8" to 8" HDPE IPS DR 17 (0'- 8' deep)	4,821	L.F.	73.00	351,933.00
Burst Existing 6" or 8" to 8" HDPE IPS DR 17 (12' - 16' deep)	1,285	L.F.	90.00	115,650.00
Open Cut to Install 8" SDR26 Sewer Main (0'-8' deep)	670	L.F.	195.00	130,650.00
Burst existing 10" or 12" to 12" HDPE IPS DR 17 (8'-12' deep)	744	L.F.	142.00	105,648.00
8" - 12" Pipeburst Setup Charge Per Install Length	6,850	L.F.	3.50	23,975.00
Set Up 4" Pump (Per Pump)	18	Ea	350.00	6,300.00
Set Up 4" Piping	6,458	L.F.	3.50	22,603.00
Operate 4" Pumping System	18	Day	100.00	1,800.00
Bypass Plan (3rd Party Certified)- IF Necessary	0	Ea.	3,500.00	0.00
8" Clean and TV sanitary sewer	6,850	L.F.	6.00	41,100.00
6" - 18" Post TV Inspection After Rehabilitation	7,520	L.F.	3.50	26,320.00
Short Side Sewer Service Reconnect - Includes Cleanout at Property Line	32	Ea	2,895.00	92,640.00
Long Side Sewer Service Reconnect - Includes Cleanout at Property Line	32	Ea	3,568.00	114,176.00
Access Pit (0'-8' deep)	14	Ea	2,500.00	35,000.00
Access Pit (8'-12' deep)	3	Ea	3,750.00	11,250.00
Access Pit (12'-16' deep)	4	Ea	5,000.00	20,000.00
Potholing for Nearby Utility Location (0'-8' deep)	14	Ea	750.00	10,500.00
Trench Safety	1,485	L.F.	12.00	17,820.00
Remove Existing Manhole	20	Ea	785.00	15,700.00
4' DIA New Manhole Install 0' - 6' deep	26	Ea	6,600.00	171,600.00
4' DIA Extra VF Depth Manhole over 6' deep	30	V.F.	475.00	14,250.00
Granular Backfill	550	Ton	54.00	29,700.00
Tree Removal and Haul Off (not responsible for replacing the removed tree) Necessary for STA 16+53-sheet 4	1	Ea.	750.00	750.00
Repair / Rehab ADA Handicap Ramp	1	EA	6,750.00	6,750.00
Thank you!		Subtotal		
		Total		

Signature of Acceptance: _____

Date: _____

NO-DIGTEC, LLC

415 Ewing Boulevard
Ferris, TX 75125
(972) 488-9910
www.NO-DIGTEC.com

Estimate

Date	Estimate #
11/8/2023	5595

Customer
City of Sachse Corey Nesbit, PE 3815 Sachse Road Sachse, TX 75048

Project
Hilltop Meadows, Ingram, Natchez Water / Sewer Rehab City of Sachse

PO #	Terms	Rep
QUOTE	Net 30	JN

Description	Qty	U/M	Rate	Total
Repair/Rehab 2" Asphalt pavement	115	S.Y.	96.00	11,040.00
Repair/Rehab 8" Flex base (for temporary surface restoration prior to pavement company arrival)	115	S.Y.	50.00	5,750.00
Repair/Rehab 8" Concrete pavement	12	S.Y.	122.04	1,464.48
Repair/Rehab 6" Concrete pavement	346	S.F.	13.18	4,560.28
Repair/Rehab 4" Concrete sidewalk	128	S.F.	12.70	1,625.60
Repair/Rehab Concrete curb and gutter	192	L.F.	60.00	11,520.00
Seeding of Disturbed Areas	1	LS	500.00	500.00
Sod	750	S.Y.	12.00	9,000.00
Erosion Control Measures (does not include providing a SWPPP Plan or Booklet - <1 acre disturbance)	1	LS	5,000.00	5,000.00
Remove / Replace Brick Mailbox @ 5007 Natchez	1	Ea.	1,200.00	1,200.00
Remove / Replace Existing Fence for Access	32	L.F.	38.00	1,216.00
Traffic control	140	Day	110.00	15,400.00
Lighted Arrow Board (Per Arrow Board)	25	Day	200.00	5,000.00
Traffic control Plan (3rd party Certified) IF NECESSARY	0	Day	2,500.00	0.00
Installation of Raven Manhole Lining	204	V.F.	298.00	60,792.00
New Manhole Frame and Cover	26	Ea	962.50	25,025.00
Manhole Bench Rebuild (STA 0+00 - Alexander SS)	1	Ea	875.00	875.00
Travel and Mobilization	1	Ea	5,000.00	5,000.00
Payment, Performance and Maintenance Bonds for Sewer Portion of Project	1	Ea	36,857.00	36,857.00
SUBTOTAL- WASTEWATER				1,567,940.36
WATER REHABILITATION				
Burst Existing 6" or 8" ACP to 8" Fusible PVC DR18 C-900 (0'-8' deep)	2,926	L.F.	113.60	332,393.60
8" - 12" Pipeburst Setup Charge Per Install Length	2,926	L.F.	3.50	10,241.00
Copperhead Tracer Wire System for Mainline Only (OPTION)	2,926	L.F.	3.76	11,001.76
Thank you!		Subtotal		
		Total		

Signature of Acceptance: _____

Date: _____

NO-DIGTEC, LLC

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Ferris, TX 75125
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www.NO-DIGTEC.com

Estimate

Date	Estimate #
11/8/2023	5595

Customer
City of Sachse Corey Nesbit, PE 3815 Sachse Road Sachse, TX 75048

Project
Hilltop Meadows, Ingram, Natchez Water / Sewer Rehab City of Sachse

PO #	Terms	Rep
QUOTE	Net 30	JN

Description	Qty	U/M	Rate	Total
8" Gate Valve and Box	7	Ea	3,095.67	21,669.69
1" Water Service LONG	15	Ea	2,456.00	36,840.00
1" Water Service SHORT	12	Ea	1,965.00	23,580.00
1" Meter Box	27	Ea	395.00	10,665.00
8" 45 Degree Bend	2	Ea	1,268.88	2,537.76
Connection to Existing Water Main	3	Ea	3,500.00	10,500.00
Access Pit (0'-8' deep)	7	Ea	2,500.00	17,500.00
Potholing for Nearby Utility Location (0'-8' deep)	6	Ea	750.00	4,500.00
Trench Safety	220	L.F.	12.00	2,640.00
Granular Backfill	162	Ton	54.00	8,748.00
Install 8" Tee	1	Ea	3,589.00	3,589.00
Install 12" Tee	1	Ea	4,795.62	4,795.62
Install Fire Hydrant Assembly	4	Ea	7,164.97	28,659.88
Remove Fire Hydrant	3	Ea	150.00	450.00
Remove Existing Gate Valve	6	Ea	150.00	900.00
Repair / Rehab ADA Handicap Ramp	1	EA	6,750.00	6,750.00
Repair/Rehab 2" Asphalt pavement	78	S.Y.	96.00	7,488.00
Repair/Rehab 8" Flex base	78	S.Y.	50.00	3,900.00
Repair/Rehab 8" Concrete pavement	15	S.Y.	122.04	1,830.60
Repair/Rehab 6" Concrete pavement	220	S.F.	13.18	2,899.60
Repair/Rehab 4" Concrete sidewalk	32	S.F.	12.70	406.40
Repair/Rehab Concrete curb and gutter	25	L.F.	60.00	1,500.00
Sod	300	S.Y.	12.00	3,600.00
Erosion Control Measures (does not include providing a SWPPP Plan or Booklet)	1	LS	5,000.00	5,000.00
Traffic control	100	Day	110.00	11,000.00
Set up Bypass of Mainline Sizes 2"04" AWWA approved bypass	2,926	LF	3.45	10,094.70
Connection of each service from 2"-4" AWWA approved bypass	27	Ea	295.00	7,965.00
Operation of 2"-4" AWWA approved bypass	65	Day	115.00	7,475.00
Travel and Mobilization	1	Ea	5,000.00	5,000.00

Thank you!

Subtotal

Total

Signature of Acceptance: _____

Date: _____

NO-DIGTEC, LLC

415 Ewing Boulevard
Ferris, TX 75125
(972) 488-9910
www.NO-DIGTEC.com

Estimate

Date	Estimate #
11/8/2023	5595

Customer
City of Sachse Corey Nesbit, PE 3815 Sachse Road Sachse, TX 75048

Project
Hilltop Meadows, Ingram, Natchez Water / Sewer Rehab City of Sachse

PO #	Terms	Rep
QUOTE	Net 30	JN

Description	Qty	U/M	Rate	Total
Payment, Performance and Maintenance Bonds for Water Portion of Project	1	Ea	15,152.00	15,152.00
SUBTOTAL- WATER				621,272.61
SUBTOTAL WASTEWATER - \$1,567,940.36				
SUBTOTAL WATER - \$621,272.61				
Thank you!			Subtotal	\$2,189,212.97
			Total	\$2,189,212.97

Signature of Acceptance: _____

Date: _____

F. Regular Agenda Items

Subject	1. Consider approving a resolution casting Sachse's vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action, Discussion
Absolute Date	Dec 04, 2023
Recommended Action	Approve a resolution casting Sachse's vote for _____ to be the fourth member of the Board of Directors of the Dallas Central Appraisal District.

BACKGROUND

Every two years, in odd numbered years, the City Council casts its vote for a member of the Board of Directors of the Dallas Central Appraisal District.

OVERVIEW

This year, the City Council has one vote to cast. This year's candidates and nominating parties are as follows:

- Brett Franks - City of Sachse
- Carrie F. Gordon - City of Balch Springs
- Michael Hurtt - City of Seagoville, City of Carrollton
- Mark Jones - City of Desoto
- Terry Lynne - City of Farmers Branch
- Steve Nichols - City of Hutchins

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

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

File Attachments

[F1. Resolution_DCAD Board Vote.pdf \(148 KB\)](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, CASTING ITS VOTE FOR THE FOURTH MEMBER OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT.

WHEREAS, Dallas County eligible taxing entities have expressed and approved an option which allows for representation to the Appraisal District Board of Directors (in accordance with Section 6.03 of the Texas Property Tax Code) as follows:

1. The City of Dallas shall appoint one (1) member to the Board.
2. The Dallas Independent School District shall appoint one (1) member to the Board.
3. The Dallas County Commissioners Court shall appoint one (1) member to the Board. The member appointed by the Dallas County Commissioners Court shall not be a resident of either the City of Dallas or the Dallas Independent School District.
4. Each of the incorporated cities and towns, except for the City of Dallas, shall have the right to nominate by an official resolution one (1) candidate as the fourth member of the Board of Directors. The said cities and towns shall, from the nominations received, elect by a majority vote, with each city and town being entitled to one (1) vote, the fourth member of the Board of Directors.
5. Each of the School Districts, and the Dallas County Community College District, except the Dallas Independent School District, shall have the right to nominate by an official resolution one (1) candidate as the fifth member of the Board of Directors. The said school districts shall, from the nominations received, elect by a majority vote, with each school district and the community college district being entitled to one (1) vote, the fifth member of the Board of Directors.

The votes required for election to the Board of Directors in 4 and 5 hereof shall be by a majority of those authorized to vote in 4 and 5 respectively and not by a majority of the quorum, and

WHEREAS, the City of SACHSE does hereby cast its vote by marking the ballot below:

(Check one only)

	Candidate	Nominating City
☐	Brett Franks:	City of Sachse
☐	Carrie F. Gordon:	City of Balch Springs
☐	Michael Hurtt:	City of Seagoville, City of Carrollton
☐	Mark Jones:	City of Desoto
☐	Terry Lynne:	City of Farmers Branch
☒	Steve Nichols:	City of Hutchins

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of SACHSE does hereby confirm its one (1) vote for the election of _____ as the suburban cities' representative to the Board of Directors of the Dallas Central Appraisal District.

PASSED AND APPROVED, this the 4th day of December, 2023

ATTEST: _____
CITY SECRETARY

MAYOR

SEAL:

F. Regular Agenda Items

Subject	2. Conduct a public hearing to consider and act on an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change of zoning from Agricultural District (AG) to a Residential-39 District (R-39) on an approximately 4.7 acre tract of land out of the R.D. Newman Survey, Abstract No. 660, City of Sachse, Dallas County, Texas, more particularly described in Exhibit "A" and located east of the intersection of Hooper Road and Bailey Road; providing a conflicts resolution clause, a severability clause, a savings clause, a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense, and an effective date.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Conduct a public hearing to consider and act on an ordinance requested by Habeeburrahman Syed Quadri to rezone approximately 4.7 acres of land from AG, Agricultural District, to R-39 Single Family Residential District, generally located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.

BACKGROUND

- The subject property consists of one tract of land.
- Zone change request from AG - Agricultural District to R-39 Single Family Residential District.
- Applicant: Habeebaurrahman Syed Quadri
- Owner: Habeeburrahman Syed Quadri
- Size: Approximately 4.7 acres
- Site Attributes: Existing single-family dwelling

POLICY

- The subject property is identified as Low Density Residential on the Future Land Use Plan, which calls for neighborhoods with conventional, detached dwellings on a range of lot sizes.
- The applicant has stated in their request that they intend to subdivide if this zoning is approved to a total of three single-family residential lots meeting the R-39 zoning district requirements.
- All properties surrounding this parcel are identified for Low Density Residential uses in the Comprehensive Plan, with property to the northwest identified for commercial uses.
- The proposed rezoning request and uses are consistent with the vision identified in the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the proposed rezoning request and ordinance as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan. The Planning and Zoning Commission recommended 5-0 to approve the zoning change at the October 23, 2023, regular meeting.

File Attachments

[F2.1 Presentation Bailey Rd Rezone ZO 23-03 FINAL.pdf \(638 KB\)](#)

[F2.2 Ordinance Change in Zoning 4.7 Acres R.D. Newman from AG to R-39.pdf \(541 KB\)](#)

7200 Bailey Road Rezoning Request

City Council

December 4, 2023



Request

Conduct a public hearing to consider and act on a request by Habeeburrahman Syed Quadri to rezone approximately 4.7 acres of land from AG, Agricultural District to R-39 Single Family Residential District, generally located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.



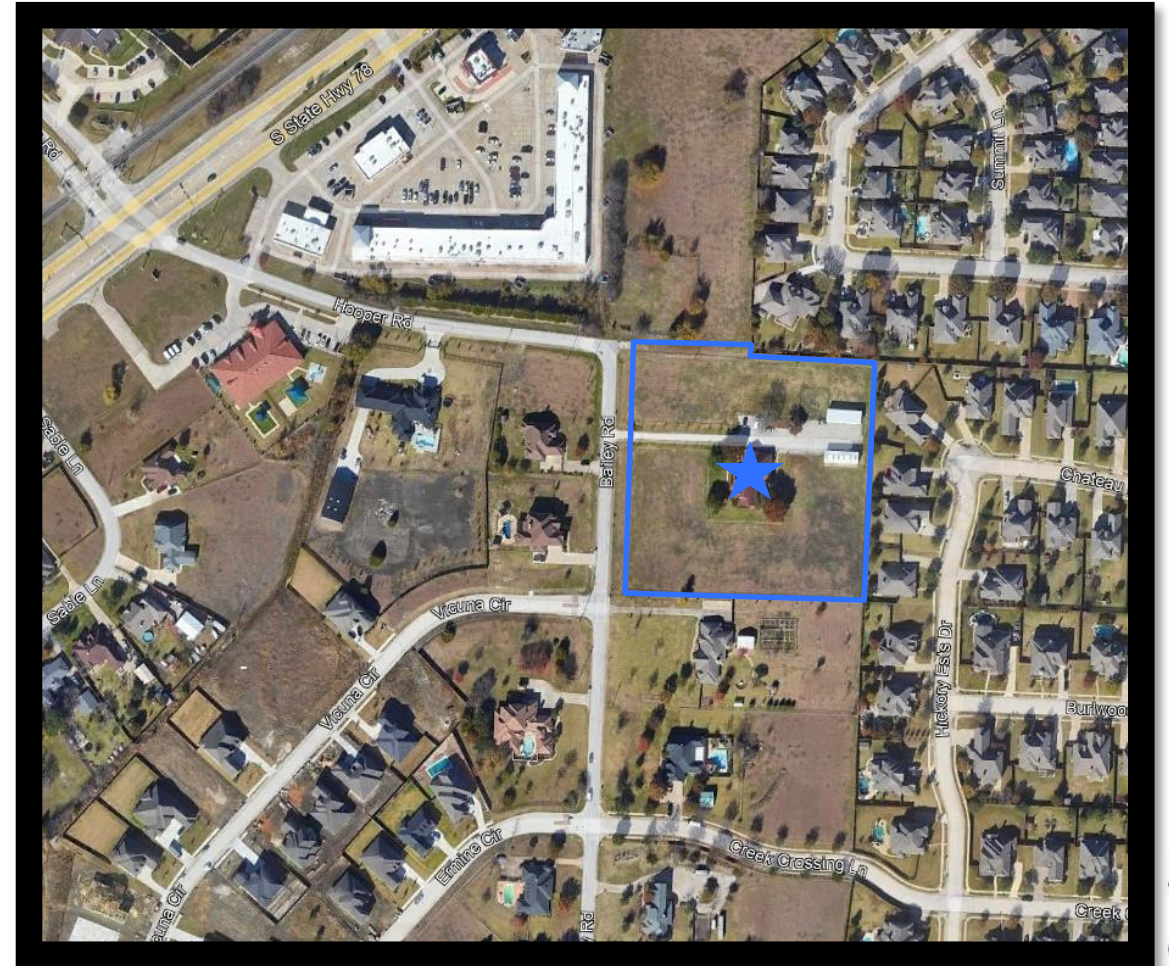
Project Information

- Proposal to rezone property from AG - Agricultural District to R-39 Single Family Residential District
- Applicant: Habeeburrahman Syed Quadri
- Owner: Habeeburrahman Syed Quadri
- Size: Approximately 4.7 acres
- Site Attributes: Property is currently one lot with one single family dwelling.

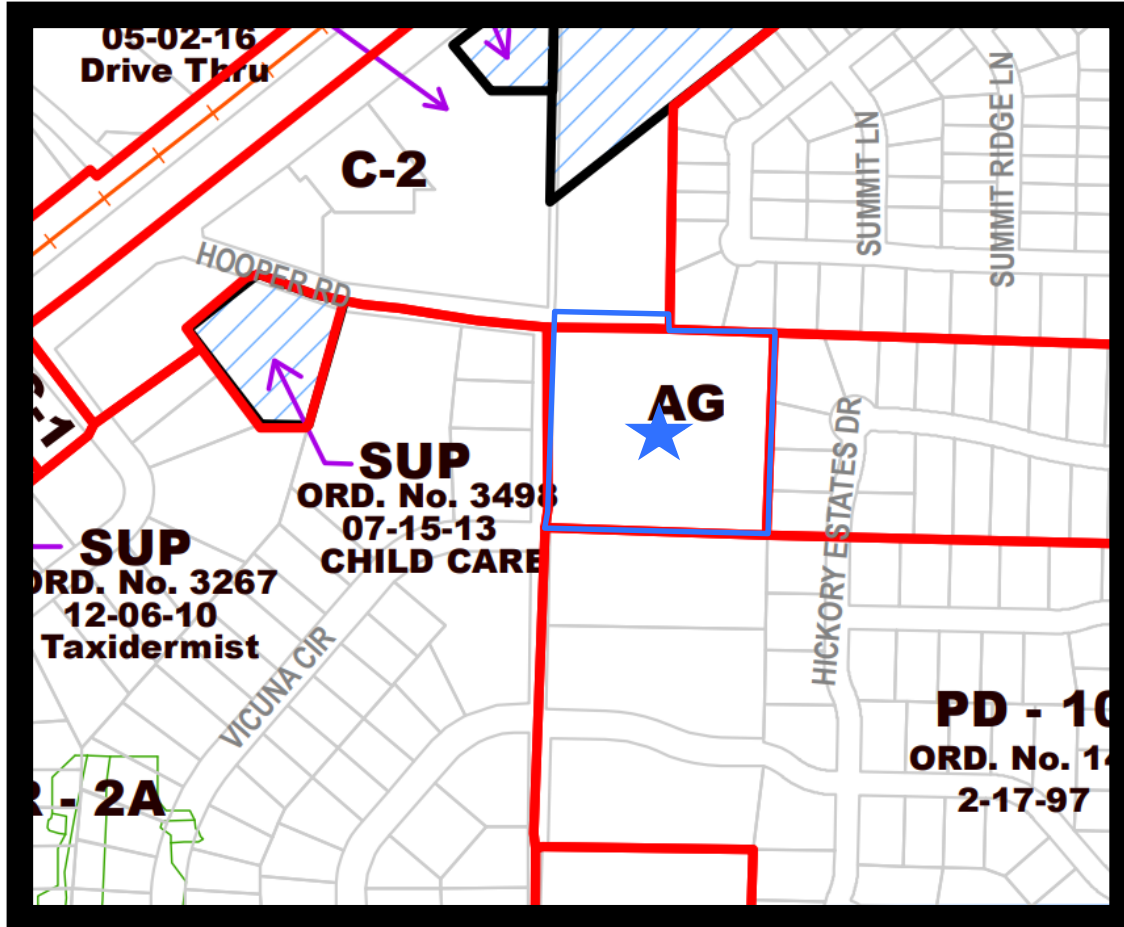


Aerial Map

The property is located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.



Zoning Map



The property is zoned AG.
The blue star indicates the
subject property.

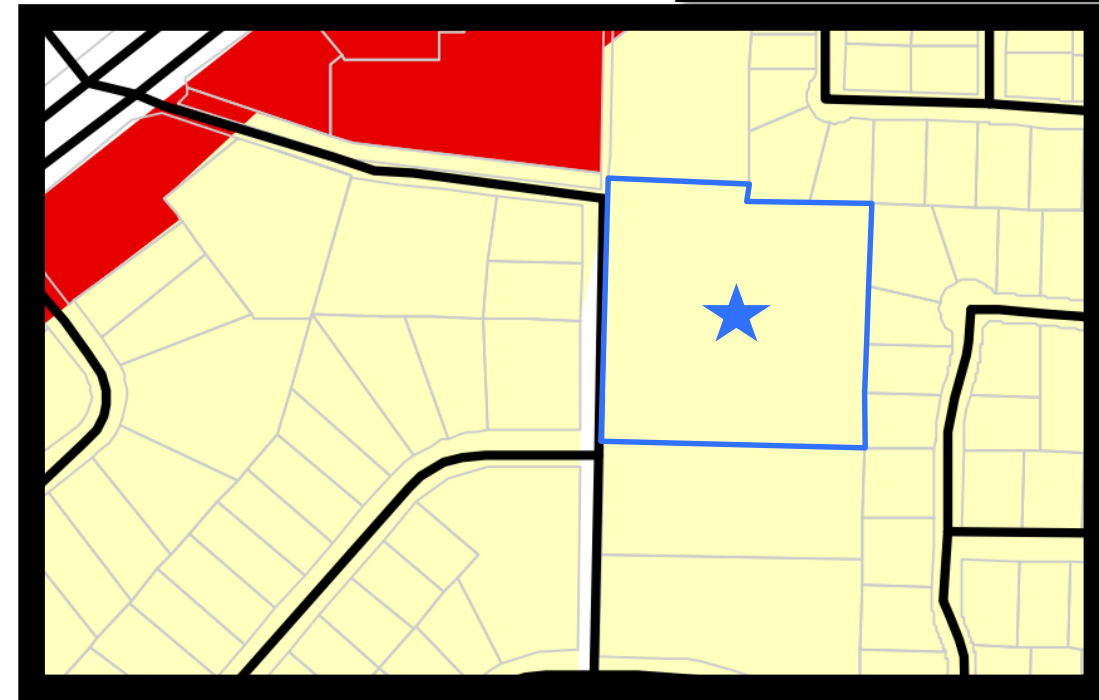
R-39 Single Family Zoning District Standards

- Minimum Lot Area: 39,000 square feet
- Minimum Building Size: 2,000 square feet (exclusive of garages)
- Maximum Height: two stories
- Minimum width at Building Line: 130'
- Minimum width at Street ROW: 100'



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential Uses, which are described as “neighborhoods with conventional detached single family dwellings on a range of lot sizes and various setbacks”.
- State law requires that zoning decisions *“must be adopted in accordance with a Comprehensive Plan”*.
- The FLUP supports the proposed rezoning request.



Staff Recommendation

Staff recommends approval of the proposed rezoning request and ordinance for the following reasons:

1. The proposed rezoning request is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
2. The permitted uses within the proposed rezoning request would be consistent with surrounding residentially zoned and developed land.
3. At its October 23 regular meeting, the Planning & Zoning Commission voted 5-0 to recommend approval of the proposed zoning change.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; TO GRANT A CHANGE OF ZONING FROM AGRICULTURAL DISTRICT (AG) TO A RESIDENTIAL-39 DISTRICT (R-39) ON AN APPROXIMATELY 4.7± ACRE TRACT OF LAND OUT OF THE R.D. NEWMAN SURVEY, ABSTRACT NO. 660, CITY OF SACHSE, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND LOCATED EAST OF THE INTERSECTION OF HOOPER ROAD AND BAILEY ROAD; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws applying to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said comprehensive Zoning Ordinance and Zoning Map should be amended as provided herein;

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

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended by changing the zoning relating to the use and development of a 4.7± acre tract of land out of the R.D. Newman Survey, Abstract No. 660, City of Sachse, Dallas County, Texas, more particularly described in Exhibit “A” and shown in Exhibit “B” attached hereto and incorporated herein by reference (“the Property”) from Agricultural (“AG”) to Residential 39 (“R-39”) subject to the provisions of Section 2 of this Ordinance.

SECTION 2. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this Ordinance be and the same are hereby repealed.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Sachse and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision hereof other than the part

so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 4th day of December, 2023.

APPROVED:

Jeff Bickerstaff
Mayor

DULY ENROLLED:

Leah K Granger
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(06-10-2019:TM108661)

EXHIBIT "A"
Description of Property

DESCRIPTION
STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in the City of Sachse, Collin County, Texas, out of the R.D. Newman Survey, A-660, and being all of that called 4.722 acres of land described in deed to Robert R. Jensen as recorded under CC# 20140102000006250 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the projected centerline of Bailey Road, at the Northwest corner of said 4.722 acres, and at the Southwest corner of that called 2.010 acres of land described as Tract 1 in deed to Sachse Capital, L.P. as recorded under CC# 20201020001816080 of the Official Public Records of Collin County, Texas;

THENCE South 88 degrees 19 minutes 03 seconds East, 251.05 feet to a 1/2 inch steel rod found at the Northerly most Northeast corner of said 4.722 acres, at the Southeast corner of said 2.010 acres, and on the West line of Lot 14, Block A of Woodbridge, Phase I as recorded in Volume K, Page 187 of the Plat Records of Collin County, Texas;

THENCE South 01 degrees 19 minutes 09 seconds West, 20.00 feet to a point at the corner of said 4.722 acres, and at the Southwest corner of said Lot 14;

THENCE South 88 degrees 01 minutes 21 seconds East, 219.72 feet to a fence corner post found at the Northeast corner of said 4.722 acres, and at the Northwest corner of Lot 20, Block A of Chateaus of Woodbridge Parkway as recorded in Volume 2007, Page 603 of the Plat Records of Collin County, Texas;

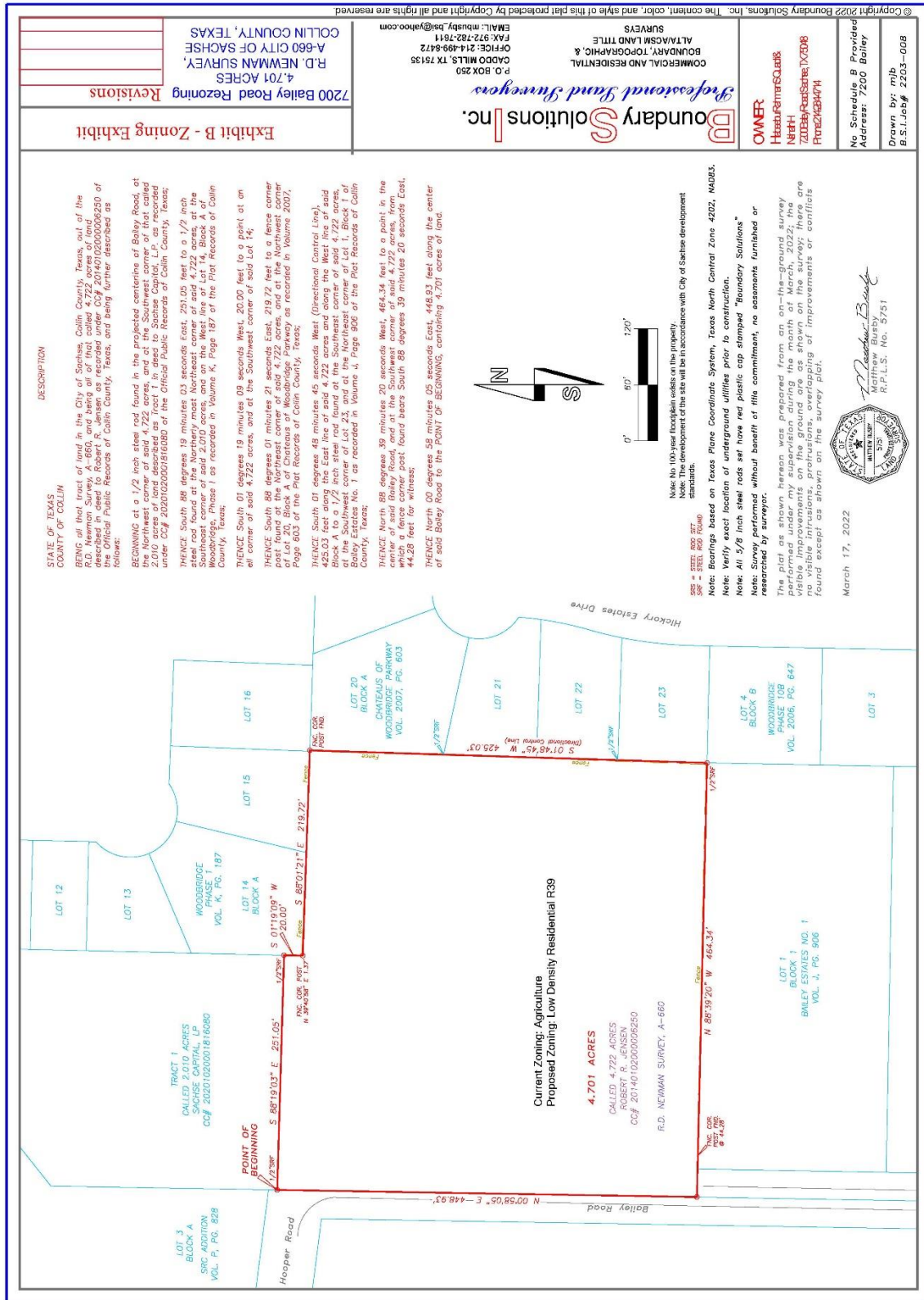
THENCE South 01 degrees 48 minutes 45 seconds West (Directional Control Line), 425.03 feet along the East line of said 4.722 acres and along the West line of said Block A to a 1/2 inch steel rod found at the Southeast corner of said 4.722 acres, at the Southwest corner of Lot 23, and at the Northeast corner of Lot 1, Block 1 of Bailey Estates No. 1 as recorded in Volume J, Page 906 of the Plat Records of Collin County, Texas;

THENCE North 88 degrees 39 minutes 20 seconds West, 464.34 feet to a point in the center of said Bailey Road, and at the Southwest corner of said 4.722 acres, from which a fence corner post found bears South 88 degrees 39 minutes 20 seconds East, 44.28 feet for witness;

THENCE North 00 degrees 58 minutes 05 seconds East, 448.93 feet along the center of said Bailey Road to the POINT OF BEGINNING, containing 4.701 acres of land.

EXHIBIT “B”

Zoning Exhibit



F. Regular Agenda Items

Subject	3. Consider authorizing the City Manager to execute a Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Authorize the City Manager to execute a Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.

BACKGROUND

The Station is Sachse's signature mixed-use development located between Miles Road and Merritt Road and the President George Bush Turnpike. It includes 100+ acres of residential, retail, restaurants, and two parks: the new Commons Park and the City's largest open space, Heritage Park. Currently, Heritage Park is in the process of being reconstructed and is receiving a multi-million dollar enhancement as a part of the development.

The Station was created with a Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ #2) overlay as a way to capture the value that was anticipated to be created with the development. PIDs are an important economic development catalyst tools for cities to use to activate raw land and TIRZs are an important reinvestment tool for cities to send value back to a designated area. At its inception, the Station was originally valued at \$250 million, however, that value has since doubled to \$500 million in recent years. In doing so, the value of TIRZ #2 has also increased considerably.

The purpose of the TIRZ Reimbursement Agreement is to reimburse the developer for certain items that were constructed to enhance the Station using monies generated by the additional value created from the zone. The reimbursements are for specific improvements that are outlined within the exhibits of the agreement, that were previously negotiated between the City and the developer and are authorized improvements under Chapter 311 of the Tax Code.

This action was originally contemplated in the original Development Agreement between the City of Sachse and PMB Station Developer, LLC that was approved and executed in 2018. Now that certain items have been constructed, it is necessary to finalize the TIRZ Reimbursement Agreement.

Kirk McDaniel with P3 Works, the City's Public Improvement District and Tax Increment Reinvestment Zone administrators, will be in attendance to answer any questions that the Council may have.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to execute a Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and PMB Station Developer, LLC.; and any amendments or instruments related thereto.

File Attachments

[F3. Presentation TIRZ Reimbursement Agreement.pdf \(298 KB\)](#)

Reimbursement Agreement

City Council

December 4, 2023



The Station Development

- 100+ acres of a \$500 million mixed-use development including residential, retail, restaurants, employment centers, and recreational areas
- PID/TIRZ overlay for economic development allowing to re-capture value generating from development of area



Reimbursement Agreement

- Contemplated as a part of the original Development Agreement that was executed by the City Council in 2018
- Use of TIRZ #2 funds generated by development in the area to reimburse the developer for costs that were not eligible to be covered by the PID
- List of items eligible for reimbursement authorized by the agreement and Chapter 311 of the Tax Code
- Now that certain items have been constructed, it is necessary to finalize the Reimbursement Agreement



Next Steps

- Staff recommends that Council approve the Reimbursement Agreement
- If approved, staff will work with City Attorney's office to finalize for execution by the City Manager



STATE OF TEXAS	§	TIF ZONE NUMBER TWO
	§	ECONOMIC DEVELOPMENT INCENTIVE AND
COUNTY OF DALLAS	§	INFRASTRUCTURE REIMBURSEMENT AGREEMENT

This TIF Zone Number Two Economic Development Incentive and Infrastructure Reimbursement Agreement (“Agreement”) is made by and between the City of Sachse, a Texas home rule municipality (“City”), the Board of Directors of Reinvestment Zone Number Two, City of Sachse, Texas (the “Board”), and PMB Station Developer, LLC, a Texas limited liability company (“Company”) (each a “Party” or collectively the “Parties”), acting by and through their respective authorized officers or representatives.

RECITALS:

WHEREAS, Company or Company Affiliate owns the real property described in **Exhibit “A”** (the “Land”); and

WHEREAS, Company intends to develop the Land for a high-quality, mixed-use project (the “Project”); and

WHEREAS, Company intends in conjunction with the development of the Project to design and construct, or cause to be designed and constructed certain public and private infrastructure and related amenities on the Land; and

WHEREAS, City has adopted Ordinance No. 3898, as amended, designating a certain geographical area as Reinvestment Zone Number Two, City of Sachse, Texas (hereinafter defined as the “Zone”) in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (the “Act”), to promote development within the Zone through the use of tax increment financing; and

WHEREAS, the Land is located in the Zone and City; and

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

WHEREAS, Company has advised City that a contributing factor that would induce Company to develop the Land and construct the Project would be an agreement for City to provide (i) Economic Development Grants (hereinafter defined), and (ii) Infrastructure Grants (hereinafter defined); and

WHEREAS, the contemplated project consisting of the development of the Land and the private and public infrastructure to be constructed within the Zone is consistent with encouraging

development within the Zone in accordance with the purposes for its creation and applicable laws; and

WHEREAS, the City Council for the City has pursuant to the Act authorized the use of the City tax increment from the tax increment fund for the Zone for projects which promote economic development within the Zone; and

WHEREAS, the use of the tax increment from the tax increment fund from the Zone for the Economic Development Grants (hereinafter defined) to promote economic development are project costs consistent with and described in the Act and the project and financing plan for the Zone; and

WHEREAS, City has determined that the use of the tax increment from the tax increment fund from the Zone for the Economic Development Grants promotes economic development within the Zone and is an eligible project cost consistent with the project and financing plan for the Zone (hereinafter defined as the “Project and Financing Plan”);

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

Article I Definitions

Wherever used in this Agreement, the following words and phrases shall have the meanings ascribed to them:

“Act” shall mean the Tax Increment Financing Act, Chapter 311, Texas Tax Code, as amended.

“Additional HPI Costs” shall mean costs incurred in relation to the design and construction of the Heritage Park Improvements in excess of the Initial HPI Costs as defined in the PMB Development Agreement.

“Annual Payment Date” shall mean the date that is thirty (30) days after receipt of a Payment Request following not later than July 1, but not earlier than April 1 of each calendar year during the term of this Agreement, except the first Annual Payment Date shall be thirty (30) days after receipt of a Payment Request following the Effective Date.

“Appraisal District” shall mean the Dallas Central Appraisal District or its successor entity.

“Bankruptcy or Insolvency” shall mean the dissolution or termination of a Party’s existence as a going business, insolvency, appointment of receiver for any part of such Party’s property and such appointment is not terminated within ninety (90) days after such

appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party, and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“Board” shall mean the board of directors of the Zone, acting by and through the City Manager.

“Captured Appraised Value” means the total appraised value of all real property taxable by the Taxing Units and located in the Zone for the year less the Tax Increment Base of the Taxing Units.

“City Manager” shall mean City’s city manager, or designee.

“City Tax Increment” shall mean total amount of property taxes assessed, collected, and deposited into the Tax Increment Fund by City for the year on the Captured Appraised Value of real property taxable by City and located in the Zone.

“Commencement of Construction” shall mean that (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the applicable Infrastructure; (ii) all necessary permits for the construction of the applicable Infrastructure, having been issued by all applicable governmental authorities; and (iii) grading of the Land has commenced.

“Company Affiliate” shall mean any entity that is directly or indirectly controlled by or is under common control with Company.

“Completion of Construction” shall mean that (i) the applicable Infrastructure is substantially completed; and (ii) City has either accepted the applicable Infrastructure, or provided written evidence of completion, which may include a temporary certificate of occupancy, certificate of occupancy, green tag, or other form of City evidence.

“Economic Development Grants” shall mean annual economic development grants for reimbursement of Eligible Costs for Private Infrastructure to be paid as set forth herein.

“Effective Date” shall mean the last date of execution hereof.

“Eligible Costs” shall mean the actual costs incurred and paid by Company or on behalf of Company for the design and construction of the Infrastructure, not including costs for legal fees, permit and inspection fees, bond costs, the costs of the Land, interest, finance, the cost of financing, management fees, right-of-way, or easements or other soft costs.

“Expiration Date” shall mean the earliest of (i) the date of payment of the Maximum Grant Amounts; (ii) the date of termination of the Zone.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, terrorism, civil commotion, insurrection, government or de facto governmental action, restrictions or interferences (unless caused by the intentional acts or omissions of the Party), fires, explosions, floods or other inclement weather, strikes, slowdowns or work stoppages, incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or similar causes affecting the area of the Zone that results in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster, or national emergency orders, construction delays, shortages or unavailability of supplies, materials or labor, necessary condemnation proceedings, or any other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not, the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the performance delayed is not the payment of a liquidated amount and the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days after the last day of the month of the occurrence of the event(s) or condition(s) causing the delay or the date the Party whose performance has been delayed becomes aware or should have reasonably known of the event, describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred.

“Grants” shall collectively mean the Economic Development Grants and the Infrastructure Grants.

“Impositions” shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary, and extraordinary, foreseen, and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company with respect to the Land or Improvements or any property or any business owned or controlled by Company or Company Affiliate within City’s corporate limits.

“Infrastructure” shall collectively mean Public Infrastructure (Station Non-PID Projects) and Private Infrastructure (Station Economic Development Projects).

“Infrastructure Grants” shall mean annual grants for reimbursement of Eligible Costs for Public Infrastructure to be paid as set forth herein.

“Initial HPI Costs” shall mean the initial Four Million and No/100 Dollars (\$4,000,000.00) in costs incurred relating to design and construction of the Heritage Park Improvements as defined in the PMB Development Agreement.

“Land” shall mean the real property described in **Exhibit “A”** attached hereto.

“Maximum Grant Amounts” shall mean the maximum cost for reimbursement for Eligible Costs for the respective components of Private and Public Infrastructure identified as “Costs” set forth in **Exhibit “B”** and **Exhibit “C”**.

“Participation Agreement” shall mean an agreement between City and a Taxing Unit for the Taxing Unit to contribute Tax Increment to the Tax Increment Fund.

“Payment Request” shall mean a written request from Company to City for payment of the respective Grant which request shall be accompanied by copies of invoices, bills, receipts, and such other information as may be reasonably requested by the City to document Company expenditures or expenditures for Eligible Costs for the design and construction of the Private Infrastructure and Public Infrastructure, and which shall contain a bill of sale and assignment of any warranties for the applicable Public Infrastructure.

“PID” shall mean City of Sachse Public Improvement District No. 1.

“PMB Development Agreement” shall mean that certain agreement by and between PMB Station Land, L.P., as predecessor-in-interest to Company, and the City of Sachse, Texas effective October 3, 2018, amended by First Amendment to Development Agreement and Consent to Assignment effective September 5, 2019, Second Amendment to Development Agreement effective July 21, 2020, the Third Amendment to Development Agreement effective July 13, 2021, and the Fourth Amendment to Development Agreement approved November 14, 2022.

“Project” shall have the meaning assigned in the Recitals.

“Private Infrastructure” or “Station Economic Development Projects” shall mean private streets, roads, parking, streetlights, and private amenities to be maintained by the PID specifically identified in **Exhibit “B”**.

“Project and Financing Plan” shall mean the project and financing plan for the Zone as approved, and amended by the City and Board, from time to time.

“Public Infrastructure” or “Station Non-PID Projects” shall mean public infrastructure specifically identified in **Exhibit “C”**.

“Related Agreements” shall mean any other agreement by and between or among City, SEDC, and Company, or a Company Affiliate.

“SEDC” shall mean the Sachse Economic Development Corporation.

“Station PID Projects” means those Authorized Improvements identified in the Sachse Public Improvement District No. 1 Amended and Restated Service and Assessment Plan approved by the City Council on November 14, 2022.

“Tax Increment” means the total amount of property taxes assessed and collected by the Taxing Units for the year on the Captured Appraised Value of real property taxable by the Taxing Units and located in the Zone. The amount of Tax Increment contributed by a Taxing Unit shall be limited to any maximum amount or other terms set forth in the respective Participation Agreement of such Taxing Unit or the ordinance creating Zone, in the case of City.

“Tax Increment Base” means the total appraised value of all real property taxable by a Taxing Unit for the year in which Zone was designated (2018).

“Tax Increment Fund” shall mean the fund into which the Tax Increment is deposited by City and any Taxing Unit for the Zone.

“Taxable Value” shall mean the appraised value as certified by the appraisal district, or its successor, for a given tax year.

“Taxing Unit” shall mean City and any taxing unit that taxes real property within the Zone and enters a Participation Agreement with City to contribute Tax Increment to the Tax Increment Fund.

“Zone” shall mean Reinvestment Zone Number Two, City of Sachse, Texas established by the Zone Ordinance.

“Zone Ordinance” shall mean City of Sachse Ordinance No. 3898 by which the Zone was designated, as amended.

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

Project Construction

Construction Schedule. The Parties acknowledge that Completion of Construction for certain Public Infrastructure and certain Private Infrastructure has been achieved and that Commencement of Construction for certain Public Infrastructure has not yet occurred.

Article IV

Economic Development Grants; Infrastructure Grants

4.1 Economic Development Grant Payment.

(a) Subject to Company's continued satisfaction of all terms and conditions of this Agreement and the obligation of Company to repay the Grants pursuant to Article VI, City agrees to provide annual Economic Development Grants to Company in an aggregate amount not to exceed the respective Maximum Grant Amount to be paid on the Annual Payment Date for Eligible Costs for completed components of Private Infrastructure which have achieved Completion of Construction prior to the Annual Payment Date Company may submit the Payment Requests for the Economic Development Grants no earlier than April 1 following the calendar year for which the request is made but not later than July 1. Failure of the Company to timely submit a Payment Request for an annual Economic Development Grant shall result in forfeiture of the payment of such annual Economic Development Grant, subject to Section 4.1(b).

(b) The amount of each annual Economic Development Grant shall be the lesser of: (i) the respective Maximum Grant Amount; (ii) amount of the Eligible Costs for the Private Infrastructure then eligible for payment that have not been paid to Company; and (iii) the amount of available City Tax Increment Funds after consideration of the Tax Increment Fund Priorities set forth in Section 4.3, below. If there are insufficient funds in the Tax Increment Fund for an annual Economic Development Grant, the unreimbursed Eligible Costs for the Private Infrastructure are carried forward to succeeding Annual Payment Dates until reimbursement has been made in full not to exceed the Maximum Grant Amount, or termination of the Zone or this Agreement, whichever occurs first.

(c) The Parties agree that the Economic Development Grants shall be paid solely from the Tax Increment from the Zone and only to the extent that funds are available in the Tax Increment Fund from the City Tax Increment during the term of this Agreement.

(d) Nothing in this Agreement shall be construed to obligate City to provide the Economic Development Grants from any other source of funds or to otherwise require City to pay Company for Eligible Costs for Private Infrastructure if there are insufficient funds in the Tax Increment Fund or if the Zone terminates prior to Company being reimbursed in full for the Eligible Costs for the Private Infrastructure. Upon the termination of this Agreement or the Expiration Date, any Eligible Costs for Private Infrastructure that remain un-reimbursed or that remain unpaid due to (i) lack of availability of City Tax Increment, or (ii) the failure of Company to satisfy any precondition of reimbursement under this Agreement, shall no longer be considered obligations of the Zone, and any obligation of City to pay the Economic Development Grants shall automatically expire and terminate on such date.

4.2 Infrastructure Grants.

(a) Subject to Company's continued satisfaction of all terms and conditions of this Agreement and the obligation of Company to repay the Grants pursuant to Article VI, City agrees to provide annual Infrastructure Grants to Company in an amount not to exceed the respective Maximum Grant Amount to be paid on an annual basis on the Annual Payment Date for Eligible Costs for completed components of Public Infrastructure which have been accepted by City prior to each Annual Payment Date". Company may submit the Payment Requests for the annual

Infrastructure Grant no earlier than April 1 following the calendar year for which the request is made but not later than July 1. Failure of the Company to timely submit a Payment Request for an annual Infrastructure Grant shall result in forfeiture of the payment of such annual Infrastructure Grant, subject to Section 4.2 (b).

(b) The amount of each annual Infrastructure Grant shall be the lesser of: (i) the respective Maximum Grant Amount; (ii) amount of the Eligible Costs for the Public Infrastructure then eligible for payment that have not been paid to Company; and (iii) the amount of available City Tax Increment Funds after consideration of the Tax Increment Fund Priorities set forth in Section 4.3, below. If there are insufficient funds in the Tax Increment Fund for an annual Infrastructure Grant, the unreimbursed Eligible Costs for the Public Infrastructure are carried forward to succeeding Annual Payment Dates until reimbursement has been made in full or termination of the Zone or this Agreement, whichever occurs first.

(c) The Parties agree that the Infrastructure Grants shall be paid solely from the City Tax Increment from the Zone and only to the extent that funds are available in the Tax Increment Fund from the City Tax Increment during the term of this Agreement.

(d) Nothing in this Agreement shall be construed to obligate City to provide the Infrastructure Grants from any other source of funds or to otherwise require City to pay Company for Eligible Costs for Public Infrastructure if there are insufficient funds in the Tax Increment Fund or if the Zone terminates prior to Company being reimbursed in full for the Eligible Costs for the Public Infrastructure Costs. Upon the termination of this Agreement or the Expiration Date, any Eligible Costs for Public Infrastructure that remain un-reimbursed or that remain unpaid due to (i) lack of availability of City Tax Increment, or (ii) the failure of Company to satisfy any precondition of reimbursement under this Agreement, shall no longer be considered obligations of the Zone, and any obligation of City to pay the Infrastructure Grants shall automatically expire and terminate on such date.

4.3 Tax Increment Fund Priorities.

(a) Except as otherwise provided herein, the funds deposited in the Tax Increment Fund from the Tax Increment shall only be used for the following and shall be applied in the following order of priority:

(i) Amounts pledged or required for payment of outstanding bonds or debt issued for Zone projects, if any;

(ii) The allocation of the reasonable administrative costs of the Zone;

(iii) The allocation of the maintenance of a minimum balance of \$50,000.00 in the Tax Increment Fund;

(iv) The amounts required to reduce or pay a portion of any assessments levied on the property within the PID, to achieve an equivalent overlapping tax rate of \$3.15,

including any PID Assessments pursuant to the PID Service and Assessment Plan, as amended or updated for Zone Projects, if any;

(v) The amounts required to be paid under that certain TIF Zone No. 2 Economic Development Agreement with Evolve Biologics (USA) dated December 18, 2021. It being understood that only the TIF Funds generated from the property owned by Evolve Biologics are pledged to be used to satisfy such Economic development Agreement;

(vi) The amounts required to be paid for reimbursement for the Station Non-PID Projects (as defined in the Project and Financing Plan, which estimated costs are \$2,028,326, and may be further updated to include additional Public Infrastructure as Station Non-PID Projects in accordance with the Project and Financing plan;

(vii) The amounts required to be paid for the Infrastructure Grants and the Economic Development Grants;

(viii) The payments to reimburse the Company for fifty percent (50%) of the costs of the Heritage Park Improvements (as defined in the PMB Development Agreement), up to \$1,677,000.00 plus simple interest per the terms of the PMB Development Agreement;

(ix) The payments to reimburse the City for fifty percent (50%) of the City's Heritage Park Improvements (as defined in the PMB the PMB Development Agreement) up to \$1,677,00.00; and

(x) Amounts required for any future agreements the City may enter into that do not change the order listed above.

(b) The use of Tax Increment contributed by Taxing Units other than City shall be subject to any rules, regulations, restrictions, and limitations set forth in the respective Participation Agreements between the City and such Taxing Units.

4.4 Maximum Grant Payments. In no case shall the cumulative payment of the annual Economic Development Grants and the annual Infrastructure Grants exceed the respective Maximum Grant Amount for reimbursement for the Eligible Costs for the respective component of the Private Infrastructure or Public Infrastructure; and Company shall have no right to seek reimbursement from City or the Board for reimbursement of Eligible Costs for Private Infrastructure and/or Public Infrastructure in excess of the respective Maximum Grant Amount, even if funds are available in the Tax Increment Fund from the City Tax Increment. In no case shall the Economic Development Grants and the Infrastructure Grants be used to pay or reimburse costs for projects which have or will be reimbursed by the PID.

4.5 Current Revenue. Grants to be paid herein shall be paid solely from lawful available funds in the Tax Increment Fund. Under no circumstances shall obligations of City and/or the

Board hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision.

4.6 Tax Protest.

(a) In the event Company or Company Affiliate, or any owner or lessee of any real property and/or improvements within the Land (“Protest Property”) timely and properly protests or contests (including any motion to correct the appraisal roll) the Taxable Value and/or the taxation of the Protest Property, or any portion thereof, with the Appraisal District (“Tax Protest”), the obligation of City and the Board to provide the Grants from the City Tax Increment with respect to such Protest Property or portion thereof, for such tax year shall be abated with regard to the amount of ad valorem taxes that are in dispute (based on the amount or portion of taxable value of the Protest Property in dispute) until a final determination has been made of such Tax Protest. In the event of a Tax Protest, City shall send written notice to Company of the amount of ad valorem taxes that are in dispute (based on the amount or portion of taxable value of the Protest Property in dispute or the entire amount if the contested amount is unknown to City). However, if a Tax Protest results in a final determination that changes the appraised value and/or the Taxable Value of the Protest Property or the amount of ad valorem taxes assessed and due for the Protest Property, or portion thereof, after an installment of the Grants has been paid which includes City Tax Increment for such Protest Property for such tax year, the City Tax Increment from the applicable to such Protest Property will be adjusted accordingly and the payment of the applicable Grants with respect to such tax year shall be adjusted (increased or decreased as the case may be) accordingly on the date of payment of the next Annual Payment Date or within thirty (30) business days after such determination in the event no further payments of the Grants are due under the Agreement. If there are no further payments of the Grants due under this Agreement and the results of the Tax Protest results in an overpayment to Company of City Tax Increment, Company shall not later than thirty (30) days after delivery of written demand by City reimburse City the amount of such overpayment.

(b) Refunds. If City determines that the amount of a Grant paid by City to Company was less than the correct amount to which Company was entitled (together with such records, reports, and other information necessary to support such determination), not later than thirty (30) days after determination of such underpayment, City shall pay the amount of the underpayment to Company.

Article V Conditions to Grant

The obligation of City and the Board to pay the Grants or any installment(s) thereof to Company shall be conditioned upon the continuing compliance and satisfaction of the terms and conditions of this Agreement by Company and each of the following conditions, provided that failure to meet a condition shall not prevent the payment of the applicable Grant prior to the specified deadline for satisfaction of the condition:

5.1 Payment Request. As a condition precedent to the payment of the applicable Grant Company shall have timely delivered to City the applicable Payment Request.

5.2 Good Standing. Company shall not have an uncured breach or default under this Agreement or any Related Agreement.

5.3 Project Construction. Company has complied with Article III above.

Article VI Termination; Repayment

6.1 Termination. This Agreement shall terminate upon the Expiration Date, or may be earlier terminated as follows:

- (a) By written agreement of the Parties;
- (b) On the date set forth in written notice from a Party in the event the other Party breaches any of the terms or conditions of this Agreement, or a Related Agreement, and such breach is not cured within thirty (30) days after written notice thereof or as otherwise provided in the Related Agreement; provided, however, if such breach is not capable of being cured within such 30-day period, the period to cure such breach shall be extended for an additional thirty (30) days or other period mutually agreed by the Parties;
- (c) On the date set forth in written notice from a Party, if the other Party suffers an event of Bankruptcy or Insolvency;
- (d) On the date set forth in written notice from City, if any Impositions owed to City, SEDC, or the State of Texas by Company shall become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (e) On the date set forth in written notice from either Party, if any subsequent decision of a court of competent jurisdiction or any subsequent federal or state legislation declares or renders this Agreement invalid, illegal, or unenforceable; or
- (f) On the date of payment of the Maximum Grant Amount.

6.2 Repayment. In the event this Agreement is terminated by City pursuant to Sections 6.1(b), (c), (d) or (e), Company shall immediately refund to City an amount equal to the Grants paid by City to Company as of the date of termination, plus interest at the rate of interest periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or, if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any

other New York money center bank selected by City) as its prime or base commercial lending rate, from the Effective Date until paid. The repayment obligation of Company set forth in this section shall survive termination and the Expiration Date.

6.3 Right of Offset. City may, at its option, offset any amounts due and payable under this Agreement against any debt (including Impositions) lawfully due and owing to City and/or SEDC from Company or Company Affiliate, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement, or otherwise, and regardless of whether the debt has been reduced to judgment by a court.

Article VII Miscellaneous

7.1 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the respective Parties. This Agreement may not be assigned without the prior written consent of City. Company may collaterally assign or pledge Company's rights under this Agreement to a Company's lender as security for a loan for the design and construction of the Infrastructure provided that City is not an obligated person under such assignment.

7.2 Limitation on Liability. It is understood and agreed between the Parties that Company and City, in satisfying the conditions of this Agreement, have acted independently, and assume no responsibilities or liabilities to third parties in connection with these actions.

7.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the Parties.

7.4 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. The City Manager, or designee, is authorized to execute any amendments to this Agreement and any instruments related hereto.

7.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received (i) three (3) days after deposit into the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below, or (ii) on the day received if sent by courier or otherwise hand delivered.

If intended for City and/or Board, to

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

With a copy to:

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 North Akard
Dallas, Texas 75201

If intended for Company, to

Attn: Taylor Baird
PMB Station Developer, LLC
4001 Maple Ave, Suite 270
Dallas, Texas 75219

With a copy to:

Attn: Ross Martin
Winstead PC
2728 N. Harwood Street, Suite 500
Dallas, Texas 75201

7.6 Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the subject matter covered in this Agreement.

7.7 Governing Law. This Agreement shall be governed by the laws of the State of Texas, and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

7.8 Amendment. This Agreement may only be amended by a written agreement executed by all Parties. The City Manager is authorized on behalf of City and the Board to execute any amendments hereto and any instruments or other agreements related hereto to effectuate the intent of this Agreement.

7.9 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. It is the intention of the Parties that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall 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.

7.10 Recitals. The recitals to this Agreement are incorporated herein.

7.11 Counterparts. This Agreement may be executed in identical counterparts. Each of the counterparts shall be deemed an original instrument, but all the counterparts shall constitute the same instrument.

7.12 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

7.13 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, relating to a period of time following the termination of this Agreement shall survive termination.

7.14 Further Assurances. Each Party agrees that it will take all actions and execute all documents necessary to fully carry out the purposes and intent of this Agreement.

7.15 Employment of Undocumented Workers. During the term of this Agreement, Company agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), Company shall repay the amount of the Grants and any other funds received by Company from City as of the date of such violation within one hundred twenty (120) days after the date Company is notified by City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. Company is not liable for a violation of this section in relation to any workers employed by a subsidiary, affiliate, or franchisee of Company or by a person with whom Company contracts.

(Signature Page to Follow)

SIGNED AND AGREED on this _____ day of _____, 2023.

CITY OF SACHSE, TEXAS

By: _____
Gina Nash, City Manager

APPROVED AS TO FORM:

By: _____
Peter G. Smith, City Attorney

SIGNED AND AGREED on this _____ day of _____, 2023.

**BOARD OF DIRECTORS
REINVESTMENT ZONE NUMBER TWO**

By: _____
Gina Nash, City Manager

SIGNED AND AGREED on this _____ day of _____, 2023.

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

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

**By: PMB STATION LAND GP, LLC,
a Texas limited liability company,
its General Partner**

By: _____
K. Taylor Baird, Manager

**“EXHIBIT A”
Legal Description**

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

170.686 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the McKinney and Williams Survey, Abstract No. 1000, and the Zach Motley survey, abstract No. 1009 also being a portion of a 78.13-acre tract of land and a 33.63 acre tract described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, all of a tract of land described by deed to Maurice McClain recorded in Volume 172, Page 96 of the Deed Records of Dallas County, Texas, all of a tract of land to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas, a portion of a tract of land described by deed to Maurice L. McClain recorded in Volume 8006, Page 1624 of the Deed Records of Dallas County, Texas, a portion of a tract of land described by deed to Donald K. McClain as recorded in Volume 73241, Page 1588 of the Deed Records of Dallas County, Texas, and a portion of a tract of land described by deed to the City of Sachse as recorded in Volume 94150, Page 6284 and Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 78.13-acre tract to Children's Medical Center Foundation, also lying on the west line of Merritt Road, a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

THENCE South 00 degrees 17 minutes 44 seconds East, a distance of 749.92 feet to a point for corner;

THENCE South 89 degrees 49 minutes 07 seconds West, a distance of 19.40 feet to a point for corner;

THENCE South 00 degrees 58 minutes 54 seconds East, a distance of 166.49 feet to a point for corner;

THENCE South 87 degrees 23 minutes 36 seconds West, a distance of 8.33 feet to a point for corner;

THENCE South 00 degrees 30 minutes 05 seconds East, a distance of 325.91 feet to a point for corner;

THENCE South 01 degrees 26 minutes 08 seconds East, a distance of 310.38 feet to a point for corner;

THENCE South 84 degrees 19 minutes 28 seconds West, a distance of 5.28 feet to a point for corner;

THENCE South 00 degrees 38 minutes 08 seconds East, a distance of 233.16 feet to a point for corner;

THENCE South 46 degrees 54 minutes 32 seconds West, a distance of 52.21 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7815.00 feet, a central angle of 08 degrees 03 minutes 10 seconds, an arc length of 1098.38 feet, a chord bearing of North 80 degrees 56 minutes 08 seconds West, a distance of 1097.48 feet point for corner;

THENCE North 85 degrees 45 minutes 34 seconds West, a distance of 59.41 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7813.20 feet, a central angle of 06 degrees 03 minutes 12 seconds, an arc length of 825.47 feet, a chord bearing of North 88 degrees 24 minutes 26 seconds West, a distance of 825.09 feet point for corner;

**“EXHIBIT A”
Legal Description**

THENCE North 01 degrees 00 minutes 01 seconds West, a distance of 991.09 feet to a point for corner;

THENCE South 88 degrees 53 minutes 13 seconds West, a distance of 919.49 feet to a point for corner;

THENCE South 04 degrees 12 minutes 40 seconds East, a distance of 59.32 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 555.00 feet, a central angle of 17 degrees 05 minutes 04 seconds, an arc length of 165.49 feet, a chord bearing of South 51 degrees 33 minutes 33 seconds West, a distance of 164.88 feet point for corner;

THENCE South 43 degrees 01 minutes 02 seconds West, a distance of 87.64 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 755.00 feet, a central angle of 45 degrees 57 minutes 01 seconds, an arc length of 605.50 feet, a chord bearing of South 65 degrees 59 minutes 32 seconds West, a distance of 589.40 feet point for corner;

THENCE South 88 degrees 58 minutes 01 seconds West, a distance of 100.58 feet to a point for corner;

THENCE North 46 degrees 16 minutes 56 seconds West, a distance of 32.97 feet to a point for corner;

THENCE North 01 degrees 04 minutes 22 seconds West, a distance of 309.36 feet to a point for corner;

THENCE North 03 degrees 17 minutes 48 seconds East, a distance of 144.44 feet to a point for corner;

THENCE North 01 degrees 04 minutes 34 seconds West, a distance of 83.55 feet to a point for corner;

THENCE North 88 degrees 43 minutes 23 seconds East, a distance of 836.14 feet to a point for corner;

THENCE North 05 degrees 17 minutes 52 seconds West, a distance of 524.29 feet to a point for corner;

THENCE North 89 degrees 41 minutes 29 seconds East, a distance of 315.73 feet to a point for corner;

THENCE North 02 degrees 40 minutes 19 seconds West, a distance of 556.10 feet to a point for corner;

THENCE North 88 degrees 29 minutes 17 seconds East, a distance of 307.90 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 530.00 feet, a central angle of 17 degrees 56 minutes 09 seconds, an arc length of 165.91 feet, a chord bearing of North 79 degrees 31 minutes 12 seconds East, a distance of 165.23 feet point for corner;

THENCE North 70 degrees 32 minutes 53 seconds East, a distance of 347.25 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 538.50 feet, a central angle of 46 degrees 15 minutes 42 seconds, an arc length of 434.79 feet, a chord bearing of South 86 degrees 19 minutes 45 seconds East, a distance of 423.08 feet point for corner;

THENCE North 21 degrees 19 minutes 27 seconds East, a distance of 34.92 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet point for corner at the beginning of a reverse curve to the left;

“EXHIBIT A” Legal Description

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet point for corner for the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet point for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, a distance of 110.00 feet to a point for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, a distance of 67.22 feet to a point for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, a distance of 173.94 feet to the **POINT OF BEGINNING**, containing 5,748,388 square Feet, or 131.965 acres of land.

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "W.A.I." found for the northwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas, also lying on the southwest line of said 4.07-acre tract and the northeast line of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 326.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for most westerly corner of said 4.07-acre tract, also lying on the southeast line of Old Miles Road a variable width right-of-way;

THENCE North 36 degrees 49 minutes 36 seconds East, along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract, a distance of 564.86 feet to a 1/2 inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the left;

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central angle of 03 degrees 53 minutes 34 seconds, an arc length of 39.80 feet, a chord bearing of North 34 degrees 51 minutes 58 seconds East, a distance of 39.80 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said 4.07-acre tract, also lying on the west line of Miles Road a variable width right-of-way;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of Miles Road, a distance of 708.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE leaving the west line of said Miles Road along the northerly line of said right-of-way dedication the following courses and distances:

South 43 degrees 28 minutes 06 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

“EXHIBIT A” Legal Description

South 88 degrees 28 minutes 07 seconds West, a distance of 120.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

with said curve to the left having a radius of 845.00 feet, a central angle of 01 degrees 36 minutes 24 seconds, an arc length of 23.69 feet, a chord bearing of South 87 degrees 39 minutes 54 seconds West, a distance of 23.69 feet to the **POINT OF BEGINNING** containing 157,785 Square Feet, or 3.622 Acres of land.

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" found for the southeast corner of said 4.07-acre tract, same being the northeast corner of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas, also lying on the west line of Miles Road a variable width right-of-way;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 165.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE North 88 degrees 28 minutes 07 seconds East, along the south line of said right-of-way dedication, a distance of 77.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for a corner clip of same;

THENCE South 46 degrees 31 minutes 54 seconds East, continuing along said right-of-way dedication, a distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of the aforementioned Miles Road;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of said Miles Road, a distance of 2.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

THENCE continuing along the east line of said Miles Road with said curve to the right having a radius of 1450.00 feet, a central angle of 04 degrees 05 minutes 05 seconds, an arc length of 103.38 feet, a chord bearing of South 01 degrees 06 minutes 22 seconds West, a distance of 103.35 feet to the **POINT OF BEGINNING**, containing 6,655 Square Feet, or 0.153 Acre.

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

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

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

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

**“EXHIBIT A”
Legal Description**

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of a 11.27-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a T.X.D.O.T. aluminum cap stamped “2655” found for the northeast corner of said 11.27-acre tract also lying at the intersection of the west line of Pleasant Valley Road, a variable width right-of-way with the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE along the common line of said 11.27-acre tract and said Pleasant Valley Road the following courses and distances:

South 00 degrees 23 minutes 36 seconds East, a distance of 255.19 feet to a 5/8-inch iron rod with cap stamped “TNP” set for the beginning of a curve to the right; with said curve to the right having a radius of 311.06 feet, a central angle of 76 degrees 44 minutes 04 seconds, an arc length of 416.59 feet, a chord bearing of South 37 degrees 58 minutes 24 seconds West, a distance of 386.15 feet to a 1/2-inch iron rod with cap stamped “HALFF” found for corner;

South 76 degrees 28 minutes 32 seconds West, a distance of 320.80 feet to 1/2-inch iron rod with cap stamped “HALFF” found for the beginning of a curve to the right; with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01 minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped “HALFF” found for corner;

**“EXHIBIT A”
Legal Description**

North 89 degrees 46 minutes 07 seconds West, a distance of 96.34 feet to 1/2-inch iron rod with cap stamped “JBI” found for the southwest corner of said 11.27-acre tract, also lying on the east line of a tract of land described by deed to the City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 55 minutes 31 seconds West, along the common line of said 11.27-acre tract and said City of Sachse tract, a distance of 678.28 feet to 1/2-inch iron rod with cap stamped “WAI” found for the northwest corner of said 11.27-acre tract, also lying on the south line of the aforementioned President George Bush Turnpike also for the beginning of a non-tangent curve to the right;

THENCE along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 06 degrees 18 minutes 35 seconds, an arc length of 822.09 feet, a chord bearing of South 88 degrees 21 minutes 02 seconds East, a distance of 821.67 feet to the **POINT OF BEGINNING**, containing 490,729 Square Feet, or 11.266 Acres of land.

LEGAL DESCRIPTION - Tract 6: 14.933 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped “KHA” set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “WAI” found for witness bears North 73°54' East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped “KHA” set for the most westerly southwest corner of said 14.933 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

**“EXHIBIT A”
Legal Description**

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped “KHA” set for corner at the end of said curve;

North 01°02'31" West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 41°40' East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South 46°17'27" East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped “TNP” found for corner;

North 88°57'30" East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 45°49' East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of 45°57'00", having a radius of 755.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 69°15' East, 0.3 feet;

North 43°00'31" East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped “KHA” set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 68°18' East, 0.3 feet;

Northeasterly, along said tangent curve to the right through a central angle of 16°00'32", having a radius of 555.00 feet, a chord bearing of North 51°00'47" East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped “KHA” set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 58°28' East, 0.5 feet;

South 04°26'52" East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT B “”
Private Infrastructure

Sachse Station Station Economic Development Grant Projects			
PHASE 1 SINGLE FAMILY SITE IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
Street Lights			
CL15S Commercial Lamppost w/3" OD Smooth Pole 14'4" Black	\$ 9,266	ED Grant	Phase 1 SF
Commercial LED Fixture	\$ 11,128	ED Grant	Phase 1 SF
Button Type Photo Control	\$ 585	ED Grant	Phase 1 SF
Street Lights - Upgraded Fixture	\$ 5,312	ED Grant	Phase 1 SF
5 Pin Twist Lock Photocell Receptacle Adders	\$ 206	ED Grant	Phase 1 SF
Street Light - Upgraded Fixture	\$ 2,656	ED Grant	Phase 1 SF
5 Pin Twist Lock Photocell Receptacle Adder	\$ 103	ED Grant	Phase 1 SF
Street Light Photocells	\$ 2,375	ED Grant	Phase 1 SF
Mailboxes			
CBU Type II - 12 Tenant, 1 Outgoing, 1 Parcel	\$ 7,800	ED Grant	Phase 1 SF
CBU Type III - 16 Tenant, 1 Outgoing, 2 Parcel	\$ 18,073	ED Grant	Phase 1 SF
Installation	\$ 2,400	ED Grant	Phase 1 SF
Sales Tax (Excluding Installation)	\$ -	ED Grant	Phase 1 SF
Subtotal	\$ 59,904		
THE STATION BLVD. PHASE 1 IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
Street Lights - Upgraded Fixtures	\$ 21,246	ED Grant	Station Blvd
5 Pin Twist Lock Photocell Receptacle Adder	\$ 823	ED Grant	Station Blvd
ROW Acquisition (Diff between Fmr PV and New SB) (\$7 - \$5 value difference)	\$ 59,934	ED Grant	Station Blvd
Median Light Re-Location (City Owned Facility)	\$ 6,750	ED Grant	Station Blvd
Subtotal	\$ 88,753		
THE STATION BLVD. FUTURE IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
Street Lights	\$ 65,750	ED Grant	Station Blvd
ROW Acquisition #2 (West) (\$7 - \$5 value difference)	\$ 307,658	ED Grant	Station Blvd
Subtotal	\$ 373,408		
Total Costs		\$ 522,065	

EXHIBIT "C"

Public Infrastructure

Sachse Station Station Non-PID Projects			
THE COMMONS PARKWAY CIVIL IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
Street Lights - Upgraded Fixtures	\$ 37,181	Non-PID Project	Commons Pkwy
5 Pin Twist Lock Photocell Receptacle Adder	\$ 1,440	Non-PID Project	Commons Pkwy
Subtotal	\$ 38,621		
PHASE 1 PUBLIC PARKING & IN-TRACT IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
A. BLOCK K1 TRACT SITE WORK			
5" Concrete Pavement (3,500 PSI)	\$ 93,873	Non-PID Project	Block K1
6" Concrete Pavement (3,500 PSI)	\$ 131,881	Non-PID Project	Block K1
7" Concrete Pavement (3,500 PSI)	\$ 8,784	Non-PID Project	Block K1
6" Lime Subgrade Preparation (9%)	\$ 20,163	Non-PID Project	Block K1
Hydrated Lime (41 lbs/sy)	\$ 21,420	Non-PID Project	Block K1
Readymix Upcharge	\$ 39,599	Non-PID Project	Block K1
Handwork Upcharge	\$ 56,570	Non-PID Project	Block K1
Pavement Markings & Striping	\$ 4,250	Non-PID Project	Block K1
Mobilization	\$ 17,000	Non-PID Project	Block K1
Bonds	\$ 4,200	Non-PID Project	Block K1
Retail Signage	\$ 80,000	Non-PID Project	Block K1
Subtotal	\$ 477,740		
FUTURE PUBLIC PARKING & IN-TRACT IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
A. BLOCK K2(A), K2(B), AND K2(C) TRACTS			
Parking Improvements	\$ 831,201	Non-PID Project	Block K2
Signage	\$ 120,000	Non-PID Project	Block K2
Subtotal	\$ 951,201		
FUTURE MIXED USE #1 CIVIL SITE IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
8" REINF. CONCRETE STREET PAVEMENT	\$ 119,548	Non-PID Project	TBD
7" REINF. CONC. STREET PVMNT.	\$ 166,238	Non-PID Project	TBD
8" SUBGRADE PREPARATION	\$ 24,687	Non-PID Project	TBD
HYDRATED LIME (54#/SY)	\$ 25,760	Non-PID Project	TBD
LONGITUDINAL BUTT JOINT	\$ 1,065	Non-PID Project	TBD
BARRIER FREE PEDESTRIAN RAMPS	\$ 12,485	Non-PID Project	TBD
5' SIDEWALK (4" THICK, 3000 PSI)	\$ 58,523	Non-PID Project	TBD
STREET SIGN	\$ 2,000	Non-PID Project	TBD
STOP SIGN	\$ 500	Non-PID Project	TBD
TRAFFIC CONTROL	\$ 520	Non-PID Project	TBD
CURLEX AFTER PAVING	\$ 9,645	Non-PID Project	TBD
TESTING	\$ 7,328	Non-PID Project	TBD
BONDS	\$ 3,654	Non-PID Project	TBD
INSPECTION FEE	\$ 19,438	Non-PID Project	TBD
Subtotal	\$ 451,391		
FUTURE MIXED USE #2 CIVIL SITE IMPROVEMENTS			
ITEM DESCRIPTION	COST	CATEGORY	LOCATION
6" REINF. CONCRETE STREET PAVEMENT (12")	\$ 17,895	Non-PID Project	TBD
7" REINF. CONCRETE STREET PAVEMENT (31' BB)	\$ 29,964	Non-PID Project	TBD
8" SUBGRADE PREPARATION	\$ 8,412	Non-PID Project	TBD
HYDRATED LIME (54#/SY)	\$ 10,612	Non-PID Project	TBD
LONGITUDINAL BUTT JOINT	\$ 3,450	Non-PID Project	TBD
BARRIER FREE PEDESTRIAN RAMPS	\$ 8,323	Non-PID Project	TBD
5' SIDEWALK (4" THICK, 3000 PSI) BY DEVELOPER	\$ 15,424	Non-PID Project	TBD
STREET SIGN	\$ 1,000	Non-PID Project	TBD
STOP SIGN	\$ 1,250	Non-PID Project	TBD
TRAFFIC CONTROL	\$ 520	Non-PID Project	TBD
CURLEX AFTER PAVING	\$ 3,780	Non-PID Project	TBD
TESTING	\$ 3,148	Non-PID Project	TBD
BONDS	\$ 885	Non-PID Project	TBD
INSPECTION FEE	\$ 4,710	Non-PID Project	TBD
Subtotal	\$ 109,373		
Total Costs		\$ 2,028,326	

F. Regular Agenda Items

Subject	4. Consider authorizing the City Manager to execute a professional services contract for the design of the Southeast Sewer Expansion: Trunk Line A from Sachse Road to the Southeast Lift Station between the City of Sachse and Cobb, Fendley & Associates, Inc. in an amount not to exceed Six Hundred Sixty-Six Thousand, Nine Hundred Four and No/100 Dollars (\$666,904.00).
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action, Discussion
Preferred Date	Dec 04, 2023
Absolute Date	Jan 16, 2023
Fiscal Impact	Yes
Dollar Amount	\$666,904.00
Budgeted	Yes
Budget Source	Utility Fund, ARPA, and Sewer Impact Fees
Recommended Action	Authorize the City Manager to execute a professional services contract for the design of the Southeast Sewer Expansion: Trunk Line A from Sachse Road to the Southeast Lift Station between the City of Sachse and Cobb, Fendley & Associates, Inc. in an amount not to exceed Six Hundred Sixty-Six Thousand, Nine Hundred Four and No/100 Dollars (\$666,904.00).
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.

BACKGROUND

- This project addresses the need for sewer in the southeast portion of the city, specifically, the area along the path of Muddy Creek
- Installing the infrastructure helps to make the area more developable by providing access to sanitary sewer along Muddy Creek
- This project will allow the decommissioning of the existing lift station on Sachse Road

OVERVIEW

- The project includes approximately 11,830 L.F. of sanitary sewer along Muddy Creek
- The project also includes a 10' wide multipurpose trail adjacent to Muddy Creek

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item

RECOMMENDATION

Authorize the City Manager to execute a professional services contract for the design of the Southeast Sewer Expansion: Trunk Line A from Sachse Road to the Southeast Lift Station between the City of Sachse and Cobb, Fendley & Associates, Inc. in an amount not to exceed Six Hundred Sixty-Six Thousand, Nine Hundred Four and No/100 Dollars (\$666,904.00).

File Attachments

[F4. Presentation SE Sewer Expansion Trunk Line A from Sachse Rd to SE Lift Station FINAL.pdf \(379 KB\)](#)

Southeast Sewer Expansion: Trunk Line A from Sachse Road to Southeast Lift Station

City Council
December 4, 2023

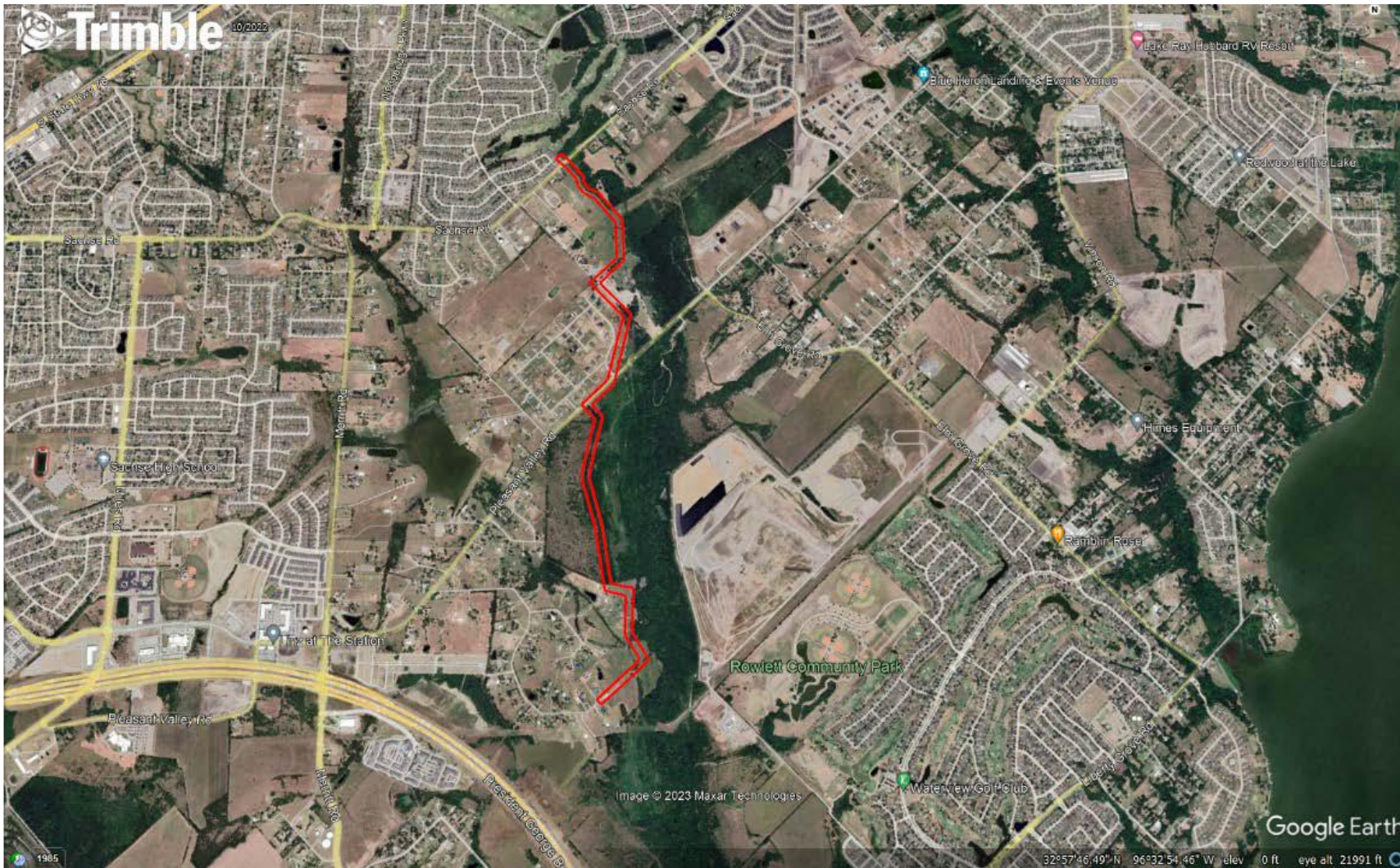


Overview

- Project Location
- Background
- Project Description
- Staff Recommendation
- Discussion and Questions



Project Location



Background

- This project addresses the need for sewer in the southeast portion of the city, specifically, the area along the path of Muddy Creek.
- Installing the infrastructure helps to make the area more developable by providing access to sanitary sewer along Muddy Creek.
- This project is part of the Southeast Sewer Expansion.

Project Description

- The project includes approximately 11,830 L.F. of sanitary sewer from the Sachse Road Lift Station to the Southeast Lift Station
- The project also includes a 10' wide multipurpose trail adjacent to Muddy Creek.
- This project will allow decommissioning the exiting lift station on Sachse Road.



Staff Recommendation

- Authorize the City Manager to execute a professional services contract for the design of the Southeast Sewer Expansion: Trunk Line A from Sachse Road to the Southeast Lift Station between the City of Sachse and Cobb, Fendley & Associates, Inc. in an amount not to exceed Six Hundred Sixty-Six Thousand, Nine Hundred Four Dollars (\$666,904.00).
- This contract will be funded from the Utility Fund, ARPA, and Sanitary Sewer Impact Fees. It was included in the 2023-2024 budget.



Discussion and Questions



F. Regular Agenda Items

Subject	5. Discuss and consider an appointment to the City's Planning and Zoning Commission.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Consider appointing a new member to the Planning and Zoning Commission.

BACKGROUND

Each appointee to a board or commission for the City of Sachse serves a two-year term that expires in October. The City Council reviews applications and conducts interviews to reappoint members or fill vacancies as needed. One vacancy needs to be filled on the Planning and Zoning Commission with term expiration in 2025.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss and consider appointing a new member to the Planning and Zoning Commission.

G. Executive Session

Subject	1. 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.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Closed Session

BACKGROUND

The City Council conducts a performance review of the City Manager annually. This annual review is conducted in December.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Conduct Executive Session as appropriate.

G. Executive Session

Subject	2. 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 the development of Project Yosemite.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Closed Session

H. Regular Agenda Items / Meeting Closing

Subject	1. Take any action as a result of Executive Session: Regarding the annual review of the City Manager.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Motion to

H. Regular Agenda Items / Meeting Closing

Subject	2. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yosemite.
Meeting	Dec 4, 2023 - City Council Regular Meeting
Access	Public
Type	Action, Discussion