



**Monday, December 3, 2018
Regular Combined City Council Meeting**

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

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

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

A. 6:30 PM WORKSHOP MEETING

1. The City Council of the City of Sachse will hold a Workshop Meeting on Monday, December 3, 2018 at 6:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Receive a presentation from PMB regarding the forthcoming development along the President George Bush Turnpike Corridor.
3. Discussion of City Council meeting agenda items.
4. Adjournment.

B. 7:30 PM REGULAR MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, December 3, 2018 at 7:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledges of Allegiance.

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

1. Approve the minutes of the November 5, 2018 combined meeting.
2. Move the January 21, 2019 City Council combined meeting to Tuesday, January 22, 2019.
3. Approve the Consent Agenda Items as presented.

D. Special Announcements

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Recognize members of Leadership Sachse Class 1.

3. Recognize Wm. Patrick Cook for receiving the iWrite Literacy Award.
4. Administer the oath of office to boards and commissions members.

E. Citizen Input

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

F. Regular Agenda Items

1. Conduct a public hearing and consider an ordinance amending the boundaries of Tax Increment Financing Reinvestment Zone Number One, City of Sachse, Texas ("PGBT Reinvestment Zone").
2. Conduct a public hearing and consider an ordinance authorizing the creation of Tax Increment Financing Reinvestment Zone Number Two ("PMB Project") under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas.
3. Discuss and consider a resolution awarding the solid waste and recycling services contract per the City of Sachse specifications to Community Waste Disposal ("CWD") and consider authorizing the City Manager to negotiate and enter into an agreement with CWD to provide solid waste and recycling services to the City.
4. Discuss and consider a resolution awarding the Community Center construction contract per the City of Sachse specifications to Ratcliff Constructors and consider authorizing the City Manager to enter into negotiations with Ratcliff Constructors to finalize and execute the final construction agreements on behalf of the City for a bid price, including alternatives 1 and 2, in the amount of Five Million Seven Hundred One Thousand Dollars (\$5,701,000.00).
5. Consider a resolution approving a purchase order in an amount not to exceed \$200,000 to McMahon Contracting L.P. for the Sachse Community Center paving improvement project.
6. Consider rejecting all bids for the CDBG 2018 project - Brookview Court Alley Paving and Drainage.

G. Regular Meeting Closing

1. Adjournment.

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

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	2. Receive a presentation from PMB regarding the forthcoming development along the President George Bush Turnpike Corridor.
Access	Public
Type	Discussion

Public Content**BACKGROUND**

The City executed a Development Agreement with PMB for the creation of a mixed-use development on the property located along the President George Bush Turnpike (PGBT) Corridor, between Miles Road and Merritt Road, near Hudson Drive and inclusive of Bunker Hill Road. Representatives from PMB will provide an overview of the future development.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a presentation from PMB regarding the forthcoming development along the President George Bush Turnpike Corridor.

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	1. Approve the minutes of the November 5, 2018 combined meeting.
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the minutes of the November 5, 2018 combined meeting.
Minutes	View Minutes for Nov 5, 2018 - Regular Combined City Council Meeting

Public Content**BACKGROUND**

Minutes of the November 5, 2018 combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the November 5, 2018 combined meeting.

[11.05.18 Combined Minutes.pdf \(277 KB\)](#)

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 5, 2018

The City Council of the City of Sachse held a combined workshop and regular meeting on Monday, November 5, 2018 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Pro Tem Cullen King, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Bill Adams, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Director of Public Works and Engineering, Greg Peters; Finance Director, Teresa Savage; Human Resources Director, Melinda Walter; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Recreation Supervisor, Cynthia Wiseman; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester. Mayor Mike Felix was absent.

Mayor Pro Tem King opened the workshop meeting at 6:30 p.m.

BOARD/COMMISSION INTERVIEWS: Conduct interviews for the City of Sachse's Boards and Commission including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Library Board, the Board of Adjustments, the Animal Shelter Board, the Tax Increment Financing Board, and the Parks and Recreation Board.

The City Council interviewed candidates wishing to serve on a City Board or Commission.

No further discussion or action was taken.

ADJOURNMENT:

At 7:30 p.m., Mayor Pro Tem King adjourned the workshop meeting.

Mayor Pro Tem King opened the regular meeting at 7:30 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Councilwoman Howarth and the pledges by Councilman Adams.

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

1. Approve the minutes of the October 15, 2018 City Council combined meeting.
2. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 3641 adopted on January 5, 2015, creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 28 (PD-28) to Planned Development District 29 (PD-29), and by amending the Comprehensive Zoning ordinance and map, as heretofore amended; by amending and restating Planned Development 29 (PD-29) to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) with a Turnpike Overlay District to a Planned Development District (PD-29) with a Turnpike Overlay District on an approximately 8.44-acre tract of land located on the southeast corner of Merritt Road and President George Bush Turnpike (PGBT).
3. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 377 adopted on May 21, 1984 creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6); and by amending the Comprehensive Zoning Ordinance and map, as heretofore amended; by amending and restating Ordinance 377 creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract 626.4.
4. Accept the monthly revenue and expenditure report for the period ending September 30, 2018.
5. Authorize the purchase of Cisco Meraki networking equipment and installation services through the Texas Department of Information Resources Cooperative Contract #DIR-TSO-2542, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse IT Department.

Councilman Bickerstaff made a motion to approve items on the Consent Agenda as presented. Councilman Watkins seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilwoman Howarth announced that the Library will host several events in honor of International Games Week.

Councilman Bickerstaff congratulated the area marching bands for having outstanding years.

Mayor Pro Tem King announced upcoming events including the Veterans Day event hosted by the Sachse Historical Society on November 10; the pancake breakfast at Armstrong Elementary on November 10; the Turkey Trot hosted by the Sachse High School on November 22; City offices will be closed on Thursday, November 22 and Friday, November 23; and the Christmas Extravaganza on December 5. Mayor Pro Tem King also highlighted the new water portal application available to residents, as well as it being National Adoption Awareness Month and Diabetes Awareness Month.

Recognize the 2018 Recycle Art Contest Winners.

Mayor Pro Tem King and Jennifer Wiseman, Assistant Principal at Cheri Cox Elementary, announced and presented certificates to the following art contest winners.

- Kindergarten – Gabriel Jolay
- First Grade – Maddie Dixon
- Second Grade – Addison Flynn
- Third Grade – Lacey St. Clair
- Fourth Grade – Gavin Umbreit
- Honorable Mention: Seya Rivera

Proclamation declaring November 15, 2018 as America Recycles Day.

Mayor Pro Tem King read and presented a Proclamation to the Parks and Recreation Department celebrating America Recycles Day.

CITIZENS INPUT:

Bobby Tillman, 6314 Ben Davis Road, invited everyone to the upcoming Veterans Day event hosted by the Sachse Historical Society on Saturday, November 10 at 11:00 a.m. It will be moved indoors to the Charles Smith Funeral Home if it is raining.

Ben Peacock, 5108 Brookhollow, thanked the City for the drainage work that has been done and asked the City Council to consider tearing out the debris from the dams, as well as expressed concern regarding the amount of mosquitos in this area.

REGULAR AGENDA ITEMS:

Consider appointments to the City's Boards and Commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board.

Councilman Franks made a motion to appoint the following:

Planning and Zoning Commission: Fernando Gutierrez, Scott Ohman, Bill Thrash, and Teddy Kinzer.

Economic Development Corporation: Spencer Hauenstein, Tim Shivers, Michael VanBuskirk, and Tricia Lindsey.

Board of Adjustments: Danny Pitcock, Christopher May, Chris Scorgie, and Paul Watkins.

Library Board: Kyle Graves, Marion Simpson, Shereal Barcenas, and Ruth Glover.

Parks and Recreation Board: Nieves “CJ” Marquez, Diana Smith, Cyndi Mitchell, and Caleb Casteel as a Youth Advisor.

Animal Shelter Board: Rebekah Lopez, Kimberly McClurg, and Ariel O’Brien.

Tax Increment Financing Board: Bobby Tillman, Ed Brown, and Heath Bennett.

Council Watkins seconded that motion and the motion was unanimously approved.

Consider appointment(s) of Council liaisons to the City's Boards and Commissions.

Councilman Franks made a motion to appoint the following City Councilmembers as liaisons to:

- **Mayor Felix:** North Texas Tollway Authority and North Central Texas Council of Governments.
- **Mayor Pro Tem King:** Animal Shelter Advisory Committee, Animal Shelter Board, and voting member of the TIF Board.
- **Councilmember Franks:** Parks and Recreation Board and voting member of the Municipal Development District Board.
- **Councilmember Howarth:** Library and TIF Board.
- **Councilmember Watkins:** Planning and Zoning Commission and voting member of the TIF Board.
- **Councilmember Adams:** Wylie Independent School District.
- **Councilmember Bickerstaff:** Garland Independent School District and voting member of the Sachse Economic Development Corporation.

Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Consider authorizing the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000.00) for the City of Sachse Parks and Recreation Department.

Mrs. Nash stated this item is the first of several projects that were submitted by the Municipal Development District (MDD) Board and approved during the budget process by the City Council. This will begin the implementation of those projects.

Mr. Whitworth presented the City Council with an overview of the seven projects recommended by the MDD Board and the playground equipment and rehabilitation that will be included on this first project. Staff received quotes from multiple playground vendors to complete the playground additions and replacements. Mr. Whitworth noted that he is anticipating this to be a three-month process and hoping to have all completed by early spring.

Mr. Whitworth asked for the City Council's feedback regarding the use of rubber surface at Firefighters Park. Staff estimates the costs of this alternative surface to be \$30,000-\$40,000, not including the costs to trench and drain the property.

The City Council discussed Firefighters Park surface costs in terms of what is proposed versus installing a rubber surface and the accessibility factor for those in wheelchairs. Mayor Pro Tem King indicated that he would like to see a more rigid surface as Firefighters Park.

Councilman Franks made a motion to approve authorizing the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000.00) for the City of Sachse Parks and Recreation Department. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Consider a resolution authorizing purchase orders in the amount not to exceed six hundred twenty-four thousand four hundred and ninety-five dollars (\$624,495.00) to Reynolds Asphalt and Construction Company, for asphalt roadway improvement projects; authorizing its execution by the City Manager; and providing an effective date.

Mr. Peters stated this item identifies budgeted asphalt street maintenance projects for the 2018-2019 fiscal year. The three proposed projects include Sachse South Estates, Pecan Grove, and Sable Lane. Mr. Peters stated based on quotes received and funds that have been budgeted, the projects are coming in under budget. The savings are due to high material quantities resulting in lower unit prices than anticipated. Staff is recommending the following: setting aside additional monies for contingency in case there are additional quantities needed on the projects already budgeted; using the available funds to complete patching on minor arterials where rutting and potholes exist; and using the remaining funds to complete additional street panel replacement on Tina Street. Staff will work with the contractor to schedule the work to be completed.

The City Council discussed the additional recommendations regarding if funding was sufficient and scheduling of projects.

Councilman Bickerstaff made a motion to approve a resolution authorizing purchase orders in the amount not to exceed six hundred twenty-four thousand four hundred and ninety-five dollars (\$624,495.00) to Reynolds Asphalt and Construction Company, for asphalt roadway improvement projects. Councilman Adams seconded that motion and the motion was unanimously approved.

Consider a resolution awarding the bid for the construction of the Sachse Water Relocation Project on Sachse Street, 2nd Street, and Dewitt Street to GROD Construction, in an amount not to exceed forty-seven thousand one hundred dollars (\$47,100.00).

Mr. Peters indicated that this project includes the abandonment of an old water main in the alley between Dewitt and Sachse Street from 2nd Street to Ben Davis. Seven homes on this block currently utilize the old water main. Staff has installed new meter boxes and water services from the meter boxes to the water mains in order to reduce the project scope for the contractor and save money. The scope for the contractor will consist of running new water service from the meter box

at the street, routing the lines around to the backside of the homes, and connecting into the existing water service for the home. Staff will notify property owners and coordinate the work with each them until the work is complete.

Councilman Franks made a motion to approve a resolution awarding the bid for the construction of the Sachse Water Relocation Project on Sachse Street, 2nd Street, and Dewitt Street to GROD Construction, in an amount not to exceed forty-seven thousand, one hundred dollars (\$47,100.00). Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Consider a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects.

Mr. Peters stated the fiscal year 2017-2018 budge included funding for panel replacement on Tina Street. This project only included panel replacement from Sachse Street to just past Leasa Court. Staff is recommending additional panel replacements that will go from Leasa Court to Welch Lane including all of the areas of structural failure in the street. Since Tina is a main access, staff believes this will benefit all citizens in the neighborhood. Staff is recommending approval.

Councilman Franks made a motion to approve a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects. Councilman Watkins seconded that motion and the motion was unanimously approved.

Consider authorizing the City Manager to execute an agreement for professional services with NewGen Strategies and Solutions to provide a Water and Wastewater Cost of Service Rate Study.

Mrs. Savage presented stated the Utility Fund is operated as an enterprise fund, which means all costs are covered by customer charges. The previous study was completed in 2014 and resulted in the adoption of a five-year rate plan for Fiscal Year 2015-2019. This adopted plan was designed to provide funding for 50% of capital and maintenance as well as annual increases. The proposed rate study will analyze and assess the current rate structure, determine updated cost of service, provide electronic copy of updated rate model and rate structures for consideration. A PowerPoint presentation and four public meetings are also included in the services to be provided. Staff recommends engaging NewGen Strategies and Solutions.

Councilman Bickerstaff made a motion to authorize the City Manager to execute an agreement for professional services with NewGen Strategies and Solutions to provide a Water and Wastewater Cost of Service Rate Study. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Receive a presentation regarding Tax Increment Reinvestment Zones and Public Improvement Districts and schedule a Public Hearing for the Regular City Council Meeting on December 3, 2018 for the creation of Tax Increment Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas.

Jason Hughes, Financial Advisor with Hilltop Securities, stated the City recently entered into a Development Agreement for a high quality, mixed-use development located along the President George Bush Turnpike (PGBT). Mr. Hughes stated the funding for the infrastructure will be accomplished using several financing tools including Tax Increment Reinvestment Zones (TIF's/TIRZs) and Public Improvement Districts (PIDs), which will result in a number of action items for City Council consideration. Mr. Hughes outlined a TIF/TIRZ, which is a defined reinvestment zone within a city or extraterritorial jurisdiction (ETJ), with a goal to provide infrastructure improvements to the zone. The base value is established upon creation and it is not an added tax. Mr. Hughes stated that a PID is used to promote higher quality or special public improvements and services within a development. They are also used to levy assessments against properties within their boundaries without factoring growth in actual assessed valuations. Mr. Hughes explained that the City may issue debt for the PID with the debt being repaid by the levy of assessments and does not encumber and City funds.

Mayor Pro Tem King asked if the assessment would show on a tax bill. Mr. Hughes stated it would only on those that are within that defined area.

Councilman Franks made a motion to schedule a Public Hearing on December 3, 2018 for the creation of a Tax Increment Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richland Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas. Councilman Adams seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Pro Tem King adjourned the regular meeting at 9:15 p.m.

CULLEN KING, MAYOR PRO TEM

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	2. Move the January 21, 2019 City Council combined meeting to Tuesday, January 22, 2019.
Access	Public
Type	Action (Consent)
Recommended Action	Move the January 21, 2019 City Council combined meeting to Tuesday, January 22, 2019.

Public Content**BACKGROUND**

Historically, when meeting dates coincide with a holiday, the City Council will move them to the next business day (Tuesday).

OVERVIEW

Due to the Martin Luther King Day holiday falling on a Monday of a regularly scheduled City Council meeting, the City Council will need to move the meeting date.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Move the January 21, 2019 City Council combined meeting to Tuesday, January 22, 2019.

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

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	D. Special Announcements
Subject	2. Recognize members of Leadership Sachse Class 1.
Access	Public
Type	Information, Recognition
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

Public Content**BACKGROUND**

Earlier this year, representatives from the Sachse Chamber of Commerce, Sachse Economic Development Corporation, and the City of Sachse came together to explore the re-establishment of a Leadership Sachse program. It was ultimately decided that the program should commence. Applications were received in the late summer and the Leadership Sachse 1 (LS1) members have been working on their coursework this fall. Their schedule includes:

September 2018: Retreat
October 2018: Community Trusteeship Day
November 2018: County Day
December 2018: City Day
January 2019: Regional Day
February 2019: State Government Day
March 2019: Economic Development Day
April 2019: Education Day
May 2019: Graduation

Representatives toured the City, met with staff, and were exposed to the breadth of municipal operations. They are concluding their evening with tonight's City Council meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Recognize members of Leadership Sachse Class 1 for their completion of City Day.

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	D. Special Announcements
Subject	3. Recognize Wm. Patrick Cook for receiving the iWrite Literacy Award.
Access	Public
Type	Recognition

Public Content**BACKGROUND**

Wm. Patrick Cook is a 7th grader at Austin Academy for Excellence in Garland ISD. The iWrite Literacy Organization strives to increase student achievement and self-esteem through creative writing. Every year, iWrite receives hundreds of entries from students across the country. Only 65 submissions are selected for publication. Wm. Patrick's first publication with iWrite was a poem entitled *BI-FO-CALS* when he was in the 3rd grade at Kimberlin Academy. His short story entitled, *It's Not Nice to Fool with Mother Nature, Especially Her Water* was chosen for this year's publication. This is his fourth selection into the iWrite Literacy Anthology.

A couple of years ago, iWrite introduced a companion to help students with writing. His name is "i" The Guy. Recently, Wm. Patrick was chosen to be in a commercial to introduce students across Texas and the country to "i" The Guy. The commercial can be viewed on the iWrite website at <https://iwrite.org/i-the-guy/>.

Wm. Patrick is currently working on his first book to be published early next year.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Recognize Wm. Patrick Cook for his excellent work with the iWrite Literacy Organization.

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	D. Special Announcements
Subject	4. Administer the oath of office to boards and commissions members.
Access	Public
Type	Procedural, Recognition

Public Content**BACKGROUND**

The City Council recently made appointments and re-appointments to various boards and commissions at the November 5, 2018 meeting. The City Council may administer the oath of office to the boards and commissions member(s) that were appointed.

OVERVIEW**Planning and Zoning**

- Fernando Gutierrez
- Scott Ohman
- Bill Thrash
- Teddy Kinzer

Economic Development Corporation

- Spencer Hauenstein
- Tim Shivers
- Michael VanBuskirk
- Tricia Lindsey

Board of Adjustments

- Danny Pitcock
- Christopher May
- Chris Scorgie

Library Board

- Kyle Graves
- Marion Simpson
- Shereal Barcenas
- Ruth Glover

Parks and Recreation

- CJ Marquez
- Diana Smith
- Cyndi Mitchell
- Caleb Casteel

Animal Shelter Board

- Rebekah Lopez

- Kimberly McClurg
- Ariel O'Brien

TIF Board

- Heath Bennett
- Bobby Tillman
- Ed Brown

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Administer the oath of office to newly appointed boards and commissions members.

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	1. Conduct a public hearing and consider an ordinance amending the boundaries of Tax Increment Financing Reinvestment Zone Number One, City of Sachse, Texas ("PGBT Reinvestment Zone").
Access	Public
Type	Action, Information
Preferred Date	Dec 03, 2018
Absolute Date	Dec 03, 2018
Recommended Action	Conduct a public hearing and approve an ordinance amending the boundaries of Tax Increment Financing Reinvestment Zone Number One, City of Sachse, Texas ("PGBT Reinvestment Zone").

Public Content**BACKGROUND**

During its September 17 City Council meeting, the City Council authorized the City Manager to negotiate and execute on behalf of the City a Development Agreement with PMB Acquisitions, LLC relating to the Development of approximately 158 acres in the PGBT Zoning District and related financing with further authority to finalize the remaining terms to be negotiated, all subject to approval as to form by the City Attorney. Upon authorization from the City Council, a final Development Agreement was executed and approved as to form by the City Attorney.

Per the Development Agreement, the City intends to contract the original boundaries of the Tax Increment Financing Reinvestment Zone Number One "PGBT Reinvestment Zone".

It should be noted that the terms "TIF" and "TIRZ" represent the same financing tool and are used interchangeably.

POLICY CONSIDERATIONS

Tax Increment Financing Reinvestment Zones are one of many economic development tools available to cities and counties. These zones allow the City to use revenues captured through the incremental value-added as a result of the development to reimburse the developer for making such improvements.

RECOMMENDATION

Conduct a public hearing and approve an ordinance amending the boundaries of Tax Increment Financing Reinvestment Zone Number One, City of Sachse, Texas ("PGBT Reinvestment Zone").

[EXHIBIT B Amending Ordinance.pdf \(3,112 KB\)](#)

[Sachse Notice of Public Hearing for TIF Number One.pdf \(190 KB\)](#)

[TIF Number One Amending Ordinance.pdf \(144 KB\)](#)

EXHIBIT A Amending Ordinance.docx.pdf (89 KB)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING ORDINANCE NO. 2049, AS AMENDED BY ORDINANCE NO. 2196 BY AMENDING THE BOUNDARIES OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBBER ONE OF THE CITY OF SACHSE, TEXAS ("PGBT REINVESTMENT ZONE"); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council by Ordinance No. 2049 created Tax Increment Financing Reinvestment Zone Number One City of Sachse, Texas ("PGBT Reinvestment Zone") as amended by Ordinance No. 2196, to promote the development or redevelopment of the area, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act"); and

WHEREAS, the City Council desires to amend the boundaries of Tax Increment Financing Reinvestment Zone Number One City of Sachse, Texas ("PGBT Reinvestment Zone") by deleting the parcels identified in Exhibit "A" and as depicted in Exhibit "B" attached hereto and made a part thereof for all purposes; and

WHEREAS, in compliance with the Act, the City called a public hearing to receive comments on the amendment of the boundaries of Tax Increment Financing Reinvestment Zone Number One City of Sachse, Texas ("PGBT Reinvestment Zone"); and

WHEREAS, in compliance with the Act, notice of the public hearing was published in a daily newspaper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to-wit, on the 3rd day of December 2018 at 7:30 p.m., at the City Council chambers in the City Hall of the City of Sachse, Texas, which hearing was then closed; and

WHEREAS, the City, at such hearing, invited any interested person, or the person's representative, to appear and speak for or against the amendment of the boundaries of Tax Increment Financing Reinvestment Zone Number One City of Sachse, Texas ("PGBT Reinvestment Zone") as described in Exhibit "A" and as depicted in Exhibit "B", whether all or part of the territory described in Exhibit "A" and as depicted in Exhibit "B" should be deleted from Tax Increment Financing Reinvestment Zone Number One City of Sachse, Texas ("PGBT Reinvestment Zone"); and

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the designation of the proposed reinvestment zone; and

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

SECTION 1. That the facts and recitations contained in the preamble of this ordinance and contained in Ordinance No. 2049, as amended by Ordinance No. 2196, are hereby found and declared to be true and correct.

SECTION 2. That Ordinance No. 2049, as amended by Ordinance No. 2196 be and the same is hereby amended by amending the boundaries of Tax Increment Financing Reinvestment Zone Number One City of Sachse, Texas ("PGBT Reinvestment Zone") by deleting and omitting the parcels identified in Exhibit "A" and as depicted in Exhibit "B" attached hereto and made a part hereof for all purposes, from the boundaries of Reinvestment Zone Number One of the City of Sachse, Texas. The boundaries of Tax Increment Financing Reinvestment Zone Number One of the City of Sachse, Texas ("PGBT Reinvestment Zone") shall hereafter be as set forth in Ordinance Nos. 2049 and 2196 as amended herein by excluding the parcels identified in Exhibit "A".

SECTION 3. 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; provided, however that Ordinance No. 2049, as amended by Ordinance No. 2196, and all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect, except as amended herein.

SECTION 4. That 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.

SECTION 5. That 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 if the City Council adopts an ordinance designating Tax Increment Financing Reinvestment Zone Number Two, City of Sachse, Texas ("PMB Project").

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 3rd day of December 2018.

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

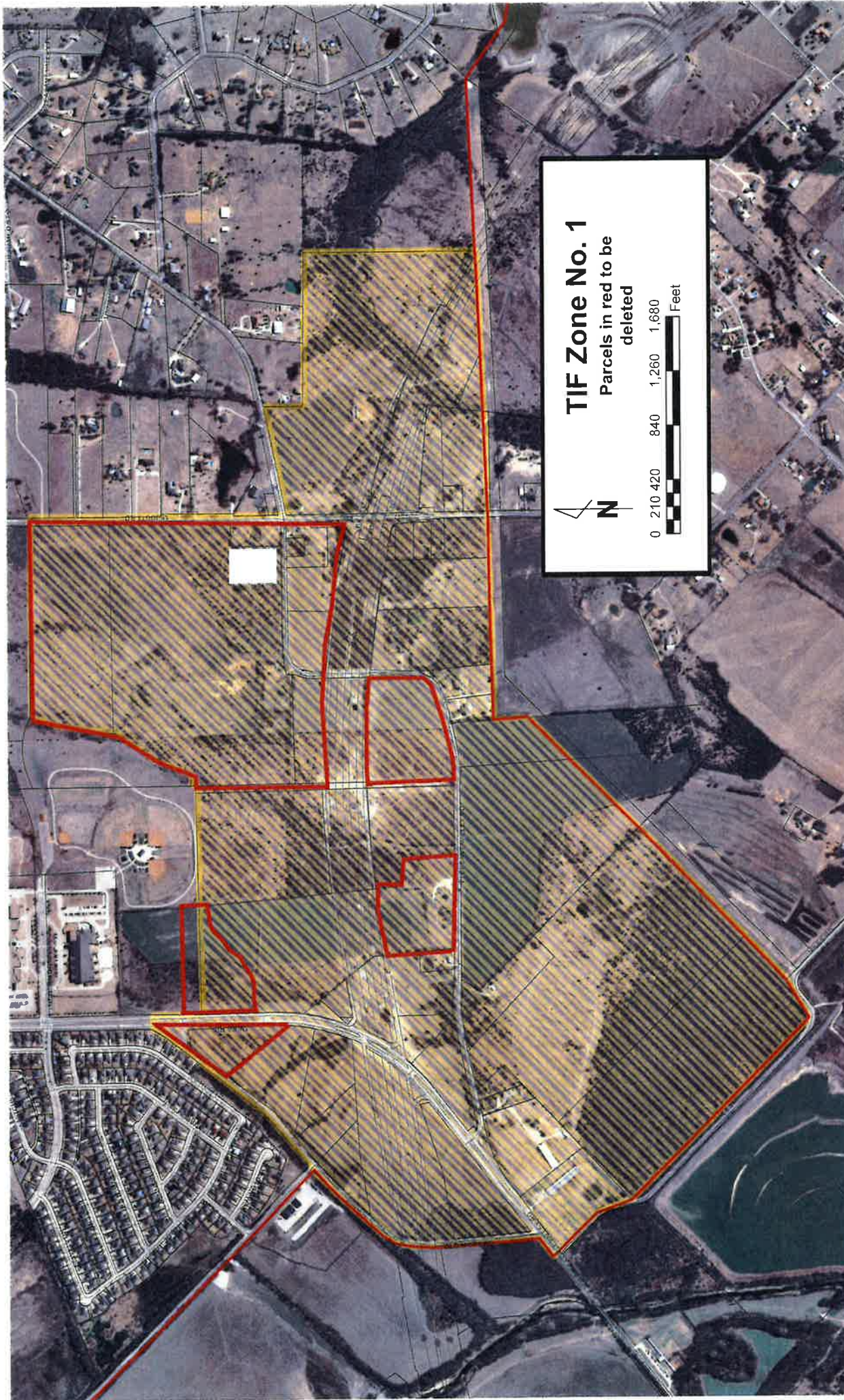
Peter G. Smith
City Attorney
(PGS:11-9-18:TM 102854)

EXHIBIT “A”

EXHIBIT "A"
Parcels to be deleted from TIF Zone No. 1

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
DCAD Account	Site Address	Owner	Land Area Acres	Sq. Ft.	Improvements	Appraised "Market" Value Land	Total Value	Land/Sq. Ft.	Taxed Value	Notes
65022863010020000	4011 Merritt	Children's Medical Center Foundation	76.007	3,310,865	\$950	\$2,280,210	\$2,281,160	\$0.89	\$2,281,160	
65022863010020100	4011 Merritt	City of Sachse	1.957	85,247	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65022863010020200	4011 Merritt	Children's Medical Center Foundation	0.053	2,302	\$0	\$640	\$640	\$0.28	\$4	ag value
65022863010030000	3005 Merritt	McClain	1.303	56,759	\$240	\$87,300	\$87,540	\$1.54	\$87,540	
65022863010040000	2811 Pleasant Valley	Children's Medical Center Foundation	2.371	103,281	\$0	\$206,560	\$206,560	\$2.00	\$308	ag value
65022863010040100	2811 Pleasant Valley	Children's Medical Center Foundation	6.349	276,562	\$0	\$276,560	\$276,560	\$1.00	\$825	ag value
65022863010040200	2811 Pleasant Valley	Children's Medical Center Foundation	8.680	378,101	\$0	\$182,280	\$182,280	\$0.48	\$1,128	ag value
65022863010050000	2801 Pleasant Valley	Children's Medical Center Foundation	11.270	490,921	\$0	\$236,670	\$236,670	\$0.48	\$601	ag value
65022863010100000	2815 Pleasant Valley	City of Sachse	23.877	1,040,082	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65022863010100200	2815 Pleasant Valley	City of Sachse	1.055	45,858	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65092877510020000	3810 Miles	Children's Medical Center Foundation	3.307	144,053	\$0	\$144,050	\$144,050	\$1.00	\$144,050	
65092877510020100	3810 Miles	Children's Medical Center Foundation	0.158	6,882	\$0	\$4,740	\$4,740	\$0.89	\$4,740	
65092877510020200	3810 Miles	Children's Medical Center Foundation	0.153	6,665	\$0	\$6,670	\$6,670	\$1.00	\$6,670	
65100037010050100	4201 Merritt	City of Sachse	10.615	462,389	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65100943010010000	2800 Pleasant Valley	McClain	4.582	200,028	\$0	\$137,760	\$137,760	\$0.89	\$506	ag value
65100943010020000	2836 Pleasant Valley	Drain	0.415	18,077	\$0	\$20,850	\$20,850	\$1.15	\$20,850	
65100943010030000	2830 Pleasant Valley	McClain	2.961	128,981	\$0	\$88,830	\$88,830	\$0.68	\$236	ag value
65100943010030100	2824 Pleasant Valley	McClain	1.781	76,709	\$16,710	\$100,280	\$117,000	\$1.53	\$21,071	disability ex.
65100943010030200	2830 Pleasant Valley	McClain	0.780	33,977	\$0	\$23,400	\$23,400	\$0.89	\$62	ag value
Total			157.664	6,867,844	\$17,900	\$3,796,810	\$3,814,710	\$0.55	\$2,570,141	

EXHIBIT “B”



TIF Zone No. 1

Parcels in red to be
deleted

0 210 420 840 1,260 1,680 Feet

NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL
OF THE CITY OF SACHSE, TEXAS

The City Council of the City of Sachse, Texas, will conduct a public hearing at 7:30 p.m. on Monday the 3rd day of December 2018 at the City Council Chambers, Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the amendment of the boundaries of Tax Increment Financing Reinvestment Zone Number One ("PGBT Reinvestment Zone") under Chapter 311 of the Texas Tax Code to delete approximately 158 acres of land situated in the Richard Copeland Survey, Abstract No. 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas from Tax Increment Financing Reinvestment Zone Number One ("PGBT Reinvestment Zone"). A detailed description and map of the property to be deleted from the boundaries of Tax Increment Financing Reinvestment Zone Number One ("PGBT Reinvestment Zone") are available at the Office of the Sachse City Secretary at Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas.

Interested persons are entitled to speak and present evidence for or against the amendment of the boundaries of the Tax Increment Financing Reinvestment Zone Number One ("PGBT Reinvestment Zone").

If you wish your opinion to be part of the record, but are unable to attend, you may send a written reply prior to the date of the public hearing to Sachse City Secretary at Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas.

Published November 22, 2018

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	2. Conduct a public hearing and consider an ordinance authorizing the creation of Tax Increment Financing Reinvestment Zone Number Two ("PMB Project") under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas.
Access	Public
Type	Action, Discussion
Preferred Date	Dec 03, 2018
Absolute Date	Dec 03, 2018
Recommended Action	Conduct a public hearing and approve an ordinance authorizing the creation of Tax Increment Financing Reinvestment Zone Number Two ("PMB Project") under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas.

Public Content**BACKGROUND**

During its September 17 City Council meeting, the City Council authorized the City Manager to negotiate and execute on behalf of the City a Development Agreement with PMB Acquisitions, LLC relating to the Development of approximately 158 acres in the PGBT Zoning District and related financing with further authority to finalize the remaining terms to be negotiated, all subject to approval as to form by the City Attorney. Upon authorization from the City Council, a final Development Agreement was executed and approved as to form by the City Attorney.

Components of the Development Agreement also include using Tax Increment Financing Reinvestment Zones (TIRZ) and a Public Improvement Districts (PID). Per the Development Agreement, the City wishes to create a new Tax Increment Financing Reinvestment Zone Number Two, which will be coterminous with the proposed boundaries of the forthcoming Public Improvement District for the same area.

It should be noted that the terms "TIF" and "TIRZ" represent the same financing tool and are used interchangeably.

POLICY CONSIDERATIONS

Tax Increment Financing Reinvestment Zones are one of many economic development tools available to cities and counties. These zones allow cities to use revenues captured through the incremental value-added as a result of the development to reimburse the developer for making such improvements.

RECOMMENDATION

Conduct a public hearing and approve an ordinance authorizing the creation of Tax Increment Financing Reinvestment Zone Number Two ("PMB Project") under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas.

Sachse Ord Designating TIF Zone Two.pdf (166 KB)

EXHIBIT A Metes and Bounds for TIF Zone Two.pdf (115 KB)

EXHIBIT B Site Plan Map for TIF Zone Two.pdf (413 KB)

Sachse Notice of Public Hearing for TIF Zone Number Two.pdf (191 KB)

EXHIBIT C Preliminary Financing Plan for TIF Zone Two.pdf (1,503 KB)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, DESIGNATING A CERTAIN AREA WITHIN THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, AS TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO OF THE CITY OF SACHSE, TEXAS (“PMB PROJECT”); ESTABLISHING THE BOUNDARIES OF SUCH ZONE; CREATING A BOARD OF DIRECTORS FOR SAID REINVESTMENT ZONE, AND OTHER MATTERS RELATED THERETO; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to promote the development or redevelopment of a certain geographic area within its jurisdiction by the designation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311, of the Texas Tax Code (the “Act”); and

WHEREAS, in compliance with the Act, the City called a public hearing to receive comments on the designation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, in compliance with the Act, notice of the public hearing was published in a daily newspaper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to-wit, on the 3rd day of December 2018 at 7:30 p.m., at the City Council chambers in the City Hall of the City of Sachse, Texas, which hearing was then closed; and

WHEREAS, the City, at such hearing, invited any interested person, or the person's representative, to appear and speak for or against the designation of the proposed reinvestment zone, the boundaries of the proposed reinvestment zone, as described in Exhibit “A” attached hereto and as depicted in the map attached hereto as Exhibit “B”, whether all or part of the territory described in Exhibit “A” and as depicted in Exhibit “B” should be included in such proposed reinvestment zone, the concept of tax increment financing, and the appointment of a board of directors for the proposed reinvestment zone; and

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the designation of the proposed reinvestment zone; and

WHEREAS, the City has prepared a preliminary project and reinvestment zone financing plan attached hereto as Exhibit “C”;

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

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That the City Council, after conducting such public hearing and having heard such evidence and testimony has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law.
- (b) That designation of the proposed reinvestment zone with boundaries as described in Exhibit "A" and as depicted in Exhibit "B" will result in benefits to the city, its residents and property owners, in general, and to the property, residents and property owners in the proposed reinvestment zone.
- (c) That the proposed reinvestment zone, as defined in Exhibit "A" and as depicted in Exhibit "B", meets the criteria for the designation of a reinvestment zone as set forth in the Act in that it is a geographic area located wholly within the corporate limits of the City and meets the requirements of Tax Code, Section 311.005.
- (d) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal roll of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal roll of the City, does not exceed fifty percent (50%) of the current total taxable value of taxable real property in the City and in the industrial districts created by the City, if any.
- (e) That the proposed improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone and will be of general benefit to the City.
- (f) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.
- (g) That thirty percent (30%) or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes.
- (h) That the proposed reinvestment zone is to be predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality or county.
- (i) That the proposed reinvestment zone substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes

an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

- (1) The predominance of defective or inadequate sidewalk or street layout; and
- (2) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

SECTION 3. That the City hereby designates a tax increment financing reinvestment zone over the area described in Exhibit “A” attached hereto and as depicted in the map attached as Exhibit “B”, and the area of any public street right-of-way located immediately adjacent to said described and depicted area, such tax increment financing reinvestment zone to hereafter be identified as Reinvestment Zone Number Two, City of Sachse, Texas (“PMB Project”) (hereinafter sometimes referred to herein as the “Zone” or “Reinvestment Zone Number Two”).

SECTION 4. That there is hereby established a board of directors for Reinvestment Zone Number Two, City of Sachse, Texas (“PMB Project”), which shall consist of at least five (5) but not more than fifteen (15) members, unless more members are required to be appointed to satisfy the requirements of Section 311.009, Tax Code. The members of the Board of Directors of the Zone shall be appointed as follows:

- (a) The City shall be entitled to appoint a minimum of five (5) and a maximum of ten (10) members of the Board of Directors, except that if there are fewer than five (5) directors appointed by taxing units other than the City, the City Council may appoint more than ten (10) members as long as the total membership of the Board of Directors does not exceed fifteen (15) members. The City Council shall appoint its initial members to the Board of Directors within sixty (60) days after passage of this ordinance or within a reasonable time thereafter.
- (b) Each taxing unit, other than the City, that levies taxes on real property in the Zone may appoint one member of the Board of Directors if the taxing unit has approved the payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. A taxing unit eligible to appoint a member to the Board of Directors may waive such right. If a taxing unit waives its right to appoint a member of the board, the City may appoint a member to the Board of Directors to such position. The governing body of each taxing unit, other than the City, eligible to appoint a member to the Board of Directors shall appoint such member within sixty (60) days after such taxing unit has entered into an agreement with the City for payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. Failure of such taxing unit to appoint a director within such sixty (60) day period shall be deemed a waiver of the right to appoint a director, and the City Council shall be entitled to appoint a person to such position.
- (c) The City Council shall appoint additional member(s) in order to maintain a board of at least five (5) members. A vacancy on the Board of Directors shall be filled as set forth in the Act. Positions one through three on the Board of Directors are reserved for the City. The remaining positions are reserved for other taxing units

that levy real property taxes in the Zone and if the taxing unit has approved the payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. The directors appointed by taxing units other than the City shall be assigned a Board position in the order that the City receives the appointment. All members appointed to the Board of Directors shall meet eligibility requirements as set forth in the Act.

- (d) The terms of office for members of the Board of Directors shall be for two (2) years. Each year the City Council shall designate a member of the Board of Directors to serve as Chairperson of the Board of Directors. The Chairperson shall serve a term of office of one year that runs from January 1 through and including December 31 of the calendar year. The Board of Directors shall elect from its members a Vice-Chairperson and other officers, as it deems appropriate.
- (e) The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and the reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The City Council delegates to the Board of Directors all powers necessary to prepare and implement the project and the reinvestment zone financing plans for the Zone, including any required annual reports on the status of the Zone, all subject to the prior approval of the City Council.

SECTION 5. That the Zone shall take effect on adoption of this ordinance, and the termination of the Zone shall occur on the earlier of (i) the date the City has contributed the maximum amount (as set forth the Final Project and Financing Plan to be adopted by ordinance by the City Council) to the Tax Increment Fund; or (ii) December 31, 2049, or at an earlier time designated by subsequent ordinance of the City Council, or at such time subsequent to the issuance of any tax increment bonds, if any, that all project costs, tax increment bonds, notes or other obligations of the Zone, and the interest thereon, if any, have been paid in full.

SECTION 6. That the tax increment base for the Zone, which is the total taxable value of all taxable real property located in the Zone, is to be determined as of January 1, 2018, the year in which the Zone was designated as a tax increment financing reinvestment zone (the "Tax Increment Base"). Tax Increment Base means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the 2018 year. "Tax Increment" means the total amount of real property taxes by a taxing unit for the year on the Captured Appraised Value of real property taxable by a taxing unit and located in the Zone. The "Captured Appraised Value" means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the year, less the Tax Increment Base of the taxing unit. For purposes of this ordinance "taxing unit" means the City and any other political subdivision or special district that taxes real property within the Zone that enters into an agreement with the City for the payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

SECTION 7. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such sub-accounts as may be required, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant

to the Act, are to be deposited. All Tax Increments as defined herein shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any sub-accounts are to be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of the City. In addition, all revenues from the sale of any tax increment bonds, notes or certificates of obligation hereafter issued by the City for the Zone other than refunding bonds; revenues from the sale of any property acquired as part of the Zone financing plan; and any other revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds, notes or certificates of obligations issued for the Zone.

SECTION 8. That the City will participate in the Zone by contributing and depositing into the Tax Increment Fund fifty percent (50%) of the City's Tax Increment from real property ad valorem taxes collected in the Zone for a period of thirty (30) years.

SECTION 9. 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, and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 10. That 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 a part or provision thereof other than the part thereof decided to be unconstitutional, illegal or invalid.

SECTION 11. That the Mayor or City Manager is hereby authorized to execute any contracts or other agreements with any taxing units that elect to enter into an agreement with the City for payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

SECTION 12. That 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 3rd day of December 2018.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED;

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(PGS:11-26-18:TM 102854)

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION TRACT (1)

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being a portion of a 78.13-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 "2662" found for the southeast corner of said 78.13-acre tract also lying at the intersection of the west line of Pleasant Valley Road, a variable width right-of-way with the north line of President George Bush Turnpike, a called 350.00 feet wide right-of-way, also for the beginning of a non-tangent curve to the left;

THENCE along the south line of said 78.13 acre tract and the north line of said President George Bush turnpike 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 to a T.X.D.O.T. aluminum cap stamped "2661" found for the southwest corner of said 78.13 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 01 degrees 00 minutes 01 seconds West, along the common line of said 78.13-acre tract and said City of Sachse tract, a distance of 1038.64 feet to a 1/2-inch iron rod with cap stamped "NDM" found for the southwest corner of a tract of land described by deed to the City of Sachse recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said 78.13-acre tract and last mentioned City of Sachse tract the following courses and distances:

North 89 degrees 22 minutes 43 seconds East, a distance of 76.91 feet to a 1/2-inch iron rod with cap stamped "NDM" found for corner;

North 26 degrees 33 minutes 56 seconds East, a distance of 113.49 feet to a 1/2-inch iron rod with cap stamped "NDM" found for corner;

North 20 degrees 41 minutes 28 seconds East, a distance of 220.44 feet to a 1/2-inch iron rod with cap stamped "HAT" found for corner;

North 36 degrees 49 minutes 51 seconds East, a distance of 336.02 feet to a 5/8-inch iron rod with cap stamped "TNP" set for corner;

North 05 degrees 13 minutes 42 seconds East, a distance of 238.67 feet to a 5/8-inch iron rod with cap stamped "TNP" set for corner;

North 07 degrees 29 minutes 41 seconds East, a distance of 257.79 feet to a 5/8-inch iron rod with cap stamped "TNP" set for corner;

North 21 degrees 10 minutes 21 seconds East, a distance of 228.89 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the northwest corner of said 78.13-acre tract also lying on the southerly line of Hudson Drive a variable width right-of-way, also for the beginning of a curve to the right;

THENCE along the north line of said 78.13-acre tract and the southerly line of said Hudson Drive, 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 to a 5/8-inch iron rod with cap stamped "TNP" set for the beginning of a reverse curve to the left;

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 to a 5/8-inch iron rod with cap stamped "TNP" set 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 to a PK Nail found at the end of said compound curve;

THENCE South 69 degrees 16 minutes 05 seconds East, continuing along the north line of said 78.13 acre tract and the southerly line of said Hudson Drive, a distance of 110.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, continuing along the north line of said 78.13-acre tract and the southerly line of said Hudson Drive, a distance of 67.22 feet to a 5/8-inch iron rod with cap stamped "TNP" set for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, continuing along the north line of said 78.13 acre tract and the southerly line of said Hudson Drive, a distance of 173.94 feet to a 1/2 inch iron rod found for the northeast corner of said 78.13 acre tract, also lying on the west line of Merritt Road a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West along the west line of said Merritt Road, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for an angle point in same;

THENCE South 00 degrees 17 minutes 44 seconds East, continuing along the west line of said Merritt Road, a distance of 914.60 feet to a 5/8-inch iron rod with cap stamped "WAI" found for corner;

THENCE South 87 degrees 03 minutes 13 seconds West, leaving the west line of said Merritt Road, a distance of 177.54 feet to a 1/2-inch iron rod found for the northeast corner of a tract of land described by deed to the City of Sachse recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 05 minutes 27 seconds West, along the north line of last mentioned City of Sachse tract, a distance of 228.63 feet to a 5/8-inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of same;

THENCE South 00 degrees 15 minutes 35 seconds East, along the west line of said City of Sachse tract, a distance of 381.16 feet to a 5/8-inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of same, also lying on the north line of the aforementioned pleasant Valley Drive;

THENCE South 89 degrees 07 minutes 35 seconds West along the north line of said pleasant Valley Road, a distance of 562.19 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 236.92 feet, a central angle of 89 degrees 51 minutes 53 seconds, an arc length of 371.59 feet, a chord bearing of South 44 degrees 14 minutes 35 seconds West, a distance of 334.66 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 degrees 35 minutes 07 seconds East, a distance of 88.22 feet to the POINT OF BEGINNING, containing 3,315,395 Square Feet, or 76.111 Acres of land.

LEGAL DESCRIPTION TRACT (2)

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;

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 (3)

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

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

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

THENCE continuing along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 02 degrees 19 minutes 19

seconds, an arc length of 302.51 feet, a chord bearing of North 80 degrees 55 minutes 01 seconds East, a distance of 302.49 feet to a 5/8 inch iron rod found for the northeast corner of said 8.68 acre tract, also lying on the westerly line of a tract of land described by deed to Batsu Enterprises recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

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

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

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

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

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

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

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

LEGAL DESCRIPTION TRACT (4)

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being a portion of a 33.63-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 "TNP" set for the northeast corner of a right-of-way dedication for Miles Road, a variable width right-of-way to the City of Sachse as recorded in Instrument Number 201700128760 of the Official Public Records of Dallas County, from which a 1/2-inch iron rod with cap stamped "R.P.L.S. 4701" found for the southwest corner of a tract of land described by deed to CSL Sachse L.P., LLC., recorded in Instrument Number 201700290587 of the Official Public Records of Dallas County, Texas bears South 88 degrees 43 minutes 23 seconds west, 11.00 feet

THENCE North 88 degrees 43 minutes 23 seconds East, along the south line of said CSL Sachse tract, a distance of 836.14 feet to a 1/2-inch iron rod with cap stamped "R.P.L.S. 4701" found for the southeast corner of same, also lying on the west 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 South 05 degrees 23 minutes 54 seconds East, along the west line of said City of Sachse tract, a distance of 111.60 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for the northwest corner 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 South 04 degrees 12 minutes 40 seconds East, along the west line of said Batsu tract, a distance of 59.32 feet to 5/8-inch iron rod with cap stamped "TNP" set for the northeast corner of a tract of land described by deed to Sachse Medical Center Annex 1, recorded in Instrument Number 201400065513 of the Official Public Records of Dallas County, Texas, and for the beginning of a curve to the left;

THENCE along the north line of said Sachse Medical Center Annex 1 tract the following courses and distances:

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 to 5/8-inch iron rod with cap stamped "TNP" set for corner;

South 43 degrees 01 minutes 02 seconds West, a distance of 87.64 feet to a 5/8-inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

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 to 5/8-inch iron rod with cap stamped "TNP" set for corner;

South 88 degrees 58 minutes 01 seconds West, a distance of 100.58 feet to a 5/8-inch iron rod with cap stamped "TNP" set for corner

North 46 degrees 16 minutes 56 seconds West, a distance of 32.97 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the northwest corner of said Sachse Medical Center Annex 1 tract, also lying on the east line of the aforementioned Miles Road;

THENCE along the east line of said Miles Road the following courses and distances:

North 01 degree 04 minutes 22 seconds West, a distance of 309.36 feet to a 5/8-inch iron rod with cap stamped "TNP" set for an angle point in same;

North 03 degrees 17 minutes 48 seconds East, a distance of 144.44 feet to a 5/8-inch iron rod with cap stamped "TNP" set for an angle point in same;

North 01 degrees 04 minutes 34 seconds West, a distance of 83.55 feet to the POINT OF BEGINNING, containing 379,379 Square Feet, or 8.709 Acres of land.

LEGAL DESCRIPTION TRACT (5)

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;

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

LEGAL DESCRIPTION TRACT (6)

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 (7)

BEING a tract of land situated in the SAMUEL COMPTON SURVEY, ABSTRACT NO. 368, City of Sachse, Dallas County, Texas and being a portion of a tract of land as described in deed to Donald K. McClain, recorded in Volume 73241, Page 1582, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the northerly right-of-way line of President George Bush Turnpike (variable width right-of-way) and the east right-of-way line of Pleasant Valley Road (60' right-of-way);

THENCE North 00 deg 22 min 24 sec West, departing said northerly right-of-way line and along said east right-of-way line, a distance of 93.16 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right having a radius of 176.92 feet, a central angle of 89 deg 49 min 11 sec, a chord bearing of North 44 deg 10 min 00 sec East and a chord length of 249.81 feet;

THENCE, continuing along the easterly right-of-way line of said Pleasant Valley Road and along said curve to the right, an arc distance of 277.35 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 88 deg 50 min 52 sec East, along the south right-of-way line of said Pleasant Valley Road, a distance of 286.91 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 36 min 18 sec East, departing said south right-of-way line, a distance of 332.98 feet to a point for corner from which a TXDOT (Texas Department of Transportation Aluminum Monument found bears South 73 deg 55 min 58 sec East, a distance of 1.57 feet, said point being situated in the northerly right-of-way line of said President George Bush Turnpike and being the beginning of a non-tangent curve to the left having a radius of 7.815.00 feet, a central angle of 03 deg 25 min 29 sec, a chord bearing of North 83 deg 15 min 24 sec West and a chord length of 467.04 feet;

THENCE along the northerly right-of-way line of said President George Bush Turnpike and said non-tangent curve to the left, an arc distance of 467.11 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3.022 acres or 131,637 square feet of land, more or less.

LEGAL DESCRIPTION TRACT (8)

BEING a tract of land situated in the SAMUEL COMPTON SURVEY, ABSTRACT NO. 368, City of Sachse, Dallas County, Texas and being a portion of a tract of land as described in deed to Donald K. McClain, recorded in Volume 73241, Page 1582, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the northwest corner of said Maurice L. McClain tract, the same being the northeast corner of a tract of land as described in deed to Donald K. McClain, recorded in Volume 73241, Page 1582, D.T.D.C.T., said iron rod also being situated in the south right-of-way line of Pleasant Valley Road (60' right-of-way);

THENCE North 88 deg 50 min 52 sec East, along said south right-of-way line, a distance of 347.22 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 29 min 42 sec East, departing the south right-of-way line of said Pleasant Valley Road, a distance of 399.57 feet to a 5/8-inch iron rod found for corner situated in the northerly right-of-way line of President George Bush Turnpike (variable width right-of-way) and being the beginning of a non-tangent curve to the left having a radius of 7,815.00 feet, a central angle of 02 deg 34 min 56 sec, a chord bearing of North 80 deg 15 min 12 sec West and a chord length of 352.17 feet;

THENCE along the northerly right-of-way line of said President George Bush Turnpike and said non-tangent curve to the left, an arc distance of 352.20 feet to a point for corner from which a TXDOT (Texas Department of Transportation) Aluminum Monument found bears South 73 deg 55 min 58 sec East, a distance of 1.57 feet;

THENCE North 00 deg 36 min 18 sec West, departing said northerly right-of-way line, a distance of 332.98 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.906 acres or 126,577 square feet of land, more or less.

LEGAL DESCRIPTION TRACT (9)

BEING a tract of land situated in the ZACH MOTLEY SURVEY, ABSTRACT NO. 1009, City of Sachse, Dallas County, Texas and being a portion of a tract of land as described in deed to Maurice L. McClain, recorded in Volume 172, Page 96, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the northeast end of a corner clip at the intersection of the west right-of-way line of Merritt Road (variable width right-of-way) and the north right-of-way line of Pleasant Valley Road (variable width right-of-way, at this point);

THENCE South 38 deg 05 min 39 sec West, along said corner clip, a distance of 45.33 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the southwest end of said corner clip, said iron rod being situated in said north right-of-way line and being the beginning of a non-tangent curve to the right having a radius of 3,454.00 feet, a central angle of 02 deg 04 min 37 sec, a chord bearing of South 85 deg 40 min 58 sec West and a chord length of 125.19 feet;

THENCE along said north right-of-way line and said non-tangent curve to the right, an arc distance of 125.20 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 00 deg 16 min 25 sec West, departing the north right-of-way line of said Pleasant Valley Road, a distance of 364.05 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 86 deg 57 min 29 sec East, a distance of 151.94 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the west right-of-way line of said Merritt Road;

THENCE South 00 deg 29 min 38 sec East, along said west right-of-way line, a distance of 327.03 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.258 acres or 54,816 square feet of land, more or less.

LEGAL DESCRIPTION TRACT (10)

BEING a tract of land situated in the SAMUEL COMPTON SURVEY, ABSTRACT NO. 368, City of Sachse, Dallas County, Texas and being a portion of a tract of land as described in deed to Stan McClain, recorded in Volume 2005117, Page 8527, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the northwest end of a corner clip at the intersection of the west right-of-way line of Merritt Road (variable width right-of-way) and the south right-of-way line of Pleasant Valley Road (variable width right-of-way, at this point);

THENCE South 47 deg 39 min 28 sec East, along said corner clip, a distance of 21.52 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the southeast end of said corner clip, said iron rod being situated in said west right-of-way line;

THENCE along the west right-of-way line of said Merritt Road, the following:

South 01 deg 06 min 55 sec East, a distance of 174.66 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 89 deg 11 min 04 sec West, a distance of 3.73 feet to a NTTA (North Texas Transit Authority) Aluminum Monument found for corner;

South 00 deg 48 min 56 sec East, a distance of 233.52 feet to a 5/8-inch iron rod found for corner at the northeast end of a corner clip at the intersection of the west right-of-way line of said

Merriitt Road and the northerly right-of-way line of President George Bush Turnpike (variable width right-of-way);

THENCE South 46 deg 54 min 01 sec West, along said corner clip, a distance of 52.21 feet to a TXDOT (Texas Department of Transportation) Brass Monument found for corner at the southwest end of said corner clip, said Brass Monument also being the beginning of a non-tangent curve to the left having a radius of 7,815.00 feet, a central angle of 02 deg 02 min 41 sec, a chord bearing of North 77 deg 56 min 23 sec West and a chord length of 278.90 feet;

THENCE along said northerly right-of-way line and said non-tangent curve to the left, an arc distance of 278.91 feet to a 5/8-inch iron rod found for corner;

THENCE North 00 deg 29 min 42 sec West, departing said northerly right-of-way line, a distance of 399.57 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the south right-of-way line of said Pleasant Valley Road (60' right-of-way, at this point);

THENCE North 88 deg 50 min 52 sec East, along said south right-of-way line, a distance of 84.24 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the southwest corner of a tract of land as described in deed to Earlene Jones Drain, recorded in County Clerk's File No. 201500080747, Official Public Records, Dallas County, Texas;

THENCE South 01 deg 19 min 24 sec East, departing the south right-of-way line of said Pleasant Valley Road and along the west line of said Earlene Jones Drain tract, a distance of 139.19 feet to a 5/8-inch iron pipe found for corner;

THENCE North 89 deg 19 min 36 sec East, departing the west line and along the south line of said Earlene Jones Drain tract, a distance of 144.00 feet to an Axle found for corner;

THENCE North 01 deg 19 min 24 sec West, departing the south line and along the east line of said Earlene Jones Drain tract, a distance of 130.83 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the south right-of-way line of said Pleasant Valley Road (variable width right-of-way, at this point), and being the beginning of a non-tangent curve to the left having a radius of 3,545.00 feet, a central angle of 01 deg 05 min 12 sec, a chord bearing of North 85 deg 18 min 50 sec East and a chord length of 67.23 feet;

THENCE along said south right-of-way line and along said non-tangent curve to the left, an arc distance of 67.23 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.614 acres or 113,860 square feet of land, more or less.

LEGAL DESCRIPTION TRACT (11)

Being all of Jesse Rayford Drain's interest in that certain lot, tract or parcel of land lying and being situated in the County of Dallas, State of Texas, and being out of the ZACH MOTLEY SURVEY, ABSTRACT NO. 1009, and being part of the same land set apart to Major Leslie McClain by decree of the District Court of Dallas County, Texas, as recorded in Book 3, Page 341, Minutes of the 44th District Court of Dallas County, Texas, and being more particularly described as follows:

Beginning at a point in the South line of Pleasant Valley Road, said point being N. 89 deg. 37 min. W. 105 feet from the intersection of the West line of Hickcox road and the South line of Pleasant Valley Road, the intersection of the centerline of said roads being the N. E. corner of the ZACH MOTLEY SURVEY, an iron stake set for corner;

THENCE S. 0 deg. 22 min. W. 140 feet to an iron stake set for corner;

THENCE N. 89 deg. 37 min. W. 144 feet to an iron stake set for corner;

THENCE N. 0 deg. 22 min. E. 140 feet to an iron stake set for corner in the South line of Pleasant Valley Road;

THENCE S. 89 deg. 37 min. E. with the South line of Pleasant Valley Road, 144.0 feet to the place of beginning and containing 0.46 acres of land, more or less;

SAVE & EXCEPT

That 0.045 acres of land, more or less, being more fully described in Right-of-Way Deed from Jesse Rayford Drain and wife, Earlene Drain to County of Dallas dated August 13, 2012, filed October 3, 2012, recorded in/under Instrument No. 201200294528 of the Real Property Records of Dallas County, Texas.

EXHIBIT "B"
SITE PLAN/MAP

 **Property Outline**



**Preliminary
Project Plan and Financing Plan
for
Tax Increment Financing
Reinvestment Zone Number Two,
City of Sachse, Texas**



Prepared by
Stein Planning, LLC

November 15, 2018

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Disclaimer

Neither this report nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC. The development program and assumptions about taxable value of real property per square foot are assumptions by the developer or City, not necessarily conclusions of Stein Planning, LLC.

Section 1: Objective

The objective of Sachse Tax Increment Financing Zone Number Two ("TIRZ 2") is to promote desired development in Sachse, particularly commercial services and a diversified tax base in the part of Sachse near the President George Bush Turnpike. In pursuit of that objective, TIRZ 2 will fund public infrastructure in and adjacent to TIRZ 2. The City of Sachse intends that other means for funding public infrastructure in the area will include direct funding by the City and funding by the site developer and real property owners through assessments levied according to terms of a Public Improvement District to be created by the City.

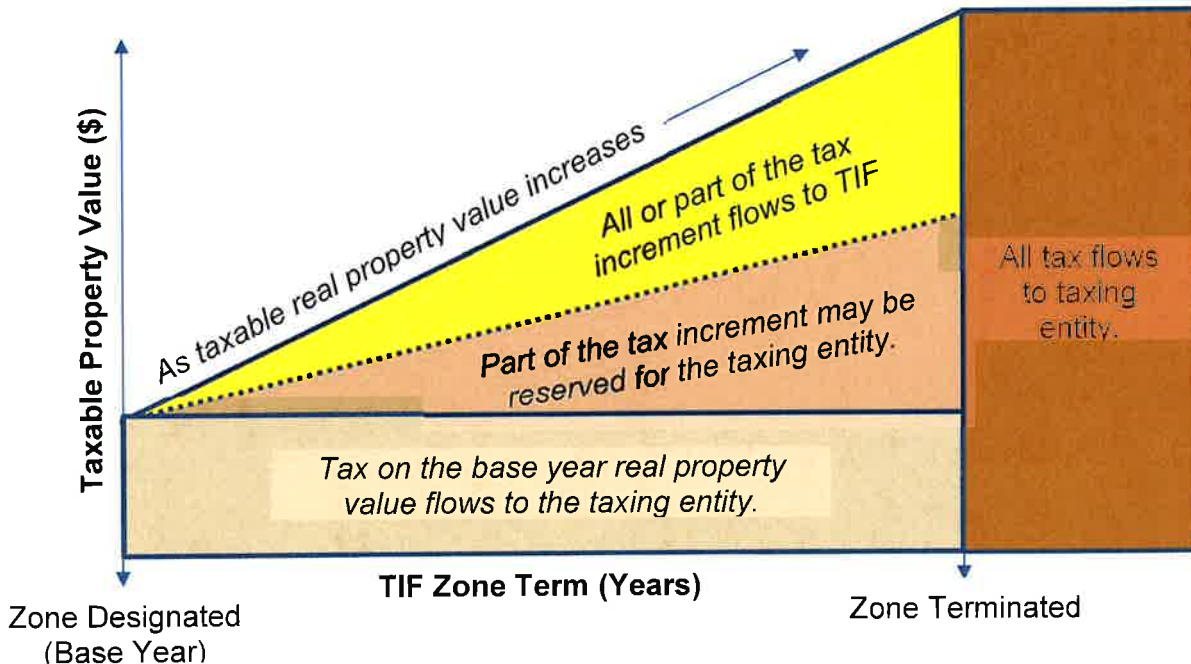
Section 2: What Is Tax Increment Financing?

Tax increment financing ("TIF") is a tool city and county governments in Texas use to finance public improvements within defined areas that have unique challenges or opportunities for economic development. Chapter 311 of the Texas Tax Code authorizes local governments to designate and manage tax increment financing reinvestment zones. Texas has a history of tax increment financing since the mid-1980s.

A municipality makes an area eligible for tax increment financing by designating a tax increment financing reinvestment zone. "TIF zone" and "TIRZ" are common names in Texas for these zones. The names mean the same.

Exhibit A illustrates graphically where and when tax increments flow with tax increment financing. The illustration assumes a city has ordained that a constant percentage of annual tax increments will flow to a TIF fund and that the balance of annual tax increments will flow as usual for other city purposes.

**Exhibit A:
Where and When Tax increments Flow
with Tax Increment Financing**



The lowest rectangles of Exhibit A indicate tax on (1) the TIF zone's base value and (2) tax levied after termination of the TIF zone, neither of which will flow to the TIF fund. All or part of the tax levied and collected on value greater than base year value may flow to a TIF fund. In the illustration, annual tax increments are divided equally between the TIF fund and normal purposes of local government, but local governments have power to determine the portion of tax increments that flow to a TIF fund. If unspecified, all tax increments flow to the TIF fund. The portion flowing to the TIF fund may not be reduced until the zone is terminated.

Other jurisdictions that levy property tax within a TIRZ may participate in TIF programs, but they are not required to participate. Only the City of Sachse is expected to participate in TIRZ 2.

Money that flows to a TIF fund may be disbursed according to contractual agreements to pay "project costs" identified within a project plan and financing plan ("TIF plan"), provided performance criteria within the relevant agreement have been met. Typical performance criteria include constructing specified products and floor areas within a specified time and meeting specified design or employment guidelines. Grants from a TIF fund must accord with a TIF plan reviewed by a TIF board of directors and approved by the municipal governing body as prescribed by Texas law. Taxes deposited to a TIF fund may be spent for a broad range of public improvements in the TIRZ (and some improvements outside

the TIRZ) and for economic development grants supporting projects in the TIRZ. A TIF plan may be amended from time to time, following statutory procedure.

Inclusion of a property in a TIRZ doesn't change the property's tax rate. Tax rates remain the same as tax rates outside the zone, but within the same set of taxing jurisdictions. In contrast, an assessment for a Public Improvement District ("PID") is not a tax, although often perceived as a tax. A PID assessment supplements the tax a property owner pays.

Section 3:

Reinvestment Zone Description

Exhibit B is a map of TIRZ 2. Appendix 1 lists all real properties known to be within the TIRZ 2 boundaries as of October 2018. Property accounts were identified from Dallas Central Appraisal District records. All rights-of-way immediately adjacent to TIRZ 2 are an integral part of the TIRZ. Sachse may administratively correct omissions or errors regarding property accounts within the TIRZ 2 boundary, but the TIRZ boundaries may be amended only by the City Council in accord with procedure authorized by Texas law.

Exhibit B:

TIRZ 2 Boundaries

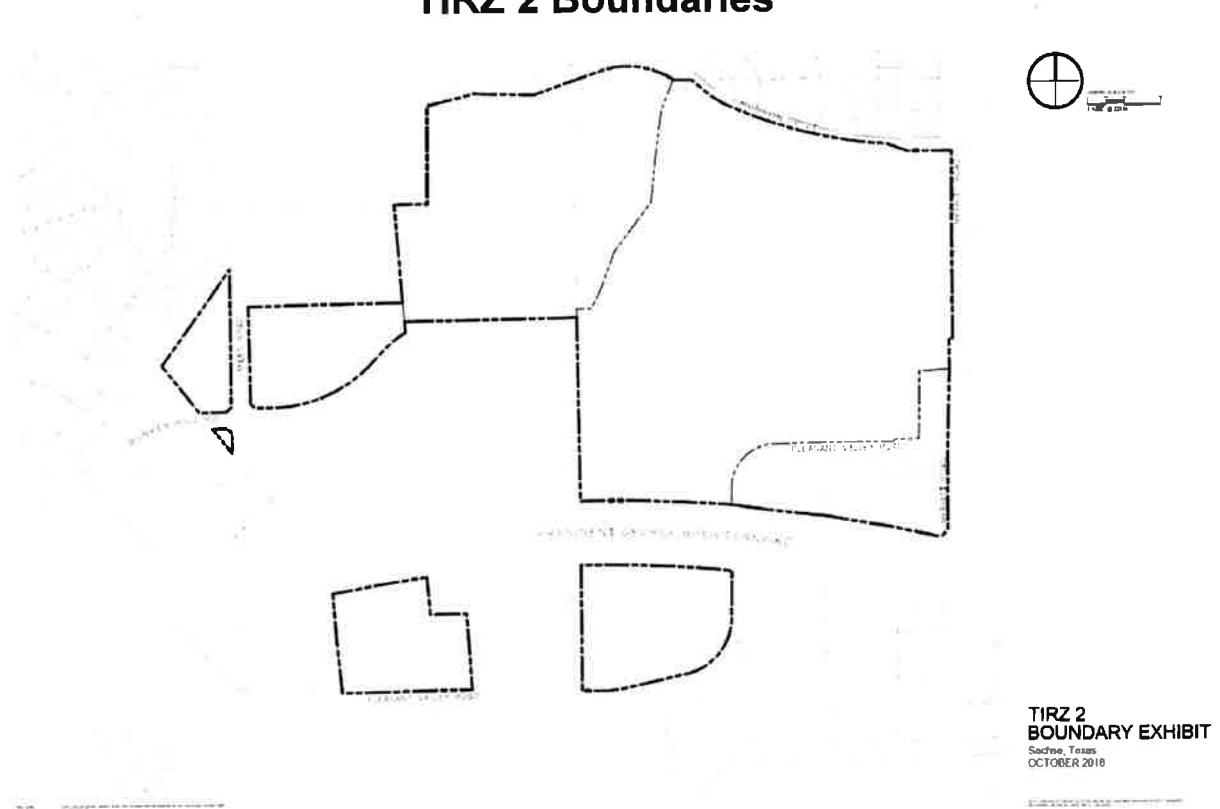
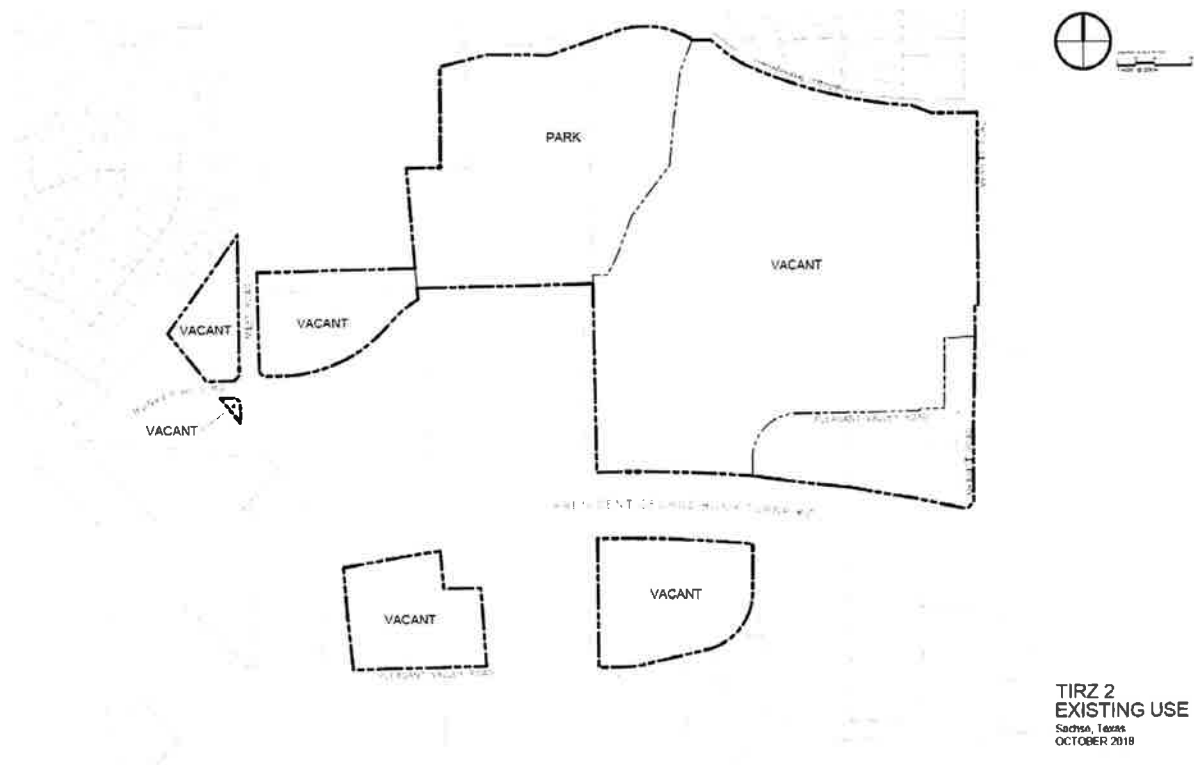


Exhibit C is another map of TIRZ 2. It shows existing uses and conditions of land. The area within the TIRZ is predominantly open and undeveloped. It meets Texas criteria for designation of a tax increment reinvestment zone in that deteriorated or absent street improvements, lack of water, sewer and other public utilities, inadequate stormwater drainage and other factors substantially impair or arrest the sound growth of the municipality.

Exhibit C: Existing Uses and Conditions



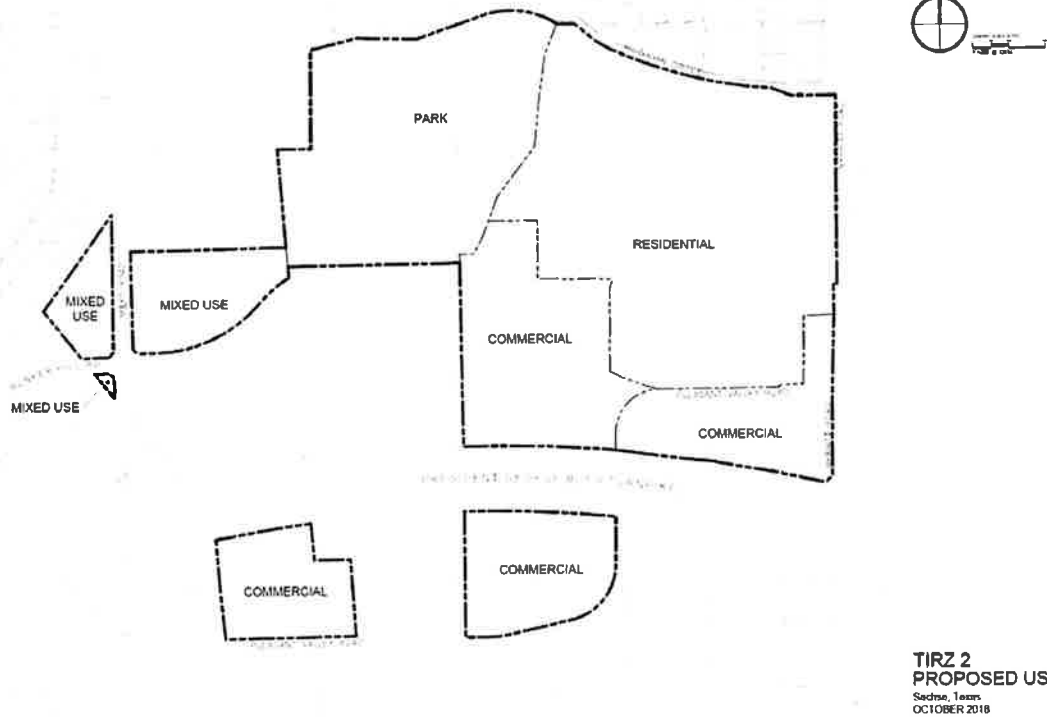
TIRZ 2 meets other statutory tests for designating a zone in that:

- (1) Less than 30% of the land area in the Zone, excluding publicly owned land, was used for residential purposes as of the date of designation. There is only one known residence in the Zone.
- (2) Together with all other Sachse reinvestment zones and industrial districts created by the City, the percentage of appraised value of taxable real property in such zones is less than the statutory maximum of 50%.

The 2018 base value of TIRZ 2 real property taxable by the City of Sachse is currently \$2,570,141. That value is the sum of taxable values in Appendix 1.

Exhibit D is a map of proposed uses of real property in Zone 2.

Exhibit D: Proposed Uses of Real Property



Texas law requires that a plan for tax increment financing must identify proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances and subdivision rules and regulations, if any. There are no pending proposals to change any of these items in TIRZ 2.

State law also requires a TIRZ plan to state a method of relocating persons displaced, if any, by implementation of the plan. To the knowledge of City officials, no resident will be involuntarily displaced by development in TIRZ 2.

Section 4: Funding TIRZ 2 Project Costs

TIRZ 2 Revenue Forecast

TIRZ 2 appears likely to generate roughly \$76 million of net new City real property tax in a term of thirty years, including nearly \$38 million for a fund to pay TIRZ 2 project costs. Those figures (before rounding) are found in the bottom line of Schedule 1. The forecast is based on the following assumptions:

- 1) The City Council will designate TIRZ 2 in 2018.
- 2) The 2018 value of real property in TIRZ 2 taxed by the City is \$2,570,141. This is likely a fact, not an assumption, but the value is subject to adjustment to match any final account of City taxable value for 2018.
- 3) 50% of collected real property tax growth after the TIRZ 2 total real property value taxed by Sachse in 2018 will be deposited to a TIF fund dedicated for TIRZ 2 project costs during a term of thirty years, beginning with tax levied in 2019, deposited through 2020 and ending with tax levied in 2048, deposited through 2049.
- 4) TIRZ 2 will develop in general accord with the development types, floor areas, timing and taxable values in Schedule 2 and annual value adjustments presented in Schedule 1. Development types, floor areas and timing in Schedule 2 represent the October 2018 program anticipated by site developer PMB Station Land, LP.
- 5) The City property tax rate will be constant at the 2018 rate. Actual tax rates will be set annually.
- 6) Sachse will collect 100% of City tax levied. Although true in the long run, there is a modicum of shrinkage before tax liens cover delinquencies. For efficient administration of the TIF program, Sachse may consider annual taxes collected equal to taxes levied.

More about the assumptions behind the revenue forecast appears in Schedules 1 and 2.

TIRZ 2 Project Costs Estimate

Chapter 311 of the Texas Tax Code requires that a financing plan for a TIRZ include a detailed list describing the estimated project costs of the zone. The Chapter defines TIRZ "project costs" as

" . . . the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations."

Schedule 3 is the list of TIRZ 2 project costs. There are twelve items plus the City's annual administrative expenses for TIRZ 2. (Administrative expenses include calculating annual tax increments payable to the TIF fund, staffing TIRZ-related meetings, preparing annual reports required by the State, etc.). The "City Participation Amount" figures are not TIRZ

project costs. They are costs to be paid from other City of Sachse sources, probably “tax notes” (short-term bonds). That leaves approximately \$22 million of TIRZ 2 infrastructure items plus City administrative expenses as TIRZ project costs. Infrastructure items and costs in Schedule 3 match Exhibit C, “Public Infrastructure Summary” in a development agreement dated October 3, 2018 between the City of Sachse and PMB Station Land, LP. General locations of the twelve initial and additional public infrastructure items are mapped in Exhibits E and F.

Although revenue from TIRZ 2 to its TIF fund during the term of thirty years is forecast at approximately \$38 million (\$36.5 million, net of TIRZ administrative expenses, per Schedule 4), the revenue will flow gradually, much of it several years after the infrastructure is needed to support the residential and commercial development that both the site developer and the City want. To develop the site on the time schedule set forth in Schedule 2, the City intends to authorize a sale of bonds secured by assessments of properties in a Public Improvement District (“PID”) to be created with the same boundaries as TIRZ 2. The City intends to create the PID, levy assessments and receive initial proceeds of a bond issue in 2019. A current expectation is that an annual interest rate to make PID bonds marketable will be 6% or less. Using bond proceeds and funds from other capital sources, the site developer will cause timely construction of the “Net PID Funded Budget” infrastructure items from Schedule 3.

The City and TIRZ 2 site developer PMB Station Land, LP want annual PID assessment invoices and payments (principal and interest) for completed, stabilized real properties to maintain an amount such that the sum of annual property tax rates in TIRZ 2 for all taxing jurisdictions combined plus the annual PID assessment payment will total no more than the greater of:

- 1) \$3.15 per \$100 of value or
- 2) The sum of tax rates and benefit assessments generally applicable outside Sachse near TIRZ 2.

The sum of 2018 tax rates for real property within the TIRZ 2 area is \$2.8365 per \$100. A target for an annual PID assessment payment upon property stabilization with development could thus be \$0.3135 per \$100 of value. An annual PID assessment payment at that amount would equate to a combined annual tax and PID assessment rate of \$3.15 per \$100 of value. The combined tax and PID assessment payment for undeveloped properties in TIRZ 2 will exceed that target rate until a property has been developed and the property’s value has stabilized. Annual payments for some properties with low stabilized values relative to other properties will likely exceed the target rates per \$100 of value indefinitely.

To hold PID assessments to low levels, the site developer may absorb some of the costs of infrastructure. By doing so, the site developer would need to increase prices of improved lots or acreage sold to builders. Higher price would be largely passed to the next buyer. PID assessment payments can reduce the cost of buying an improved lot, but they increase the annual cost to maintain ownership until the PID bonds have been amortized or retired.

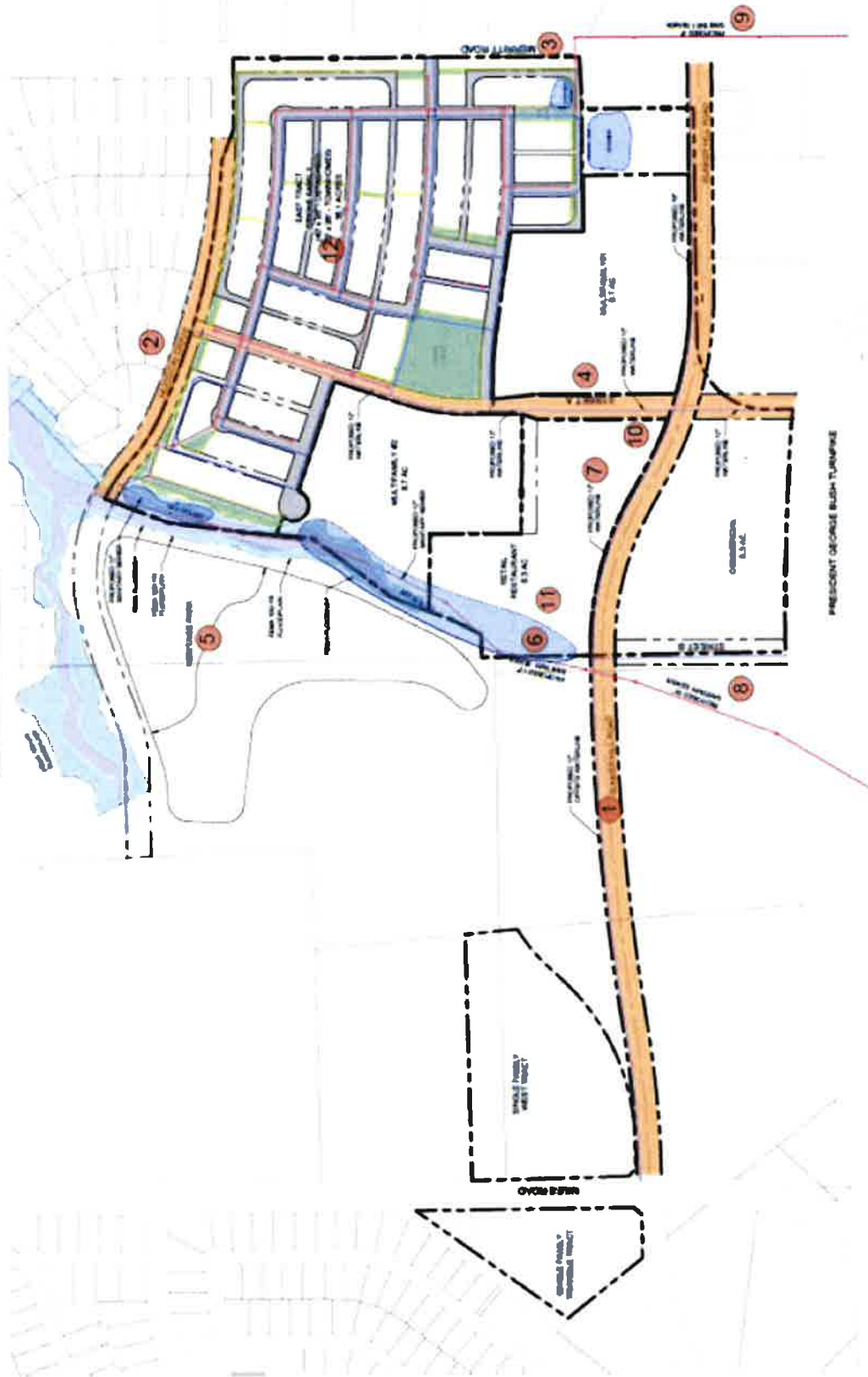
To enable reduction of PID assessment payments in TIRZ 2, revenue deposited to the TIRZ 2 TIF fund (net of City administrative expenses for TIRZ 2), will augment annual revenue available from PID assessment payments to pay for municipal infrastructure. That includes principal, interest and any other expenses associated with TIRZ project costs or borrowing to pay TIRZ project costs.

Section 7.07 of the October 3, 2018 agreement by the City and PMB Station Land provides that a specified amount will be established in the TIRZ project plan and financing plan limiting the sum paid from the TIF fund to reduce PID assessments such that combined real property tax and annual PID assessment payments do not exceed \$3.15 per \$100 of value. The limit of TIF fund expenses for that purpose is likely to be between \$35 million and \$40 million, but an exact maximum amount will be specified in the plan to be updated later and reviewed by the TIRZ 2 board before approval by the City Council.

TIRZ project items and their approximate costs must be consistent with the project plan and financing plan for the relevant TIRZ. A project plan and financing plan may be amended by the City Council, following due statutory process.

The section of the Texas Tax Code that authorizes municipalities to use tax increment financing requires that a project plan for a TIRZ include a list of estimated "nonproject costs" (costs of a project not paid with TIF fund money). An estimate of nonproject costs will be included in a subsequent project plan and financing plan to be reviewed by the TIRZ 2 board.

Exhibit E:
Initial Public Infrastructure
 Items 1, 2, 3, 7, 8, 9 and 12



[illegible]

Schedule 1:
Forecast of Annual Taxable Real Property Values, City Tax Increments
and City Tax Increments Deposited to TIF Fund 2

Notes:

This forecast assumes a development program proposed by the developer, presented in a separate schedule.
Taxable values are estimates by Stein Planning, based on 2018 appraisals of comparable properties by appraisal districts in Dallas, Collin and Rockwall Counties.
Annual value change rates are long-term average estimates, but actual rates of value change will vary from year to year.
The tax rate is assumed constant. Actual rates will be set annually.
All agricultural valuations and homestead exemptions in the TIRZ are assumed ended as of Jan. 1, 2020. Actual ending dates may be different.
"Rollback" tax obligations from previous years (resulting from loss of agricultural status) are not included in this schedule.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)
Year	Space Construction Complete by Dec. 31,	Real Property Value for Jan. 1,	Property Tax Due Without Penalty by Jan 31,	Taxable Real Property Value Carried from Previous Year with Change @ 1.50% Annually After 2018	Taxable Real Property Completed in Year Before Appraisal Date, in 2018 Dollars	Taxable Real Property Added to Roll This Year with Inflation @ 3.00% Annually After 2018	Assessed Real Property Value	City Real Property Tax Levy, If Per \$100	Captured Appraised Value (Taxable) Less Base Year Value	City Real Property Tax Increment (Tax Growth) Since Base Year	% of Real Property Tax Increments to TIF Fund	This Year	Cumulative
Base	2017	2018	2019				\$2,570,141	\$18,505	\$0	\$0	0%	\$0	\$0
1	2018	2019	2020	\$2,608,693	\$0	\$0	\$2,608,693	\$18,783	\$38,552	\$278	50%	\$139	\$139
2	2019	2020	2021	\$2,647,824	\$0	\$1,301,373	\$3,949,197	\$28,434	\$1,379,056	\$9,929	50%	\$4,965	\$5,103
3	2020	2021	2022	\$4,008,435	\$83,123,000	\$93,555,669	\$97,564,103	\$702,462	\$94,993,962	\$683,957	50%	\$341,978	\$347,082
4	2021	2022	2023	\$99,027,565	\$38,280,000	\$44,377,012	\$143,404,577	\$1,032,513	\$140,834,436	\$1,014,008	50%	\$507,004	\$854,086
5	2022	2023	2024	\$145,555,645	\$72,990,000	\$87,153,877	\$232,709,522	\$1,675,509	\$230,139,381	\$1,657,004	50%	\$828,502	\$1,682,587
6	2023	2024	2025	\$236,200,165	\$0	\$0	\$236,200,165	\$1,700,641	\$233,630,024	\$1,682,136	50%	\$841,068	\$2,523,655
7	2024	2025	2026	\$239,743,168	\$48,950,000	\$62,008,395	\$301,751,563	\$2,172,611	\$299,181,422	\$2,154,106	50%	\$1,077,053	\$3,600,709
8	2025	2026	2027	\$306,277,837	\$0	\$0	\$306,277,837	\$2,205,200	\$303,707,696	\$2,186,695	50%	\$1,093,348	\$4,694,056
9	2026	2027	2028	\$310,872,004	\$35,525,000	\$47,742,629	\$358,614,633	\$2,582,025	\$356,044,492	\$2,563,520	50%	\$1,281,760	\$5,975,816
10	2027	2028	2029	\$363,993,853	\$0	\$0	\$363,993,853	\$2,620,756	\$361,423,712	\$2,602,251	50%	\$1,301,125	\$7,276,942
11	2028	2029	2030	\$369,453,761	\$0	\$0	\$369,453,761	\$2,660,067	\$366,883,620	\$2,641,562	50%	\$1,320,781	\$8,597,723
12	2029	2030	2031	\$374,995,567	\$0	\$0	\$374,995,567	\$2,699,968	\$372,425,426	\$2,681,463	50%	\$1,340,732	\$9,938,454
13	2030	2031	2032	\$380,620,501	\$0	\$0	\$380,620,501	\$2,740,468	\$378,050,360	\$2,721,963	50%	\$1,360,981	\$11,299,436
14	2031	2032	2033	\$386,329,808	\$0	\$0	\$386,329,808	\$2,781,575	\$383,759,667	\$2,763,070	50%	\$1,381,535	\$12,680,971
15	2032	2033	2034	\$392,124,755	\$0	\$0	\$392,124,755	\$2,823,298	\$389,554,614	\$2,804,793	50%	\$1,402,397	\$14,083,367
16	2033	2034	2035	\$398,006,627	\$0	\$0	\$398,006,627	\$2,865,648	\$395,436,486	\$2,847,143	50%	\$1,423,571	\$15,506,938
17	2034	2035	2036	\$403,976,726	\$0	\$0	\$403,976,726	\$2,908,632	\$401,406,585	\$2,890,127	50%	\$1,445,064	\$16,952,002
18	2035	2036	2037	\$410,036,377	\$0	\$0	\$410,036,377	\$2,952,262	\$407,466,236	\$2,933,757	50%	\$1,466,878	\$18,418,881
19	2036	2037	2038	\$416,186,923	\$0	\$0	\$416,186,923	\$2,996,546	\$413,616,782	\$2,978,041	50%	\$1,489,020	\$19,907,901
20	2037	2038	2039	\$422,429,726	\$0	\$0	\$422,429,726	\$3,041,494	\$419,859,585	\$3,022,989	50%	\$1,511,495	\$21,419,396
21	2038	2039	2040	\$428,766,172	\$0	\$0	\$428,766,172	\$3,087,116	\$426,196,031	\$3,068,611	50%	\$1,534,306	\$22,953,701
22	2039	2040	2041	\$435,197,665	\$0	\$0	\$435,197,665	\$3,133,423	\$432,627,524	\$3,114,918	50%	\$1,557,459	\$24,511,160
23	2040	2041	2042	\$441,725,630	\$0	\$0	\$441,725,630	\$3,180,425	\$439,155,489	\$3,161,920	50%	\$1,580,960	\$26,092,120
24	2041	2042	2043	\$448,351,514	\$0	\$0	\$448,351,514	\$3,228,131	\$445,781,373	\$3,209,626	50%	\$1,604,813	\$27,696,933
25	2042	2043	2044	\$455,076,787	\$0	\$0	\$455,076,787	\$3,276,553	\$452,506,646	\$3,258,048	50%	\$1,629,024	\$29,325,957
26	2043	2044	2045	\$461,902,939	\$0	\$0	\$461,902,939	\$3,325,701	\$459,332,798	\$3,307,196	50%	\$1,653,598	\$30,979,555
27	2044	2045	2046	\$468,831,483	\$0	\$0	\$468,831,483	\$3,375,587	\$466,261,342	\$3,357,082	50%	\$1,678,541	\$32,658,096
28	2045	2046	2047	\$475,863,955	\$0	\$0	\$475,863,955	\$3,426,220	\$473,293,814	\$3,407,715	50%	\$1,703,858	\$34,361,954
29	2046	2047	2048	\$483,001,915	\$0	\$0	\$483,001,915	\$3,477,614	\$480,431,774	\$3,459,109	50%	\$1,729,554	\$36,091,508
30	2047	2048	2049	\$490,246,943	\$0	\$0	\$490,246,943	\$3,529,778	\$487,676,802	\$3,511,273	50%	\$1,755,636	\$37,847,144
Total for years 1-30					\$278,868,000	\$336,138,956		\$76,249,439		\$75,694,289		\$37,847,144	

Schedule 2:
Development Assumptions and Estimated Taxable Real Property Values Added, in 2018 Dollars

Notes: Development types, volumes and timing are estimates by the developer as of October 2018.
Unit taxable values added, in 2018 dollars (before inflation), are estimates by Stein Planning, based on taxable values of comparable properties.
All values presume market absorption of planned development. This is not a forecast of market absorption probability.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
Year, given 1/1/2018 = base (year D):	1	2	3	4	5	6	7	8	9			
Completion and occupancy by 12/31/	2018	2019	2020	2021	2022	2023	2024	2025	2026			
Value added to roll as complete on 1/1/	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total	Total	Total Taxable
Potential payout of TIRZ revenue in year	2020	2021	2022	2023	2024	2025	2026	2027	2028	Units	Non-res. SF	Value Added
Single-family detached homes	0	0	110	110	35					255		
Estimated taxable value added per unit			\$347,000	\$348,000	\$261,000							
Taxable value added	\$0	\$0	\$38,170,000	\$38,280,000	\$9,135,000	\$0	\$0	\$0	\$0			\$85,585,000
Rental townhomes					75					75		
Estimated SF of gross floor area per unit					1,800							
Estimated taxable added per SF					\$140							
Taxable value added	\$0	\$0	\$0	\$0	\$18,900,000	\$0	\$0	\$0	\$0			\$18,900,000
Walk-up multi-family rental units			316		285					601		
Estimated SF of gross floor area per unit			950		950							
Estimated taxable added per SF			\$140		\$140							
Taxable value added	\$0	\$0	\$42,028,000	\$0	\$37,905,000	\$0	\$0	\$0	\$0			\$79,933,000
Retail--in-line												
Proposed square feet of gross floor area			12,500		20,000		42,000		20,000		94,500	
Estimated taxable added per SF			\$150		\$150		\$150		\$150			
Taxable value added	\$0	\$0	\$1,875,000	\$0	\$3,000,000	\$0	\$6,300,000	\$0	\$3,000,000			\$14,175,000
Retail--Junior anchors												
Proposed square feet of gross floor area							34,000		30,000		64,000	
Estimated taxable added per SF							\$125		\$125			
Taxable value added	\$0	\$0	\$0	\$0	\$0	\$0	\$4,250,000	\$0	\$3,750,000			\$8,000,000
Restaurants												
Proposed square feet of gross floor area			3,500		13,500				16,000		33,000	
Estimated taxable added per SF			\$300		\$300				\$300			
Taxable value added	\$0	\$0	\$1,050,000	\$0	\$4,050,000	\$0	\$0	\$0	\$4,800,000			\$9,900,000
Office (6+/- stories)												
Proposed square feet of gross floor area							120,000		80,000		200,000	
Estimated taxable added per SF							\$200		\$200			
Taxable value added	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000,000	\$0	\$16,000,000			\$40,000,000
Office (Flex)												
Proposed square feet of gross floor area							120,000				120,000	
Estimated taxable added per SF							\$120					
Taxable value added	\$0	\$0	\$0	\$0	\$0	\$0	\$14,400,000	\$0	\$0			\$14,400,000
Hotel (4+/- stories)												
Proposed square feet of gross floor area									72,500		72,500	
Estimated taxable added per SF									\$110			
Taxable value added	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,975,000			\$7,975,000
Totals												
Residences			426	110	395	0	0	0	0	931		
Non-residential square feet			16,000	0	33,500	0	316,000	0	216,500		584,000	
Taxable value added	\$0	\$0	\$83,123,000	\$38,280,000	\$72,990,000	\$0	\$48,950,000	\$0	\$35,525,000			\$278,868,000

**Schedule 3:
TIRZ 2 Project Costs (Public Infrastructure Summary)**

No. Item	Description	Inclusions	City Participation Amount	Net PID Funded Budget
1	Bunker Hill Road	4-line roadway from Miles to Merritt On street parking (in select areas) and bike lanes	ROW, Grading, Pavement, Storm, Sidewalks, Landscaping, Public Signs, Street Lighting	1,650,000 4,951,194
2	Hudson Road	Add'l 2-lanes of roadway from Merritt to creek at east edge of Heritage Park	Pavement, Storm, Sidewalks, Street Lighting, Public Signage, Screening, Landscaping - Excludes section adjacent to Heritage Park	225,000 673,274
3	Merritt Road	Screening, Landscape enhancements for Merritt widening	Screening, Landscaping	- 264,250
4	Street A	4-line Roadway from New Bunker Hill to PGBT Service Road, per CIP	Pavement, Storm, Sidewalks, Street Lighting, Public Signage, Screening, Landscaping	- 1,096,591
5	Heritage Park Improvements	Rough Estimate for possible enhancements	Public Park Enhancements	2,014,000 1,486,000
6	Regional Detention	Rough Estimate for possible detention	Detention, Water Features, Landscaping	1,610,000 830,096
7	Master Water Line Extension	16" and 12" WL in Bunker Hill, 12" Extension Per CIP	Water Line	515,000 264,774
8	Master Sewer Main Extension - Line A	12"/10" Line from Hudson under PGBT	Sewer Line	241,000 123,885
9	Master Sewer Main Extension - Line B	8" Lines to serve east property into new PGBT Gravity Line	Sewer Line	191,000 98,061
10	Master Entry Monumentation / Artwork	Rough Estimate for possible enhancements	Public Signage / Public Art Features	- 500,000
11	Public Parking Areas	Parking Lot for Park access from South and add'l retail parking	Parking Lot(s), Landscaping, Lighting, Drainage	- 2,220,500
12	Public Infrastructure In-Tract	Public infrastructure necessary to serve commercial, retail, multifamily and residential uses	Grading in ROW, Pavement, Water, Sewer, Storm Drain, City Park, Landscaping, Signage, Street Lighting	- 9,436,351
Total			6,446,000	21,944,976

"City Participation Amount" will be funded from sources other than the TIF fund. Items in "Net PID Funded Budget" are TIRZ project costs. In addition to infrastructure costs, annual City expenses for administration of TIRZ 2 are a project cost with senior priority for payment. Administrative expenses are estimated at \$30,000 annually plus 2.5% annual inflation.

Schedule 4:
Forecast of Net Revenue from the TIF Fund for Municipal Infrastructure

Notes:

The forecast of annual revenue to the TIF fund is imported from another schedule.

Column (h), "Present Value of Cumulative Net TIRZ 2 Revenue" is an estimate of the value of infrastructure improvements that the cumulative net revenue forecast for the TIF fund through each respective year could buy, assuming purchases in 2019 and interest through that year at the indicated rate.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	Space Construction Complete by Dec. 31,	Real Property Value for Jan. 1,	Property Tax Due Without Penalty by Jan 31,	Forecast Tax Increment Revenue to the TIF Fund This Year	Estimated Annual TIRZ 2 Administrative Expenses @ 2.5% Annual Inflation	Net TIRZ 2 Revenue to TIF Fund for Infrastructure Project Costs This Year	2019 Present Value of Cumulative Net TIRZ 2 Revenue for Infrastructure Project Costs @ 6.00% Annual Discount Rate
Year	2017	2018	2019	\$0		\$0	\$0
Base	2017	2018	2019	\$0		\$0	\$0
1	2018	2019	2020	\$139	\$30,000	(\$29,861)	
2	2019	2020	2021	\$4,965	\$30,750	(\$25,785)	
3	2020	2021	2022	\$341,978	\$31,519	\$310,460	\$197,687
4	2021	2022	2023	\$507,004	\$32,307	\$474,697	\$552,408
5	2022	2023	2024	\$828,502	\$33,114	\$795,387	\$1,113,125
6	2023	2024	2025	\$841,068	\$33,942	\$807,126	\$1,649,910
7	2024	2025	2026	\$1,077,053	\$34,791	\$1,042,262	\$2,303,838
8	2025	2026	2027	\$1,093,348	\$35,661	\$1,057,687	\$2,929,881
9	2026	2027	2028	\$1,281,760	\$36,552	\$1,245,208	\$3,625,199
10	2027	2028	2029	\$1,301,125	\$37,466	\$1,263,659	\$4,290,879
11	2028	2029	2030	\$1,320,781	\$38,403	\$1,282,378	\$4,928,182
12	2029	2030	2031	\$1,340,732	\$39,363	\$1,301,369	\$5,538,314
13	2030	2031	2032	\$1,360,981	\$40,347	\$1,320,635	\$6,122,432
14	2031	2032	2033	\$1,381,535	\$41,355	\$1,340,179	\$6,681,642
15	2032	2033	2034	\$1,402,397	\$42,389	\$1,360,007	\$7,217,004
16	2033	2034	2035	\$1,423,571	\$43,449	\$1,380,122	\$7,729,533
17	2034	2035	2036	\$1,445,064	\$44,535	\$1,400,529	\$8,220,199
18	2035	2036	2037	\$1,466,878	\$45,649	\$1,421,230	\$8,689,934
19	2036	2037	2038	\$1,489,020	\$46,790	\$1,442,231	\$9,139,628
20	2037	2038	2039	\$1,511,495	\$47,960	\$1,463,535	\$9,570,135
21	2038	2039	2040	\$1,534,306	\$49,158	\$1,485,147	\$9,982,271
22	2039	2040	2041	\$1,557,459	\$50,387	\$1,507,072	\$10,376,818
23	2040	2041	2042	\$1,580,960	\$51,647	\$1,529,313	\$10,754,526
24	2041	2042	2043	\$1,604,813	\$52,938	\$1,551,875	\$11,116,110
25	2042	2043	2044	\$1,629,024	\$54,262	\$1,574,762	\$11,462,259
26	2043	2044	2045	\$1,653,598	\$55,618	\$1,597,980	\$11,793,629
27	2044	2045	2046	\$1,678,541	\$57,009	\$1,621,532	\$12,110,849
28	2045	2046	2047	\$1,703,858	\$58,434	\$1,645,424	\$12,414,523
29	2046	2047	2048	\$1,729,554	\$59,895	\$1,669,660	\$12,705,228
30	2047	2048	2049	\$1,755,636	\$61,392	\$1,694,244	\$12,983,516
Total for years 1-30				\$37,847,144	\$1,317,081	\$36,530,063	

Appendix 1: Real Property Accounts and Values Taxable by the City of Sachse, 2018

All information is from the Dallas Central Appraisal District, October, 2018. Base value may be adjusted by corrections to these records for January 1, 2018.
Total land area does not include rights-of-way immediately adjacent to the TIRZ, which are an integral part of TIRZ 2.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
DCAD Account	Site Address	Owner	Land Area		Improvements	Appraised "Market" Value			Taxed	
			Acres	Sq. Ft.		Land	Total	Land/Sq. Ft.	Value	Notes
65022863010020000	4011 Merritt	Children's Medical Center Foundation	76.007	3,310,865	\$950	\$2,280,210	\$2,281,160	\$0.69	\$2,281,160	
65022863010020100	4011 Merritt	City of Sachse	1.957	85,247	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65022863010010200	4011 Merritt	Children's Medical Center Foundation	0.053	2,309	\$0	\$640	\$640	\$0.28	\$4	ag value
65022863010030000	3005 Merritt	McClain	1.303	56,759	\$240	\$87,300	\$87,540	\$1.54	\$87,540	
65022863010040000	2811 Pleasant Valley	Children's Medical Center Foundation	2.371	103,281	\$0	\$206,560	\$206,560	\$2.00	\$308	ag value
65022863010040100	2811 Pleasant Valley	Children's Medical Center Foundation	6.349	276,562	\$0	\$276,560	\$276,560	\$1.00	\$825	ag value
65022863010040200	2811 Pleasant Valley	Children's Medical Center Foundation	8.680	378,101	\$0	\$182,280	\$182,280	\$0.48	\$1,128	ag value
65022863010080000	2901 Pleasant Valley	Children's Medical Center Foundation	11.270	490,921	\$0	\$236,670	\$236,670	\$0.48	\$901	ag value
65022863010100000	2815 Pleasant Valley	City of Sachse	23.877	1,040,082	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65022863010100200	2815 Pleasant Valley	City of Sachse	1.055	45,956	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65092877510020000	3810 Miles	Children's Medical Center Foundation	3.307	144,053	\$0	\$144,050	\$144,050	\$1.00	\$144,050	
65092877510020100	3810 Miles	Children's Medical Center Foundation	0.158	6,882	\$0	\$4,740	\$4,740	\$0.69	\$4,740	
65092877510020200	3810 Miles	Children's Medical Center Foundation	0.153	6,665	\$0	\$6,670	\$6,670	\$1.00	\$6,670	
65100037010050100	4201 Merritt	City of Sachse	10.615	462,389	N.A.	N.A.	N.A.	N.A.	\$0	exempt
65100943010010000	2900 Pleasant Valley	McClain	4.592	200,028	\$0	\$137,760	\$137,760	\$0.69	\$596	ag value
65100943010020000	2936 Pleasant Valley	Drain	0.415	18,077	\$0	\$20,850	\$20,850	\$1.15	\$20,850	
65100943010030000	2930 Pleasant Valley	McClain	2.961	128,981	\$0	\$88,830	\$88,830	\$0.69	\$236	ag value
65100943010030100	2924 Pleasant Valley	McClain	1.761	76,709	\$16,710	\$100,290	\$117,000	\$1.53	\$21,071	disability ex.
65100943010030200	2930 Pleasant Valley	McClain	0.780	33,977	\$0	\$23,400	\$23,400	\$0.69	\$62	ag value
Total			157.664	6,867,844	\$17,900	\$3,796,810	\$3,814,710	\$0.55	\$2,570,141	

Appendix 2: Development Assumptions and Estimated Taxable Real Property Values Added, in 2018 Dollars

The purpose of this schedule is to relate actual appraisals for tax purposes and other indicators of comparable development in the metropolitan area.
Real property appraisals are for tax year 2018, reflecting values as of January 1, 2018, unless otherwise indicated. Within use types, properties are sorted in descending order of total appraised value per square foot of gross floor area.
Improvement appraisals include garage improvements on the premises. Gross floor area measurements exclude parking garages.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Use	Development Identity	Street Address	City	Gross Floor Area	Land SF	Floor Coverage	Improvements	Assessed Value for Taxation	Land	Total	Total per SF GFA	Land per SF	Appraisal Year	Built Year	Stories	Units
Residences, rental																
	Olympus Woodbridge	7700 Cody	Sachse	350,553	815,095	0.43	\$47,881,437	\$5,705,663	\$53,387,100	\$152	\$7	2018	2014			
	Waters Edge Villas	5501 Lakeview	Rowlett	82,847	212,329	0.39	\$9,926,030	\$1,273,970	\$11,200,000	\$135	\$6	2018	2000			
	Alta Yorktown	660 Yorktown	Dallas	186,918	265,847	0.70	\$22,588,550	\$2,658,470	\$25,247,020	\$135	\$10	2018	2015	4	226	
	Cypress Lake at Stonebriar	8404 Warren	Frisco	455,307	1,208,742	0.38	\$47,021,321	\$10,878,679	\$57,900,000	\$127	\$9	2018	2001			
	Brackenridge Point	4250 Renner	Richardson	220,548	519,148	0.42	\$22,432,699	\$5,191,481	\$27,624,180	\$125	\$10	2018	1998			
	Pike West Commerce	444 W. Commerce	Dallas	284,445	346,476	0.82	\$31,525,340	\$3,464,760	\$34,990,100	\$123	\$10	2018	2014	3	252	
	Estancia at Ridgeview Ranch	10200 Independence	Plano	537,872	1,580,479	0.34	\$51,575,691	\$14,224,309	\$65,800,000	\$122	\$9	2018	2006			
	Woodbridge Villas	7920 Country Club	Sachse	211,848	459,183	0.46	\$21,791,779	\$2,099,897	\$23,891,676	\$113	\$5	2018	2002			
	Parkside at Firewheel	305 Firewheel	Garland	342,658	215,317	1.59	\$36,393,390	\$861,270	\$37,254,660	\$109	\$4	2018	2006	4	312	
	Sonoma Court	970 Yellow Jacket	Rockwall	139,917	388,346	0.36	\$11,650,800	\$1,747,560	\$13,398,360	\$96	\$5	2018	2011			
Sum or mean of rental residence comparables				2,812,913	6,010,962	0.47	\$302,587,037	\$48,106,059	\$350,693,096	\$125	\$8					
Retail																
	Retail strip (dentist, tan parlor, Which Wich)	5129 N. Garland	Garland	18,841	98,240	0.19	\$3,649,120	\$1,178,880	\$4,828,000	\$256	\$12	2018	2005	1		
	Westgate Crossing, Phase 2	901 W. Kirby	Wylie	14,235	80,281	0.18	\$1,689,998	\$1,445,059	\$3,135,057	\$220	\$18	2018	2007			
	Firewheel retail strip (4170-4430 Lavon)	4170 Lavon	Garland	111,948	432,220	0.26	\$15,516,700	\$6,483,300	\$22,000,000	\$197	\$15	2018	2005	1		
	Best Buy (Firewheel Town Center)	3171 President George Bush	Garland	45,568	165,532	0.28	\$6,672,340	\$827,660	\$7,500,000	\$165	\$5	2018	2007	1		
	Chase Bank	908 McDermott W.		4,485	52,485	0.09	\$881,033	\$970,973	\$1,652,006	\$368	\$18		1999			
	Hobby Lobby, Fed Ex	107 Central N.		135,221	504,826	0.27	\$18,775,253	\$3,533,782	\$22,309,035	\$165	\$7		1999			
	Compass Bank	806 McDermott W.		2,607	54,886	0.05	\$443,833	\$987,948	\$1,431,781	\$549	\$18		1999			
	Jack in the Box	804 McDermott W.		2,799	35,092	0.08	\$475,241	\$666,748	\$1,141,989	\$408	\$19		1999			
	Texaco	802 McDermott W.		3,915	56,192	0.07	\$258,433	\$1,404,810	\$1,660,243	\$424	\$25		1999			
	Chipotle Mexican Grill	103 Central N.		4,683	40,946	0.11	\$549,295	\$777,974	\$1,327,269	\$283	\$19		2000			
	Stacy's Furniture, etc.	111 Central N.		125,370	447,453	0.28	\$6,313,588	\$3,355,898	\$9,669,487	\$77	\$8		1999			
	Arby's	201 Central N.		2,950	35,589	0.08	\$480,232	\$605,013	\$1,085,245	\$368	\$17		1999			
	Holiday Inn Express	205 Central N.		50,523	92,430	0.55	\$2,513,550	\$1,386,450	\$3,900,000	\$77	\$15		2006			
	On the Border	213 Central N.		7,200	66,054	0.11	\$932,831	\$1,122,918	\$2,055,749	\$286	\$17		2000			
	Denny's	209 Central N.		4,188	23,435	0.18	\$597,929	\$398,395	\$996,324	\$238	\$17		2001			
	Jason's Deli, misc. retail	906 McDermott W.		29,259	166,380	0.16	\$4,235,165	\$1,304,660	\$5,539,825	\$189	\$7		1999			
	Tom Thumb	900 McDermott W.		59,964	267,350	0.22	\$3,345,913	\$2,005,125	\$5,351,038	\$89	\$8		1999			
		914 McDermott W.		7,500	29,664	0.25	\$1,591,862	\$504,288	\$2,096,150	\$279	\$17		2000			
	Chik-Fil-A	902 McDermott W.		4,114	32,247	0.13	\$989,516	\$548,199	\$1,537,715	\$374	\$17		1999			
	La Madeleine	810 McDermott W.		6,600	52,904	0.12	\$1,785,504	\$825,820	\$2,711,324	\$411	\$18		2000			
	24-Hour Fitness	510 Wallers N.		38,485	146,017	0.26	\$6,107,064	\$1,022,122	\$7,129,186	\$185	\$7		2002			
	vacant	504 Wallers N.		0	55,452	0.00	\$0	\$388,163	\$388,163							
McDermott @ Central (NW corner, total)				489,863	2,179,403	0.22	\$50,073,243	\$21,909,286	\$71,982,529	\$147	\$10	2018				

Preliminary Financing Plan, Sachse TIRZ 2

Appendix 2:
Development Assumptions and Estimated Taxable Real Property Values Added, in 2018 Dollars

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Use	Development Identity	Street Address	City	Gross Floor Area	Land SF	Floor Coverage	Assessed Value for Taxation	Improvements	Land	Total	SF GFA	Land SF	Year	Appraisal	Year	Stories Units
	Hallmark, Oak Tree Dental retail strip	5120 State Hwy 78		22,830	106,949	0.21	\$3,845,020	\$695,170	\$4,540,190	\$199	\$7					2003
	Kroger	5190 State Hwy 78		68,705	296,730	0.23	\$2,363,660	\$1,928,750	\$4,292,410	\$62	\$7					2003
	McDonald's	5230 State Hwy 78		3,895	44,779	0.09	\$839,130	\$761,240	\$1,600,370	\$411	\$17					2012
	Subway, Lake Point Medical, retail strip	5250 State Hwy 78		34,817	171,626	0.20	\$6,375,360	\$1,115,570	\$7,490,930	\$215	\$7					2004
	Oak Grove Plaza total		Sachse	130,247	620,084	0.21	\$13,423,170	\$4,500,730	\$17,923,900	\$138	\$7		2018			
	Dalrock retail strip center	1800 Dalrock	Rowlett	10,240	57,240	0.18	\$655,880	\$744,120	\$1,400,000	\$137	\$13		2018			2005
	South Frisco Village	2930 Preston	Frisco	234,866	1,092,703	0.21	\$19,048,141	\$10,927,030	\$29,975,171	\$128	\$10		2018			2001
	Rockwall Towne Center, Ph 4	2455 Ridge	Rockwall	57,303	334,541	0.17	\$4,268,640	\$2,843,600	\$7,112,240	\$124	\$9		2018			2005
	Sum or mean of retail comparables			1,113,111	5,060,243	0.22	\$114,997,232	\$50,859,665	\$165,856,897	\$149	\$10					
Restaurants																
	In-N-Out Burger	150 Town Center	Garland	3,826	76,186	0.05	\$876,280	\$1,523,720	\$2,400,000	\$627	\$20		2018			2011
	Starbucks	727 U.S. Hwy 75	Allen	1,423	21,519	0.07	\$290,418	\$430,373	\$720,791	\$507	\$20		2018			2004
	Steak 'n Shake	1820 Eldorado	McKinney	4,020	59,764	0.07	\$688,005	\$1,195,286	\$1,883,291	\$468	\$20		2018			2004
	McDonald's	5230 State Hwy 78	Sachse	3,895	44,779	0.09	\$839,130	\$761,240	\$1,600,370	\$411	\$17		2018			2012
	Chik-Fil-A	902 McDermott W.	Allen	4,114	32,247	0.13	\$989,516	\$548,199	\$1,537,715	\$374	\$17		2018			1999
	Chipotle Mexican Grill	103 Central N.	Allen	4,683	40,946	0.11	\$541,928	\$777,974	\$1,319,902	\$282	\$19		2017			2000
	Spring Creek Barbeque	3335 President George Bush	Garland	6,613	68,999	0.10	\$785,010	\$689,990	\$1,475,000	\$223	\$10		2018			1999
	Denny's	547 W. IH 30	Garland	5,652	35,040	0.16	\$242,510	\$350,400	\$592,910	\$105	\$10		2018			1978
	Sum or mean of restaurant comparables			34,226	379,481	0.09	\$5,252,797	\$6,277,182	\$11,529,979	\$337	\$17					
Office buildings																
	2732484	3001 Dallas		204,081	284,107	0.72	\$55,133,963	\$2,841,070	\$57,975,033	\$284	\$10					2013
	2612987	3200 Internet		136,351	303,395	0.45	\$13,766,346	\$3,003,954	\$16,770,300	\$123	\$10					2007
	2632324	3000 Internet		150,272	295,947	0.51	\$35,117,734	\$2,959,466	\$38,077,200	\$253	\$10					2006
	2681971	3010 Gaylord		145,012	377,055	0.38	\$24,722,160	\$3,770,554	\$28,492,714	\$186	\$10					2006
	2650206	3101 Gaylord		134,753	329,619	0.41	\$12,903,515	\$3,296,185	\$16,199,700	\$120	\$10					2006
	2628163	6851 Warren		26,785	144,924	0.18	\$5,207,951	\$2,608,634	\$7,816,585	\$292	\$18					2006
	2572174	2600 Network		151,400	388,947	0.39	\$33,981,261	\$3,889,472	\$37,870,733	\$250	\$10					2005
	2588534	3211 Internet		89,667	283,488	0.32	\$13,990,740	\$2,834,885	\$16,825,625	\$188	\$10					2004
	2558457	3011 Internet		118,206	243,544	0.49	\$19,956,784	\$2,435,440	\$22,392,224	\$189	\$10					2003
	2528875	6850 Gaylord		8,475	52,403	0.16	\$651,752	\$943,248	\$1,595,000	\$188	\$18					2003
	2529111	2811 Internet		122,500	306,009	0.40	\$19,130,807	\$3,060,090	\$22,190,897	\$181	\$10					2002
	2137125	2801 Network		196,000	289,496	0.68	\$49,148,143	\$2,894,990	\$52,043,133	\$266	\$10					2000
	2132923	2601 Network		151,350	325,219	0.47	\$32,224,943	\$3,252,190	\$35,477,133	\$234	\$10					2000
	2137130	2611 Internet		119,130	411,119	0.29	\$18,118,788	\$4,111,193	\$22,229,981	\$187	\$10					2000
	2572175	2401 Internet		119,010	426,670	0.28	\$17,844,503	\$4,266,702	\$22,111,205	\$186	\$10					2000
	2137126	6801 Gaylord		102,000	333,452	0.31	\$21,319,128	\$3,334,520	\$24,653,648	\$242	\$10					1999
	2141056	2591 Dallas		150,000	317,217	0.47	\$30,903,260	\$3,172,170	\$34,075,430	\$227	\$10					1998
	2730732	2595 Dallas		100,000	116,201	0.86	\$20,079,044	\$1,162,007	\$21,241,051	\$212	\$10					1997
	2056954	2595 Dallas		0	173,822	0.00	\$465,964	\$1,738,218	\$2,204,182		\$10					1997

Appendix 2:
Development Assumptions and Estimated Taxable Real Property Values Added, in 2018 Dollars

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Use	Development Identity	Street Address	City	Gross Floor Area	Land SF	Floor Coverage	Improvements	Assessed Value for Taxation	Land	Total	Total per SF GFA	Land per SF	Appraisal Year	Year Built	Stories	Units
	2635701	3201 Dallas		318,230	245,286	1.30	\$61,375,639	\$2,402,334	\$63,777,973	\$200	\$10		2016			
	2635699	Gaylord		0	84,027	0.00	\$0	\$2,016,654	\$2,016,654	\$24						
	2556892	Warren		0	58,414	0.00	\$0	\$1,752,419	\$1,752,419	\$30						
	2732485	6750 Gaylord		15,604	92,630	0.17	\$2,465,203	\$926,303	\$3,391,506	\$217	\$10		2016			
	2137128			0	100,410	0.00	\$0	\$201,420	\$201,420	\$2						
	2136785			0	135,599	0.00	\$0	\$1,000	\$1,000	\$0						
	2136789			0	NA		\$0	\$1,000	\$1,000							
Hall Office Park			Frisco	2,558,826	6,119,003	0.42	\$488,507,628	\$82,876,118	\$551,383,746	\$215	\$10		2018			
Ericsson		6300 Legacy	Plano	518,210	1,659,985	0.31	\$89,095,671	\$21,579,805	\$110,675,476	\$214	\$13		2018		2000	
Tennysen Office Center (Infosys)		6200 Tennysen	Plano	123,000	393,173	0.31	\$18,348,571	\$8,704,668	\$25,053,239	\$204	\$17		2018		2000	
1900 Dalrock Road		1900 Dalrock	Rowlett	22,358	62,291	0.36	\$2,326,840	\$622,910	\$2,949,750	\$132	\$10		2018		2008	
Facial Surgery Center		6101 Chapel Hill	Plano	45,145	103,219	0.44	\$4,351,715	\$1,548,285	\$5,900,000	\$131	\$15		2018		2003	
Sum or mean of office comparables				3,267,539	8,337,671	0.39	\$602,630,425	\$93,331,786	\$695,962,211	\$213	\$11					
Hotels--Limited Service																
Hampton Inn		1549 Laguna	Rockwall	39,863	74,444	0.54	\$3,883,340	\$1,116,660	\$5,000,000	\$126	\$15		2018		2008	62
La Quints		2210 W. FM 544	Wylie	45,882	106,809	0.43	\$4,761,767	\$640,885	\$5,402,652	\$118	\$6		2018		2016	
La Quinta		689 I30	Rockwall	37,423	54,450	0.69	\$3,765,320	\$653,400	\$4,418,720	\$118	\$12		2018		1999	60
Hampton Inn & Suites		2813 President George Bush	Plano	73,335	202,815	0.36	\$5,453,898	\$3,042,230	\$8,496,128	\$116	\$15		2018		2013	103
Holiday Inn Express		4412 Bass Pro	Garland	61,933	71,665	0.86	\$5,783,580	\$215,000	\$5,998,580	\$97	\$3		2018		2013	4 98
Comfort Suites		8701 E. I30	Rowlett	35,799	81,893	0.44	\$2,300,020	\$1,146,500	\$3,446,520	\$96	\$14		2018		2000	62
Tru by Hilton		5055 President George Bush	Garland	47,528	104,021	0.46	\$3,250,000	\$1,248,250	\$4,498,250	\$95	\$12		2018		2017	4
Holiday Inn		5110 President George Bush	Garland	86,250	177,585	0.49	\$5,376,810	\$1,725,850	\$7,102,660	\$82	\$10		2018		2009	4 134
Hyatt Place		5101 President George Bush	Garland	117,428	276,432	0.42	\$6,212,110	\$2,487,890	\$8,700,000	\$74	\$9		2018		2008	6 153
Sum or mean of hotel comparables				545,451	1,150,114	0.47	\$40,786,845	\$12,276,665	\$53,063,510	\$97	\$11					323

NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL
OF THE CITY OF SACHSE, TEXAS

The City Council of the City of Sachse, Texas, will conduct a public hearing at 7:30 p.m. on Monday the 3rd day of December 2018 at the City Council Chambers, Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the designation of Tax Increment Financing Reinvestment Zone Number Two ("PMB Project") under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract No. 228, Z. Motley Survey, Abstract No. 1009, and the S. Compton Survey, Abstract No. 368 within the City of Sachse, Dallas County, Texas. A detailed description and map of the property to be included in the proposed zone are available at the Office of the Sachse City Secretary at Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas.

Interested persons are entitled to speak and present evidence for or against the designation of the Tax Increment Financing Reinvestment Zone Number Two ("PMB Project").

If you wish your opinion to be part of the record, but are unable to attend, you may send a written reply prior to the date of the public hearing to Sachse City Secretary at Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas.

Published November 22, 2018

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	3. Discuss and consider a resolution awarding the solid waste and recycling services contract per the City of Sachse specifications to Community Waste Disposal ("CWD") and consider authorizing the City Manager to negotiate and enter into an agreement with CWD to provide solid waste and recycling services to the City.
Access	Public
Type	Action, Discussion
Recommended Action	Approve a resolution awarding the solid waste and recycling services contract per the City of Sachse specifications to Community Waste Disposal ("CWD") and consider authorizing the City Manager to negotiate and enter into an agreement with CWD to provide solid waste and recycling services to the City.
Goals	Provide excellent government services to Sachse citizens.

Public Content**BACKGROUND**

The City's current contract for solid waste and recycling services expires in April 2019. As a result, the City competitively bid the service by issuing requests for proposals (RFPs) to provide solid waste and recycling services to Sachse.

Staff initiated this process early this Spring by providing the City Council with an overview of the forthcoming process and issuing a community survey to seek input on the types of services residents wish to see included in the specifications. Staff received feedback and designed the RFP accordingly. The RFP was posted in mid-July and was due on August 31, giving providers six weeks to prepare their responses.

Staff received three bids in response to the RFP. The bids were received from:

- Republic Services (incumbent)
- FCC Environmental Services
- Community Waste Disposal

Staff has prepared a presentation that provides an overview of the entire RFP process, the evaluation criteria, and will make a recommendation for the City Council's Consideration.

RECOMMENDATION

Approve a resolution awarding the solid waste and recycling services contract per the City of Sachse specifications to Community Waste Disposal ("CWD") and consider authorizing the City Manager to negotiate and enter into an agreement with CWD to provide solid waste and recycling services to the City.

[CWD Resolution.pdf \(133 KB\)](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE AWARD OF SOLID WASTE AND RECYCLING SERVICES TO COMMUNITY WASTE DISPOSAL (“CWD”) AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH COMMUNITY WASTE DISPOSAL (“CWD”) TO PROVIDE SOLID WASTE AND RECYCLING SERVICES FOR THE CITY OF SACHSE AND TO EXECUTE THE AGREEMENT WITH COMMUNITY WASTE DISPOSAL (“CWD”) ON BEHALF OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse, Texas, desires to provide effective and efficient residential solid waste and recycling services to meet the needs of its citizens; and

WHEREAS, the City of Sachse posted a Request for Proposal for Solid Waste and Recycling Services in July 2018; and

WHEREAS, upon full review and consideration of the proposals received in response to the City’s Request for Proposal for Solid Waste and Recycling Services, the City’s review team recommended that the City Council award the solid waste and recycling services contract to Community Waste Disposal (“CWD”); and

WHEREAS, the City Council authorizes and approves the City Manager to enter into negotiations with Community Waste Disposal (“CWD”) to negotiate an agreement with Community Waste Disposal (“CWD”) to provide solid waste and recycling services to the City and to execute the final agreement on behalf of the City.

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

SECTION 1. The City Manager is authorized and approved to enter into negotiations for Community Waste Disposal (“CWD”) to finalize an agreement with CWD to provide solid waste and recycling services to the City and to execute the final agreement on behalf of the City.

SECTION 2. 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 _____ day of _____, 2018.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	4. Discuss and consider a resolution awarding the Community Center construction contract per the City of Sachse specifications to Ratcliff Constructors and consider authorizing the City Manager to enter into negotiations with Ratcliff Constructors to finalize and execute the final construction agreements on behalf of the City for a bid price, including alternatives 1 and 2, in the amount of Five Million Seven Hundred One Thousand Dollars (\$5,701,000.00).
Access	Public
Type	Action, Discussion
Preferred Date	Dec 03, 2018
Absolute Date	Dec 03, 2018
Fiscal Impact	Yes
Dollar Amount	5,701,000.00
Budgeted	Yes
Budget Source	Certificate of Obligation
Recommended Action	Approve a resolution awarding the Community Center construction contract per the City of Sachse specifications to Ratcliff Constructors and consider authorizing the City Manager to enter into negotiations with Ratcliff Constructors to finalize and execute the final construction agreements on behalf of the City for a bid price, including alternatives 1 and 2, in the amount of Five Million Seven Hundred One Thousand Dollars (\$5,701,000.00).

Public Content**BACKGROUND**

At the July 16, 2018 meeting, City Council rejected all bids for the Sachse Community Center project. At that meeting, City Council asked architect Ron Hobbs and City Staff to work on some value engineering options to bring down the cost to build the community center. At the September 17 meeting, staff and Mr. Hobbs brought back the value engineering items for council approval. After discussion, council directed staff to put the project back out for bid again with those value engineering items included. Seven bids were received at the November 15 bid opening in the Council Chambers.

OVERVIEW

Architect Ron Hobbs is here to present to Council on his research of the 3 lowest bidders and make a recommendation for the Sachse Community Center project.

RECOMMENDATION

Approve a resolution awarding the Community Center construction contract per the City of Sachse specifications to Ratcliff Constructors and consider authorizing the City Manager to enter into negotiations with Ratcliff Constructors to finalize and execute the final construction agreements on behalf of the City for a bid price, including alternatives 1 and 2, in the amount of Five Million Seven Hundred One Thousand Dollars

(\$5,701,000.00).

Ratcliff Construction Resolution - Community Center.pdf (81 KB)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE AWARD OF THE CONTRACT TO RATCLIFF CONSTRUCTORS FOR THE CONSTRUCTION OF THE CITY OF SACHSE COMMUNITY CENTER AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH RATCLIFF CONSTRUCTORS AND TO EXECUTE THE AGREEMENT WITH RATCLIFF CONSTRUCTORS ON BEHALF OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse, Texas, desires to provide its citizens with a community center for community functions and activities; and

WHEREAS, the City of Sachse put out Request for Bids for the construction of the City of Sachse Community Center ("Community Center"); and

WHEREAS, in evaluating the bids submitted in response to its Request for Bids to determine the most Qualified Responsible Bidder, the City applied the criteria set forth in Texas Government Code Section 2269.055 and as outlined in the Bid Specifications; and

WHEREAS, upon full review and evaluations of the bids received in response to the City's Request for Bids, the City's review team recommended that the City Council award the construction contract for the Community Center to Ratcliff Constructors ("Ratcliff") for a total bid price, including Alternatives Nos. 1 and 2, of Five Million Seven Hundred One Thousand Dollars (\$5,701,000.00); and

WHEREAS, the City Council authorizes and approves the City Manager to enter into negotiations with Ratcliff to negotiate an agreement with Ratcliff for the construction of the Community Center and to execute the final agreement on behalf of the City;

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

SECTION 1. The City Manager is authorized and approved to enter into negotiations for Ratcliff to finalize an agreement for the construction of the Community Center and to execute the final agreement on behalf of the City.

SECTION 2. 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 _____ day of _____, 2018.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	5. Consider a resolution approving a purchase order in an amount not to exceed \$200,000 to McMahon Contracting L.P. for the Sachse Community Center paving improvement project.
Access	Public
Type	Action
Preferred Date	Dec 03, 2018
Absolute Date	Dec 03, 2018
Fiscal Impact	Yes
Dollar Amount	200,000.00
Budgeted	Yes
Budget Source	Certificate of Obligation - Community Center
Recommended Action	Approve a resolution authorizing a purchase order in an amount not to exceed \$200,000 to McMahon Contracting L.P. for the Sachse Community Center paving improvement project.

Public Content**BACKGROUND**

The Sachse Community Center project has been divided into four components. The four components consist of the building construction, the parking lot paving, site grading, and the utilities. This item is to award the parking lot paving improvements through the Grand Prairie unit price agreement.

OVERVIEW

The Sachse Community Center was identified in the City's Capital Improvement Plan for funding. The project consists of paving, grading, utility, and building improvements.

The paving improvements were designed in-house by the City of Sachse Engineering Department. City staff utilized the Master Interlocal Cooperative Purchasing Agreement with the City of Grand Prairie for the purchase of necessary equipment, goods, and services (Resolution No. 3360) to obtain pricing for the proposed work.

The utility work is being publicly bid, as the City does not have a unit price agreement in place for water and sanitary sewer improvements. The lowest qualified bid for the utilities will be brought to the City Council to award at a future meeting. Staff will solicit quotes for the grading portion of this project.

POLICY CONSIDERATIONS

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 of necessary equipment, goods, and services.

RECOMMENDATION

Staff recommends approval of a resolution authorizing a purchase order in an amount not to exceed \$200,000 to McMahon Contracting L.P. for the Sachse Community Center parking lot paving improvement project.

[Resolution for Purchase Orders to McMahon Contracting.docx.pdf \(79 KB\)](#)

[Paving Cost Estimate.pdf \(46 KB\)](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING A PURCHASE ORDER IN THE AMOUNT NOT TO EXCEED TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) TO MCMAHON CONTRACTING, L.P., FOR THE SACHSE COMMUNITY CENTER PARKING LOT PAVING IMPROVEMENT PROJECT; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Capital Improvement Plan includes the Sachse Community Center; and

WHEREAS, 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 of necessary equipment, goods and services; and

WHEREAS, the City Council of the City of Sachse, Texas has approved the Master Interlocal Cooperative Purchasing Agreement with the City of Grand Prairie for the purchase of necessary equipment, goods and services (Resolution No. 3360); and

WHEREAS, the City of Sachse desires to utilize contract pricing from the City of Grand Prairie Bid 11099 for Paving Services with McMahon Contracting, L.P. for the Sachse Community Center; and

WHEREAS, Purchase Orders need to be authorized by the City Council for said paving services and the City Manager should be authorized to execute said Purchase Order not to exceed \$200,000.00.

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

Section 1: That the City Council hereby approves a Purchase Order for parking lot paving improvements and authorizes the City Manager to execute said Purchase Orders not to exceed two hundred thousand dollars (\$200,000.00).

Section 2: That this resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED this ____ day of December, 2018. CITY OF
SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

Cost Estimate - Community Center Paving & Drainage

Costs Per Grand Prairie Unit Price Agreement

Bid Item	Amount	Unit	Unit Price	Bid Item Cost
Unclassified Excavation	308	CY	\$ 18.50	\$ 5,698.00
Remove 6"-10" Reinforced Concrete	600	SY	\$ 11.59	\$ 6,954.00
Remove 4"-5" Concrete Sidewalk	600	SY	\$ 8.69	\$ 5,214.00
7" Concrete Pavement	1850	SY	\$ 60.25	\$ 111,462.50
6" Integral Curb	625	LF	\$ 2.65	\$ 1,656.25
4" Concrete Sidewalk	550	SY	\$ 20.00	\$ 11,000.00
SDHPT Grade 2, TY A Flexbase (6" depth)	500	TON	\$ 35.62	\$ 17,810.00
Saw Cut Full Depth Concrete	450	LF	\$ 3.00	\$ 1,350.00
Type B - Barrier Free Ramp	4	EA	\$ 1,600.00	\$ 6,400.00
Sod Behind Curb	250	SY	\$ 5.00	\$ 1,250.00

Subtotal	\$	168,794.75
Contingency (10%)	\$	16,879.48
Total	\$	185,674.23

**Agenda Item Details**

Meeting	Dec 03, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	6. Consider rejecting all bids for the CDBG 2018 project - Brookview Court Alley Paving and Drainage.
Access	Public
Type	Action, Discussion, Information
Preferred Date	Dec 03, 2018
Absolute Date	Dec 03, 2018
Fiscal Impact	No
Budgeted	Yes
Budget Source	Community Development Block Grant Funds
Recommended Action	Reject all bids for the CDBG 2018 project - Brookview Court Alley Paving and Drainage

Public Content**BACKGROUND**

The project scope includes the rehabilitation of drainage and paving in the alley of Brookview Court.

The City Council included funding for construction of the project in the FY 2017-2018 Budget, as shown in the FY 2017-2018 Capital Improvement Plan. Earlier this year, Dallas County released the Community Development Block Grant (CDBG) funding for the project. The engineering design was completed earlier this year by City staff.

The project was advertised for bid in the Sachse News and through an online bid advertising website, www.civcast.com. City staff held a non-mandatory pre-bid meeting on October 11. Staff opened bids on October 25. Ten (10) bids were received. Only 6 of the 10 bids received included an acknowledgement of Addendum 1. The lowest bid received did not acknowledge Addendum 1.

OVERVIEW

After consulting with the City Attorney, it has been determined that the best way to move forward is for the City to reject all bids and re-bid the project. Addendum 1 will be incorporated into the base specifications and bid items for the project. This will ensure that all bidders accurately bid the project. Staff plans to re-advertise the project in December and open bids in January.

POLICY CONSIDERATIONS

The project is identified in the City of Sachse 2017-2018 Capital Improvement Plan as road project R-17-12.

RECOMMENDATION

Staff recommends that the City Council make and approve a motion to reject all bids for the CDBG 2018 project - Brookview Court Alley Paving and Drainage.

[Brookview Court Bid Tab.pdf \(27 KB\)](#)



CITY OF SACHSE

BID OPENING FOR:

Grant No. B-17-UC-480003

CDBG FY 2018

BROOKVIEW COURT ALLEY PAVING AND DRAINAGE

OPENING DATE: October 25, 2018 3:00pm

LOCATION: CITY OF SACHSE CITY COUNCIL CHAMBERS

Respondent	Bid Schedule 1	Addendum, BB
Camino Construction LP Lewisville TX	\$242,526.00	X X
GROD Construction Boyd, TX	\$207,900.00	X X
Jeske Construction Co. Dallas, TX	\$244,600.00	X X
Texas Civil Construction Royse City, TX	\$188,523.00	0 X
Affordable Concrete Cutting Dallas, TX	\$152,100.00	0 X
AXIS Contracting, Inc. Dallas, TX	\$223,637.70	0 X
Construction Companies Group, LLC Dallas, TX	\$184,150.00	X X
Indus Road & Bridge Inc. Dallas, TX	\$271,104.00	X X
Quality Excavation LTD Aubrey, TX	\$188,796.00	0 X
KIK Underground LLC. Richardson, TX	\$217,600.00	X X