



Tuesday, January 22, 2019
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. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Tuesday, January 22, 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. Test new push-to-talk feature.
3. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 to deliberate the purchase, exchange, lease, or value of real property generally located within the City of Sachse along State Highway 78.
4. Discussion of City Council meeting agenda items.
5. 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 Tuesday, January 22, 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 December 17, 2018 combined meeting.
2. Accept the monthly revenue and expenditure report for the period ending November 30, 2018.
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.

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. Receive an update on the Sachse Road and 5th Street project from Dallas County.
2. Conduct a public hearing to consider an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" by adding a definition for Retail CBD and Hemp Based Products; by amending Schedule 1 titled "Permitted Uses" by amending "Commercial" to include permitted uses for Retail CBD and Hemp Based Products.
3. Conduct a public hearing to consider and act on a resolution creating the Sachse Public Improvement District No. 1.
4. Discuss and receive an update on the status of park projects approved by the Municipal Development District.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 to deliberate the purchase, exchange, lease, or value of real property generally located within the City of Sachse along State Highway 78.
2. Take any action as a result of Executive Session.

H. Regular Meeting Closing

1. Adjournment.

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

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting 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	Jan 22, 2019 - Regular Combined City Council Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	2. Test new push-to-talk feature.
Access	Public
Type	Information

Public Content**BACKGROUND**

The City acquired new audio-visual equipment earlier this year as the previous system was failing. The initial installation addressed the immediate needs in the Chamber by fixing the microphones and the visual routing. The second installation addressed the live-streaming by adding Swagit. This final component includes the push-to-talk feature, which allows speakers on the dais to request to speak and enter into a queue.

The purpose of this workshop item is to test the new system and practice its functionality in a meeting environment.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

There are no recommendations affiliated with this item.

**Agenda Item Details**

Meeting	Jan 22, 2019 - Regular Combined City Council Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	3. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 to deliberate the purchase, exchange, lease, or value of real property generally located within the City of Sachse along State Highway 78.
Access	Public
Type	Discussion, Information

Public Content**BACKGROUND**

The City Council will be provided information on a proposed property lease.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Conduct Executive Session as appropriate.

**Agenda Item Details**

Meeting	Jan 22, 2019 - 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 December 17, 2018 combined meeting.
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the minutes of the December 17, 2018 combined meeting.
Minutes	View Minutes for Dec 17, 2018 - Regular Combined City Council Meeting

Public Content**BACKGROUND**

Minutes of the December 17, 2018 combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the December 17, 2018 combined meeting.

[12.17.18 Combined Minutes.pdf \(188 KB\)](#)

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
DECEMBER 17, 2018

The City Council of the City of Sachse held a combined workshop and regular meeting on Monday, December 17, 2018 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Cullen King, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Bill Adams, and Jeff Bickerstaff; City Manager, Gina Nash; Assistant to the City Manager, Lauren Rose; Director of Public Works and Engineering, Greg Peters; Director of Development Services, Matt Robinson; 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 Felix opened the workshop meeting at 6:31 p.m.

LONG RANGE CAPITAL IMPROVEMENT PLAN (CIP): Discuss the City's Long Range Capital Improvement Plan (CIP).

Mrs. Nash introduced the item by stating it would be done in two parts. The first being a presentation discussing various projects with further discussion to take place in the regular session. Staff is looking for direction relative to the Council's interest and will come back with more details in the future.

Mr. Peters stated the majority of Sachse's infrastructure needs are roads. These needs can be placed into two categories. One being two lane asphalt roads, which are inadequate to handle the traffic volume, and aging local streets requiring major rehabilitation. The City also has growing facility needs related to City services including the Animal Shelter facility and the Public Works/Parks Maintenance facility. Mr. Peters noted the current funded capital projects that are underway. He also discussed unfunded capital road projects, which were broken down by minor arterial roads, collector roads, local streets, traffic signal locational needs, and lighting. The unfunded capital drainage current and potential projects were also outlined along with the City needs for its facilities. Mr. Peters stated he would like feedback on the on the methodology to implement in developing a ranked list of projects to review and discuss.

Councilman Watkins stated he would like to get as many of the asphalt roads done as possible, especially Bailey Road. He asked if SH 78 was the most important drainage project. Mr. Peters confirmed. Councilman Watkins would like to see lighting done on Ranch Road as well as traffic signals at Blackburn and Cody Lane.

Mayor Pro Tem King stated he would also like to see lighting at Ranch Road. He would like to see more concrete roads done, but understands there needs to be balance between concrete and asphalt roads. In regards to the facilities projects, he suggested this be done through a bond election due to the amount of road projects that need to be completed.

Councilman Bickerstaff would like to see a priority system developed for addressing the traffic signals. He also indicated that he would like staff to explore bond options for the facilities.

Councilman Adams agrees with other comments made and would like to see a priority ranking for the facilities.

Councilwoman Howarth indicated that priority should be given to projects that help spur development in order to diversify the tax base to bring additional revenues to the City. She also stated to keep ranking projects in order of safety.

Councilman Franks stated Miles Road and Ranch Road need to have lighting. He also stated that he would like to see traffic signals at DeWitt and Ingram and that he would like staff to explore bond options for the facilities. Lastly, he expressed his preference to move away from asphalt roadways as much as possible.

Mayor Felix stated he is fine with the list and the City Council will likely discuss bond options at its goal setting retreat next year.

ADJOURNMENT:

At 7:29 p.m., Mayor Felix adjourned the workshop meeting.

Mayor Felix opened the regular meeting at 7:42 p.m.

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

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 December 3, 2018 City Council combined meeting.**
- 2. Cancel the January 7, 2019 City Council combined meeting.**
- 3. Accept the Monthly Revenue and Expenditure Report for the period ending October 31, 2018.**
- 4. Accept the Quarterly Investment Report for the quarter ending September 30, 2018.**

Councilman Adams made a motion to approve items on the Consent Agenda as presented. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Pro Tem King stated that the Animal Shelter currently running an adoption special. Dogs weighing more than 50 pounds will have their adoption fees waived. The intent is to encourage their adoption for the holidays. He also encouraged everyone to help 5 Loaves Food Pantry. 5 Loaves is a local food pantry that assists underprivileged families in the surrounding areas.

Councilman Franks announced the upcoming Daddy/Daughter dance on February 8 at the Senior Center.

Councilwoman Howarth announced the upcoming Library events and closings due to the holidays.

Councilman Bickerstaff wished everyone a Merry Christmas and thanked staff for the successful Christmas Extravaganza. He also thanked the students for all their hard work they do and how well they represent the City.

Mayor Felix thanked the volunteers, staff, and everyone involved in the Christmas Extravaganza, and announced office closings due to the holidays.

Present Red Kettle Challenge award to the Mayor and City Council from the Salvation Army.

Matt Hosek and Shelley Hood from the Salvation Army presented Mayor Felix and the City Council the Golden Bell Award in appreciation for raising the highest amount in the Garland-Sachse-Rowlett Mayor's Red Kettle Challenge.

Mayor Felix thanked the Council, the Fire and Police departments, Wendy Stewart and her daughter for assisting and making it a fun day.

CITIZENS INPUT:

Terry Smith, 5000 block of Brook Hollow Drive, expressed his concerns over noise complaints that have been occurring for over a year with no resolution.

REGULAR AGENDA ITEMS:

Consider appointing a chairman to serve on the Tax Increment Financing Board Number Two ("PMB Project").

Mrs. Nash stated statutorily the City Council will need to appoint a Chairman to the TIRZ Number Two in 2018 with full appointments to the balance of the board to occur in 2019. This will fulfill legal requirements for the calendar year.

Councilman Adams made a motion to appoint Councilman Paul Watkins as chairman to serve on the Tax Increment Financing Board Number Two ("PMB Project"). Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

Consider adoption of a resolution accepting for filing a landowner petition requesting the creation of a public improvement district; calling a public hearing during the regular City Council meeting on Tuesday, January 22, 2019 to consider the creation of the public improvement district; authorizing and directing that notices of the public hearing be given as required by law; and providing for an immediate effective date.

Mrs. Nash stated this item is a request by the landowner to create a Public Improvement District (PID) that overlays within TIRZ Number Two. This item is asking the City Council to accept that petition and to call a public hearing that will take place during the regular City Council meeting on January 22, 2019.

Mayor Pro Tem King made a motion to approve a resolution accepting for filing a landowner petition requesting the creation of a public improvement district; calling a public hearing during the regular City Council meeting on Tuesday, January 22, 2019 to consider the creation of the public improvement district; authorizing and directing that notices of the public hearing be given as required by law; and providing for an immediate effective date. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Consider an Interlocal Agreement with the Garland Independent School District for the provision of school resource officer (SRO) services to GISD schools within the City of Sachse.

Chief Sylvester presented an agreement with GISD for school resource officer (SRO) services. The agreement was initially delayed due to the superintendent search and other GISD staff changes. The agreement includes five SRO's with two at Sachse High School, one at Hudson Middle School, one at Sewell and Armstrong Elementary Schools, and one serving in a rover capacity. Chief Sylvester outlined GISD's contributions for the positions. This is a two-year agreement and funding was approved within the current fiscal year budget. Staff is recommending approval.

Councilman Watkins made a motion to approve an Interlocal Agreement with the Garland Independent School District for the provision of school resource officer (SRO) services to GISD schools within the City of Sachse. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

Discuss the City's Long Range Capital Improvement Plan (CIP).

Mr. Peters stated he will be presenting project categories and methodology on ranking categories, projects, and financials. The project categories discussed included arterial roads, collector roads, local streets, drainage expansion, drainage maintenance, and facilities. The methodology on ranking these categories will establish a hierarchy of project types that will be used to identify the biggest needs in the community. Items to consider with this include core service needs, quality of life needs, degree of impact, and available funding sources. Ranking of the projects within each category will help to determine which projects are most likely to receive funding and ensure that the most important projects are the focus of City staff and resources. Items to consider are degree of impact, does the project address a long-standing problem, does it address a safety concern, is a funding source available, or are there funding partnership opportunities for the project. Staff is seeking feedback on the methodology for long range planning efforts in order to return to the City Council with draft rankings and project list to review and discuss further.

Mayor Pro Tem King stated he would suggest starting on the core services and safety projects first.

Councilman Bickerstaff stated he would suggest starting on the core services and ranking projects based on the degree of impact.

Councilman Watkins asked if the railroad bridge was wooden and suggested the City reach out to the railroad as a potential partner to help alleviate the drainage issues on SH 78.

No further comments were made.

Consider approval of a resolution awarding the construction of Phase II of the Southeast Sewer Expansion as a Capital Improvement Project to Red River Construction Company.

Mr. Peters stated this item is to award construction to Phase II of the Southeast Sewer expansion project. This project is being done in three phases. The first phase is currently under construction and if approved, Phase II will begin in early 2019. The City received ten bids with the lowest bid going to Red River Construction Company. The City is familiar with Red River Construction since they worked on a previous project. The City checked their references and received positive feedback. Phase III of the project will be advertised for bids in the first quarter of 2019. Staff is recommending approval.

Councilman Bickerstaff made a motion to approve a resolution awarding the construction of Phase II of the Southeast Sewer Expansion as a Capital Improvement Project to Red River Construction Company. Councilman Watkins seconded that motion and the motion was unanimously approved.

Consider a resolution to award the bid for the construction of the Community Center utility project to KIK Underground, LLC in an amount not to exceed three hundred nineteen thousand, three hundred forty-five dollars and zero cents (\$319,345.00).

Mr. Peters stated this item is to award the utility work for the Community Center which will include storm drainage, water line, a sewer main extension, and fire hydrants. Funding for the project will come from the Certificates of Obligation identified for the Community Center and the Utility Fund.

The Utility Fund will be used to fund the extension of the public sanitary sewer main in Lillie Street.

Mayor Pro Tem King made a motion to approve a resolution awarding the bid for the construction of the Community Center utility project to KIK Underground, LLC in an amount not to exceed three hundred nineteen thousand, three hundred forty-five dollars and zero cents (\$319,345.00). Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

EXECUTIVE SESSION:

The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 to deliberate the purchase, exchange, lease, or value of real property generally located within the City of Sachse along State Highway 78.

The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074: Personnel - regarding the mid-year review of the City Manager.

At 8:50 p.m., the City Council recessed into Executive Session.

At 10:00 p.m., the City Council reconvened back in to Regular Session.

Councilman Bickerstaff made a motion to increase the City Manager's base salary by 3%. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

No other action taken.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 10:00 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Jan 22, 2019 - 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. Accept the monthly revenue and expenditure report for the period ending November 30, 2018.
Access	Public
Type	Action (Consent)
Preferred Date	Jan 22, 2019
Absolute Date	Jan 22, 2019
Fiscal Impact	No
Recommended Action	Accept the monthly revenue and expenditure report for the period ending November 30, 2018.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content**BACKGROUND**

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

POLICY CONSIDERATIONS

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

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending November 30, 2018.

[Sales Tax Analysis January 2019.pdf \(76 KB\)](#)

[All Funds 11-30-18LR.pdf \(181 KB\)](#)

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

CITY OF SACHSE
2018/2019 SALES TAX ANALYSIS

	Total	General Fund	General Fund	YTD Percent		Total	General Fund	General Fund	YTD Percent
	Sales Tax	Sales Tax	Year-To-Date	of Budget		Sales tax	Sales Tax	Year-To-Date	of Budget
FY 2018					FY 2019				
October	192,025	109,723	109,723	9.00%	October	208,112	118,915	118,915	9.75%
November	419,139	239,496	349,219	24.94%	November	295,677	168,950	287,865	19.52%
December	192,626	110,067	459,286	32.81%	December	216,610	123,771	411,635	27.91%
January	208,475	119,123	578,409	41.31%	January	230,470	131,690	543,326	36.84%
February	313,995	179,416	757,825	54.13%	February				
March	181,691	103,818	861,644	61.55%	March				
April	185,503	105,996	967,640	69.12%	April				
May	268,970	153,689	1,121,329	80.09%	May				
June	222,767	127,295	1,248,624	89.19%	June				
July	241,223	137,835	1,386,459	99.03%	July				
August	281,001	160,564	1,547,023	110.50%	August				
September	208,158	118,941	1,665,964	119.00%	September				
TOTAL	2,915,572	1,665,964			TOTAL	950,868	543,326		
BUDGET		1,400,000			BUDGET		1,475,000		

City of Sachse
Monthly Revenue and Expenditure Report
November 30, 2018
(Unaudited)

GENERAL FUND

17% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 12,019,803	\$ 421,825	\$ 699,000	5.82%	A
Sales Tax	1,508,000	168,950	297,376	19.72%	
Franchise Fees	1,710,775	168,670	220,085	12.86%	
Licenses and Permits	566,500	31,292	68,734	12.13%	
Service Fees	709,600	62,135	179,732	25.33%	
Fines	250,000	13,846	28,023	11.21%	
Interest Income	50,000	13,333	24,906	49.81%	
Miscellaneous Income	326,618	33,287	59,431	18.20%	
Intergovernmental Revenue	1,182,205	98,517	197,034	16.67%	
Total Revenue	\$ 18,323,501	\$ 1,011,854	\$ 1,774,322	9.68%	
Expenditure Summary					
City Manager	\$ 426,258	\$ 57,688	\$ 93,849	22.02%	B
City Secretary	193,198	17,516	34,748	17.99%	
Human Resources	374,546	32,060	57,338	15.31%	
Finance	592,461	53,578	109,939	18.56%	
Municipal Court	236,104	21,543	35,134	14.88%	
Parks & Recreation	1,224,007	95,773	174,356	14.24%	
Senior Programs	167,466	12,685	23,857	14.25%	
Library Services	468,323	58,181	90,827	19.39%	
Community Development	908,890	88,704	139,480	15.35%	
Streets & Drainage	1,988,077	97,519	195,317	9.82%	
Facility Maintenance	522,749	40,596	68,868	13.17%	
Police	5,238,314	593,796	1,042,601	19.90%	
Animal Control	232,199	22,810	42,672	18.38%	
Fire/EMS	4,254,812	452,459	806,174	18.95%	
Combined Services	390,630	46,303	219,579	56.21%	
City Engineer	272,381	15,735	26,705	9.80%	
Information Technology	753,684	29,257	75,715	10.05%	
Total Expenditures	\$ 18,244,099	\$ 1,736,203	\$ 3,237,160	17.74%	
Total Revenue Over/Under Expenses	\$ 79,402	\$ (724,349)	\$ (1,462,837)		

Explanation of Major Variances:

- A** Property Tax receipts peak in December and January
- B** Total annual property and liability premium paid in October

City of Sachse
Monthly Revenue and Expenditure Report
November 30, 2018
(Unaudited)

UTILITY FUND

17% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 0%
Revenue Summary					
Water Revenue	\$ 6,421,324	\$ 489,554	\$ 1,013,987	15.79%	
Sewer Revenue	4,768,010	414,094	808,285	16.95%	
Drainage Revenue	204,000	17,244	34,769	17.04%	
Fees	159,500	17,689	38,164	23.93%	
Interest Income	100,000	43,592	87,908	87.91%	
Transfer In-Impact Fee	30,000	-	-		
Miscellaneous Income	-	-	-		
Total Revenue	\$ 11,682,834	\$ 982,173	\$ 1,983,113	16.97%	
Expenditure Summary					
Utility Administration	\$ 428,484	\$ 22,865	\$ 36,289	8.47%	
Water Operations	6,631,947	1,034,290	1,172,677	17.68%	A
Sewer Operations	3,952,224	467,335	792,496	20.05%	A
Drainage Projects	255,000	-	-	0.00%	
Meter Reading	-	-	-		B
Total Expenditures	\$ 11,267,655	\$ 1,524,490	\$ 2,001,462	17.76%	
Total Revenue Over/Under Expenses	\$ 415,179	\$ (542,317)	\$ (18,349)		

Explanation of Major Variances:

- A** Budget includes capital allocations
- B** Department eliminated in FY2018-2019

City of Sachse
Monthly Revenue and Expenditure Report
November 30, 2018
(Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

17% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 0%
Revenue Summary					
Sales Tax	\$ 737,500	\$ 84,475	\$ 143,932	19.52%	
Other Income	\$ 27,550	\$ 6,521	\$ 9,207	33.42%	
Interest Income	2,500	674	1,359	54.35%	
Total Revenue	\$ 767,550	\$ 91,671	\$ 154,498	20.13%	
Expenditure Summary					
Expenditures	767,183	56,318	97,492	12.71%	
Total Expenditures	\$ 767,183	\$ 56,318	\$ 97,492	12.71%	
Total Revenue Over/Under Expenses	\$ 367	\$ 35,353	\$ 57,006		

Explanation of Major Variances:

City of Sachse

Monthly Revenue and Expenditure Report

November 30, 2018

(Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget 17%	Note Reference
Revenue Summary					
Sales Tax	\$ 350,000	\$ 35,704	\$ 62,112	17.75%	
Other Income	\$ -				
Interest Income	1,000	14	26	2.60%	
Total Revenue	\$ 351,000	\$ 35,718	\$ 62,138	17.70%	
Expenditure Summary					
Expenditures	455,000	165	165	0.04%	
Total Expenditures	\$ 455,000	\$ 165	\$ 165	0.04%	
Total Revenue Over/Under Expenses	\$ (104,000)	\$ 35,554	\$ 61,974		

Explanation of Major Variances:

**Agenda Item Details**

Meeting	Jan 22, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	1. Receive an update on the Sachse Road and 5th Street project from Dallas County.
Access	Public
Type	Discussion, Information

Public Content**BACKGROUND**

The City of Sachse partnered with Dallas County on a major capital improvement project for the widening of Sachse Road and 5th Street, from State Highway 78 to Miles Road. Design of the project is complete and Dallas County is working toward its bid process. Construction is expected to begin as soon as the project is awarded to the lowest qualified bidder.

OVERVIEW

Dallas County staff will provide an update on the Sachse Road and 5th Street widening project.

POLICY CONSIDERATIONS

The City of Sachse and Dallas County are partners in the project funding, with a 50/50 match designated between the two entities.

RECOMMENDATION

There are no recommendations affiliated with this item.

**Agenda Item Details**

Meeting	Jan 22, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	1. Conduct a public hearing to consider an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" by adding a definition for Retail CBD and Hemp Based Products; by amending Schedule 1 titled "Permitted Uses" by amending "Commercial" to include permitted uses for Retail CBD and Hemp Based Products.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Conduct a public hearing and consider the proposed ordinance amendment.

Public Content**OVERVIEW**

- Staff has received a number of inquiries about potential businesses looking to sell CBD oil and hemp based products within Sachse.
- The City's zoning ordinance is silent to the type of use that such a business would be classified.
- Staff has concerns regarding the potential impact of such a use on the long-term ability to attract high quality non-residential uses along Sachse's commercial corridors.

BACKGROUND

- Hemp, the plant from which CBD oil (cannabidiol) is derived, is a variety of the cannabis, the plant from which marijuana is derived. An important distinction between hemp and marijuana is the amount of tetrahydrocannabinol (THC). THC is the psychoactive compound that provides users with mind-altering effects. Unlike cannabis, the industrial hemp plant and its derivatives contain less than 0.3 percent THC.
- At the Federal level, the recently signed 2018 Farm Bill took the following measures:
 - Removed hemp from the Controlled Substances Act's definition of marijuana;
 - Removed hemp's designation as a Schedule 1 drug;
 - All products derived from "industrial hemp" including CBD oil, will be legal as long as they contain less than 0.3 percent of THC;
 - Permits the widespread cultivation of hemp;
 - Permits the transfer of hemp across state lines for commercial purposes; and
 - Puts no restriction on the sale, transport, or possession of hemp products, so long as they are produced in a manner that is consistent with the law.
- Under current Texas State Law, the sale of CBD/Hemp oil is illegal, however it is possible that several bills at the State level may be introduced at the next session that could alter that.
- Companies that sell CBD oil have begun to open across the DFW Metroplex, including locations in Carrollton, Hurst, Denton, Fort Worth, Dallas, Plano, and Allen.

ORDINANCE

- Establishes a definition for Retail CBD and Hemp Based Products.
- Establishes a use category for Retail CBD and Hemp Based products and the zoning districts in which the

use is permitted.

POLICY CONSIDERATIONS

- Whether or not to regulate the sale of retail CBD and hemp based products. The current zoning ordinance does not make a distinction on this type of use or products.

RECOMMENDATION

- Conduct a public hearing and take final action on the proposed ordinance amendment.
- At its January 14, 2019 regular meeting, by a vote of 5-1, the Planning and Zoning Commission recommended approval of adoption of the ordinance as presented by Staff.

[Proposed Ordinance - Permitted Commercial Uses.pdf \(22 KB\)](#)

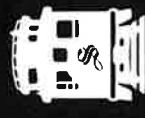
[Staff Presentation Zoning Ordinance.pdf \(625 KB\)](#)

Ordinance Amendment

Retail CBD and Hemp Based Products

CITY COUNCIL

JANUARY 22, 2019



Request

Conduct a public hearing to consider and act on a proposed ordinance amending to Chapter 11 “Zoning Ordinance” regarding a definition and land use category for Retail CBD and Hemp Based Products.

Proposed Definition / Land Use Category

•*Retail CBD and Hemp Based Products.* A business establishment for which more than 50 percent (50%) of sales are based on the retail sale of products related to or derived from CBD oil (cannabidiol) or hemp. This includes, but is not limited to oils, vitamins, supplements, food, personal care and garments.

COMMERCIAL	Agricultural	Single Family R-39	Single Family R-15	Single Family R-12	Single Family R-10	Single Family Estate R-E	Office Park	Mixed Use	Commercial-1	Commercial-2	Industrial-1	Industrial-2	Planned Development	Parking Requirement
...														
Retail CBD and Hemp Based Products											P	P		1/200 gfa
...														



Overview

- Staff has received a number of inquiries from potential businesses looking to sell CBD oil and hemp based products within Sachse.
- The City's zoning ordinance is silent to the type of use that such a business would be classified.
- Staff has concerns regarding the potential impact of such a use on the long-term ability to attract high quality non-residential uses along Sachse's commercial corridors.

Background

- Hemp, the plant from which CBD oil (cannabidiol) is derived, is a variety of the cannabis, the plant from which marijuana is derived.
- Under current Texas State Law, the sale of CBD/Hemp oil is illegal, however it is possible that several bills at the State level may be introduced at the next session that could alter that.

Background

- At the Federal level, the recently signed 2018 Farm Bill took the following measures:
 - Removed hemp from the Controlled Substances Act's definition of marijuana;
 - Removed hemp's designation as a Schedule 1 drug;
 - All products derived from "industrial hemp" including CBD oil, will be legal as long as they contain less than 0.3 percent of THC;
 - Permits the widespread cultivation of hemp;
 - Permits the transfer of hemp across state lines for commercial purposes; and
 - Puts no restrictions on the sale, transport, or possession of hemp products, so long as they are produced in a manner that is consistent with the law.

Recommendation

- The Planning & Zoning Commission recommended approval (5-1) of the proposed ordinance amendment at its regular meeting on January 14, 2019
- The City Council is the final approval authority for this item.
- If the ordinance amendment is approved, Staff will amend the zoning ordinance to include the changes as presented.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 11 TITLED "ZONING ORDINANCE" BY AMENDING EXHIBIT 1 BY AMENDING ARTICLE 2 TITLED "DEFINITIONS" BY ADDING A DEFINITION FOR RETAIL CBD AND HEMP BASED PRODUCTS; BY AMENDING SCHEDULE 1 TITLED "PERMITTED USES" BY AMENDING "COMMERCIAL" TO INCLUDE PERMITTED USES FOR RETAIL CBD AND HEMP BASED PRODUCTS; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That the City of Sachse Code of Ordinances is amended by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" and by amending Schedule I titled "Permitted Uses" by amending "Commercial", to read as follows:

"Chapter 11

ZONING ORDINANCE

...

EXHIBIT I

...

ARTICLE 2. – DEFINITIONS

...

Retail CBD and Hemp Based Products. A business establishment for which more than 50 percent (50%) of sales are based on the retail sale of products related to or derived from CBD oil (cannabidiol) or hemp. This includes, but is not limited to oils, vitamins, supplements, food, personal care and garments.

...

SCHEDULE 1. PERMITTED USES

...

COMMERCIAL	Agricultural	Single Family R-39	Single Family R-15	Single Family R-12	Single Family R-10	Single Family Estate R-E	Office Park	Mixed Use	Commercial-1	Commercial-2	Industrial-1	Industrial-2	Planned Development	Parking Requirement
...														
Retail CBD and Hemp Based Products											P	P		1/200 gfa
...														

SECTION 2. That all provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that 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 3. 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 thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____ 2019.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(12-28-2018:TM105079)

**Agenda Item Details**

Meeting	Jan 22, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	2. Conduct a public hearing to consider and act on a resolution creating the Sachse Public Improvement District No. 1.
Access	Public
Type	Action, Discussion, Information
Preferred Date	Jan 22, 2019
Absolute Date	Jan 22, 2019
Recommended Action	Conduct a public hearing and approve a resolution creating the Sachse Public Improvement District No. 1.

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 156 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 developer intends to establish a public improvement district (PID) to assist with the financing of the capital improvements needed to support the activation of the PGBT area.

At its December 17 City Council meeting, the City Council accepted the petition for the creation of a PID and called a public hearing to be held on January 22, 2019. A corresponding notice of the public hearing and notice to property owners within the proposed PID were published.

POLICY CONSIDERATIONS

This item is one of the tasks affiliated with the executed Development Agreement authorized by the City Council at its September 17, 2018 meeting. The creation of the PID is authorized by the Public Improvement District Assessment Act in Chapter 372 of the Texas Local Government Code.

RECOMMENDATION

Conduct a public hearing and approve a resolution creating Sachse Public Improvement District No. 1.

[Resolution PID Creation PGBT.pdf \(156 KB\)](#)

RESOLUTION NO. _____

A RESOLUTION REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND ORDERING PUBLIC IMPROVEMENTS TO BE MADE FOR THE BENEFIT OF SUCH DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER MATTERS RELATING TO THE SUBJECT.

WHEREAS, the City of Sachse, Texas (the "City") is authorized by Chapter 372, Texas Local Government Code, as amended (the "Act") to create a public improvement district and to levy special assessments against property within the district to pay the costs of public improvement projects that confer a special benefit on property within the district;

WHEREAS, on December 7, 2018, there was submitted to and filed with the City Secretary of the City pursuant to the Act that certain "Petition for the Creation of a Public Improvement District" (the "Petition") requesting the establishment of a public improvement district covering approximately 156 acres described in the Petition and Exhibit B attached hereto, and to be known as "Sachse Public Improvement District No. 1" (the "District");

WHEREAS, the City Council of the City (the "City Council") received the Petition and determined that it satisfied the requirements of the Act;

WHEREAS, after providing the notices required by the Act and by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), the City Council conducted a public hearing on January 22, 2019, to determine the advisability of creating and establishing the District and undertaking the public improvement projects described in the Petition;

WHEREAS, all owners of property located within the public improvement district and all other interested persons were given the opportunity at such public hearing to speak for or against the creation of the District and the proposed public improvements;

WHEREAS, the District will contain approximately 156 acres, bisected by the President George Bush Turnpike and Miles Road, and will be developed as a master planned development to provide complimentary land uses, common infrastructure improvements and a common plan of finance that benefit all properties within the District;

WHEREAS, the north portion of the District is expected to be developed with single family residential, commercial/retail and multi-family residential, parks and open space and the south portion is expected to be developed with commercial/retail and multi-family residential;

WHEREAS, some of the authorized improvements will be constructed to serve the entire District, including waterworks and sewer system improvements benefitting the entire District; and

WHEREAS, the City Council has made findings based on the information contained in the petition presented to the City Council and the comments received at the public hearing. Now, therefore,

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

Section 1. The City Council hereby approves the statements contained in the preamble of this Resolution and finds that all statements are true and correct and incorporate the same in the body of this Resolution.

Section 2. The City Council, after considering the Petition and the evidence and testimony presented at the public hearing, hereby finds and determines that:

- (a) the Petition was filed with the City Secretary and was signed by owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current appraisal roll of the appraisal district in which the property is located, and by the record owners of real property liable for assessment under the proposal who:
 - (i) constitute more than 50 percent of all record owners of property that is liable for assessment under this proposal; or
 - (ii) owns taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal;
- (b) the proposed public improvements described in the Petition are of the nature of the public improvements described in Section 372.003 of the Act and are advisable and desirable improvements for the District;
- (c) the proposed public improvements will promote the interests of the City and are of the nature that will confer a special benefit on all property within the District by enhancing the value of such property located within the District;
- (d) the nature of the proposed improvements and estimated costs thereof are set forth and described in Exhibit A attached hereto and made a part hereof for all purposes;
- (e) the boundaries of the District include all of the property that is set forth and described in Exhibit B attached hereto and made a part hereof for all purposes;
- (f) the assessment of costs of the proposed public improvements will be levied on each parcel of property within the District in a manner that results in imposing equal shares of the costs on property similarly benefitted;
- (g) the costs of the proposed public improvements will be paid from assessments, bond proceeds, other sources of funds, if any, available to the petitioner, funds in an amount not to exceed \$6,446,000 provided by the City and possibly tax increment reinvestment zone revenues, as described in the Petition and Exhibit A;
- (h) the management of the District will be by the City with the assistance of a third-party administrator and other consultants hired by the City and paid as part of the annual administrative cost of the District; and
- (i) the District shall be managed without the creation of an advisory body.

Section 3. Based on the foregoing, Sachse Public Improvement District No. 1 is hereby created, and the public improvements described in Exhibit A are authorized to be made in accordance with the service and assessment plan to be approved by the City Council.

Section 4. After adoption of this resolution, the City Secretary is authorized and directed to cause a copy of this resolution to be published in a newspaper of general circulation within the City.

Section 5. If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. The authorization of the District pursuant to this resolution shall take effect upon publication of this resolution as provided above.

DULY RESOLVED AND APPROVED by the City Council of the City of Sachse, Texas this the 22nd day of January, 2019.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

EXHIBIT A

Proposed Improvements and Estimated Costs

The improvements include (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) water, wastewater and drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (vii) above (collectively, the "Authorized Improvements").

The estimated total costs of the Authorized Improvements for the District are \$28,390,976. The estimated costs of the Authorized Improvements to be assessed against the property in the District are \$21,944,976, in addition to costs of operating and maintaining the Authorized Improvements, the issuance of bonds and establishing, administering and operating the District to be assessed against the property in the District. The City will provide funds in an amount not to exceed \$6,446,000 to pay costs of the Authorized Improvements. The remaining costs of the proposed Authorized Improvements, if any, will be paid from sources other than the City and possibly tax increment reinvestment zone revenues.

EXHIBIT B

Boundaries

Legal Description 155.753 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

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

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

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

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

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central

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

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

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

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

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

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

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

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

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

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

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

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

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

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

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

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

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

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

South 00 degrees 23 minutes 36 seconds East, a distance of 255.19 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

with said curve to the right having a radius of 311.06 feet, a central angle of 76 degrees 44 minutes 04 seconds, an arc length of 416.59 feet, a chord bearing of South 37 degrees 58 minutes 24 seconds West, a distance of 386.15 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

South 76 degrees 28 minutes 32 seconds West, a distance of 320.80 feet to 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the right;

with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01

minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped "HALFF" found for corner;

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.

**Agenda Item Details**

Meeting	Jan 22, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	3. Discuss and receive an update on the status of park projects approved by the Municipal Development District.
Access	Public
Type	Discussion, Information

Public Content**BACKGROUND**

The MDD Board has met four times since its establishment by the City Council with meetings in August 2018, September 2018, October 2018, and January 2019. At the September 6, 2018 MDD meeting, the Board recommended to the City Council the use of MDD funds to complete as many of the following park projects within the approved MDD fiscal year 2018-2019 budget of \$404,172.49. Projects include inclusive playground structures at Firefighters Park, a sand volleyball court (location TBD), Dave Sanford Park playground replacement, Joe & Patricia Stone Park playground replacement, Salmon Park shelter rehabilitation, Cornwall Lane Park playground addition, and Joe & Patricia Stone Park playground/pavilion lighting. At the November 5, 2018 meeting, the City Council approved \$210,000 to purchase playground equipment from Lea Park and Play.

OVERVIEW

The Parks and Recreation Department has been moving forward with the approved project list. The rehabilitation of the Salmon Park shelter was completed in January 2019. The playground equipment has been ordered and it is anticipated that installation will begin by the end of February/beginning of March 2019. Staff will continue to meet with vendors on the remaining projects and update the MDD Board and City Council as the projects progress.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

**Agenda Item Details**

Meeting	Jan 22, 2019 - Regular Combined City Council Meeting
Category	G. Executive Session
Subject	1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072 to deliberate the purchase, exchange, lease, or value of real property generally located within the City of Sachse along State Highway 78.
Access	Public
Type	Discussion, Information

Public Content**BACKGROUND**

The City Council will be provided information on a proposed property lease.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Conduct Executive Session as appropriate.