



**Monday, August 5, 2024
City Council Meeting**

**Council Chambers
3815 Sachse Road, Building B
6:30 PM**

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

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

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

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, August 5, 2024, at 6:30 p.m. to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Public Comment

*The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the consent agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.*

C. Council/Staff Reports and Updates

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

D. Consent Agenda

***Comments on Consent Agenda items may be addressed in the Public Comment section of this meeting.** Consent Agenda items are routine or administrative in nature, have been discussed previously at a Council meeting, and/or do not warrant discussion. Council will act upon these items with one motion. There will be no separate discussion of these items unless a Councilmember requests the item be removed from the consent agenda.*

1. Approve the June 17, 2024, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending May 31, 2024.
3. Accept the monthly revenue and expenditure report for the period ending June 30, 2024.

4. Accept the 2024 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.
5. Accept the submission of the 2024 no-new-revenue tax rate of \$0.683919 per \$100 taxable value and the voter-approval tax rate of \$0.797018 per \$100 taxable value.
6. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the Murphy Road Sewer Main through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed One Hundred Forty Thousand and 0/100 Dollars (\$140,000.00).

E. Regular Agenda Items

1. Discuss and consider a resolution adopting the City of Sachse City Council Rules of Order and Procedure, providing a repealing clause, and providing an effective date.
2. Conduct a public hearing to consider and act upon an ordinance amending chapter 8 titled "Subdivisions"; by amending Chapter 11 titled "Zoning" by amending Section 11-3 titled "Planning and Zoning Commission"; and by amending Exhibit 11a titled "Zoning Ordinance" by amending Article 6 titled "Permits and Certificates" and by amending Article 9 titled "Unplatted Property"; providing a conflicts clause; 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.
3. Consider authorizing the City Manager to execute and award the construction contract for the Bailey Road Reconstruction Project, BP-21-B01, to McMahon Contracting LP in the amount of Ten Million Nine Hundred Eighty-Eight Thousand Six Hundred Ninety-Seven and No/100 Dollars (\$10,988,697.00).
4. Consider and approve a resolution of the City Council of the City of Sachse, authorizing an update to the Impact Fee Program for roadway, water and wastewater facilities, land use assumptions, Capital Improvement Plan, and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC).
5. Consider authorizing the City Manager to execute an amendment to the existing Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.
6. Receive the quarterly 2021 Bond Update.
7. Receive an update on the public engagement component of the Sachse Comprehensive Plan update.
8. Receive an update on Polco National Community Survey.

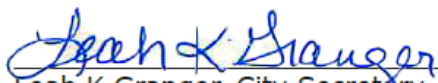
F. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section 551.087 to discuss or deliberate commercial or financial information received and the offer of financial or other incentives relating to Evolve Biologics.
2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the review of the City Attorney.

G. Regular Agenda Items / Meeting Closing

1. Take any action as a result of Executive Session regarding Evolve Biologics.
2. Take any action as a result of Executive Session regarding the yearly review of the City Attorney.
3. Adjournment.

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


Leah K Granger, City Secretary

Posted: 08/02/2024 by 5:00 p.m. | Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Council/Staff Reports and Updates

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

Meeting August 5, 2024 - City Council Meeting

Access

Type

Fiscal Impact (Yes/No)

Dollar Amount \$_____

Budgeted (Yes/No)

Budget Source

Recommended
Action

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

File Attachments None

D. Consent Agenda

Subject: 1. Approve the June 17, 2024, meeting minutes.

Meeting August 5, 2024 - City Council Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the June 17, 2024, Council regular meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. CityCouncil_Regular_Minutes_06.17.2024

CITY COUNCIL OF THE CITY OF SACHSE JUNE 17, 2024, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, June 17, 2024, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Councilmember Lindsay Buhler, Councilmember Frank Millsap, Councilmember Chance Lindsey, Mayor Pro Tem Brett Franks, Mayor Jeff Bickerstaff, Councilmember Matt Prestenberg, Councilmember Michelle Howarth.

Those absent were: *Councilmember Michelle Howarth arrived at 6:53 p.m.*

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, June 17, 2024, at 6:30 PM to consider the following items of business:

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

2. Invocation and Pledges of Allegiance.

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

B. Recognition

1. Present a proclamation recognizing the month of July 2024 as Parks and Recreation Month in Sachse.

Mayor Bickerstaff presented a proclamation to Jordan Beaulieu, Cynthia Wiseman, Mario Bautista, Mackayla Huffman, and Mark Samano to recognize July 2024 as Parks and Recreation Month in Sachse. He also noted that the annual Red, White, and Blue Blast received the 2024 Reader's Choice Award from the Sachse News. Recreation Manager Cynthia Wiseman also thanked Parks and Recreation staff for all they do to help make City events so enjoyable.

C. Public Comment

1. The public is invited to address Council regarding any topic not already on the regular agenda. Comments regarding the Consent Agenda may be addressed during Public Comment. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.
 - Sachse resident, Matthew Holboke, addressed Council regarding streets, budget, and general communication with residents.
 - Sachse resident, Candice Janise, addressed Council regarding benefits for stay-at-home moms that become disabled and yard assistance.

D. Council/Staff Reports and Updates

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

Mayor Pro Tem Franks announced that summer camps are well underway with more than 160 kids enrolled already. The first teen night was recently hosted with 60 teens in attendance. The third of three summer concerts will be held on August 2 at J.K. Sachse Park featuring Reputation, a Taylor Swift tribute band.

Ms. Nash welcomed Shane Dennis as the newest firefighter recruit. He recently earned his EMT-Paramedic license and will continue to grow his knowledge of the field by attending the fire academy.

Mayor Bickerstaff announced the following:

- Registration for the Police Academy is open.
- City offices will be closed on June 19 in observance of Juneteenth.
- The Red, White, and Blue Blast will be held at Heritage Park on July 3.
- City offices will be closed on July 4 in observance of Independence Day.
- Regular Council and Board/Commission meetings in July are cancelled.
- There will be a special Council meeting on July 29 to discuss the proposed FY 2024-2025 budget.

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

1. Approve the June 3, 2024, meeting minutes.
2. Approve a resolution approving the terms and conditions of the Project Specific Agreement regarding striping of Type "B" public roadways made pursuant to the Road and Bridge Master Interlocal Agreement between the City of Sachse and Dallas County, for the purpose of transportation-related maintenance and repairs to be undertaken on "Type B" roadways located within the territorial and jurisdiction limits of the city; and providing for an effective date.
3. Approve a resolution accepting a preliminary 2024 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2024 Annual Service Plan Update be made available for public inspection; ordering a public hearing for August 19, 2024, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

Councilmember Buhler made a motion to approve the consent agenda as presented. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

F. Regular Agenda Items

1. Discuss and consider authorizing the City Manager to spend an amount not to exceed \$300,000 for special debris pickup by Community Waste Disposal (CWD) due to the May 28, 2024, storms.

Ms. Nash provided an overview of the fallout from the storm on May 28. Some neighborhoods were without power for a significant length of time but damage to trees may have been minimal, and other neighborhoods had a significant number of trees lost or damaged. City staff worked with CWD to devise a plan for cleanup that commenced on June 1. They quickly ran into difficulties with the remainder of holiday pickups.

Michelle Howarth arrived at 6:53 p.m.

The regular social media posting schedule was adjusted so cleanup information did not get lost. Initially, it was announced that regular pickup would commence; however, that was changed and residents were asked to hold off with any regular bulk, which is not an emergency, until next month. Understandably, there has been frustration. Ms. Nash accentuated the amount of debris already picked up. To date, twenty percent of the city has been collected, totaling 264 tons. This is quite a lot of material for such a small percentage of the city. At one point, the wait time for trash trucks to get into the landfill took two hours, further extending delays in collections.

Ms. Nash asked the Council for policy direction in order to know how to proceed with the remainder of debris collection in the city. Funding for the cleanup could be covered with the City Manager's contingency fund, and Council approval would be required. Departmental savings could also be utilized. Staff is in constant communication with CWD.

Councilmembers discussed the method, extent, and timing of the cleanup at length. Responding to questions, Ms. Nash noted that it is possible that FEMA may reimburse some of the funds, but there is no guarantee and reimbursement can often take years. The consensus of the Council was that the cleanup should be funded by the City, but there was some difference of opinion as to the method and length of time services should be available. Councilmembers were also concerned about the proposed amount. CWD does think the remainder of the City could be cleaned up within the \$300,000 budget.

- Sachse resident, Matthew Holboke, addressed Council regarding debris, bulk trash, and the responsibility of Council.

After continued discussion, the Mayor summarized the consensus of the Council, noting that the City will continue the cleanup effort going back to harder hit areas after the initial sweep. Ms. Nash added that residents will have access to roll-off dumpsters and staff will continue to communicate with the public through social media and the City website. The Mayor stated that if the Council chooses to approve \$300,000, it provides flexibility for staff to dispatch CWD and make the necessary rounds to help residents. He added that this is the worst storm Sachse has seen in 25+ years, and something like this cannot be planned for. Council can reevaluate as needed at a later Council meeting.

Councilmember Lindsey made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 7 - 0. None voted against.

2. Discuss and consider a resolution adopting the City of Sachse City Council Rules of Order and Procedure, providing a repealing clause, and providing an effective date.

Ms. Granger explained that the 2022 Charter Review Committee recommended removing Robert's Rules of Order from the Charter. This was approved by voters in the November election that year. She looked at best practices related to a rules and procedures document. The proposed document is a combination of the Cities of Allen and Richardson with changes relevant to the City of Sachse. This is an opportunity for the Council to discuss what they like or what they would like to see in a policy for the City. Mayor Bickerstaff noted that he would like to see a codification of what the Council is already doing.

Mayor Pro Tem Franks relayed a concern from a resident related to the public's right to speak. Mr. Gorfida noted that Section 5.1 of the document covers the right to speak and references the related Government Code. This state law is specific to items listed on the agenda for action. The right to speak does not include items on the agenda listed for discussion only. Mayor Bickerstaff added that comments on discussion items are permitted during the public comment section of the agenda. After some discussion, it was recommended to clarify the language on the agenda explaining when the public may speak.

- Sachse resident, Butch Kemper, addressed the Council regarding clearer wording for public input in Section 3.5. Mr. Gorfida clarified that Section 3.5 is specifically for the process of making a motion. Public comment comes before that in the procedure of an item with action. The public's right to speak is addressed in the document under section 5.1. Once a motion is made, no more comments are taken from the public.
- Sachse resident, Matthew Holboke, addressed the Council related to guidelines for responding to public comments. Mr. Gorfida explained that the body may respond with facts only during the public comment section of a meeting. However, response to any comments made by the public is at the discretion of the body. There is no state statute requiring an answer.
- Sachse resident, Ari Yallon, addressed the Council about clapping related to first amendment rights. Mr. Gorfida noted that hand clapping, stomping of feet, whistling, hollering, etc. are not necessarily first amendment rights. The public's right is to address Council and speak. Prohibition of these acts is not currently on the Sachse agenda, but it is the discretion of the body whether to add it or not.
- Sachse resident, Candice Janise, wanted to address Council about FEMA but was not able to since the debris item had passed.

After continued discussion and direction, the requested changes will be incorporated and brought back to Council for discussion and consideration. No action was taken.

3. Discuss and provide direction on adopting a 50/50 Sidewalk Replacement Program.

Director of CIP and Public Works Corey Nesbit presented the current sidewalk policy. He explained the process for how issues are added to the list for review and repair. The annual concrete contract has helped increase the amount of sidewalk repairs that can be completed in a given year. However, the volume of pending work orders far outweighs the time available to make the repairs. This item is an opportunity for the Council to provide direction on a policy moving forward, whether it should remain as it is, move to a shared expense with the property owner, or a combination of the two.

After some questions, Ms. Nash emphasized that this is a policy discussion with no preconceived expectations or staff recommendations. The sidewalks in the city are aging and needing repairs at a rate that the City cannot keep up with. Potentially, this program could provide some relief. Councilmembers discussed different ideas and most wanted to review a hybrid option.

- Sachse resident, Jackie Eichleberger, addressed Council regarding a 50/50 sidewalk match program. She was not in favor of the concept.

In response to consensus and the direction provided, Ms. Nash summarized that a hybrid option will be presented as well as an option showing increased budget for the current process.

4. Receive an update on the CWD Commercial Transition.

Assistant to the City Manager Logan Thatcher reviewed the approval of CWD as the commercial solid waste provider within the city. CWD is communicating with other providers, so no disruption of service is anticipated during the implementation period. Letters have been mailed to commercial customers and site visits begin this week. Commercial accounts will be created starting in mid-July and the transition will be from September 2 - September 27. CWD will take over commercial collections on October 30.

- Sachse resident, Matthew Holboke, addressed the Council about the value of the contract with CWD and input/response from other providers and businesses.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters, to deliberate the appointment, evaluation, and duties of the City Attorney.
2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the mid-year review of the City Secretary.

Mayor Bickerstaff adjourned the Council to Executive Session at 9:28 p.m.

The Council returned to Regular Session at 10:06 p.m.

H. Regular Agenda Items / Meeting Closing

1. Take any action as a result of Executive Session regarding personnel matters related to the City Attorney.

Councilmember Howarth made a motion to appoint the City Attorney to act in the capacity as the Prosecuting Attorney for the municipal court beginning August 1, 2024. Councilmember Prestenberg seconded the motion, and it carried 6 - 1. Councilmember Millsap voted against.

2. Take any action as a result of Executive Session regarding the mid-year review of the City Secretary.

No action was taken.

3. Adjournment.

Mayor Bickerstaff adjourned the meeting at 10:07 p.m.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

D. Consent Agenda

Subject:	2. Accept the monthly revenue and expenditure report for the period ending May 31, 2024.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the monthly revenue and expenditure report for the period ending May 31, 2024.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

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

POLICY CONSIDERATIONS

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

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending May 31, 2024.

File Attachments

1. All Funds May 2024
2. Sales Tax Report June 2024

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2024 (Unaudited)

GENERAL FUND

	67% of Year Completed				
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Property Tax	\$ 16,716,996	\$ 100,880	\$ 16,440,095	98%	A
Sales Tax	2,875,000	338,529	2,052,561	71%	
Franchise Fees	2,211,000	328,552	1,521,363	69%	
Licenses and Permits	1,076,000	43,179	351,435	33%	B
Service Fees	1,590,300	127,406	944,867	59%	C
Fines	250,000	22,805	187,676	75%	
Interest Income	420,000	75,932	647,967	154%	D
Miscellaneous Income	561,443	2,429	380,287	68%	E
Intergovernmental Revenue	1,543,687	128,640	1,029,120	67%	
Total Revenue	\$ 27,244,426	\$ 1,168,351	\$ 23,555,371	86%	
Expenditure Summary					
Animal Services	\$ 306,808	\$ 19,950	\$ 211,923	69%	
City Manager	963,828	79,115	598,794	62%	F
City Secretary	268,759	13,600	148,699	55%	G
Combined Services	528,778	22,815	372,233	70%	
Development Services	1,205,277	69,897	609,116	51%	H
Engineering	391,816	40,027	303,173	77%	I
Facilities Maintenance	697,806	57,407	523,589	75%	J
Finance	901,786	81,004	657,468	73%	K
Fire-Rescue	7,048,888	670,081	5,006,774	71%	
Human Resources	578,457	44,249	345,912	60%	L
Information Technology	1,127,676	52,519	760,673	67%	
Library	886,420	54,485	501,368	57%	M
Municipal Court	296,512	18,569	187,992	63%	
Neighborhood Services	1,173,903	103,888	779,772	66%	
Parks	4,229,298	340,448	2,762,627	65%	
Police	7,288,534	531,267	4,904,007	67%	
Recreation	815,225	65,522	551,162	68%	
Senior Activity Center	219,318	15,232	128,133	58%	N
Streets	5,593,827	432,848	3,645,337	65%	
Total Expenditures	\$ 34,522,916	\$ 2,712,923	\$ 22,998,753	67%	
Revenue Over/(Under) Expenses	\$ (7,278,490)	\$ (1,544,572)	\$ 556,617		O
Beginning Fund Balance October 1, 2023			\$ 16,236,684		

*Includes City Council-approved budget amendment - Ord. 4128, November 6, 2023.

See following page for explanation of major variances

Explanation of General Fund Major Variances:

- A** Property Tax receipts peak in December and January
- B** Building permit activity trending lower due to timing of anticipated residential and commercial construction
- C** Developer and Plan review activity trending slightly lower due to timing of anticipated residential and commercial construction
- D** Interest revenue trending strong due to favorable interest rates
- E** Revenue collections include TML Insurance recoveries exceeding budget
- F** Professional Services timing and personnel vacancy savings decreases YTD % of Budget spent trend
- G** Election expense timing decreases YTD % of Budget spent trend
- H** Professional Services timing decreases YTD % of Budget spent trend
- I** Distribution of Personnel costs increases YTD % of Budget spent trend. Correcting journal entry made in June to correct personnel distribution to split specific costs with Streets
- J** Expenses exceed "YTD Actuals % of Budget" spend primarily due to Building Repairs and Maintenance and Janitorial Supplies expense timing
- K** Expenses exceed "YTD Actuals % of Budget" spend primarily due to Software Licensing, Professional Services and Appraisal Services expense timing
- L** Software Licensing and Recruitment and Retention timing decreases YTD % of Budget spent trend
- M** Library Materials expense timing decreases YTD % of Budget spent trend
- N** Expenses below "YTD Actuals % of Budget" spend primarily due to Employee Training expense timing
- O** Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report May 31, 2024 (Unaudited)

UTILITY FUND

		Current Month		67% of Year Completed		
	Annual Budget	Actual	YTD Actuals	YTD Actuals	% of Budget	Note
Revenue Summary						
Water Revenue	\$ 9,575,500	\$ 658,193	\$ 5,014,165	52%		A
Sewer Revenue	6,500,000	586,268	4,542,141	70%		
Drainage Revenue	230,000	19,597	156,665	68%		
Fees	206,000	13,838	110,203	53%		B
Interest Income	290,000	92,729	752,818	260%		C
Intergovernmental Revenue	2,000,000	166,667	1,333,336	67%		
Miscellaneous Revenue	25,000	(106)	163,520	654%		D
Total Revenue	\$ 18,826,500	\$ 1,537,187	\$ 12,072,848	64%		
Expenditure Summary						
Utility Administration	\$ 572,725	\$ 42,746	\$ 437,388	76%		E
Water Operations	11,298,506	1,011,449	7,472,278	66%		
Sewer Operations	17,990,613	656,960	6,486,737	36%		F
Stormwater Projects	700,000	41,667	347,127	50%		G
Total Expenditures	\$ 30,561,844	\$ 1,752,822	\$ 14,743,530	48%		
Beginning Fund Balance October 1, 2023			\$ 23,612,908			
Revenue Over/(Under) Expenses	\$ (11,735,344)	\$ (215,635)	\$ (2,670,682)			H

Explanation of Major Variances:

- A Water Revenue collections variance at current point in the year is due to seasonality
- B Fee revenue trending low primarily due to low Penalties and Reconnection Charges
- C Interest revenue trending strong due to favorable interest rates
- D Miscellaneous Revenue trending high due to unanticipated one-time developer contributions
- E Expenses exceed "YTD Actuals % of Budget" spend due to timing of Professional Services, Software Licensing, Credit Card Processing Fees, and Banking Charges and Fees
- F Expenses below "YTD Actuals % of Budget" spend due to timing of capital project expenses
- G Expenses below "YTD Actuals % of Budget" spend due to timing of stormwater utility rate study expenses
- H Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2024 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	67% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,430,000	\$ 165,055	\$ 1,002,838	70%	
Other Income	10,000	-	-	0%	A
Interest Income	100,000	26,617	183,800	184%	B
Total Revenue	\$ 1,540,000	\$ 191,672	\$ 1,186,639	77%	
Expenditure Summary					
Expenditures	\$ 909,632	\$ 160,992	\$ 645,324	71%	
Total Expenditures	\$ 909,632	\$ 160,992	\$ 645,324	71%	
Revenue Over/(Under) Expenses	\$ 630,368	\$ 30,680	\$ 541,315		
Beginning Fund Balance October 1, 2023			\$ 5,604,432		

Explanation of Major Variances:

- A** Garland ISD grant for Fiscal Year 2022-2023 received in November and applied to prior fiscal year
- B** Interest revenue trending strong due to favorable interest rates

City of Sachse

Monthly Revenue and Expenditure Report May 31, 2024 (Unaudited)

DEBT SERVICE FUND

			67% of Year Completed		
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Property Tax	\$ 7,111,584	\$ 43,645	\$ 6,997,106	98%	A
Interest Income	50,000	12,921	122,161	244%	B
Total Revenue	\$ 7,161,584	\$ 56,565	\$ 7,119,267	99%	
Expenditure Summary					
Fees	\$ 548,016	\$ -	\$ 2,430	0%	C
Principal	4,740,000	-	4,740,000	100%	D
Interest	1,744,018	-	918,622	53%	E
Total Expenditures	\$ 7,032,034	\$ -	\$ 5,661,052	81%	
Revenue Over/(Under) Expenses	\$ 129,550	\$ 56,565	\$ 1,458,215		
Beginning Fund Balance October 1, 2023			\$ 1,415,879		

Explanation of Major Variances:

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

City of Sachse

Monthly Revenue and Expenditure Report May 31, 2024 (Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	67% of Year Completed				
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	\$ 750,000	\$ 81,273	\$ 492,374	66%	
Interest Income	1,000	1,464	12,699	1270%	A
Total Revenue	\$ 751,000	\$ 82,738	\$ 505,073	67%	
Expenditure Summary					
Expenditures	\$ 886,500	\$ 8,525	\$ 343,857	39%	B
Total Expenditures	\$ 886,500	\$ 8,525	\$ 343,857	39%	
Revenue Over/(Under) Expenses	\$ (135,500)	\$ 74,213	\$ 161,216		
Beginning Fund Balance October 1, 2023			\$ 270,140		

Explanation of Major Variances:

- A** Interest revenue trending strong due to favorable interest rates
- B** Reflects J.K. Sachse Park construction expenditures in current reporting period

CITY OF SACHSE

2023/2024 SALES TAX REPORT

FY 2024									FY 2023	
Month	Economic Dev. Corp.	Municipal Dev. Dist.	Street Maint.	General Fund			Total ¹		General Fund	Total ¹
	0.50%	0.25%	0.25%	1.00%	Year-To-Date (YTD)	YTD % of Budget	YTD Growth Over Prior Yr	2.00%	Year-To-Date	2.00%
October	\$110,567	\$53,734	\$55,283	\$221,133	\$221,133	8%	-2%	\$440,717	\$224,603	\$447,710
November	137,846	66,508	68,923	275,692	496,825	18%	2%	548,968	486,894	522,100
December	113,465	55,754	56,733	226,931	723,756	26%	1%	452,883	713,752	452,381
January	116,901	57,430	58,451	233,803	957,558	34%	0%	466,585	961,683	494,146
February	159,640	77,520	79,820	319,281	1,276,839	45%	0%	636,261	1,275,400	624,980
March	102,261	52,637	51,130	204,521	1,481,361	52%	0%	410,549	1,477,638	402,980
April	97,103	47,518	48,551	194,206	1,675,566	59%	0%	387,379	1,668,624	380,762
May	165,055	81,273	82,528	330,110	2,005,676	71%	4%	658,966	1,924,897	510,577
June	135,933	66,731	67,966	271,865	2,277,542	81%	7%	542,496	2,136,770	422,369
July									2,369,100	462,992
August									2,662,303	584,425
September									2,914,309	502,377
TOTAL	\$1,138,771	\$559,105	\$569,385	\$2,277,542				\$4,544,803		\$5,807,801
BUDGET	\$1,430,000	\$750,000	\$725,000	\$2,825,000				\$5,730,000	\$2,630,000	\$5,355,000

Notes

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

D. Consent Agenda

Subject:	3. Accept the monthly revenue and expenditure report for the period ending June 30, 2024.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the monthly revenue and expenditure report for the period ending June 30, 2024.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

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

POLICY CONSIDERATIONS

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

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending June 30, 2024.

File Attachments

1. All Funds June 2024
2. Sales Tax Report July 2024

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2024 (Unaudited)

GENERAL FUND

	75% of Year Completed				
	Current Month		YTD Actuals		
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Property Tax	\$ 16,716,996	\$ 35,194	\$ 16,475,289	99%	A
Sales Tax	2,875,000	277,210	2,329,771	81%	B
Franchise Fees	2,211,000	87,049	1,608,412	73%	
Licenses and Permits	1,076,000	56,282	407,717	38%	C
Service Fees	1,590,300	200,679	1,145,546	72%	
Fines	250,000	23,529	211,205	84%	D
Interest Income	420,000	61,669	709,636	169%	E
Miscellaneous Income	561,443	78,463	458,750	82%	F
Intergovernmental Revenue	1,543,687	128,640	1,157,760	75%	
Total Revenue	\$ 27,244,426	\$ 948,716	\$ 24,504,086	90%	
Expenditure Summary					
Animal Services	\$ 306,808	\$ 18,931	\$ 230,854	75%	
City Manager	963,828	103,250	702,045	73%	
City Secretary	268,759	20,247	168,946	63%	G
Combined Services	528,778	(25,472)	346,761	66%	H
Development Services	1,205,277	70,132	679,247	56%	I
Engineering	391,816	(20,753)	282,420	72%	
Facilities Maintenance	697,806	45,431	569,020	82%	J
Finance	901,786	51,062	708,530	79%	
Fire-Rescue	7,048,888	600,276	5,607,050	80%	K
Human Resources	578,457	36,368	382,280	66%	L
Information Technology	1,127,676	50,957	811,630	72%	
Library	886,420	59,080	560,448	63%	M
Municipal Court	296,512	21,271	209,264	71%	
Neighborhood Services	1,173,903	89,087	868,859	74%	
Parks	4,229,298	341,955	3,104,583	73%	
Police	7,288,534	521,833	5,425,840	74%	
Recreation	815,225	63,775	614,938	75%	
Senior Activity Center	219,318	15,747	143,880	66%	N
Streets	5,593,827	587,768	4,233,105	76%	
Total Expenditures	\$ 34,522,916	\$ 2,650,945	\$ 25,649,699	74%	
Revenue Over/(Under) Expenses	\$ (7,278,490)	\$ (1,702,230)	\$ (1,145,612)		O
Beginning Fund Balance October 1, 2023			\$ 16,236,684		

*Includes City Council-approved budget amendment - Ord. 4128, November 6, 2023.

See following page for explanation of major variances

Explanation of General Fund Major Variances:

- A** Property Tax receipts peak in December and January
- B** Sales Tax collections trending 7% over prior year
- C** Building permit activity trending lower due to timing of anticipated residential and commercial construction

- D** Municipal Court Fines trending to exceed budget by year end
- E** Interest revenue trending strong due to favorable interest rates
- F** Revenue collections include TML Insurance recoveries exceeding budget
- G** Election expense timing decreases YTD % of Budget spent trend
- H** Unspent Contingency funds decreases YTD % of Budget spent trend
- I** Professional Services timing decreases YTD % of Budget spent trend
- J** Expenses exceed "YTD Actuals % of Budget" spend primarily due to Building Repairs and Maintenance and Janitorial Supplies expense timing
- K** Expenses exceed "YTD Actuals % of Budget" spend primarily due to Vehicle Repair & Maintenance, Medical Supply, and Ambulance Billing Services expenses
- L** Software Licensing and Recruitment and Retention timing decreases YTD % of Budget spent trend
- M** Library Materials expense timing decreases YTD % of Budget spent trend
- N** Expenses below "YTD Actuals % of Budget" spend primarily due to Employee Training expense timing
- O** Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2024 (Unaudited)

UTILITY FUND

		Current Month		75% of Year Completed		
	Annual Budget	Actual	YTD Actuals	YTD Actuals	% of Budget	Note
Revenue Summary						
Water Revenue	\$ 9,575,500	\$ 922,083	\$ 5,936,247	62%		A
Sewer Revenue	6,500,000	586,162	5,128,304	79%		
Drainage Revenue	230,000	19,641	176,307	77%		
Fees	206,000	15,928	139,037	67%		B
Interest Income	290,000	84,103	836,921	289%		C
Intergovernmental Revenue	2,000,000	166,667	1,500,003	75%		
Miscellaneous Revenue	25,000	100	150,713	603%		D
Total Revenue	\$ 18,826,500	\$ 1,794,684	\$ 13,867,532	74%		
Expenditure Summary						
Utility Administration	\$ 572,725	\$ 59,069	\$ 496,457	87%		E
Water Operations	11,298,506	1,200,958	8,673,236	77%		
Sewer Operations	17,990,613	599,643	7,086,379	39%		F
Stormwater Projects	700,000	54,481	401,608	57%		G
Total Expenditures	\$ 30,561,844	\$ 1,914,150	\$ 16,657,681	55%		
Beginning Fund Balance October 1, 2023			\$ 23,612,908			
Revenue Over/(Under) Expenses	\$ (11,735,344)	\$ (119,466)	\$ (2,790,149)			H

Explanation of Major Variances:

- A Water Revenue collections variance at current point in the year is due to seasonality
- B Fee revenue trending low primarily due to low Penalties and Reconnection Charges
- C Interest revenue trending strong due to favorable interest rates
- D Miscellaneous Revenue trending high due to unanticipated one-time developer contributions
- E Expenses exceed "YTD Actuals % of Budget" spend due to timing of Professional Services, Software Licensing, Credit Card Processing Fees, and Banking Charges and Fees
- F Expenses below "YTD Actuals % of Budget" spend due to timing of capital project expenses
- G Expenses below "YTD Actuals % of Budget" spend due to timing of stormwater utility rate study expenses
- H Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2024 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

		Current Month		75% of Year Completed		
	Annual Budget	Actual	YTD Actuals	YTD Actuals	% of Budget	Note
Revenue Summary						
Sales Tax	\$ 1,430,000	\$ 135,933	\$ 1,138,771	80%		
Other Income	10,000	-	-	0%		A
Interest Income	100,000	25,090	208,890	209%		B
Total Revenue	\$ 1,540,000	\$ 161,022	\$ 1,347,661	88%		
Expenditure Summary						
Expenditures	\$ 909,632	\$ 68,055	\$ 713,379	78%		
Total Expenditures	\$ 909,632	\$ 68,055	\$ 713,379	78%		
Revenue Over/(Under) Expenses	\$ 630,368	\$ 92,967	\$ 634,282			
Beginning Fund Balance October 1, 2023			\$ 5,604,432			

Explanation of Major Variances:

- A** Garland ISD grant for Fiscal Year 2022-2023 received in November and applied to prior fiscal year
- B** Interest revenue trending strong due to favorable interest rates

City of Sachse

Monthly Revenue and Expenditure Report

June 30, 2024 (Unaudited)

DEBT SERVICE FUND

	Annual Budget	Current Month Actual	YTD Actuals	75% of Year Completed	
				YTD Actuals % of Budget	Note
Revenue Summary					
Property Tax	\$ 7,111,584	\$ 14,980	\$ 7,012,086	99%	A
Interest Income	50,000	12,016	134,177	268%	B
Total Revenue	\$ 7,161,584	\$ 26,995	\$ 7,146,263	100%	
Expenditure Summary					
Fees	\$ 548,016	\$ -	\$ 2,430	0%	C
Principal	4,740,000	-	4,740,000	100%	D
Interest	1,744,018	-	918,622	53%	E
Total Expenditures	\$ 7,032,034	\$ -	\$ 5,661,052	81%	
Revenue Over/(Under) Expenses	\$ 129,550	\$ 26,995	\$ 1,485,211		
Beginning Fund Balance October 1, 2023			\$ 1,415,879		

Explanation of Major Variances:

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

City of Sachse

Monthly Revenue and Expenditure Report June 30, 2024 (Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	75% of Year Completed				
	Current Month		YTD Actuals		
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Sales Tax	\$ 750,000	\$ 66,731	\$ 559,105	75%	
Interest Income	1,000	1,577	14,276	1428%	A
Total Revenue	\$ 751,000	\$ 68,308	\$ 573,381	76%	
Expenditure Summary					
Expenditures	\$ 886,500	\$ 126	\$ 343,983	39%	B
Total Expenditures	\$ 886,500	\$ 126	\$ 343,983	39%	
Revenue Over/(Under) Expenses	\$ (135,500)	\$ 68,182	\$ 229,398		
Beginning Fund Balance October 1, 2023			\$ 270,140		

Explanation of Major Variances:

- A** Interest revenue trending strong due to favorable interest rates
- B** Reflects J.K. Sachse Park construction expenditures in current reporting period

CITY OF SACHSE

2023/2024 SALES TAX REPORT

FY 2024									FY 2023	
Month	Economic Dev. Corp.	Municipal Dev. Dist.	Street Maint.	General Fund			Total ¹		General Fund	Total ¹
	0.50%	0.25%	0.25%	1.00%	Year-To-Date (YTD)	YTD % of Budget	YTD Growth Over Prior Yr	2.00%	Year-To-Date	2.00%
October	\$110,567	\$53,734	\$55,283	\$221,133	\$221,133	8%	-2%	\$440,717	\$224,603	\$447,710
November	137,846	66,508	68,923	275,692	496,825	18%	2%	548,968	486,894	522,100
December	113,465	55,754	56,733	226,931	723,756	26%	1%	452,883	713,752	452,381
January	116,901	57,430	58,451	233,803	957,558	34%	0%	466,585	961,683	494,146
February	159,640	77,520	79,820	319,281	1,276,839	45%	0%	636,261	1,275,400	624,980
March	102,261	52,637	51,130	204,521	1,481,361	52%	0%	410,549	1,477,638	402,980
April	97,103	47,518	48,551	194,206	1,675,566	59%	0%	387,379	1,668,624	380,762
May	165,055	81,273	82,528	330,110	2,005,676	71%	4%	658,966	1,924,897	510,577
June	135,933	66,731	67,966	271,865	2,277,542	81%	7%	542,496	2,136,770	422,369
July	119,731	58,774	59,865	239,462	2,517,004	89%	6%	477,832	2,369,100	462,992
August									2,662,303	584,425
September									2,914,309	502,377
TOTAL	\$1,258,502	\$617,879	\$629,251	\$2,517,004				\$5,022,635		\$5,807,801
BUDGET	\$1,430,000	\$750,000	\$725,000	\$2,825,000				\$5,730,000	\$2,630,000	\$5,355,000

Notes

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

D. Consent Agenda

Subject: 4. Accept the 2024 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.

Meeting August 5, 2024 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Accept the 2024 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.

Goals

BACKGROUND

The City received the certified 2024 appraisal rolls from Dallas County and Collin County Chief Appraisers. The combined Appraisal Review Board approved taxable values are \$4,647,114,451. Taxable values include the City's TIRZ districts and values subject to tax ceilings.

The 2024 appraisal roll taxable value for Collin County was certified at \$1,719,965,724 and includes the Appraisal Review Board approved taxable values, plus the lower value used for properties remaining under protest, minus exemptions already granted on properties remaining under protest. The taxable value certified by the Dallas County Central Appraisal District is \$2,927,148,727 and includes estimated net taxable values under protest. The total appraisal roll increased by \$509,013,229, or 12.3% compared to the 2023 taxable value of \$4,138,101,222.

POLICY CONSIDERATIONS

Section 26.04 of the Texas Tax Code states that a taxing unit's assessor "shall submit the appraisal roll for the taxing unit showing the total appraised, assessed, and taxable values of all property and the total taxable value of new property to the governing body of the taxing unit by August 1 or as soon thereafter as practicable."

The City is required to accept the appraisal rolls annually. The Dallas County Appraisal District and Collin County Appraisal District are responsible for determining the appraised values for all properties in the City of Sachse. These values are certified annually by the Chief Appraisers of Dallas County and Collin County Central Appraisal Districts.

RECOMMENDATION

Accept the 2024 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.

File Attachments

1. Collin CAD 2024 Certified Totals
2. Dallas CAD 2024 Certified Totals



Collin Central Appraisal District

2024 APPRAISAL ROLL CERTIFICATION

PROPERTY TAX CODE, SECTION 26.01(a) CERTIFICATION OF APPRAISAL ROLL

I, Marty Wright, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Records of the Collin Central Appraisal District which lists taxable property in Collin County and constitutes the Certified Appraisal Roll with values listed on the attached totals pages, with the heading "Certified Totals".

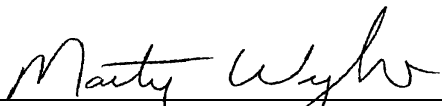
Note: The Collin Appraisal Review Board approved the appraisal records on July 12, 2024.

PROPERTY TAX CODE, SECTION 26.01(c) CERTIFICATION OF PROPERTIES UNDER PROTEST AND NOT INCLUDED IN CERTIFIED ROLL ABOVE

I, Marty Wright, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the Appraisal Records of the Collin Central Appraisal District which lists taxable property in Collin County but NOT included on the Certified Appraisal Roll, since these properties are currently under Protest. The protested property values are listed on the attached totals pages, with the subheading "Under ARB Review Totals".

If there are no attached pages labeled with the subheading "Under ARB Review Totals" then all protests were completed by ARB approval date listed above and included in the Certified Roll listed above.

NOTE: Please be advised that the property values appearing on the 'Under ARB Review Totals' page in your certified totals packet reflect the current Market and Taxable Values for the properties Under ARB Review without any Section 26.01(c) adjustments. In order to arrive at the taxable value to use for the effective tax rate calculations for your entity, you will need to use the taxable value from the 'ARB Approved Totals' page, along with the 'Total Value Used' that appears in the Lower Value Used section on the Effective Rate Assumption page. The Total Value Used on the Effective Rate Assumption page is the assessed value Under ARB Review that has been calculated in accordance with Property Tax Code, Section 26.01(c). The 'Grand Totals' page is the combined 'ARB Approved Totals' plus the 'Under ARB Review Totals' – which have not been adjusted. (The formula for calculating the total taxable remaining under protest is as follows: Taxable Value from "ARB Approved Totals" plus Total Value Used from the "Effective Rate Assumptions" Lower Value Used section minus Total 20Exemptions amount from the "Under ARB Review Totals".)


Signature of Chief Appraiser

07/23/2024
Date

(taxing entity list on next page)

Rev. 2023.07



Collin Central Appraisal District

- COLLIN COUNTY [GCN]
- COLLIN COLLEGE [JCN]
- ALLEN CITY [CAL]
- ANNA CITY [CAN]
- BLUE RIDGE CITY [CBL]
- CARROLLTON CITY [CCR]
- CELINA CITY [CCL]
- DALLAS CITY [CDA]
- FAIRVIEW TOWN [CFV]
- FARMERSVILLE CITY [CFC]
- FRISCO CITY [CFR]
- GARLAND CITY [CGA]
- JOSEPHINE CITY [CJO]
- LAVON CITY [CLA]
- LOWRY CROSSING CITY [CLC]
- LUCAS CITY [CLU]
- MCKINNEY CITY [CMC]
- MELISSA CITY [CML]
- MURPHY CITY [CMR]
- NEVADA CITY [CNV]
- NEW HOPE TOWN [CNH]
- PARKER CITY [CPK]
- PLANO CITY [CPL]
- PRINCETON CITY [CPN]
- PROSPER TOWN [CPR]
- RICHARDSON CITY [CRC]
- ROYSE CITY [CRY]
- SACHSE CITY [CSA]
- ST PAUL TOWN [CSP]
- VAN ALSTYNE CITY [CVA]
- WESTON CITY [CWS]
- WYLIE CITY [CWY]
- ALLEN ISD [SAL]
- ANNA ISD [SAN]
- BLAND ISD [SBD]
- BLUE RIDGE ISD [SBL]
- CELINA ISD [SCL]
- COMMUNITY ISD [SCO]
- FARMERSVILLE ISD [SFC]
- FRISCO ISD [SFR]
- LEONARD ISD [SLN]
- LOVEJOY ISD [SLV]
- MCKINNEY ISD [SMC]
- MELISSA ISD [SML]
- PLANO ISD [SPL]
- PRINCETON ISD [SPN]
- PROSPER ISD [SPR]
- ROCKWALL ISD [SRW]
- ROYSE CITY ISD [SRY]
- TRENTON ISD [STR]
- VAN ALSTYNE ISD [SVA]
- WHITEWRIGHT ISD [SWH]
- WYLIE ISD [SWY]
- COLLIN COUNTY ROAD DIST (Trls of Blue Rdg) [RDTBR]
- COLLIN COUNTY MUD #1 [WCCM1]
- COLLIN COUNTY MUD #2 [WCCM2]
- COLLIN COUNTY MUD #4 [WCCM4]
- COLLIN COUNTY MUD #5 [WCCM5]
- COLLIN COUNTY MUD CR412 [WM412]
- COLLIN COUNTY WCID #3 [WCCW3]
- EAST FORK FWSD #1A [WEF1A]
- ELEVON MUD #1A [WEM1A]
- LAKEHAVEN MUD [WLHM]
- LC MUD #1 [WLCM1]
- MAGNOLIA POINTE MUD #1 [WDRM1]
- MCKINNEY MUD #1 [WMM1]
- MCKINNEY MUD #2 [WMM2]
- NORTH PARKWAY MMD #1 [MNP1]
- RAINTREE MUD #1 [WRTM1]
- RIVERFIELD MUD #1 [WRFM1]
- SEIS LAGOS UTILITY DIST [WSE]
- UPTOWN MUD #1 [WUM1]
- VAN ALSTYNE MUD #2 [WVAM2]
- VAN ALSTYNE MUD #3 [WVAM3]

2024 CERTIFIED TOTALS

Property Count: 3,387

CSA - SACHSE CITY
ARB Approved Totals

7/22/2024 12:32:18PM

Land		Value			
Homesite:		382,516,429			
Non Homesite:		83,706,600			
Ag Market:		4,349,213			
Timber Market:		0	Total Land	(+)	470,572,242
Improvement		Value			
Homesite:		1,131,740,682			
Non Homesite:		280,222,408	Total Improvements	(+)	1,411,963,090
Non Real		Count	Value		
Personal Property:	180		31,256,364		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 31,256,364
			Market Value	=	1,913,791,696
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,349,213	0			
Ag Use:	2,704	0	Productivity Loss	(-)	4,346,509
Timber Use:	0	0	Appraised Value	=	1,909,445,187
Productivity Loss:	4,346,509	0	Homestead Cap Loss	(-)	114,779,936
			Non-HS (23.231) Cap Loss	(-)	2,112,591
			Assessed Value	=	1,792,552,660
			Total Exemptions Amount (Breakdown on Next Page)	(-)	98,741,289
			Net Taxable	=	1,693,811,371

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	15,775,404	13,910,404	50,718.17	50,718.17	39		
OV65	209,374,941	181,065,595	786,305.06	797,230.59	480		
Total	225,150,345	194,975,999	837,023.23	847,948.76	519	Freeze Taxable	(-) 194,975,999
Tax Rate	0.6504160						
						Freeze Adjusted Taxable	= 1,498,835,372

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
10,585,688.30 = 1,498,835,372 * (0.6504160 / 100) + 837,023.23

Certified Estimate of Market Value: 1,913,791,696
Certified Estimate of Taxable Value: 1,693,811,371

2024 CERTIFIED TOTALS

Property Count: 3,387

CSA - SACHSE CITY
ARB Approved Totals

7/22/2024

12:32:23PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	40	1,875,000	0	1,875,000
DV1	8	0	42,000	42,000
DV2	9	0	81,000	81,000
DV2S	1	0	7,500	7,500
DV3	14	0	126,000	126,000
DV3S	1	0	10,000	10,000
DV4	36	0	219,914	219,914
DV4S	2	0	24,000	24,000
DVHS	34	0	16,256,908	16,256,908
DVHSS	1	0	389,854	389,854
EX-XV	59	0	50,348,433	50,348,433
EX366	44	0	38,162	38,162
LVE	21	4,257,120	0	4,257,120
OV65	523	24,903,500	0	24,903,500
OV65S	1	50,000	0	50,000
PC	1	8,477	0	8,477
PPV	1	30,000	0	30,000
SO	2	73,421	0	73,421
Totals		31,197,518	67,543,771	98,741,289

2024 CERTIFIED TOTALS

Property Count: 57

CSA - SACHSE CITY
Under ARB Review Totals

7/22/2024 12:32:18PM

Land		Value			
Homesite:		7,837,450			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	7,837,450
Improvement		Value			
Homesite:		23,475,041			
Non Homesite:		0	Total Improvements	(+)	23,475,041
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	31,312,491
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	31,312,491
Productivity Loss:	0	0	Homestead Cap Loss	(-)	2,256,935
			Non-HS (23.231) Cap Loss	(-)	92,039
			Assessed Value	=	28,963,517
			Total Exemptions Amount (Breakdown on Next Page)	(-)	181,500
			Net Taxable	=	28,782,017

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	1,277,138	1,115,138	4,134.90	4,134.90	3			
Total	1,277,138	1,115,138	4,134.90	4,134.90	3	Freeze Taxable	(-)	1,115,138
Tax Rate	0.6504160							
						Freeze Adjusted Taxable	=	27,666,879

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 184,084.71 = 27,666,879 * (0.6504160 / 100) + 4,134.90

Certified Estimate of Market Value: 29,907,830
 Certified Estimate of Taxable Value: 26,335,853

2024 CERTIFIED TOTALS

Property Count: 57

CSA - SACHSE CITY
Under ARB Review Totals

7/22/2024 12:32:23PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV2	1	0	7,500	7,500
DV3	1	0	12,000	12,000
DV4	1	0	12,000	12,000
OV65	3	150,000	0	150,000
Totals		150,000	31,500	181,500

2024 CERTIFIED TOTALS

Property Count: 3,444

CSA - SACHSE CITY
Grand Totals

7/22/2024 12:32:18PM

Land		Value			
Homesite:		390,353,879			
Non Homesite:		83,706,600			
Ag Market:		4,349,213			
Timber Market:		0	Total Land	(+)	478,409,692
Improvement		Value			
Homesite:		1,155,215,723			
Non Homesite:		280,222,408	Total Improvements	(+)	1,435,438,131
Non Real		Count	Value		
Personal Property:	180		31,256,364		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 31,256,364
			Market Value	=	1,945,104,187
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,349,213		0		
Ag Use:	2,704		0	Productivity Loss	(-) 4,346,509
Timber Use:	0		0	Appraised Value	= 1,940,757,678
Productivity Loss:	4,346,509		0		
				Homestead Cap Loss	(-) 117,036,871
				Non-HS (23.231) Cap Loss	(-) 2,204,630
				Assessed Value	= 1,821,516,177
				Total Exemptions Amount (Breakdown on Next Page)	(-) 98,922,789
				Net Taxable	= 1,722,593,388

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	15,775,404	13,910,404	50,718.17	50,718.17	39		
OV65	210,652,079	182,180,733	790,439.96	801,365.49	483		
Total	226,427,483	196,091,137	841,158.13	852,083.66	522	Freeze Taxable	(-) 196,091,137
Tax Rate	0.6504160						
						Freeze Adjusted Taxable	= 1,526,502,251

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
10,769,773.01 = 1,526,502,251 * (0.6504160 / 100) + 841,158.13

Certified Estimate of Market Value: 1,943,699,526
Certified Estimate of Taxable Value: 1,720,147,224

2024 CERTIFIED TOTALS

Property Count: 3,444

CSA - SACHSE CITY
Grand Totals

7/22/2024

12:32:23PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	40	1,875,000	0	1,875,000
DV1	8	0	42,000	42,000
DV2	10	0	88,500	88,500
DV2S	1	0	7,500	7,500
DV3	15	0	138,000	138,000
DV3S	1	0	10,000	10,000
DV4	37	0	231,914	231,914
DV4S	2	0	24,000	24,000
DVHS	34	0	16,256,908	16,256,908
DVHSS	1	0	389,854	389,854
EX-XV	59	0	50,348,433	50,348,433
EX366	44	0	38,162	38,162
LVE	21	4,257,120	0	4,257,120
OV65	526	25,053,500	0	25,053,500
OV65S	1	50,000	0	50,000
PC	1	8,477	0	8,477
PPV	1	30,000	0	30,000
SO	2	73,421	0	73,421
Totals		31,347,518	67,575,271	98,922,789

2024 CERTIFIED TOTALS

Property Count: 3,387

CSA - SACHSE CITY
ARB Approved Totals

7/22/2024 12:32:23PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	3,030	181.9667	\$8,005,731	\$1,512,515,507	\$1,353,747,894
B	Multi-Family Residential	3		\$0	\$181,383,149	\$181,383,149
C1	Vacant Lots and Tracts	58	92.4923	\$0	\$16,729,220	\$16,278,143
D1	Qualified Ag Land	6	19.2447	\$0	\$4,349,213	\$2,704
D2	Improvements on Qualified Ag Land	1		\$0	\$40,532	\$40,532
E	Rural Non-Ag Land & Imprvs	3	47.8500	\$0	\$2,423,378	\$2,423,378
F1	Commercial Real Property	44	46.1937	\$6,973,489	\$114,296,712	\$112,665,349
J3	Electric Companies and Co-Ops	1		\$0	\$2,450,560	\$2,450,560
J4	Telephone Companies and Co-Ops	2		\$0	\$709,046	\$709,046
J5	Railroads	4	11.3200	\$0	\$0	\$0
J7	Cable Television Companies	3		\$0	\$1,994,022	\$1,994,022
L1	Commercial Personal Property	130		\$836,451	\$21,777,454	\$21,695,557
O	Residential Real Property Inventory	2		\$0	\$436,063	\$421,037
X	Totally Exempt Property	125	272.0578	\$802,713	\$54,686,840	\$0
Totals			671.1252	\$16,618,384	\$1,913,791,696	\$1,693,811,371

2024 CERTIFIED TOTALS

Property Count: 57

CSA - SACHSE CITY
Under ARB Review Totals

7/22/2024 12:32:23PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	57	6.0475	\$163,955	\$31,312,491	\$28,782,017
Totals		6.0475	\$163,955	\$31,312,491	\$28,782,017	

2024 CERTIFIED TOTALS

Property Count: 3,444

CSA - SACHSE CITY
Grand Totals

7/22/2024 12:32:23PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	3,087	188.0142	\$8,169,686	\$1,543,827,998	\$1,382,529,911
B	Multi-Family Residential	3		\$0	\$181,383,149	\$181,383,149
C1	Vacant Lots and Tracts	58	92.4923	\$0	\$16,729,220	\$16,278,143
D1	Qualified Ag Land	6	19.2447	\$0	\$4,349,213	\$2,704
D2	Improvements on Qualified Ag Land	1		\$0	\$40,532	\$40,532
E	Rural Non-Ag Land & Imprvs	3	47.8500	\$0	\$2,423,378	\$2,423,378
F1	Commercial Real Property	44	46.1937	\$6,973,489	\$114,296,712	\$112,665,349
J3	Electric Companies and Co-Ops	1		\$0	\$2,450,560	\$2,450,560
J4	Telephone Companies and Co-Ops	2		\$0	\$709,046	\$709,046
J5	Railroads	4	11.3200	\$0	\$0	\$0
J7	Cable Television Companies	3		\$0	\$1,994,022	\$1,994,022
L1	Commercial Personal Property	130		\$836,451	\$21,777,454	\$21,695,557
O	Residential Real Property Inventory	2		\$0	\$436,063	\$421,037
X	Totally Exempt Property	125	272.0578	\$802,713	\$54,686,840	\$0
Totals			677.1727	\$16,782,339	\$1,945,104,187	\$1,722,593,388

2024 CERTIFIED TOTALS

Property Count: 3,444

CSA - SACHSE CITY
Effective Rate Assumption

7/22/2024 12:32:23PM

New Value

TOTAL NEW VALUE MARKET:	\$16,782,339	TOTAL NEW VALUE TAXABLE:	\$15,979,626
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New Exemptions

Exemption	Description	Count		
EX366	House Bill 366 - Under \$500	15	2023 Market Value	\$52,740
NEW ABSOLUTE EXEMPTIONS VALUE LOSS				\$52,740

Exemption	Description	Count	Exemption Amount
DP	Disabled Person	1	\$25,000
DV2	Disabled Veteran 30% - 49%	1	\$7,500
DV3	Disabled Veteran 50% - 69%	2	\$24,000
DV3S	Disabled Veteran Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veteran 70% - 100%	1	\$12,000
DVHS	100% Disabled Veteran Homestead	1	\$242,653
OV65	Age 65 or Older	42	\$2,100,000
NEW PARTIAL EXEMPTIONS VALUE LOSS		49	\$2,421,153
TOTAL NEW EXEMPTIONS VALUE LOSS			\$2,473,893

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$2,473,893

New Ag / Timber Appraisals**New Annexations****New Deannexations****Average Homestead Value**

	Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
Category A and E	2,573	\$518,159	\$45,487	\$472,672
	Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
Category A Only	2,572	\$518,110	\$45,504	\$472,606

ARB Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
57	\$31,312,491.00	\$26,335,853



**DALLAS CENTRAL APPRAISAL DISTRICT
CERTIFICATION OF APPRAISAL ROLL**

Year: 2024

Jurisdiction: City of SACHSE

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraphs (A) and (B), the following values are hereby certified:

Market Value of all Real & Business Personal Property Before Qualified Exemptions*	\$3,431,446,730
Taxable Value of all Real & Business Personal Property	\$2,889,992,622

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraph (C), the following values are hereby certified as disputed values and are not included in the above totals:

	Market Value	Taxable Value
Values under protest as determined by the Appraisal District**	\$58,405,410	\$53,080,150
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$40,883,877	\$37,156,105
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$37,156,105

I, Shane Docherty, Executive Director/Chief Appraiser of the Dallas Central Appraisal District, do hereby certify the aforementioned values and totals to the taxing jurisdiction indicated above, in accordance with the requirements of the laws of the State of Texas on this 25th day of July, 2024 .

Dallas Central Appraisal District

Shane Docherty
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	\$147,238,966
**Value of Disputed New Construction in Protested Market Value Above	\$888,570



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: SACHSE
REPORT TYPE: JURISDICTION TOTALS
DATABASE: CERTIFICATION (2024)
TAX YEAR: 2024
REPORT DATE: July 18, 2024
RUN DATE: July 18, 2024 9:11 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	6,973	806,616,860	2,560,893,820	63,936,050	3,431,446,730

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	3,431,446,730	300,972,814	218,050,930	22,430,364	2,889,992,622

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	108	122,209,920	2,145,934	120,063,986	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	79	66,790	0	66,790	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	4,486	2,141,659,910	289,583,842	0	93,796,624	1,758,279,444
CAPPED VALUE LOSS	3,867	1,843,489,760	289,583,842	0	84,025,099	1,469,880,819
OVER-65	1,206	556,881,670	90,596,744	59,089,335	7,203,403	399,992,188
DISABLED PERSONS	85	35,281,890	6,153,067	4,106,500	1,158,298	23,864,025
DISABLED VETERANS	118	57,508,390	7,038,087	1,261,000	13,088,610	36,120,693
100% DISABLED VETERANS	72	39,031,440	4,231,334	33,192,619	1,449,500	157,987
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	7	270,700	0	270,700	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				97,920,154		
TOTAL REAL PARTIAL EXEMPT				97,649,454		
TOTAL BPP PARTIAL EXEMPT				270,700		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	51	22,530,650	1,078,840	23,609,490

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	23,609,490	0	22,430,364	0	1,179,126

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	7,694,088	139,530,418	14,460	147,238,966



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: SACHSE
REPORT TYPE: RESIDENTIAL TOTALS
DATABASE: CERTIFICATION (2024)
TAX YEAR: 2024
REPORT DATE: July 18, 2024
RUN DATE: July 18, 2024 9:11 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	6,231	622,073,920	2,103,205,500	0	2,725,279,420

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	2,725,279,420	296,133,036	100,021,084	0	2,329,125,300

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	30	2,371,630	0	2,371,630	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0

PARTIAL EXEMPTIONS

HOMESTEAD	4,486	2,141,659,910	289,583,842	0	93,796,624	1,758,279,444
CAPPED VALUE LOSS	3,867	1,843,489,760	289,583,842	0	84,025,099	1,469,880,819
OVER-65	1,206	556,881,670	90,596,744	59,089,335	7,203,403	399,992,188
DISABLED PERSONS	85	35,281,890	6,153,067	4,106,500	1,158,298	23,864,025
DISABLED VETERANS	118	57,508,390	7,038,087	1,261,000	13,088,610	36,120,693
100% DISABLED VETERANS	72	39,031,440	4,231,334	33,192,619	1,449,500	157,987
DISABLED VET DONATED HOME	0	0	0	0	0	0

ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0

TOTAL PARTIAL EXEMPT 97,649,454

TOTAL REAL PARTIAL EXEMPT 97,649,454

TOTAL BPP PARTIAL EXEMPT 0

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	7,694,088	64,532,198	0	72,226,286



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: SACHSE
REPORT TYPE: COMMERCIAL TOTALS
DATABASE: CERTIFICATION (2024)
TAX YEAR: 2024
REPORT DATE: July 18, 2024
RUN DATE: July 18, 2024 9:11 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	371	184,542,940	457,688,320	0	642,231,260

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	642,231,260	4,839,778	117,155,056	22,430,364	497,806,062

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	74	119,300,990	2,145,934	117,155,056	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				0		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				0		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	51	22,530,650	1,078,840	23,609,490

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	23,609,490	0	22,430,364	0	1,179,126

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	74,998,220	0	74,998,220



Dallas Central Appraisal District
Certified Estimated Values Report

JURSDICTION: SACHSE

REPORT TYPE: BPP TOTALS

DATABASE: CERTIFICATION (2024)

TAX YEAR: 2024

REPORT DATE: July 18, 2024

RUN DATE: July 18, 2024 9:11 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	371	0	0	63,936,050	63,936,050

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	63,936,050	0	874,790	0	63,061,260

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	4	537,300	0	537,300	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	79	66,790	0	66,790	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	7	270,700	0	270,700	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				270,700		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				270,700		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	14,460	14,460

Dallas Central Appraisal District
Certified Estimated Value Report
Property Class Breakdown

JURISDICTION SACHSE
REPORT TYPE: PROPERTY CLASS BREAKDOWN
DATABASE: CERTIFICATION (2024)
TAX YEAR: 2024
REPORT DATE: July 18, 2024
RUN DATE: July 18, 2024 9:11 pm

DCAD SPTD	PTD CODE	DESCRIPTION	PARCELS	MARKET VALUE	TAXABLE VALUE
A11	A	SINGLE FAMILY RESIDENCES	5,460	2,564,210,770	2,174,807,761
A12	A	SFR - TOWNHOUSES	275	99,518,230	96,480,627
A20	A	MOBILE HOME ON OWNERS LAND	1	80,850	80,850
	A - TOTAL	REAL: RESIDENTIAL SINGLE FAMILY	5,736	2,663,809,850	2,271,369,238
B11	B	MFR - APARTMENTS	21	216,745,240	215,683,493
B12	B	MFR - DUPLEXES	121	28,335,600	27,888,337
	B - TOTAL	REAL: RESIDENTIAL MULTI-FAMILY	142	245,080,840	243,571,830
C11	C1	SFR - VACANT LOTS/TRACTS	202	14,575,190	12,182,590
C12	C1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	163	68,070,420	44,194,198
C14	C1	RURAL VACANT - LESS THAN 5 ACRES	4	418,490	418,490
	C1 - TOTAL	REAL: VACANT LOTS/TRACTS	369	83,064,100	56,795,278
D10	D1	QUALIFIED OPEN SPACE LAND	51	23,609,490	1,179,126
	D1 - TOTAL	REAL: QUALIFIED LAND	51	23,609,490	1,179,126
E11	E	RURAL LAND AND IMPROVEMENTS NON QUALIFIE	2	1,113,970	1,056,222
	E - TOTAL	REAL: FARM AND RANCH IMPROVEMENTS	2	1,113,970	1,056,222
F10	F1	COMMERCIAL IMPROVEMENTS	133	340,230,850	242,586,760
	F1 - TOTAL	REAL: COMMERCIAL	133	340,230,850	242,586,760
F20	F2	INDUSTRIAL IMPROVEMENTS	2	1,102,520	873,848
	F2 - TOTAL	REAL: INDUSTRIAL	2	1,102,520	873,848
J20	J	GAS COMPANIES	1	8,249,490	8,249,490
J30	J	ELECTRIC COMPANIES	1	7,030,330	7,030,330
J40	J	TELEPHONE COMPANIES	4	2,330,760	2,329,010
J51	J	RAILROAD CORRIDOR	2	972,900	972,900
J70	J	CABLE COMPANIES	6	192,990	192,990
	J - TOTAL	REAL AND TANGIBLE PERSONAL UTILITIES	14	18,776,470	18,774,720
L10	L1	COMMERCIAL BPP	348	45,234,240	44,361,210
	L1 - TOTAL	PERSONAL: COMMERCIAL	348	45,234,240	44,361,210
L20	L2	INDUSTRIAL BPP	3	49,570	49,570
	L2 - TOTAL	PERSONAL: INDUSTRIAL	3	49,570	49,570
M31	M1	MOBILE HOMES ON LEASED SPACES	28	166,060	166,060
	M1 - TOTAL	MOBILE HOMES	28	166,060	166,060
O10	O	RESIDENTIAL - VACANT LOTS AS INVENTORY	136	8,360,000	8,360,000
O11	O	RESIDENTIAL - IMPROVEMENTS AS INVENTORY	1	100	100
	O - TOTAL	REAL PROPERTY: INVENTORY	137	8,360,100	8,360,100
S10	S	SPECIAL INVENTORY	8	848,670	848,660
	S - TOTAL	SPECIAL INVENTORY	8	848,670	848,660

Dallas Central Appraisal District
Certified Estimated Value Report
Property Class Breakdown

GRAND TOTALS	6,973	3,431,446,730	2,889,992,622
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D. Consent Agenda

Subject:	5. Accept the submission of the 2024 no-new-revenue tax rate of \$0.683919 per \$100 taxable value and the voter-approval tax rate of \$0.797018 per \$100 taxable value.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the submission of the 2024 no-new-revenue tax rate of \$0.683919 per \$100 taxable value and the voter-approval tax rate of \$0.797018 per \$100 taxable value.
Goals	

BACKGROUND

State law requires municipalities to submit to their governing boards and publish on the City's website a notice showing their no-new-revenue and voter-approval tax rates for the upcoming fiscal year. This item is being submitted for transparency purposes relative to the no-new-revenue rate.

The no-new revenue rate will produce the same amount of tax revenue if applied to the same properties in both 2023 and 2024. The voter-approval rate is the highest tax rate the City can set without holding an election to seek voter approval of the rate.

All taxing units that levied property taxes in 2023 and intend to levy them in 2024 must calculate a no-new-revenue tax rate and a voter-approval tax rate. Although the actual calculation is more detailed, the City's no-new-revenue tax rate is generally equal to the prior year's taxes divided by the current taxable value of properties that were also on the tax roll in the prior year.

The no-new-revenue tax rate is intended to enable the public to evaluate the relationship between taxes for the current year and taxes that a proposed tax rate would produce if applied to the same properties in both years.

The voter-approval rate is split into two separate components: an operating and maintenance rate and a debt rate. The voter-approval rate calculation allows municipalities to raise 3.5 percent of the prior year's operating and maintenance money, plus the necessary debt rate.

POLICY CONSIDERATIONS

Section 26.04 of the Texas Tax Code states that by August 7, or as soon thereafter as practicable, the designated officer or employee shall submit the no-new-revenue and voter-approval tax rates to the City Council. State law also requires municipalities to publish the no-new-revenue tax rate and a voter-approval tax rate and to hold one public hearing if the proposed tax rate exceeds the lower of the no-new revenue or voter-approval tax rate.

RECOMMENDATION

Accept the submission of the 2024 no-new-revenue tax rate of \$0.683919 per \$100 taxable value and the voter-approval tax rate of \$0.797018 per \$100 taxable value.

File Attachments

1. 2024 Tax Rate Calculation Worksheet

2024 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

OR 7/30 #3
DB
7/30/24

Form 50-856

City of Sachse	469.429.4772
Taxing Unit Name	Phone (area code and number)
3815-B Sachse Rd., Sachse, TX 75048	www.cityofsachse.com
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 4,060,435,387
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 548,308,419
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 3,512,126,968
4.	Prior year total adopted tax rate.	\$ 0.650416 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 75,431,488 B. Prior year values resulting from final court decisions: - \$ 63,978,862 C. Prior year value loss. Subtract B from A. ³	\$ 11,452,626
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 226,436,019 B. Prior year disputed value: - \$ 32,709,431 C. Prior year undisputed value. Subtract B from A. ⁴	\$ 193,726,588
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 205,179,214

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(19)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 3,717,306,182
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 59,180 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 4,841,653 C. Value loss. Add A and B. ⁶	\$ 4,900,833
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 1,219,910 B. Current year productivity or special appraised value: - \$ 320 C. Value loss. Subtract B from A. ⁷	\$ 1,219,590
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 6,120,423
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 325,564,117
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 3,385,621,642
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 22,020,624
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 178,165
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 22,198,789
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 4,583,803,993 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 612,613,272 E. Total current year value. Add A and B, then subtract C and D.	\$ 3,971,190,721

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 63,491,958 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 0 C. Total value under protest or not certified. Add A and B. \$ 63,491,958	
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 624,757,666
21.	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 3,409,925,013
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ¹⁸	\$ 0
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ¹⁹	\$ 164,107,162
24.	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$ 164,107,162
25.	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$ 3,245,817,851
26.	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.683919 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.456209 /\$100
29.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,717,306,182

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total prior year M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 16,958,685
31.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year..... + \$ 125,111 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 1,485,253 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ -1,360,142 E. Add Line 30 to 31D.	\$ 15,598,543
32.	Adjusted current year taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,245,817,851
33.	Current year NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.480573 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies..... - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose..... - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
39.	Adjusted current year NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.480573 /\$100 ✓
40.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$ 0 B. Divide Line 40A by Line 32 and multiply by \$100. \$ 0.000000 /\$100 C. Add Line 40B to Line 39.	\$ 0.480573 /\$100
41.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.497393 /\$100 ✓

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0.000000 / \$100
42.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 9,336,620 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 1,604,613 E. Adjusted debt. Subtract B, C and D from A.	\$ 7,732,007
43.	Certified prior year excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 628,556
44.	Adjusted current year debt. Subtract Line 43 from Line 42E.	\$ 7,103,451
45.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the prior year actual collection rate..... 101.11 % C. Enter the 2022 actual collection rate. 102.10 % D. Enter the 2021 actual collection rate. 100.71 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.71 %
46.	Current year debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 7,053,372
47.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,409,925,013
48.	Current year debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.206848 / \$100
49.	Current year voter-approval tax rate. Add Lines 41 and 48.	\$ 0.704241 / \$100
D49.	Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ 0.000000 / \$100

²⁷ Tex. Tax Code §26.042(a)²⁸ Tex. Tax Code §26.012(7)²⁹ Tex. Tax Code §26.012(10) and 26.04(b)³⁰ Tex. Tax Code §26.04(b)³¹ Tex. Tax Code §26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
53.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,409,925,013
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.000000 /\$100
55.	Current year NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.683919 /\$100
56.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.683919 /\$100
57.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.704241 /\$100
58.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.704241 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,409,925,013
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0.000000 /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.704241 /\$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.³⁹ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴⁰ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate that was used must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴¹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴² or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴³

Individual components can be negative, but the overall rate will be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴⁴

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67)..... B. Unused increment rate (Line 66)..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2023 Total Taxable Value (Line 60)..... G. Multiply E by F and divide the results by \$100.....	 \$ 0.803834 /\$100 \$ 0.129965 /\$100 \$ 0.673869 /\$100 \$ 0.650416 /\$100 \$ 0.023453 /\$100 \$ 3,203,315.705 \$ 751.273
64.	Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67)..... B. Unused increment rate (Line 66)..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2022 Total Taxable Value (Line 60)..... G. Multiply E by F and divide the results by \$100.....	 \$ 0.780381 /\$100 \$ 0.086497 /\$100 \$ 0.693884 /\$100 \$ 0.650416 /\$100 \$ 0.043468 /\$100 \$ 2,922,793.670 \$ 1,270.479
65.	Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value A. Voter-approval tax rate (Line 67)..... B. Unused increment rate (Line 66)..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2021 Total Taxable Value (Line 60)..... G. Multiply E by F and divide the results by \$100.....	 \$ 0.787231 /\$100 \$ 0.040240 /\$100 \$ 0.746991 /\$100 \$ 0.700734 /\$100 \$ 0.046257 /\$100 \$ 2,468,569.688 \$ 1,141.886
66.	Total Foregone Revenue Amount. Add Lines 63G, 64G and 65G	\$ 3,163.638 /\$100
67.	2024 Unused Increment Rate. Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.092777 /\$100
68.	Total 2024 voter-approval tax rate, including the unused increment rate. Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.797018 /\$100

³⁹ Tex. Tax Code §26.013(b)

⁴⁰ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴¹ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

⁴² Tex. Tax Code §26.0501(a) and (c)

⁴³ Tex. Local Gov't Code §120.007(d)

⁴⁴ Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
69.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	0.480573
70.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,409,925,013
71.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.014663 /\$100
72.	Current year debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.206848 /\$100
73.	De minimis rate. Add Lines 69, 71 and 72.	\$ 0.702084 /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	2023 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.650416 /\$100
75.	Adjusted 2023 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁰ Enter the final adjusted 2023 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
76.	Increase in 2023 tax rate due to disaster. Subtract Line 75 from Line 74.	\$ 0.000000 /\$100
77.	Adjusted 2023 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,385,621,642
78.	Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$ 0
79.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,245,817,851
80.	Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100. ⁵¹	\$ 0.000000 /\$100

⁴⁵ Tex. Tax Code §26.04(c)(2)(B)

⁴⁶ Tex. Tax Code §26.012(8-a)

⁴⁷ Tex. Tax Code §26.063(a)(1)

⁴⁸ Tex. Tax Code §26.042(b)

⁴⁹ Tex. Tax Code §26.042(f)

⁵⁰ Tex. Tax Code §26.42(c)

⁵¹ Tex. Tax Code §26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ 0.797018 /\$100 ✓

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.683919 /\$100
 As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
 Indicate the line number used: 26

Voter-approval tax rate. \$ 0.797018 /\$100
 As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
 Indicate the line number used: 68

De minimis rate. \$ 0.702084 /\$100
 If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵²

**print
here**

John R. Ames, PCC, CTA

Printed Name of Taxing Unit Representative

**sign
here**

Taxing Unit Representative

Date

7/30/24

DB
7/30/24⁵² Tex. Tax Code §§26.04(c-2) and (d-2)

Reset

Print

D. Consent Agenda

Subject:	6. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the Murphy Road Sewer Main through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed One Hundred Forty Thousand and 0/100 Dollars (\$140,000.00).
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$140,000
Budgeted	No
Budget Source	Utility Fund
Recommended Action	Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the Murphy Road Sewer Main through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

There are several homes along the west side of Murphy Road that are located in the City of Garland. However, these homes are served by Sachse sewer mains. When the City of Garland investigated a recent backup, it discovered a section of 6" clay tile pipe had collapsed and became blocked. Garland and Sachse crews worked to remove the blockage and temporarily address the issue.

The City of Sachse is currently working with NO-DIGTEC in this area on other pipe-bursting projects. They are a TIPS approved contractor and have the ability to begin the work immediately. This project is considered an emergency type repair, and we have the funds and contractor available now to do the work. Funding will be used from the unspent portion of the existing CIP project, Sewer Manhold Odor and Gas Remediation (SS-24-19). Prior to fiscal year end, staff will submit a budget amendment request to transfer funds between projects.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the Murphy Road Sewer Main through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00).

File Attachments

1. Map_Murphy Road Sewer Pipe Bursting

Murphy Road Pipe Bursting Work Area



E. Regular Agenda Items

Subject:	1. Discuss and consider a resolution adopting the City of Sachse City Council Rules of Order and Procedure, providing a repealing clause, and providing an effective date.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Discuss and consider a resolution adopting City Council Rules of Order and Procedures.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

The 2022 Charter Amendment Election removed Robert's Rules of Order from the charter language. As such, rules of order and procedure have not been solidified. At the June 17, 2024, City Council meeting, staff presented a draft document for discussion regarding potential rules of order and procedure. Council provided direction and preferences at that time. The revised document is presented for further discussion, direction, and/or approval.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss and consider a resolution adopting City Council Rules of Order and Procedures.

File Attachments

1. Resolution Adopting Rules of Order and Procedure_red-line

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS,
ADOPTING THE CITY OF SACHSE CITY COUNCIL RULES OF ORDER AND
PROCEDURE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Sachse Home Rule Charter Section 3.13 provides that the City Council shall determine its own order of business and procedure; and,

WHEREAS, the City Council has been presented with the City Council Rules of Order and Procedure attached hereto as Exhibit “A,” and upon review, find that such Rules of Order and Procedure allows for the City Council meetings to be conducted efficiently and consistently, provides guidelines for effectively dealing with the public, and are intended to expedite and facilitate the transaction of the business of the City Council; and

WHEREAS, the City Council desires to adopt the City Council Rules of Order and Procedure attached as Exhibit “A;”

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

SECTION 1. That the City Council of the City of Sachse, Texas, adopts the City Council Rules of Order and Procedure attached hereto as Exhibit “A.”

SECTION 2. That all provisions of ~~the any R~~resolution of the City of Sachse, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 3. That this Resolution shall become effective immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Sachse, Texas, on this the ____ day of _____, 2024.

APPROVED:

Jeff Bickerstaff, Mayor

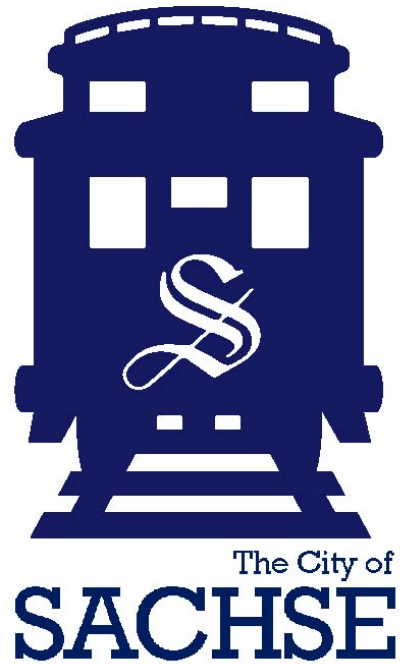
ATTEST:

Leah K Granger, City Secretary

EXHIBIT “A”

CITY COUNCIL

RULES OF ORDER AND PROCEDURE



CITY COUNCIL RULES OF ORDER AND PROCEDURE

Approved by Resolution No. _____ on _____, 2024

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1. AUTHORITY

1.1 CHARTER

The City of Sachse Charter Sections 3.13 provide that the City Council shall determine its own rules of order of business and procedures for meetings. These shall be in effect upon adoption by the City Council and until such time as amended, suspended, or new rules are adopted in the manner provided.

1.2 MAYOR TO ACT AS COUNCIL CEREMONIAL REPRESENTATIVE

Pursuant to Charter Section 3.05, the Mayor has been delegated the responsibility to act as the City Council's ceremonial representative at public events and functions. In the Mayor's absence, the Mayor Pro Tem assumes this responsibility. In ~~the~~ absence of the Mayor and Mayor Pro Tem, the Mayor will select another Councilmember to assume ~~the~~ responsibility.

1.3 COUNCILMEMBER PARTICIPATION IN COMMUNITY ACTIVITIES

From time to time, Councilmembers may choose to participate in community activities, committees, events, and task forces. When a Councilmember participates in these types of activities, the Councilmember is acting as an interested party rather than acting on behalf of the City Council. Acting or participating on behalf of the City Council is limited to those instances when the City Council has formally designated the Councilmember as its representative for the matter. This section works in concert with the City Ethics Policy.

1.4 COUNCILMEMBER APPOINTMENTS AND ASSIGNMENTS

In June of each calendar year, the City Council confirms by majority vote, Councilmember appointments to outside agencies, committees, task forces, boards and commissions, and liaison appointments to City boards and commissions. Councilmembers provide a link for representing the values, beliefs, and position of the City Council to these entities. The representative will periodically report to the City Council on the activities of these organizations.

Council liaisons may attend, but are not required to attend, the meetings of the boards or commissions to which they have been appointed as liaison. Board and commission members may contact their Council liaison concerning items of concern or interest with regard to their appointed board.

1.5 REQUESTS FOR RESEARCH OR INFORMATION

Councilmembers may request information or research from staff on a given topic through the City Manager. Requests for policy direction will be brought to the full City Council at a regular meeting for consideration. All written products will be copied to the full City Council. The City Manager will determine if extensive staff time and resources are required to accomplish the request. If so, the City Manager may present that request to the full City Council prior to proceeding. Councilmembers may similarly request information from the City Attorney, City Secretary, and Municipal Judge. If significant staff resources are required, the City Attorney, City Secretary, or Municipal Judge will ask the City Manager to place the request on a City Council agenda for approval prior to any action.

2. COUNCIL MEETINGS

2.1 PRESIDING OFFICER

Consistent with Charter Section 3.05, the Mayor shall be the presiding officer at all meetings of the Council. The Mayor shall vote on all matters coming before the Council unless there is a ~~C~~onflict of ~~I~~nterest pursuant to Chapter 171 of the Local Government Code requiring recusal. The Mayor shall have no power of veto.

The Mayor shall have the authority to preserve order at all City Council meetings, enforce the rules of the City Council, and to determine the order of business under the rules of the Council.

a. Mayor Pro Tem

Pursuant to Charter Section 3.05, the Council shall elect from among the Councilmembers a Mayor Pro Tem who shall temporarily perform the duties of Mayor in case of the absence or inability of the Mayor to perform the duties of office, and who shall for such time be vested with all powers belonging to the Mayor. In such an event, the Mayor Pro Tem does not assume the office of Mayor, and no vacancy is created in the office of the Mayor or the Mayor Pro Tem. The Mayor Pro Tem shall be selected after each election and shall serve for a period of one year.

b. Absence of Mayor and Mayor Pro Tem

In case of the absence of both the Mayor and the Mayor Pro Tem at a Council meeting, the remaining Councilmembers shall select one of their members to act in place of the Mayor.

2.2 ESTABLISHING THE CITY COUNCIL MEETING AGENDA

The City Manager shall establish a preliminary City Council meeting agenda based on the policy direction of the Mayor and City Council and specific items of business that require action by the City Council. If a Councilmember requests the City Manager to place an item on the City Council meeting agenda that does not fall within the scope of the current City Council goals or policy direction, the Councilmember may submit a written agenda request to the ~~m~~Mayor accompanied by written support of two other Councilmembers for the placement of that item on the agenda. The item requested by the Councilmember shall be placed on the next available Council meeting agenda. The Mayor may place any item on the agenda at their discretion.

2.3 REGULAR MEETINGS

Consistent with Charter Section 3.09, all meetings of the City Council shall be held in the City Hall Council Chambers, or any other location designated by the City Council, and at such times as prescribed by ordinance. The Council shall meet regularly at least twice each month unless cancelled by the City Council. All meetings of the City Council shall be held in accordance with the Texas Open Meetings Act.

The City Council shall adopt a meeting schedule for the year that outlines anticipated meetings, observed holidays, and planned Council recesses. The adopted schedule does not preclude any emergency or special meetings that may need to be held, and the adopted schedule may be changed in accordance with the Texas Open Meetings Act.

2.3 SPECIAL MEETINGS

Consistent with Charter Section 3.09, special meetings may be called at any time by the Mayor or by three members of the City Council. The City Secretary shall post notice thereof as provided by State law. Special meetings may be held at any location in the City ~~as long as and~~ such meetings ~~are~~ shall be conducted in accordance with State law.

2.4 EMERGENCY MEETINGS

In case of emergency or urgent public necessity which shall be expressed in the notice of the meeting, an emergency meeting may be called in accordance with the Texas Open Meetings Act.

2.5 EXECUTIVE SESSIONS

The City Council may meet in a closed Executive Session in accordance with the Texas Open Meetings Act, at any time during any meeting or any time otherwise authorized by State law, to consider or discuss any matter that is authorized by State law to be discussed in closed Executive Session.

Councilmembers may not disclose the nature of discussion from a closed Executive Session unless required by State law. Disclosure of ~~the~~ discussion from a closed Executive Session is a violation of the City's Code of Ethics.

2.6 QUORUM

Charter Section 3.10 states four of the seven-member City Council shall constitute a quorum to do business and the affirmative vote of a majority of those present shall be necessary to adopt any ordinance or resolution, except as required by City Charter or State law.

2.7 NOTICE OF MEETINGS

Notice of meetings and the agenda for all City Council meetings shall be posted by the City Secretary on the City's official bulletin board and website pursuant to the requirements of the Texas Open Meetings Act.

2.8 MINUTES

In accordance with the provisions of Charter Section 3.13, action minutes of City Council meetings will be kept. Action minutes include final motions with votes, they are not required to include discussion points or summaries. The minutes will also reflect the names of public speakers.

a. City Council Approval of Minutes

Minutes of meetings are generally submitted to the City Council at the next meeting. The Mayor and Councilmembers present shall be required to vote on the approval of the minutes, even if absent at the meeting for which the minutes pertain.

b. Recording of Meetings

The City Secretary shall maintain ~~V~~video or digital recordings of proceedings ~~are maintained by the City Secretary~~ for a minimum of six months after approval by the City Council or for such other period as may be required by law.

3. RULES OF CONDUCT

3.1 GENERAL PROCEDURE

These rules, consistent with the City Charter and any applicable City Ordinance, statute, or other legal requirement, shall govern the proceedings of the City Council.

3.2 AUTHORITY OF THE PRESIDING OFFICER

Subject to appeal to the full City Council, the Mayor shall have the authority to prevent the misuse of motions, the abuse of any privilege, or the obstruction of business of the City Council by ruling any such matter out of order. In so ruling, the Mayor shall be courteous and fair and should presume that the moving party is acting in good faith.

Any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act.

3.3 MAYOR TO FACILITATE COUNCIL MEETINGS

In the role of presiding officer, the Mayor will assist the City Council in maintaining focus on agenda discussions and deliberations and ensuring the efficiency of the meeting, in adherence to the Open Meetings Act.

3.4 OBTAINING THE FLOOR, ORDER OF SPEAKERS, AND COUNCIL COMMENTS

The Mayor has been delegated the responsibility to control the debate, the order of speakers, and to ensure each Councilmember has an opportunity to speak.

- a. Any member of the City Council wishing to speak must first obtain the floor by being recognized by the Mayor. The Mayor must recognize any Councilmember who seeks the floor when appropriately entitled to do so.
- b. Speakers will generally be called upon in the order of the request to speak.
- c. With the concurrence of the Mayor, a Councilmember holding the floor may address a question to another Councilmember, and that Councilmember may respond while the floor is still held by the Councilmember asking the question. A Councilmember may opt not to answer a question while another Councilmember has the floor.
- d. Councilmembers will govern themselves as to the length of their comments and shall be mindful of other Councilmembers' right to speak. Councilmembers should avoid repetitive comments and be concise.
- e. Councilmembers will limit their comments to the subject matter, time, or motion being currently considered by the City Council in adherence to the Open Meetings Act.

3.5 MOTIONS

Following Council discussion and public comments related to an agenda item that requires action, a
Motions may be made by any member of the City Council, including the Mayor or the then presiding

officer, ~~provided that~~. ~~b~~Before the Mayor or the then presiding officer offers a motion, the opportunity for making a motion should be offered to other members of the City Council. Any member of the City Council, other than the person offering the motion, may second a motion.

a. Procedures for Motions

The following is the general procedure for making motions once discussion is concluded:

- i. A Councilmember who wishes to make a motion should do so through a verbal request to the Mayor.
- ii. A Councilmember who wishes to second a motion should do so through a verbal request to the Mayor.
- iii. Once the motion has been properly made and seconded, the Mayor shall open the matter for additional Council discussion offering the first opportunity to the moving party and, thereafter, to any Councilmember properly recognized by the Mayor.
- iv. Once the matter has been fully discussed by Councilmembers and the Mayor calls for a vote, no further discussion will be allowed.
- v. When a motion is on the floor and an amendment to the motion is offered, the amendment to the motion should be acted upon prior to acting on the ~~main~~ original motion. No motion of a subject different from that under consideration shall be admitted as an amendment. A motion to amend an amendment shall be in order, but one to amend an amendment to an amendment shall not be in order. Action shall be taken on the amended amendment motion prior to any other action to further amend the original motion.

b. Examples of Motions

The following motions are ~~as~~ examples of possible motions. Councilmembers may word motions in any common manner, provided such motions and the intended action are clear. The Mayor, or then presiding officer, will confirm that each of the Councilmembers understand the motion prior to calling for a vote on the motion.

Motion to Approve or Deny

A motion to approve or deny is a proposal to take a specific action. The maker of the motion may state “I make a motion to approve/deny Agenda Item # as presented” or may state the recommended motion (under state law, certain motions require specific language in which case staff will provide the specific motion in the packet with the specific language that must be used), or such person may state the agenda caption although it is not necessary.

Motion to Approve with Amendments

A motion to approve a specific action may include amendments recommended by a ~~b~~Board, ~~e~~City ~~a~~Attorney, another Councilmember, or staff. The maker of the motion may state “I make a motion to approve Agenda Item # with the following amendment(s)...” or state the recommended motion or the agenda caption with the amendment included.

Withdrawal of Motion

A withdrawal of motion indicates a motion may be withdrawn or modified by the Councilmember who originally made the motion at any time prior to its passage. If a motion is

withdrawn, the Councilmember who originally made the motion, or another Councilmember, may then make a new motion to be seconded by another Councilmember.

Motion to Continue a Public Hearing

The City Council may continue a public hearing to a certain date and time ~~certain~~ unless ~~s~~State law provides otherwise. The maker of the motion may state “I make a motion to continue the public hearing to xxx date at xxx time.”

Motion to Refer or Postpone

The City Council may not be able to complete its discussion of an agenda item, may require the City staff to provide further information, or require the matter to be reconsidered by another applicable board. In such event, the City Council may postpone consideration of the agenda item to a certain date, time, ~~certain~~ or subsequent council meeting (~~or~~ for example, until such time as City staff can provide the requested information,) or refer the matter back to the applicable board to reconsider the agenda item.

3.6 VOTING

a. Abstention

- i. In accordance with Charter Section 3.12, no member of the City Council shall be excused from voting except on matters involving the consideration of such member’s own official conduct, or where the member’s financial interests are involved, unless otherwise required by law.
- ii. If a Councilmember abstains because of a legal conflict of interest, such member is not counted as present for quorum purposes and is not deemed to be “voting” for purposes of determining whether there has been a “majority vote of those voting and present.” If the remaining members present do not constitute a quorum of the body, no vote may take place and the matter must be postponed.
- iii. When the Mayor or a Councilmember abstains because of a legal conflict of interest, the Mayor or such Councilmember must immediately file an affidavit with the City Secretary stating the nature and extent of the conflict prior to the discussion of the applicable agenda item. The Mayor, City Manager, or City Secretary shall briefly state, on the record, the nature of the conflict of the Councilmember. State law requires the inclusion of this information in the public record. A Councilmember with a legal conflict of interest shall excuse themselves from the dais and meeting room for that portion of the Council meeting and may return once the Council has completed its discussion and any action upon the applicable agenda item.

b. Tie Votes

A tie vote results in a “take no action” outcome. In such an instance, any member of the City Council may offer another motion for further consideration and action. If there is not an affirmative vote on the second motion, the result is a “take no action” outcome. If the matter involves an appeal and an affirmative vote does not occur, the previous decision being appealed stands as decided by the decision-making person or body from which the appeal was taken, unless otherwise stated by law.

c. Charter or Statute Voting Requirements

Some actions taken by the City Council require more than a simple majority vote of the Councilmembers present for approval as may be required by City Ordinances, the Charter, or State law. City staff will inform City Council when such vote is required.

3.7 NON-OBSERVANCE OF RULE

These rules are intended to expedite and facilitate the transaction of the business of the City Council in an orderly fashion, shall be deemed to be procedural only, and the failure to strictly observe any such rules shall not affect the validity of any action taken by the City Council.

4. PUBLIC HEARINGS

4.1 GENERAL PROCEDURE

A public hearing is a statutory requirement prior to the consideration of certain items, such as zoning changes and budget adoption. They are separate from public comment/right to speak, which is addressed in Section 5 of this policy. The City Council procedure for ~~the conducting of~~ Public Hearings is generally as follows:

- a. Staff presents its report.
- b. Councilmembers may ask questions of staff.
- c. If applicable, ~~t~~The applicant or appellant then has the opportunity to make a presentation and provide comments, testimony, and/or arguments. In the case of an appeal when the appellant is different from the applicant, the appellant should be called upon first to provide comments or testimony. The Mayor or presiding officer has the authority to limit the time allowed for the applicant or appellant's comments when deemed necessary for the efficiency of the meeting.
- d. Councilmembers may ask questions of the applicant and/or appellant.
- e. The Mayor officially opens the Public Hearing.
- f. Public input is received by City Council.
- g. The Mayor closes the Public Hearing.
- h. The City Council deliberates ~~on~~ the issue.
- i. If the City Council raises new issues through deliberation and seeks to take additional public comments/testimony, the Public Hearing must be reopened. At the conclusion of the public testimony, the Public Hearing is again closed.
- j. The City Council deliberates and takes action on the item.
- k. The Mayor announces the final decision/vote of the City Council.

4.2 PUBLIC DISCUSSION AT HEARINGS

When a matter for Public Hearing comes before the City Council, the Mayor will open the Public Hearing after the staff and applicant presentations. Upon opening the Public Hearing, and before any motion is adopted related to the merits of the issue to be heard, the Mayor shall inquire if there is ~~anyone present~~ any member of the public who desires to speak on the matter which is to be heard or to present evidence regarding the matter. A Public hearing, no matter what the subject matter, is not a question-and-answer period. Speakers must address their comments to the City Council. Councilmembers should not address members of the public individually or answer/ask questions (other than the applicant or the applicant's representative) during a public hearing. After all members of the public who requested to speak have spoken and the public hearing is closed, the City staff, Mayor, or Councilmembers may respond to any questions or issues raised by members of the public. The Mayor may also ask the applicant to respond specifically to new issues or questions raised during the Public Hearing.

a. Public Member Request to Speak

Any person wishing to speak at a Public Hearing scheduled on the agenda shall complete a Public Comment Card prior to the matter being reached and present it to the City Secretary. Upon being recognized by the Mayor, the person may speak or present evidence relevant to the matter being heard. No person may speak without first being recognized by the Mayor.

b. Time Limits

All persons wishing to speak on the matter shall be limited to three minutes each. The applicant or appellant (or representatives) are not limited to three minutes.

The Mayor has the authority to extend or limit any of the enumerated time allocations based on the complexity of the item and the number of persons wishing to speak on the item with consideration to equal time for all sides of the matter and efficiency of the meeting.

c. Materials for Public Record

- i. Speakers during a public hearing are prohibited from displaying written materials, photographs, demonstrative items, props, or any other supportive materials or information. ~~. The applicant or appellant (or representatives) may provide materials to the City Secretary for approval and display during their presentation period. Written materials may be provided to the City Council at the meeting. Nine copies shall be provided to the City Secretary as the speaker approaches to speak. Copies will be distributed to the City Council and City Manager after the meeting unless distribution is requested by the Mayor during the speaker's comments. One copy of A~~all such materials presented will be retained by the City Secretary's Office as part of the record in accordance with the requirements of State law.
- ii. Petitions will only be acknowledged in accordance with the City Charter or State law. Otherwise, petitions will be accepted with a Public Comment Card and noted for the record.

d. Germane Comments

During the Public Hearing, no person will be permitted to speak about matters or present evidence which is not germane to the matter being considered. A determination of relevance shall be made by the Mayor but may be appealed to the City Council.

4.23 CONTINUANCE OF HEARINGS

Any Public Hearing being held by the City Council may, by motion, be continued to a subsequent meeting with certain date and time ~~certa~~in.

5. ADDRESSING THE CITY COUNCIL

Pursuant to Charter Section 8.01, all meetings of the City Council shall be open and public in accordance with the Texas Open Meetings Act. The public shall have a reasonable opportunity to be heard at meetings of the City Council other than emergency meetings or closed ~~E~~xecutive ~~S~~ession as allowed by State law.

5.1 RIGHT TO SPEAK

Texas Government Code Section 551.007 requires the City Council to allow the public to address the City Council prior to the City Council taking action on an item listed on the meeting agenda for action. The right of the public to speak does not include items on the agenda listed for discussion only. However, the public is invited to address Council regarding any item not on the agenda or discussion-only items during the Public Comment section of the meeting.

5.2 PUBLIC COMMENTS ON AGENDA ITEMS

The Public Comment portion of the City Council meeting ~~is scheduled at the beginning of the meeting to~~ allows the public to address the City Council regarding any item of business not formally listed on the agenda or discussion-only agenda items with no action or public hearing. Members of the public may comment on any topic in which the subject matter is within the jurisdiction of the City Council. According to the Texas Open Meetings Act, the Council may not discuss any item not formally listed on the posted agenda. At the discretion of the presiding officer, specific factual information may be provided, existing policy may be recited, the matter or speaker may be referred to a City staff person, or the item may be scheduled for discussion on a future agenda in response to the public comments.

The procedure for agenda items with action is generally as follows:

- a. Staff presents its report.
- b. Councilmembers may ask questions of staff.
- c. The Mayor invites speakers that have turned in a Public Comment Card to approach the podium.
- d. The speaker notes their name and city of residents and provides their comments with a three minute time limit.
- e. Councilmembers may continue deliberation.
- f. Once a motion is made, no additional discussion from the public is permitted.
- g. The Council votes on the motion.
- a-h. If no motion is made, the Mayor notes no action taken and moves to the next agenda item.

5.3 PUBLIC COMMENT CARDS

All speakers shall complete a Public Comment Card and submit it to the City Secretary prior to the meeting. Public Comment Cards may be submitted online no later than 4 p.m. or in person before the meeting begins.

Public Comment Cards may also be submitted by those who do not wish to speak but desire their comments to be a part of the record. A person may indicate such person's comments and support or opposition for an agenda item on a Public Comment Card. A card submitted online will be provided to the Mayor and acknowledged at the appropriate portion of the meeting. Public comments will be referenced ~~for the record~~ in the meeting minutes by including the speaker's name, city of residence, and subject title.

5.4 PUBLIC COMMENT PROCEDURES

The following procedures will guide comments by members of the public at City Council meetings:

- a. When called upon, the ~~person-speaker~~ should come to the podium, state their name and city of residence for the record, and if speaking for an organization or other group, identify the group represented.
- b. All remarks should be addressed to the City Council as a whole, not to individual members or other presenters.
- c. Questions, if any, should be directed to the presiding officer who will determine whether, or in what manner, an answer will be provided. In no case shall questions be answered during the speaker's allotted time.

5.5 TIME LIMITS

Public comments shall be limited to three minutes each and may not be pooled or given to another speaker. This applies to speakers during the Public Comment section of the agenda, public hearings, and to comments made on agenda items with action. The time limit does not apply to presenters, applicants, or appellants.

The Mayor has the authority to extend or limit any of the time allocations based on the complexity of the item/topic and the number of persons wishing to speak on the item/topic with consideration to equal time for all sides of the matter and efficiency of the meeting. All public comments on agenda items with action will be heard after staff presentations and Council deliberation but prior to ~~deliberation of a motion on~~ the item as designated under the Public Comments on Agenda Items section.

5.6 REPETITIOUS COMMENTS PROHIBITED

A speaker shall not present the same or substantially the same items or arguments to the Council repeatedly or be repetitious in presenting their oral comments.

In order to expedite matters and to avoid repetitious presentations, ~~the designation of a spokesperson is encouraged. Whenever~~ any group of individuals ~~wishes~~ wishes to address the Council on the same subject matter, ~~those individuals~~ are encouraged to designate a spokesperson to address the City Council. The Mayor has the authority to extend or limit the time allocation for a designated spokesperson.

5.7 MATERIALS AT CITY COUNCIL MEETINGS

Speakers are prohibited from displaying ~~written materials or, photographs, demonstrative items, props, or any other supportive materials~~ information. Written materials may be provided for City Council at the meeting. Nine copies shall be provided to the City Secretary as the speaker approaches to speak. Copies will be distributed to the City Council and City Manager ~~after the meeting unless distribution is requested by the Mayor~~ during the speaker's comments. One copy of Aall such materials presented will be retained by the City Secretary's Office as part of the record in accordance with the requirements of State law.

5.8 NO COUNCIL DELIBERATION

Comments should be directed to the Mayor and City Council.

a. Items not posted on the agenda.

- i. The Texas Open Meetings Act prohibits the City Council from discussing or taking action on items that are not posted on the agenda. At the discretion of the presiding officer, The Mayor ~~or, City Manager, or designee~~ may provide specific factual information, recite an existing policy, refer the matter or speaker to a City staff person, or schedule the item for discussion on a future agenda in response to the public comments.

b. Items listed for action on the agenda.

- i. A person who wants to speak and address the City Council regarding an item listed on the agenda for action shall complete a Public Meeting Appearance Comment Card prior to the commencement of the meeting and present it to the City Secretary. ~~The citizen may either speak during the Citizen Comments portion of the meeting or w~~When the item is reached on the agenda, after being the speaker will be recognized by the Mayor or presiding officer.

c. Items listed for discussion only on the agenda.

- ~~ii.i.~~ A person who wants to speak and address the City Council regarding an item listed on the agenda for discussion only shall complete a Public Comment Card prior to the commencement of the meeting and present it to the City Secretary. The person may speak during the Public Comment section of the meeting after the speaker is recognized by the Mayor or presiding officer.

5.9 NON-EXCLUSIVE RULES

The rules set forth are not exclusive and do not limit the inherent power and general legal authority of the City Council, or of its presiding officer, to govern the conduct of City Council meetings as may be considered appropriate from time to time, or in particular circumstances, for purposes of orderly and effective conduct of the affairs of the City.

All City Council meeting attendees shall observe the same rules of propriety, decorum, and good conduct applicable to members of the City Council. No shouting is allowed at any meeting. Purposefully disrupting a public meeting is a violation of state law. Any person in violation may be subject to removal from the meeting for disruptions or any security concerns.

6. PROCEDURES ADMINISTRATION

6.1 BIENNIAL REVIEW OF CITY COUNCIL PROCEDURES

The City Council will review and revise the City Council Rules of Order and Procedure as needed, and at a minimum, every two years.

6.2 ADHERENCE TO PROCEDURES

During City Council discussions, deliberations, and proceedings, the Mayor has been delegated the primary responsibility to ensure that the City Council, staff, and members of the public adhere to the Council's adopted procedures.

6.3 CITY ATTORNEY AS PROCEDURE ADVISOR

The City Attorney assists the Mayor and City Council as a resource and as an advisor for interpreting the City Council's adopted rules and procedures.

E. Regular Agenda Items

Subject:	2. Conduct a public hearing to consider and act upon an ordinance amending chapter 8 titled “Subdivisions”; by amending Chapter 11 titled "Zoning" by amending Section 11-3 titled “Planning and Zoning Commission”; and by amending Exhibit 11a titled “Zoning Ordinance” by amending Article 6 titled “Permits and Certificates” and by amending Article 9 titled “Unplatted Property”; providing a conflicts clause; 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.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Action, Discussion, Public Hearing
Fiscal Impact	None
Recommended Action	Approve the proposed subdivision and zoning ordinance revisions.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

The maintenance of existing ordinances is considered routine in order to provide a healthy and functioning regulatory framework that meets the needs of the community. Staff is proposing the following updates to the Subdivision and Zoning ordinance:

- Change of approval authority for plats not requiring variance or exception;
- Add language for an appeals process;
- Update notice policy for plats under local government code 212.015;
- Refine wording to clarify the platting and variance process; and
- Increase expiration extensions for approved plats not recorded.

The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2017 Comprehensive Plan.

At the June 24, 2024, regular meeting of the Planning and Zoning Commission, the Commission voted 4-0 to recommend approval of the proposed ordinance amendments.

Development Services Director Matt Robinson will be presenting the item.

POLICY CONSIDERATIONS

Facilitating development within Sachse by enacting standards that align with state law and the vision established by the City's Comprehensive Plan.

Providing ongoing maintenance of City ordinances.

RECOMMENDATION

Approve the proposed subdivision and zoning ordinance revisions.

File Attachments

1. Presentation_Subdivision Ordinance Amendment CC
2. SACHSE Zoning Ordinance Amending Chapter 11 Zoning and Amending Exhibit A Zoning Ordinance Redline
3. SACHSE Zoning Ordinance Amending Chapter 11 Zoning and Amending Exhibit A Zoning Ordinance

Platting Procedures Amendment

City Council

August 05, 2024



Background

- The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2017 Comprehensive Plan
- Proposed changes include amendments to the City's subdivision and zoning ordinances

Proposed

Staff has identified, and is proposing the following updates:

- Change of approval authority for plats not requiring variance or exception;
- Add language for an appeals process;
- Update notice policy for plats per Texas Local Government Code 212.015;
- Refine wording to clarify the platting and variance process; and
- Increase expiration extensions for approved final plats

Approval Authority

Staff is proposing all plats not requesting a variance or exception be approved by City staff

- Plats are ministerial and required to be approved per State law
- Provides better customer service and streamlines process
- Allows staff to accept plats on days not within 30 days of a scheduled Planning and Zoning Commission meeting

House Bill 3699 adopted in 2023 allows City staff to be the approving authority for all plats



Appeals Process

In cases where staff denies a plat there are provisions to allow an applicant to appeal to the Planning and Zoning Commission

- Staff will prepare a report and submit to the Planning and Zoning Commission stating unresolved issues and the reasons for denial



212.015 Update

Update regulations to match new requirements of Texas Local Government Code 212.015 for certain replats

- Plats not requiring a variance or exception, the City of Sachse, not later than the 15th day after approval of the replat shall provide written notice of approval to each lot owner of the original subdivision that is within 200 feet of the lots being replatted according to the most recent tax roll



Formatting and Variance Process

Formatting

- Clean up of language and definitions for proposed update

Variance Process

- Clean up of language

Expiring Plats

Final plats expire two years from date of approval

- Extensions by staff not to exceed 12 months
- After 12 months, Planning and Zoning Commission is required to specify an extension for the plat
- If denied or no further extension is requested the plat is required to be resubmitted for approval

Recommendation

- Staff presented amendments to the subdivision and zoning ordinance at the June 24, 2024, regular meeting of the Planning and Zoning Commission
- The Commission voted 4-0 to recommend approval of the proposed ordinance amendments

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 8 TITLED “SUBDIVISIONS”; BY AMENDING CHAPTER 11 TITLED “ZONING” BY AMENDING SECTION 11-3 TITLED “PLANNING AND ZONING COMMISSION”; AND BY AMENDING EXHIBIT 11A TITLED “ZONING ORDINANCE” BY AMENDING ARTICLE 6 TITLED “PERMITS AND CERTIFICATES” AND BY AMENDING ARTICLE 9 TITLED “UNPLATTED PROPERTY”; PROVIDING A CONFLICTS CLAUSE; 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.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Sachse, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Sachse, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all interested persons, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended as follows:

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 8 titled “Subdivisions”, to read as follows:

“Chapter 8

SUBDIVISIONS

...

§ 8-3. Intent and purpose.

...

AMEND D:

- D.** The procedure for approving a plat requires a preliminary plat and final plat. The requirement for a preliminary plat may be omitted with the approval of the city manager or their designee. Except as otherwise permitted, the approval of a preliminary plat by city staff ~~by the planning and zoning commission and city council~~ is required for the construction of public improvements on the property. The preliminary plat and the

associated engineering plans for the property may be amended during construction, with only major changes requiring re-approval by the city staff. ~~by the planning and zoning commission.~~ Upon completion of the required public improvements, or the provision of an improvement agreement, the owner may submit a corrected final plat for the subdivision. Lots may be sold and building permits obtained after approval of the final plat by the city staff ~~the planning and zoning commission~~, and the recording thereof.

...

§ 8-5. Definitions.

...

AMEND BY ADDING NEW DEFINITION FOR “PLAT, CONVEYANCE;” AMEND DEFINITIONS FOR “PLAT, FINAL” AND “PLAT, PRELIMINARY”

Plat, conveyance. A mechanism for land to be divided into lots or to dedicate public right-of-way, when such subdivision of the land is for conveyance (sale or inheritance) purposes only. This type of plat is appropriate when no immediate development is contemplated; when or if development does occur, then the land shall be properly platted in the form of a Final Plat (with or without approval of a Preliminary Plat, as applicable) prior to any type of development, construction activities, or further subdivision of the land.

Plat, final. The final plat of a proposed development submitted for approval by city staff ~~the planning and zoning commission~~ prepared in accordance with the provisions of this chapter and requested to be filed with the appropriate County Clerk of either Dallas County or Collin County.

...

Plat, preliminary. The initial plat or working draft map or plan of a proposed development submitted to city staff ~~the planning and zoning commission and the city council~~ for approval.

AMEND SECTION 8-7 BY RETITLING TO “VARIANCES” AND AMENDING PARAGRAPH A, AS FOLLOWS:

Sec. 8-7. ~~Waivers.~~ Variances.

- A. *Authorization.* The city council may authorize a ~~waiver variance~~ from these regulations when in its opinion undue hardship will result from requiring strict compliance. In granting the ~~waiver variance~~, the city council shall prescribe only conditions that it deems necessary or desirable to the public interest and making the findings herein below required. The city council shall take into account the nature of the proposed use of land involved and existing uses of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such ~~waiver variance~~ upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No ~~waiver variance~~ will be granted unless the city council finds:

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

~~(4)(2)~~ That the ~~waiver~~ variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, that the granting of the ~~waiver~~ variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

~~(4)(3)~~ That the granting of the ~~waiver~~ variance will not have the effect of preventing the orderly Subdivision of other lands in the area in accordance with the provisions of this chapter. Such finding of the city council together with the specific facts on which such findings are based shall be incorporated under the official minutes of the city council meeting at which such ~~waiver~~ variance is granted. Variances ~~Waivers~~ may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the sub-divider, standing alone, shall not be deemed to constitute undue hardship.

...

§ 8-9. Preliminary platting procedures.

B. Generally.

- (1) The developer shall submit the required number of copies of the preliminary plat of the proposed subdivision ~~to with~~ the city ~~staff for submission to the planning and zoning commission~~ and include the required filing fees and tax certificates showing all taxes have been paid on the property being platted.
- (2) After the pre-development meeting, the developer shall file the required number of copies of the preliminary plat of the proposed subdivision ~~with the~~ to city ~~staff for submission to the planning and zoning commission~~, and include the required filing fees and tax certificates showing all taxes have been paid on the property being platted.
- (3) The following notice shall be stamped on the face of each preliminary plat: "Preliminary Plat - for inspection purposes only and in no way official or approved for record purposes."

- (4) Preliminary plats shall be distributed by city staff to city departments. The owner shall be provided an opportunity to attend a developer/city staff meeting for the purpose of notifying the developer of necessary corrections.
- (5) The development services department shall accumulate the comments of the city departments, and ~~conduct a developer/city staff meeting to~~ shall report the comments and requested corrections to the developer. The developer shall be allowed to make comment or make required corrections and submit the corrected preliminary plat to the development services department ~~for submission to the planning and zoning commission~~. The corrected preliminary plat shall be submitted within 30 days of the date the original preliminary plat was officially filed ~~and prior to the meeting of the planning and zoning commission at which such preliminary plat is scheduled for consideration~~. Upon timely receipt, the director of development services shall ~~submit~~ review the corrected preliminary plat ~~to the planning and zoning commission~~.
- (6) Should a preliminary plat be denied and appealed to the planning and zoning commission, a written report shall be prepared by city staff and submitted to the planning and zoning commission stating the review comments of the preliminary plat noting any unresolved issues and the reasons for denial.

ADD NEW (7)

- (7) An appeal may be taken to the planning and zoning commission following a denial of a preliminary plat. Such appeals shall be filed with city staff within thirty (30) days from the date of denial.
- (7) ~~The actions of the planning and zoning commission shall be noted on two copies of the preliminary plat. One copy shall be returned to the developer and the other retained in the files of the development services department.~~
- (8) Approval of a preliminary plat ~~by the planning and zoning commission and/or the city council~~ is not approval of the final plat but is an expression of approval of the layout shown subject to satisfaction of specified conditions. The preliminary plat serves as a guide in the preparation of a final plat.

...

E. Effect of approval. Approval of a preliminary plat by ~~the city the planning and zoning commission or city council~~ constitutes authorization for the property owner to submit engineering plans for review by the city engineer.

F. Changes or alterations to approved preliminary plat. No previously approved preliminary plat may be changed or altered, except to bring the plat in conformance with the conditions and

requirements stipulated by ~~city staff the planning and zoning commission and/or city council~~. Minor changes as outlined below shall be permitted at the discretion of the director of development services:

...

§ 8-10. Final platting procedures.

A. Generally.

- (1) After approval of the preliminary plat by ~~city staff the planning and zoning commission~~ and, upon substantial completion of the required public improvements and issuance of a substantial completion letter from the city engineer to the developer or the provision of an improvement agreement as allowed herein, the owner shall submit a final plat for the property for approval.

...

- (4) The development services department shall accumulate the comments of the city departments and ~~agencies and conduct a developer/city staff conference to~~ shall report the comments and requested corrections to the developer. The developer shall make comments or make the required corrections and submit the corrected final plat to the development services department ~~for submission to the planning and zoning commission~~.
- (5) The final plat shall be submitted to ~~the development services department the planning and zoning commission at the next available meeting~~ with any appropriate comments and recommendations. ~~by the development services department. City staff The planning and zoning commission~~ shall act on the final plat within 30 days after the official filing date. If no action is taken by ~~city staff the planning and zoning commission~~ within such period, the final plat shall be deemed approved. A certificate showing the filing date and failure to take action thereon within the 30-day period shall on request be issued by the ~~city staff planning and zoning commission~~, which shall be sufficient in lieu of a written endorsement of approval. ~~The planning and zoning commission City staff~~ shall be the final approval authority for final plats. ~~The denial of approval of a final plat shall not be appealable to the city council.~~
- (6) ~~The planning and zoning commission City staff~~ shall consider the final plat, including all proposals by the owner with respect to the dedication of right-of-way for public use, the construction of utilities, streets, drainage and other improvements.

- (7) The approval of the final plat by city staff ~~may the planning and zoning commission~~ shall authorize the development services director ~~planning and zoning commission chairperson~~ to execute the certificate of approval on the final plat.

...

- (9) Final plats disapproved by city staff ~~may be appealed to the planning and zoning commission upon written request by the applicant. the planning and zoning commission shall be returned to the developer by the development services department.~~

- (10) In the event a final plat is approved by city staff ~~the planning and zoning commission~~ for a subdivision in phases, the final plat of each phase shall carry the same name throughout the entire subdivision, but bear a distinguishing letter, number or subtitle. Lot and block numbers shall run consecutively throughout the entire subdivision, even though such subdivision may be finally approved in phases.

ADD NEW (11) AND (12)

- (11) Should a final plat be denied and appealed to the planning and zoning commission, a written report shall be prepared by city staff and submitted to the planning and zoning commission stating the review comments of the final plat noting any unresolved issues and the reasons for denial.

- (12) An appeal may be taken to the planning and zoning commission following the denial of a final plat. Such appeals shall be filed with city staff within thirty (30) days from the date of denial.

...

D. Execution and recordation.

- (1) When an improvement agreement and security are required, the development services director ~~chairperson of the planning and zoning commission~~ shall endorse approval on the final plat after the improvement agreement and security have been approved by the city attorney and all the conditions pertaining to the final plat have been satisfied. A final plat for which an improvement agreement has been approved shall contain the following notation on the final plat:
“This Subdivision is subject to an Improvement Agreement pursuant to the City of Sachse, Texas Subdivision Ordinance. All or some of the public infrastructure were not constructed and accepted by the City of Sachse, Texas prior to approval of this Final Plat.”

- (2) When substantial completion of the public improvements is required prior to recordation of the Final Plat, the ~~development services director~~ ~~Chairperson of the Planning and Zoning Commission~~ shall endorse approval on the Final Plat after all conditions of approval have been satisfied and all public improvements are substantially completed as provided for a written substantial completion letter by the City Engineer. There shall be written evidence that the required public improvements have been substantially completed and have been completed in a manner satisfactory to the City as shown by a letter signed by the City Engineer stating that the necessary dedication of public lands and substantial completion of public improvements have been accomplished.
- (3) The property owner shall be responsible for filing the final plat with the appropriate county clerk. Simultaneously with the filing of the final plat, the property owner shall record such other agreements of dedication and legal documents as shall be required to be recorded by ~~the planning and zoning commission~~ and the city attorney. The final plat, bearing all required signatures, shall be recorded after final approval and within five working days of its receipt. One copy of the recorded final plat, with street addresses assigned, will be forwarded to the owner by the city staff.

...

E. Expiration of final plat approval.

- (1) If public improvements for a subdivision have not been constructed and accepted by the city and the corresponding final plat for said subdivision has not been filed in the appropriate county plat records within two years after the date of final plat approval by the ~~city planning and zoning commission~~, said final plat shall be null and void and shall conclusively be deemed to be withdrawn without further action by the city. This provision shall not apply to final plats approved by the city prior to the effective date of this section.
- (2) An approved, unexpired final plat may upon written request by the subdivider be extended once by the director of development services for a period not to exceed ~~90 days~~ 12 months. The planning and zoning commission upon written request, may extend approval once for a period not to exceed 12 months provided:

DO NOT AMEND

(2)(a) through (c).

§ 8-11. Vacating plats, replats and amending plats.

A. Vacating plats.

...

- (3) ~~City, t~~The planning and zoning commission and city council shall disapprove any vacating instrument which abridges or destroys public rights in any of the public uses, improvements, streets or alleys.

...

B. Re-platting without vacating preceding plat.

- (1) A re-plat of a subdivision or part of a subdivision may be recorded and is controlled over the preceding plat without vacation of that plat if the replat:
- (a) Is signed and acknowledged by only the owners of the property being replatted;
 - (b) Does not attempt to amend or remove any covenants or restrictions; and
 - (c) Is approved by the municipal authority responsible for approving plats unless a variance or exception is being requested, ~~after a public hearing on the matter, by the planning and zoning commission.~~

...

C. Additional requirements for certain plats.

- (1) In addition to compliant with section 8-11.B., a replat without vacation of the preceding plat must conform to the requirements of this section if:

...

- (b) Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

ADD A NEW (2); AMEND AND RENUMBER REMAINING SECTIONS:

- (2) If a proposed replat described by Subsection (1) requires a variance or exception, a public hearing must be held by the municipal planning commission or the governing body of the municipality.

- (3) Notice of the public hearing as required in section under section 8-11.C.(2) above 8-11.B. shall be given before the 15th day before the date of the public hearing by:

...

- (4) If the proposed re-plat requires a waiver, variance or exception and is protested in accordance with this subsection, the proposed re-plat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present at the meeting of the

planning and zoning commission. For a legal protest, written instruments signed by owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed re-plat and extending 200 feet from that area, but within the original subdivision, must be filed with the planning and zoning commission prior to the close of the public hearing

(5) In computing the percentage of land area under section 8-11.C.(34) above, the area of streets and alleys shall be included.

~~(6) Compliance with section 8-11.C.(3) and (4) is not required for approval of a replat of part of a preceding plat if the area to be re-platted was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat. If a proposed replat described by section 8-11.C.(1) does not require a waiver, variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (2).~~

ADD NEW (7):

(7) The notice of a replat approval required by section 8-11.C.(6) must include:

- (a) the zoning designation of the property after the replat; and
- (b) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

AMEND TITLE:

D. Administrative approval of ~~certain~~ amending plats, minor plats and re-plats.

(1) The director of development services is authorized to approve the following:

- (a) Amending plats described by section 212.016 Texas Local Government Code;
- (b) Minor plats involving four or fewer lots fronting an existing street and not requiring the creation of any new street or extension of municipal facilities; and
- (c) A replat under sections 212.014, 212.0145, and 212.015 Tex. Loc. Gov't Code ~~that does not require the creation of any new street or the extension of municipal facilities.~~

- (2) The director of development services may for any reason elect to present an amending plat, minor ~~plat or~~ plat or re-plat meeting the requirements of section 8-11.D.(1) above to the planning and zoning commission for approval.
- (3) Any amending plat, minor plat or re-plat meeting the requirements of this section which the director of development services fails or refuses to approve shall be submitted to the planning and zoning commission for approval.

ADD (4) AND (5):

- (4) Should a plat be denied and appealed to the planning and zoning commission, a written report shall be prepared by city staff and submitted to the planning and zoning commission stating the review comments of the plat noting any unresolved issues and the reasons for denial.
- (5) An appeal may be taken to the planning and zoning commission following the denial of a plat. Such appeals shall be filed with city staff within thirty (30) days from the date of denial.

§ 8-12. Conveyance plats.

...

D. Certification. The conveyance plat shall contain a certification note on the plat face, as follows:

“This Conveyance Plat shall not convey any rights to Development or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all Subdivision rules and regulations and the approval and recording of a Final Plat. A Conveyance Plat is filed for record in the appropriate County Clerk office upon administrative approval by the Director of ~~Community~~ Development Services.”

...

§ 8-14 Completion and maintenance of public improvements.

...

B. Improvement agreements.

- (1) Substantial completion of improvements. Except as provided below, before the final plat is approved by the ~~planning and zoning commission or the~~ director of development services, all applicants shall be required to make substantially complete, in accordance with the city’s direction and to the satisfaction of the city engineer, all street, sanitary and other public improvements, including lot improvements on the individual residential lots of the

subdivision as required in these regulations and specified in the final plat, and to dedicate those public improvements to the city. As used in this section, “lot improvements” refers to grading and installation of improvements required for proper drainage and prevention of soil erosion.

- (2) Agreement. The city ~~council, considering the recommendation of the planning and zoning commission,~~ may waive the requirement that the applicant complete and dedicate all public improvements prior to approval of the final plat, and may permit the owner to enter into an improvement agreement by which the owner covenants to complete all required public improvements no later than two years following the date on which the final plat is signed. The city council may also require the owner to complete and dedicate some required public improvements prior to approval of the final plat and to enter into an improvement agreement for completion of the remainder of the required improvements during such two-year period. The improvement agreement shall contain such other terms and conditions as are agreed to by the owner and the city.

...

- (5) Letter of credit reductions. If the ~~city planning and zoning commission~~ authorizes the owner to post a letter of credit as security for its promises contained in the improvement agreement, the letter of credit shall:

...

- (7) Temporary improvements. The owner shall build and pay for all costs of temporary improvements required by the planning and zoning commission and shall maintain those temporary improvements for the period specified by ~~city staff the planning and zoning commission~~. Prior to construction of any temporary improvement, the owner shall file with the city a separate improvement agreement and escrow, or where authorized, a letter of credit, in an appropriate amount for such temporary improvements, which improvement agreement and escrow or letter of credit shall ensure that the temporary improvements will be properly constructed, maintained, and removed.

...

- (10) Acceptance of dedication offers. Acceptance of formal offers of dedication of street, public areas, easements, and parks shall be by authorization of the city engineer. The approval by ~~city staff the planning and zoning commission~~ of a plat, whether preliminary or final, shall not in and of itself be deemed to constitute or imply the acceptance by the city of any street, easement, or park shown on plat. ~~The planning and zoning commission~~ City staff may require the plat to be endorsed with appropriate notes to this effect.

...

C. Construction procedures.

...

(3) Conditions prior to authorization. Prior to authorizing release of a construction permit, the city engineer shall be satisfied that the following conditions have been met:

(a) The preliminary plat shall be approved by the director of development services; planning and zoning commission;

...

D. Inspection of public improvements.

...

(2) Certificate of satisfactory completion. The city will not accept dedication of required public improvements until the applicant's engineer or surveyor has certified to the city engineer, through submission of record drawings, indicating location, dimensions, materials, and other information required by the director of development services planning and zoning commission or city engineer that all required public improvements have been completed. The record drawings shall also include a complete set of drawings of the paving, drainage, water, sanitary sewer or other public improvements, showing that the layout of the line and grade of all public improvements is in accordance with construction plans for the plat, and all changes made in the plans during construction and containing on each sheet a record drawing stamp bearing the signature of the engineer and the date. The engineer or surveyor shall also furnish a paper copy of the final plat and engineering plans along with digital copies of the plans in Portable Document Format ("PDF") and Computer Assisted Design Drawings ("CADD"), in such a format that is compatible with the city's CADD system. The developer shall provide a maintenance bond executed by a corporate surety duly authorized to do business in the State of Texas, payable to the city and approved by the city as to form, to guarantee the maintenance of the construction for a period of two years after its completion and acceptance by the city. In lieu of a maintenance bond the developer may submit either an irrevocable letter of credit payable to the city and approved by the city as to form, or a cash bond payable to the city and approved as to form. The amount of the maintenance bond, letter of credit or cash bond shall be at least ten percent of the full cost of the infrastructure in the subdivision, as determined by the construction costs. When such requirements have been met the city engineer shall thereafter accept the public improvements.

...

E. Deferral of required improvements.

(1) City staff ~~The planning and zoning commission~~ may upon petition of the owner defer at the time of final approval, subject to appropriate conditions, the provision of any or all public improvements are not required in the interests of the public health, safety and general welfare.

(2) Whenever a petition to defer the construction of any public improvement required under these regulations is granted by the ~~city planning and zoning commission~~, the owner shall deposit in escrow the developer's share of the costs of the future public improvements with the city prior to approval of the final plat, or the owner may execute a separate improvement agreement secured by a cash escrow or, where authorized, a letter of credit guaranteeing completion of the deferred public improvements upon demand of the city.

...

§ 8-15 General requirements and design standards.

...

(3) Sewer improvements.

...

(b) The developer shall furnish and install the complete sewage system, including the mains, manholes, cleanouts, ~~Y-branches and~~ service laterals for all lots, lift stations and appurtenances. The sewage system shall be designed and constructed in accordance with the master plan when available and in accordance with the standard specifications and standard construction details of the City of Sachse.

(c) In locations where sanitary sewers are not available and where there is no immediate prospect for installation of sanitary sewers, then septic tanks on-site sewage facilities (OSSF) -of approved type may be installed in conformity with the rules, regulations and ordinances of the City of Sachse pertaining to public health, provided however that in no case shall septic tanks be installed without ~~the express approval and inspection of the City of Sachse meeting TCEQ requirements.~~

...

(5) Electric utilities to be underground.

(a) No subdivision plat or site plan filed with or submitted to the city shall be approved unless such plan or plat requires all electric utility lateral and service lines to be constructed underground. In special or unique circumstances or to avoid undue hardship, the city council may authorize ~~variances and~~ exceptions from this requirement and permit the construction and maintenance of overhead electric utility lateral or service lines and may approve any plat with such approved

~~variances or~~ exceptions. It is the intent of this section that no overhead electric utility lateral or service lines be constructed without an ~~an variance or~~ exception having been obtained for the subdivision plat or site plan.

...

- (c) Anything in this ordinance to the contrary notwithstanding, temporary construction service may be provided by overhead electric lines and facilities without obtaining an ~~an variance or~~ exception.

...

§ 8-17 Street extensions and pro rata charges.

...

E. Extensions for property subdivided or platted for development basis.

- (1) Generally. Where the extensions of the streets are required to serve property which has been subdivided~~d~~ or platted for development for resale, streets may be extended to the properties on the following basis and in accordance with minimum standards and procedures described in this section. It shall be unlawful to improve any previously unimproved lot, tract or plot of land or any part thereof which fronts a street or alley for which pro rata charges are applicable even if such lot, tract or plot was originally purchased before construction and assessment of pro rata was accomplished.

...:

AMEND (4) BY UNDERLINING TITLE ONLY:

- (4) Off-site extensions required to serve property development. Where street facilities are not available to a tract to be developed, the developer or contractor shall extend such facilities, his expense, to an existing street, as approved by the city engineer.

ADD NEW (5):

- (5) Reserved strips and tracts prohibited. A plat shall not provide reserved strips or tracts of land. In addition, the effect of the phasing of a plat, provision of common area, or other land or easement shall not unnecessarily restrict access to land, right-of-way, or easements dedicated or intended to be dedicated to the public by the subject plat or adjacent developments.

...

SECTION 2. That the City of Sachse Code of Ordinances is amended by amending Chapter 11 titled "Zoning Ordinance" by amending Section 11-3 titled "Planning and Zoning Commission", to read as follows:

“Chapter 11

ZONING

...

§ 11-3 Planning and zoning commission.

...

- B. Duties and powers. The planning and zoning commission shall generally have the following duties and powers:

...

(6) To pass upon whether or not plats of land and proposed plats of land within the city or coming under the city’s jurisdiction should be accepted when responsible, and to formulate and furnish to the city council regulations governing the platting of additions which shall be for the guidance of the public in this regard.

...

- C. Rules and regulations. The following rules and regulations are hereby adopted by the city for the making of applications for zoning changes and for the handling of public hearings before the city planning and zoning commission and the city council:

...

(8) In the event a protest against such ~~zoningproposed~~ change has been filed with the city secretary, duly signed by the owners of 20 percent or more either of the area included in the ~~such proposedzoning~~ change or of the land immediately adjoining the area covered by the proposed change and extending 200 feet from thate areawithin 1,000 feet of such area, such amendment shall not become effective except by a three-fourths vote of the governing body.

...”

SECTION 3. That the City of Sachse Code of Ordinances is amended by amending Chapter 11A titled “Zoning Ordinance” by amending Article 6 titled “Permits and Certificates” by amending Section 1; and by amending Article 9 titled “Unplatted Property” by amending Section 1 titled “Zoning Required” and Section 2 titled “Annexation Pending”, to read as follows:

**“EXHIBIT 11A
ZONING ORDINANCE**

...

“ARTICLE 6 PERMITS AND CERTIFICATES

§ 1

...

(1) The lot or tract where any building is to be constructed is part of a plat of record , properly approved by the ~~City of Sachse planning and zoning commission and/or city council~~, and filed in the plat records of the county

...

ARTICLE 9 UNPLATTED PROPERTY

§ 1 Zoning required.

1.1 The ~~city planning and zoning commission~~ shall not approve any plat of any subdivision within the city limits until the area covered by the proposed plat has been permanently zoned by the city council.

...”

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 _____ 2024.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K. Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(05-28-2024:4862-5179-0191, v. 1)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 8 TITLED “SUBDIVISIONS”; BY AMENDING CHAPTER 11 TITLED "ZONING" BY AMENDING SECTION 11-3 TITLED “PLANNING AND ZONING COMMISSION”; AND BY AMENDING EXHIBIT 11A TITLED “ZONING ORDINANCE” BY AMENDING ARTICLE 6 TITLED “PERMITS AND CERTIFICATES” AND BY AMENDING ARTICLE 9 TITLED “UNPLATTED PROPERTY”; PROVIDING A CONFLICTS CLAUSE; 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.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Sachse, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Sachse, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all interested persons, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended as follows:

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 8 titled “Subdivisions”, to read as follows:

“Chapter 8

SUBDIVISIONS

...

§ 8-3. Intent and purpose.

...

AMEND D:

- D.** The procedure for approving a plat requires a preliminary plat and final plat. The requirement for a preliminary plat may be omitted with the approval of the city manager or their designee. Except as otherwise permitted, the approval of a preliminary plat by city staff is required for the construction of public improvements on the property. The preliminary plat and the associated engineering plans for the property may be amended

during construction, with only major changes requiring re-approval by the city staff. Upon completion of the required public improvements, or the provision of an improvement agreement, the owner may submit a corrected final plat for the subdivision. Lots may be sold and building permits obtained after approval of the final plat by the city staff , and the recording thereof.

...

§ 8-5. Definitions.

...

AMEND BY ADDING NEW DEFINITION FOR “PLAT, CONVEYANCE;” AMEND DEFINITIONS FOR “PLAT, FINAL” AND “PLAT, PRELIMINARY”

Plat, conveyance. A mechanism for land to be divided into lots or to dedicate public right-of-way, when such subdivision of the land is for conveyance (sale or inheritance) purposes only. This type of plat is appropriate when no immediate development is contemplated; when or if development does occur, then the land shall be properly platted in the form of a Final Plat (with or without approval of a Preliminary Plat, as applicable) prior to any type of development, construction activities, or further subdivision of the land.

Plat, final. The final plat of a proposed development submitted for approval by city staff prepared in accordance with the provisions of this chapter and requested to be filed with the appropriate County Clerk of either Dallas County or Collin County.

...

Plat, preliminary. The initial plat or working draft map or plan of a proposed development submitted to city staff for approval.

AMEND SECTION 8-7 BY RETITLING TO “VARIANCES” AND AMENDING PARAGRAPH A, AS FOLLOWS:

Sec. 8-7. Variances.

- A. Authorization. The city council may authorize a variance from these regulations when in its opinion undue hardship will result from requiring strict compliance. In granting the variance, the city council shall prescribe only conditions that it deems necessary or desirable to the public interest and making the findings herein below required. The city council shall take into account the nature of the proposed use of land involved and existing uses of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance will be granted unless the city council finds:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of their land.
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, that the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area.
- (3) That the granting of the variance will not have the effect of preventing the orderly Subdivision of other lands in the area in accordance with the provisions of this chapter. Such finding of the city council together with the specific facts on which such findings are based shall be incorporated under the official minutes of the city council meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the sub-divider, standing alone, shall not be deemed to constitute undue hardship.

...

§ 8-9. Preliminary platting procedures.

B. Generally.

- (1) The developer shall submit the required number of copies of the preliminary plat of the proposed subdivision to the city staff and include the required filing fees and tax certificates showing all taxes have been paid on the property being platted.
- (2) After the pre-development meeting, the developer shall file the required number of copies of the preliminary plat of the proposed subdivision to city staff, and include the required filing fees and tax certificates showing all taxes have been paid on the property being platted.
- (3) The following notice shall be stamped on the face of each preliminary plat: "Preliminary Plat - for inspection purposes only and in no way official or approved for record purposes."
- (4) Preliminary plats shall be distributed by city staff to city departments. The owner shall be provided an opportunity to attend a developer/city staff meeting for the purpose of notifying the developer of necessary corrections.

- (5) The development services department shall accumulate the comments of the city departments, and shall report the comments and requested corrections to the developer. The developer shall be allowed to make comment or make required corrections and submit the corrected preliminary plat to the development services department. The corrected preliminary plat shall be submitted within 30 days of the date the original preliminary plat was officially filed. Upon timely receipt, the director of development services shall review the corrected preliminary plat.
- (6) Should a preliminary plat be denied and appealed to the planning and zoning commission, a written report shall be prepared by city staff and submitted to the planning and zoning commission stating the review comments of the preliminary plat noting any unresolved issues and the reasons for denial.

ADD NEW (7)

- (7) An appeal may be taken to the planning and zoning commission following a denial of a preliminary plat. Such appeals shall be filed with city staff within thirty (30) days from the date of denial.
- (8) Approval of a preliminary plat is not approval of the final plat but is an expression of approval of the layout shown subject to satisfaction of specified conditions. The preliminary plat serves as a guide in the preparation of a final plat.

...

E. Effect of approval. Approval of a preliminary plat by the city constitutes authorization for the property owner to submit engineering plans for review by the city engineer.

F. Changes or alterations to approved preliminary plat. No previously approved preliminary plat may be changed or altered, except to bring the plat in conformance with the conditions and requirements stipulated by city staff. Minor changes as outlined below shall be permitted at the discretion of the director of development services:

...

§ 8-10. Final platting procedures.

A. Generally.

- (1) After approval of the preliminary plat by city staff and, upon substantial completion of the required public improvements and issuance of a substantial completion letter from the city engineer to the developer or the provision of an improvement

agreement as allowed herein, the owner shall submit a final plat for the property for approval.

...

- (4) The development services department shall accumulate the comments of the city departments and shall report the comments and requested corrections to the developer. The developer shall make comments or make the required corrections and submit the corrected final plat to the development services department.
- (5) The final plat shall be submitted to the development services department with any appropriate comments and recommendations. . City staff shall act on the final plat within 30 days after the official filing date. If no action is taken by city staff within such period, the final plat shall be deemed approved. A certificate showing the filing date and failure to take action thereon within the 30-day period shall on request be issued by the city staff, which shall be sufficient in lieu of a written endorsement of approval. City staff shall be the final approval authority for final plats.
- (6) City staff shall consider the final plat, including all proposals by the owner with respect to the dedication of right-of-way for public use, the construction of utilities, streets, drainage and other improvements.
- (7) The approval of the final plat by city staff shall authorize the development services director to execute the certificate of approval on the final plat.

...

- (9) Final plats disapproved by city staff may be appealed to the planning and zoning commission upon written request by the applicant. .
- (10) In the event a final plat is approved by city staff for a subdivision in phases, the final plat of each phase shall carry the same name throughout the entire subdivision, but bear a distinguishing letter, number or subtitle. Lot and block numbers shall run consecutively throughout the entire subdivision, even though such subdivision may be finally approved in phases.

ADD NEW (11) AND (12)

- (11) Should a final plat be denied and appealed to the planning and zoning commission, a written report shall be prepared by city staff and submitted to the planning and zoning commission stating the review comments of the final plat noting any unresolved issues and the reasons for denial.

- (12) An appeal may be taken to the planning and zoning commission following the denial of a final plat. Such appeals shall be filed with city staff within thirty (30) days from the date of denial.

...

D. Execution and recordation.

- (1) When an improvement agreement and security are required, the development services director shall endorse approval on the final plat after the improvement agreement and security have been approved by the city attorney and all the conditions pertaining to the final plat have been satisfied. A final plat for which an improvement agreement has been approved shall contain the following notation on the final plat:
“This Subdivision is subject to an Improvement Agreement pursuant to the City of Sachse, Texas Subdivision Ordinance. All or some of the public infrastructure were not constructed and accepted by the City of Sachse, Texas prior to approval of this Final Plat.”
- (2) When substantial completion of the public improvements is required prior to recordation of the Final Plat, the development services director shall endorse approval on the Final Plat after all conditions of approval have been satisfied and all public improvements are substantially completed as provided for a written substantial completion letter by the City Engineer. There shall be written evidence that the required public improvements have been substantially completed and have been completed in a manner satisfactory to the City as shown by a letter signed by the City Engineer stating that the necessary dedication of public lands and substantial completion of public improvements have been accomplished.
- (3) The property owner shall be responsible for filing the final plat with the appropriate county clerk. Simultaneously with the filing of the final plat, the property owner shall record such other agreements of dedication and legal documents as shall be required to be recorded by and the city attorney. The final plat, bearing all required signatures, shall be recorded after final approval and within five working days of its receipt. One copy of the recorded final plat, with street addresses assigned, will be forwarded to the owner by the city staff.

...

E. Expiration of final plat approval.

- (1) If public improvements for a subdivision have not been constructed and accepted by the city and the corresponding final plat for said subdivision has not been filed

in the appropriate county plat records within two years after the date of final plat approval by the city , said final plat shall be null and void and shall conclusively be deemed to be withdrawn without further action by the city. This provision shall not apply to final plats approved by the city prior to the effective date of this section.

- (2) An approved, unexpired final plat may upon written request by the subdivider be extended once by the director of development services for a period not to exceed 12 months. The planning and zoning commission upon written request, may extend approval once for a period not to exceed 12 months provided:

DO NOT AMEND

(2)(a) through (c).

§ 8-11. Vacating plats, replats and amending plats.

A. Vacating plats.

...

- (3) City, the planning and zoning commission and city council shall disapprove any vacating instrument which abridges or destroys public rights in any of the public uses, improvements, streets or alleys.

...

B. Re-platting without vacating preceding plat.

- (1) A re-plat of a subdivision or part of a subdivision may be recorded and is controlled over the preceding plat without vacation of that plat if the replat:
 - (a) Is signed and acknowledged by only the owners of the property being replatted;
 - (b) Does not attempt to amend or remove any covenants or restrictions; and
 - (c) Is approved by the municipal authority responsible for approving plats unless a variance or exception is being requested.

...

C. Additional requirements for certain plats.

- (1) In addition to compliant with section 8-11.B., a replat without vacation of the preceding plat must conform to the requirements of this section if:

...

- (b) Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

ADD A NEW (2); AMEND AND RENUMBER REMAINING SECTIONS:

- (2) If a proposed replat described by Subsection (1) requires a variance or exception, a public hearing must be held by the municipal planning commission or the governing body of the municipality.
- (3) Notice of the public hearing as required in section under section 8-11.C.(2) above shall be given before the 15th day before the date of the public hearing by:

...

- (4) If the proposed re-plat requires a waiver, variance or exception and is protested in accordance with this subsection, the proposed re-plat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present at the meeting of the planning and zoning commission. For a legal protest, written instruments signed by owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed re-plat and extending 200 feet from that area, but within the original subdivision, must be filed with the planning and zoning commission prior to the close of the public hearing
- (5) In computing the percentage of land area under section 8-11.C.(4) above, the area of streets and alleys shall be included.
- (6) If a proposed replat described by section 8-11.C.(1) does not require a waiver, variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (2).

ADD NEW (7):

- (7) The notice of a replat approval required by section 8-11.C.(6) must include:
 - (a) the zoning designation of the property after the replat; and
 - (b) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

AMEND TITLE:

D. Administrative approval of amending plats, minor plats and re-plats.

- (1) The director of development services is authorized to approve the following:
 - (a) Amending plats described by section 212.016 Texas Local Government Code;
 - (b) Minor plats involving four or fewer lots fronting an existing street and not requiring the creation of any new street or extension of municipal facilities; and
 - (c) A replat under sections 212.014, 212.0145, and 212.015 Tex. Loc. Gov't Code.
- (2) The director of development services may for any reason elect to present an amending plat, minor plat or re-plat meeting the requirements of section 8-11.D.(1) above to the planning and zoning commission for approval.
- (3) Any amending plat, minor plat or re-plat meeting the requirements of this section which the director of development services fails or refuses to approve shall be submitted to the planning and zoning commission for approval.

ADD (4) AND (5):

- (4) Should a plat be denied and appealed to the planning and zoning commission, a written report shall be prepared by city staff and submitted to the planning and zoning commission stating the review comments of the plat noting any unresolved issues and the reasons for denial.
- (5) An appeal may be taken to the planning and zoning commission following the denial of a plat. Such appeals shall be filed with city staff within thirty (30) days from the date of denial.

§ 8-12. Conveyance plats.

...

D. Certification. The conveyance plat shall contain a certification note on the plat face, as follows:

“This Conveyance Plat shall not convey any rights to Development or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all Subdivision rules and regulations and the approval and recording of a Final Plat. A Conveyance Plat is filed for record in the appropriate County Clerk office upon administrative approval by the Director of Development Services.”

...

§ 8-14 Completion and maintenance of public improvements.

...

B. Improvement agreements.

- (1) Substantial completion of improvements. Except as provided below, before the final plat is approved by the director of development services, all applicants shall be required to make substantially complete, in accordance with the city's direction and to the satisfaction of the city engineer, all street, sanitary and other public improvements, including lot improvements on the individual residential lots of the subdivision as required in these regulations and specified in the final plat, and to dedicate those public improvements to the city. As used in this section, "lot improvements" refers to grading and installation of improvements required for proper drainage and prevention of soil erosion.
- (2) Agreement. The city may waive the requirement that the applicant complete and dedicate all public improvements prior to approval of the final plat, and may permit the owner to enter into an improvement agreement by which the owner covenants to complete all required public improvements no later than two years following the date on which the final plat is signed. The city council may also require the owner to complete and dedicate some required public improvements prior to approval of the final plat and to enter into an improvement agreement for completion of the remainder of the required improvements during such two-year period. The improvement agreement shall contain such other terms and conditions as are agreed to by the owner and the city.

...

- (5) Letter of credit reductions. If the city authorizes the owner to post a letter of credit as security for its promises contained in the improvement agreement, the letter of credit shall:

...

- (7) Temporary improvements. The owner shall build and pay for all costs of temporary improvements required by the planning and zoning commission and shall maintain those temporary improvements for the period specified by city staff t. Prior to construction of any temporary improvement, the owner shall file with the city a separate improvement agreement and escrow, or where authorized, a letter of credit, in an appropriate amount for such temporary improvements, which improvement agreement and escrow or letter of credit shall ensure that the temporary improvements will be properly constructed, maintained, and removed.

...

- (10) Acceptance of dedication offers. Acceptance of formal offers of dedication of street, public areas, easements, and parks shall be by authorization of the city engineer. The approval by city staff of a plat, whether preliminary or final, shall not in and of itself be deemed to constitute or imply the acceptance by the city of any street, easement, or park shown on plat. City staff may require the plat to be endorsed with appropriate notes to this effect.

...

- C. Construction procedures.

...

- (3) Conditions prior to authorization. Prior to authorizing release of a construction permit, the city engineer shall be satisfied that the following conditions have been met:
- (a) The preliminary plat shall be approved by the director of development services; ;

...

- D. Inspection of public improvements.

...

- (2) Certificate of satisfactory completion. The city will not accept dedication of required public improvements until the applicant's engineer or surveyor has certified to the city engineer, through submission of record drawings, indicating location, dimensions, materials, and other information required by the director of development services or city engineer that all required public improvements have been completed. The record drawings shall also include a complete set of drawings of the paving, drainage, water, sanitary sewer or other public improvements, showing that the layout of the line and grade of all public improvements is in accordance with construction plans for the plat, and all changes made in the plans during construction and containing on each sheet a record drawing stamp bearing the signature of the engineer and the date. The engineer or surveyor shall also furnish a paper copy of the final plat and engineering plans along with digital copies of the plans in Portable Document Format ("PDF") and Computer Assisted Design Drawings ("CADD"), in such a format that is compatible with the city's CADD system. The developer shall provide a maintenance bond executed by a corporate surety duly authorized to do business in the State of Texas, payable to the city and approved by the city as to form, to guarantee the maintenance of the construction for a period of two years after its completion and acceptance by the city. In lieu of a maintenance bond the developer may submit either an irrevocable letter of credit payable to the city and approved by the city as to form, or a cash bond payable to the city and approved as to form. The amount of the maintenance bond, letter of credit or cash bond shall be at least ten percent of the full cost of the infrastructure in the subdivision, as determined by the construction costs. When such

requirements have been met the city engineer shall thereafter accept the public improvements.

...

E. Deferral of required improvements.

- (1) City staff may upon petition of the owner defer at the time of final approval, subject to appropriate conditions, the provision of any or all public improvements are not required in the interests of the public health, safety and general welfare.
- (2) Whenever a petition to defer the construction of any public improvement required under these regulations is granted by the city, the owner shall deposit in escrow the developer's share of the costs of the future public improvements with the city prior to approval of the final plat, or the owner may execute a separate improvement agreement secured by a cash escrow or, where authorized, a letter of credit guaranteeing completion of the deferred public improvements upon demand of the city.

...

§ 8-15 General requirements and design standards.

...

(3) Sewer improvements.

...

- (b) The developer shall furnish and install the complete sewage system, including the mains, manholes, cleanouts, service laterals for all lots, lift stations and appurtenances. The sewage system shall be designed and constructed in accordance with the master plan when available and in accordance with the standard specifications and standard construction details of the City of Sachse.
- (c) In locations where sanitary sewers are not available and where there is no immediate prospect for installation of sanitary sewers, then on-site sewage facilities (OSSF) of approved type may be installed in conformity with the rules, regulations and ordinances of the City of Sachse pertaining to public health, provided however that in no case shall septic tanks be installed without meeting TCEQ requirements.

...

(5) Electric utilities to be underground.

- (a) No subdivision plat or site plan filed with or submitted to the city shall be approved unless such plan or plat requires all electric utility lateral and service lines to be constructed underground. In special or unique circumstances or to avoid undue hardship, the city council may authorize exceptions from this requirement and permit the construction and maintenance of overhead electric utility lateral or service lines and may approve any plat with such approved exceptions. It is the intent of this section that no overhead electric utility lateral or service lines be constructed without an exception having been obtained for the subdivision plat or site plan.

...

- (c) Anything in this ordinance to the contrary notwithstanding, temporary construction service may be provided by overhead electric lines and facilities without obtaining an exception.

...

§ 8-17 Street extensions and pro rata charges.

...

E. Extensions for property subdivided or platted for development basis.

- (1) Generally. Where the extensions of the streets are required to serve property which has been subdivided or platted for development for resale, streets may be extended to the properties on the following basis and in accordance with minimum standards and procedures described in this section. It shall be unlawful to improve any previously unimproved lot, tract or plot of land or any part thereof which fronts a street or alley for which pro rata charges are applicable even if such lot, tract or plot was originally purchased before construction and assessment of pro rata was accomplished.

...:

AMEND (4) BY UNDERLINING TITLE ONLY:

- (4) Off-site extensions required to serve property development. Where street facilities are not available to a tract to be developed, the developer or contractor shall extend such facilities, his expense, to an existing street, as approved by the city engineer.

ADD NEW (5):

- (5) Reserved strips and tracts prohibited. A plat shall not provide reserved strips or tracts of land. In addition, the effect of the phasing of a plat, provision of common area, or other land or easement shall not unnecessarily restrict access to land, right-of-way, or easements dedicated or intended to be dedicated to the public by the subject plat or adjacent developments.

...

SECTION 2. That the City of Sachse Code of Ordinances is amended by amending Chapter 11 titled “Zoning Ordinance” by amending Section 11-3 titled “Planning and Zoning Commission”, to read as follows:

“Chapter 11

ZONING

...

§ 11-3 Planning and zoning commission.

...

B. Duties and powers. The planning and zoning commission shall generally have the following duties and powers:

...

(6) To pass upon whether or not plats of land and proposed plats of land within the city or coming under the city’s jurisdiction should be accepted when responsible, and to formulate and furnish to the city council regulations governing the platting of additions which shall be for the guidance of the public in this regard.

...

C. Rules and regulations. The following rules and regulations are hereby adopted by the city for the making of applications for zoning changes and for the handling of public hearings before the city planning and zoning commission and the city council:

...

(8) In the event a protest against such zoning change has been filed with the city secretary, duly signed by the owners of 20 percent or more either of the area included in the zoning change or of the land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, such amendment shall not become effective except by a three-fourths vote of the governing body.

...”

SECTION 3. That the City of Sachse Code of Ordinances is amended by amending Chapter 11A titled “Zoning Ordinance” by amending Article 6 titled “Permits and Certificates” by amending

Section 1; and by amending Article 9 titled “Unplatted Property” by amending Section 1 titled “Zoning Required” and Section 2 titled “Annexation Pending”, to read as follows:

**“EXHIBIT 11A
ZONING ORDINANCE**

...

**“ARTICLE 6
PERMITS AND CERTIFICATES**

§ 1

...

(1) The lot or tract where any building is to be constructed is part of a plat of record , properly approved by the City of Sachse, and filed in the plat records of the county

...

**ARTICLE 9
UNPLATTED PROPERTY**

§ 1 Zoning required.

1.1 The city shall not approve any plat of any subdivision within the city limits until the area covered by the proposed plat has been permanently zoned by the city council.

...”

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 _____ 2024.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K. Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(05-28-2024:4862-5179-0191, v. 1)

E. Regular Agenda Items

Subject:	3. Consider authorizing the City Manager to execute and award the construction contract for the Bailey Road Reconstruction Project, BP-21-B01, to McMahon Contracting LP in the amount of Ten Million Nine Hundred Eighty-Eight Thousand Six Hundred Ninety-Seven and No/100 Dollars (\$10,988,697.00).
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	\$9,405,355
Budgeted	Yes
Budget Source	Bond Funds, Water and Sewer Impact Fees
Recommended Action	Authorize the City Manager to execute and award the construction contract for the Bailey Road Reconstruction Project, BP-21-B01, to McMahon Contracting LP in the amount of Ten Million Nine Hundred Eighty-Eight Thousand Six Hundred Ninety-Seven and No/100 Dollars (\$10,988,697.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

This project was proposed with 2021 Bond Election. It will be the first road project fully designed and constructed from that program, and it includes the reconstruction of approximately 5,500 linear feet of Hooper Road and Bailey Road. Hooper/Bailey Road will be reconstructed with a new 36-foot wide concrete section with included traffic-calming measures. Sidewalks and trails will be included; water and sewer infrastructure will be improved.

The second pre-bid meeting was held on July 2, 2024, and bids were opened on July 18, 2024. The project was advertised in the Sachse News and online via CivCast. A total of 5 bids were received. City staff and the design team reviewed and ranked each applicant on the following criteria:

Proposed Contract Amount (50%)	Qualifications of Project Personnel (10%)
Similar Project Experience (10%)	Project Delivery Schedule (10%)
Quality of Bidders Goods and Services (10%)	Reputation/Familiarity of Bidder (5%)
Use of Historically Underutilized Businesses (5%)	

Based on the review of the contract documents and evaluations of each contractor, the contractor that provides the best value to the City of Sachse is McMahon Contracting LP.

The total construction contract amount is over the original 2021 construction budget of \$9,806,300. Additional funding will be used from Water and Sewer Impact Fees to address the water and sewer reconstruction portion of the project.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to execute and award the construction contract for the Bailey Road Reconstruction Project, BP-21-B01, to McMahon Contracting LP in the amount of Ten Million Nine Hundred Eighty-Eight Thousand Six Hundred Ninety-Seven and No/100 Dollars (\$10,988,697.00).

File Attachments

1. Evaluation Method
2. Presentation_Bailey Road Construction Award

EVALUATION METHOD

1. Per Texas Government Code Chapter 2269, this project will be bid through Competitive Sealed Proposals. Any references in the contract documents to “bid(s)” “bid bond”, “bidders”, etc. shall be interpreted as referring to these documents and the required documentations related to this Competitive Sealed Proposal. The evaluation process and criteria for ranking order of negotiations shall follow the guidelines below.
2. The City shall convene a Proposal Evaluations Committee (Committee) for this project using Competitive Sealed Proposal method of procurement. The Committee shall evaluate all submitted bids and rank the bids in order for negotiations.
3. The Committee shall consist of the City Director of Public Works, the City Inspector, and the City’s design consultant, or other designated representatives
4. The Committee shall use the following procedures to evaluate bids:
 - 4.1. As soon as reasonably possible following the public opening of bids, the City will conduct a preliminary examination of each bid for compliance with the published requirements.
 - 4.2. The Committee shall meet to conduct thorough discussions and evaluations of all bids
 - 4.3. The Committee shall produce a ranking of bidders in the order of best value to the City.
 - 4.4. The Committee shall base its recommended ranking on the information provided in the bids, reference checks, and from personal knowledge. Unless modified by addendum prior to the opening of bids, the Committee will utilize the following criteria to rank bids
 - 4.4.1. Proposed contract amount (50%). Costs that are under the estimated budget for the project by a significant amount may indicate a lack of full understanding of the scope of work; poor estimating practices or use of less experienced labor to accomplish the work. Costs that are significantly over the estimate may result in the City investing more than necessary for the work. The total project opinion of probable cost is \$ 11,357,245.74
 - 4.4.2. Qualifications of Key Project Personnel (10%). The bid should include a list of key company personnel and their relevant experience in the industry as well as a five-year employment history. Five years’ experience in the field should be considered an absolute minimum to qualify for the job. While employment stability with a single firm is very important, the overall experience in the industry is equally important. Both will be considered in the evaluation
 - 4.4.3. Similar Project Experience Both Past and In Progress (10%). The bid should include a list of at least five (5) similar projects over the last five years as well as a list of work currently in progress. A bidder who has not completed at least one project per year may not possess the experience and resources to complete the specified work at a competitive cost. A bidder with no work currently underway or planned to begin this year may raise a concern. Similar project experience shall include.
 - 4.4.3.1. Complex Project Construction Phasing and Milestones
 - 4.4.3.2. Roadway Construction of an arterial road or higher classification of at least 1 mile in continuous length including water, sanitary, and storm installation.

- 4.4.3.3. Water and Sanitary Sewer Installations within an existing ROW including avoidance of utility conflicts. Experience with 20' deep sanitary sewer systems is preferred.
- 4.4.3.4. Crossing Culvert, Headwall, Storm Drain and Inlet Construction
- 4.4.4. Quality of the Bidder's Goods and Services (10%). This includes an evaluation of previous projects and references that can have a number of issues that ultimately can become critical to a successful project. The following items should be considered in evaluating this point.
 - 4.4.4.1. The bidder's ability to maintain a project schedule and meet specified milestones
 - 4.4.4.2. The bidder's suggestion to improve upon the TCP methodology that would reduce construction time and cost.
 - 4.4.4.3. The bidder's suggestions of proposed methods for installing the storm drainage and water/sanitary sewer utilities with minimal service interruption.
- 4.4.5. Project Delivery Schedule, to included shop drawings and material procurement, a work breakdown of the proposed phases of work, and sufficient detail to evaluate the bidders work plan to demonstrate final completion of the work within the allowable contract time. This includes a phasing plan and evaluation of any construction duration time savings (10%)
- 4.4.6. Reputation of the bidder, including familiarity of the City and Design Engineer with the Bidder (5%)
- 4.4.7. Inclusion of Historically Underutilized Businesses (5%)

END OF SECTION

Bailey Road Construction Contract Award (BP-21-B01)

City Council
August 5, 2024



Overview

- Project Location
- Project Description
- Bid Process
- Bid Evaluations
- Staff Recommendation

Project Location



Project Description

- Project was proposed with 2021 Bond Election
- This roadway project includes the reconstruction of approximately 5,500 linear feet of Hooper Road and Bailey Road
- Hooper/Bailey Road will be reconstructed with a new 36-foot wide concrete section with included traffic calming measures
- Sidewalks and trails will be included; water and sewer infrastructure will be improved
- Staff is currently working with property owners on access, drainage easements, and ROW
- Franchise utility relocations are underway



Bid Process

- Original bid was advertised in May. Previous contract specifications only allowed for evaluation based on “lowest responsible bidder”.
- Several bids were considered non-responsive due to incomplete submittals or nonconformance with contract provisions. Those bidders were rejected.
- Staff identified concerns with pricing and contract unit costs.
- All bids were rejected.
- Staff revised the contract documents from “low bidder” to “best qualified bid” along with establishing evaluation criteria to determine the most qualified contractor.
- Project was re-bid and contractors evaluated according to the criteria listed in the contract.

Bid Process

- The second pre-bid meeting was held on July 2, 2024, and bids were opened on July 18, 2024.
- The project was advertised in the Sachse News and online via CivCast. A total of five bids were received.
- City staff and the design team reviewed and ranked each applicant on the following criteria:

Proposed Contract Amount (50%)	Qualifications of Project Personnel (10%)
Similar Project Experience (10%)	Project Delivery Schedule (10%)
Quality of Bidders Goods and Services (10%)	Reputation/Familiarity of Bidder (5%)
Use of Historically Underutilized Businesses (5%)	

- Based on the review of the contract documents and evaluations of each contractor, the contractor that provides the best value to the City of Sachse is McMahon Contracting LP.



Bid Evaluations

Rank	Bidder	Bid	Evaluation Criteria							Total
			Price	HUB	Qualifications	Experience	Quality	Schedule	Reputation	
1	McMahon Contracting LP	\$10,988,697	46.9	0	8.8	8.7	7.3	9.0	4.6	85.3
2	DDM Construction Corporation	\$10,349,018	50.0	0	7.7	7.0	5.3	8.5	3.5	82.0
3	Tiseo Paving Company	\$11,351,894	45.1	0	7.7	7.7	6.3	7.0	4.3	78.1

*Quality Excavation and Tegrity Contractors Inc. were considered “Non-Responsive” due to the bid packages being incomplete and/or submitted after the deadline, therefore they were not evaluated.



Staff Recommendation

- Staff recommends McMahon Contracting LP to be awarded the construction contract for the Bailey Road Reconstruction Project, BP-21-B01, in the amount of Ten Million Nine Hundred Eighty-Eight Thousand Six Hundred Ninety-Seven and No/100 Dollars (\$10,988,697.00).
- The total construction contract amount is over the original 2021 construction budget of \$9,806,300.00.
- Additional funding (\$1,182,397.00) will be used from Water and Sewer Impact Fees to address the water and sewer reconstruction portion of the project. As a reminder, Impact Fees are a charge to developers for the cost of off-site capital improvements needed to serve a new development such as arterial road expansion.



E. Regular Agenda Items

Subject:	4. Consider and approve a resolution of the City Council of the City of Sachse, authorizing an update to the Impact Fee Program for roadway, water and wastewater facilities, land use assumptions, Capital Improvement Plan, and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC).
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	None
Recommended Action	Approve a resolution of the City Council of the City of Sachse, authorizing an update to the Impact Fee Program for roadway, water and wastewater facilities, land use assumptions, Capital Improvement Plan, and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC).
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The City of Sachse assesses impact fees for development to help pay for water, sanitary sewer, and roadway facilities required to serve that development. State law requires municipalities to update Land Use Assumptions (LUA), Capital Improvement Plan, and Impact Fee Ordinance every five years.

Staff recommends that City Council appoint the Planning and Zoning Commission as the Capital Improvements Advisory Committee, and authorize them to work with City staff to provide recommendations to the City Council on the imposition of impact fees.

The Director of Development Services and the Director of Public Works are directed to commence the update of the impact fees, land use assumptions, and Capital Improvement Plan, and procure such planning, engineering, and/or legal consultation deemed necessary to update the impact fee program for roadway, water, and wastewater facilities. Staff will work with the CIAC on establishing timelines and schedules for meeting dates to consider the proposed impact fee amendments.

POLICY CONSIDERATIONS

Authority is granted under Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code ("Ch. 395 of the TLGC") and Section 8-20, *Impact Fee*, of Chapter 8, *Subdivisions*, of the City's Code of Ordinances

RECOMMENDATION

Approve a resolution of the City Council of the City of Sachse, authorizing an update to the Impact Fee Program for roadway, water and wastewater facilities, land use assumptions, Capital Improvement Plan, and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC).

File Attachments

1. SACHSE FINAL Resolution Autorizing Update to Impact Fee Program and Appointing Planning & Zoning Commission as Capital Improve

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING AN UPDATE TO THE IMPACT FEE PROGRAM FOR ROADWAY, WATER, AND WASTEWATER FACILITIES, LAND USE ASSUMPTIONS, AND CAPITAL IMPROVEMENT PLAN, AND, APPOINTING THE PLANNING AND ZONING COMMITTEE AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City currently imposes impact fees for roadway, water, wastewater facilities, and land use assumptions pursuant to its authority granted under Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (“*Ch. 395 of the TLGC*”) and Section 8-20, *Impact Fee*, of Chapter 8, *Subdivisions*, of the City’s Code of Ordinances; and

WHEREAS, the City Council intends to update its Impact Fees, Land Use Assumptions, and Capital Improvements Plan pursuant to the procedures contained in *Ch. 395 of the TLGC*; and

WHEREAS, the City Council finds it to be in the best interest of the citizens of Sachse to establish the Capital Improvements Advisory Committee (“CIAC”); and

WHEREAS, the Planning and Zoning Commission members meet the requirements of the CIAC under Section 395.058(b); and

WHEREAS, the City Council appoints the Planning and Zoning Commission as the CIAC in accordance with the requirements of *Ch. 395 of the TLGC*, and charges them to advise the City Council on the imposition of impact fees.

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

SECTION 1. The Planning and Zoning Commission is hereby appointed as the Capital Improvements Advisory Committee, and is authorized to work with City staff to provide recommendations to the City Council on the imposition of impact fees.

SECTION 2. The Committee shall be solely advisory.

SECTION 3. The Committee may establish its own rules of procedure subject to the following:

- A. The Committee shall establish a meeting schedule.
- B. A quorum of the Committee shall be the majority of the members.
- C. The chairperson shall be a voting member of the Committee.

- D. All actions of the Committee must be approved by a majority of the membership of the Committee.
- E. The chairperson shall preside over all meetings.
- F. The Committee shall elect from its membership a vice-chairperson, who shall preside over meetings of the Committee in the absence of the chairperson, and a secretary, who shall be responsible for maintaining the minutes of the meetings.

SECTION 4. The Director of Development Services and the Director of Public Works are directed to commence the update of the Impact Fees, Land Use Assumptions, and Capital Improvements Plan, and procure such planning, engineering, and/or legal consultation deemed necessary to update the impact fee program for roadway, water, and wastewater facilities.

SECTION 5. That 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 _____, 2024.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah Granger, City Secretary
(07-24-2024: 4892-8688-9171, v. 1)

2024 Impact Fee Update

City Council
August 5, 2024



Background

- Impact Fees are charges or assessments imposed by local governments for new developments within its service area in order to generate revenue for funding or recouping the costs of capital improvements necessitated by and attributed to new development
- City currently imposes impact fees for roadway, water, wastewater facilities, and land use assumptions pursuant to its authority granted under Chapter 395 of the Texas Local Government Code (Ch. 395 of the TLGC) and Chapter 8, Section 8-20 of the City's Code of Ordinances
- Last version was approved in 2012 and updated in 2017. Generally required to be updated every five years.



Purpose

- The City of Sachse assess impact fees to help pay for water, sewer, and roadway facilities required to serve developments
- Considers updated land use and capital projects as identified in the 2024 CIP
- Impact Fee Report includes engineering analysis and capacity of the utility system and projected land uses and build out from 2024 to 2034
- First step is to appoint an advisory committee to evaluate land use, CIP projects, and fees



Schedule

- August 5, 2024 – Council Appoints Capital Improvement Advisory Committee (CIAC)
- August 26, 2024 – CIAC 1st review of land use assumptions, capital projects and impact fees
- September 2024
 - Council considers resolution calling for a public hearing on impact fees
 - Impact Fee Report published for public review
 - Public notification of report in local papers
- October 2024
 - Final comments submitted
 - Public hearing and resolution adopting amended impact fees



Staff Recommendation

- Approve a resolution appointing the Planning and Zoning Commission as the CIAC in accordance with the requirements of Chapter 395 of the Texas Local Government Code, and charge them to advise the City Council on the imposition of impact fees

E. Regular Agenda Items

Subject:	5. Consider authorizing the City Manager to execute an amendment to the existing Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Approve an amendment to the existing Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse, the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Station is Sachse's signature mixed-use development located between Miles Road and Merritt Road and the President George Bush Turnpike. It includes 100+ acres of residential, retail, restaurants, and two parks: the new Commons Park and the City's largest open space, Heritage Park. Currently, Heritage Park is in the process of being reconstructed and is receiving a multi-million dollar enhancement as a part of the development. The Station was created with a Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ #2) overlay as a way to capture the value that was anticipated to be created with the development. PIDs are an important economic development catalyst tool for cities to use to activate raw land and TIRZs are an important reinvestment tool for cities to send value back to a designated area. At its inception, the Station was originally valued at \$250 million; however, that value has since doubled to \$500 million in recent years. In doing so, the value of TIRZ #2 has also increased considerably.

The TIRZ Reimbursement Agreement, which was negotiated between the City and developer with the assistance of their respective attorneys, identifies in exhibits to the agreement the specific improvements (both private and public) for which reimbursement grants from TIRZ funds will be paid. The agreement further caps the reimbursement grants to the estimated costs for design and construction of each component of the improvements on a per component basis, those caps also being set forth in the agreement exhibits. Consequently, in cases where the developer has realized savings relating to the design and construction of a completed component of the improvements, the amount of grant paid on such component is less than the maximum that would otherwise have been paid. Conversely, the agreement does not allow the developer to be reimbursed for amounts exceeding the grant cap on a specific component of the improvements, even if the savings were realized on a different component.

After extensive discussions between City staff and the developer regarding this issue, City staff, with assistance of the city attorney, has negotiated a proposed amendment to the TIRZ Reimbursement Agreement that would allow the developer to obtain reimbursement for cost overruns for the improvements described in the agreement provided (i) construction on such components is completed so the final costs of such component is known and fixed, (ii) the reimbursements for overruns do not exceed the savings realized on other completed components, (iii) the total of all grants (both economic development grants and infrastructure grants) does not exceed the original agreed maximum for each type of grant, and (iv) savings on completed private improvements may only be applied to overruns on other completed private improvements and savings on completed public improvements may only be applied to overruns on completed public improvements.

POLICY CONSIDERATIONS

This action was originally contemplated in the original Development Agreement between the City of Sachse and PMB Station Developer, LLC that was approved and executed in 2018. The City Council officially authorized the TIRZ Reimbursement Agreement at its December 4, 2023, regular City Council meeting.

RECOMMENDATION

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

File Attachments

1. Sachse FirstAmendment TIF Zone #2 Econ Devo and Infrastructure Reimbursement Agmnt (The Station)(kbl redline 7-26-24)
2. Sachse FirstAmendment TIF Zone #2 Econ Devo and Infrastructure Reimbursement Agmnt (The Station)
3. Presentation_TIRZ Reimbursement Agreement Footnote Amendment

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

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

RECITALS:

WHEREAS, the Parties entered into that certain *TIF Zone Number Two Economic Development Incentive and Infrastructure Reimbursement Agreement* effective December 4, 2023, (the “**Agreement**”) setting forth the terms and conditions by which City and Board agreed to provide the Economic Development Grants and Infrastructure Grants to pay Eligible Costs for the Private Infrastructure and Public Infrastructure, respectively; and

WHEREAS, the Agreement defines “Maximum Grant Amounts” as being the maximum cost for reimbursement for Eligible Costs for the respective components of Private and Public Infrastructure identified as “Costs” set forth in Exhibit “B” and Exhibit “C” to the Agreement; and

WHEREAS, Section 4.4 of the Agreement provides in part that “In no case shall the cumulative payment of the annual Economic Development Grants and the annual Infrastructure Grants exceed the respective Maximum Grant Amount for reimbursement for the Eligible Costs for the respective component of the Private Infrastructure or Public Infrastructure...”; and

WHEREAS, the final costs incurred by Company for certain components of the Private Infrastructure and the Public Infrastructure, respectively, for which Completion of Construction has occurred, have in some instances been less than the cost for such components set forth in Exhibit “B” and/or Exhibit “C” to the Agreement and, in other instances, have exceeded or will exceed the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement; and

WHEREAS, the definition of Maximum Grant Amounts and the language of Section 4.4 of the Agreement effectively disallows Company from requesting that portions of the Grants that are not paid to Company relating to the cost for construction of components of the Private Infrastructure and/or the Public Infrastructure because the final construction cost for such components was less than the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement be paid in relation to the portion of the final costs of other components of the Private Infrastructure and/or the Public Infrastructure that exceeds the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement; and

WHEREAS, Company has requested the Agreement be amended to allow funds from the Grants saved on components of Infrastructure, the final costs for which was less than the costs for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement, to be used to reimburse Company for the final costs for completed components of Infrastructure the costs for which exceed the cost for such components set forth in Exhibit “B” and Exhibit “C”; and

WHEREAS, the Parties desire to enter into this Amendment to the Agreement to allow such Grant savings be applied to pay for other components of the Infrastructure where the final construction costs exceeded the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement.

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

AGREEMENT

Section 1. Definitions. Unless the context requires otherwise, or otherwise defined or amended herein, the capitalized terms in this Amendment shall have the meanings set forth in the Agreement.

Section 2. Amendments. The Agreement is amended as follows:

A. The definition of “Maximum Grant Amounts” set forth in Article I is amended to read as follows:

“Maximum Grant Amounts” shall mean the maximum cost for reimbursement for Eligible Costs for the respective components of Private and Public Infrastructure identified as “Costs” set forth in **Exhibit “B”** and **Exhibit “C”** as adjusted pursuant to Section 4.4.

B. Section 4.1(a) is amended to read as follows:

(a) Subject to Company’s continued satisfaction of all terms and conditions of this Agreement and the obligation of Company to repay the Grants pursuant to Article VI, City agrees to provide annual Economic Development Grants to Company in an aggregate amount not to exceed the respective Maximum Grant Amount (as adjusted pursuant to Section 4.4(c)) to be paid on the Annual Payment Date for Eligible Costs for completed components of Private Infrastructure which have achieved Completion of Construction prior to the Annual Payment Date. Company may submit the Payment Requests for the Economic Development Grants no earlier than April 1 following the calendar year for which the request is made but not later than July 1. Failure of the Company to timely submit a Payment Request for an annual Economic Development Grant shall result

in forfeiture of the payment of such annual Economic Development Grant, subject to Section 4.1(b).

C. Section 4.2(a) is amended to read as follows:

(a) Subject to Company's continued satisfaction of all terms and conditions of this Agreement and the obligation of Company to repay the Grants pursuant to Article VI, City agrees to provide annual Infrastructure Grants to Company in an amount not to exceed the respective Maximum Grant Amount (as adjusted pursuant to Section 4.4(d)) to be paid on an annual basis on the Annual Payment Date for Eligible Costs for completed components of Public Infrastructure which have been accepted by City prior to each Annual Payment Date. Company may submit the Payment Requests for the annual Infrastructure Grant no earlier than April 1 following the calendar year for which the request is made but not later than July 1. Failure of the Company to timely submit a Payment Request for an annual Infrastructure Grant shall result in forfeiture of the payment of such annual Infrastructure Grant, subject to Section 4.2 (b).

D. Section 4.4 is amended to read as follows:

4.4 Maximum Grant Payments.

(a) Except as provided in Section 4.4(c), in no case shall the cumulative payment of the annual Economic Development Grants for reimbursement for the Eligible Costs for the respective component of the Private Infrastructure exceed the respective Maximum Grant Amount for reimbursement for the Eligible Costs for the respective component of the Private Infrastructure as set forth in Exhibit "B".

(b) Except as provided in Section 4.4(d), in no case shall the cumulative payment of the annual Infrastructure Grants for reimbursement for the Eligible Costs for the respective component of the Public Infrastructure exceed the respective Maximum Grant Amount for reimbursement for the Eligible Costs for the respective component of the Public Infrastructure as set forth in Exhibit "C".

(c) If, upon Completion of Construction of a component of Private Infrastructure, the total Eligible Costs related to such completed component is less than the cost for such component set forth in Exhibit "B", an amount that does not exceed (i) the cost for such component set forth in Exhibit "B" less (ii) the total Eligible Costs for such completed component for which payment of an Economic Development Grant has been timely requested, may be applied to pay the Eligible Costs of other components of Private Infrastructure for which (x) Completion of Construction has occurred and (y) the total amount of Eligible Costs for such component(s) exceeds the amount for such component(s) set forth in Exhibit "B", provided, in no case shall the cumulative amount of all annual Economic Development Grants paid to Company exceed the lesser of:

(1) \$522,065.00; and

(2) The total Eligible Costs incurred by Company relating to the construction of all Private Infrastructure for which (i) Completion of Construction has occurred and (ii) Payment Requests have been timely submitted.

(d) If, upon Completion of Construction of a component of Public Infrastructure, the total Eligible Costs related to such completed component is less than the cost for such component set forth in Exhibit "C", an amount that does not exceed (i) the cost for such component set forth in Exhibit "C" less (ii) the total Eligible Costs for such completed component for which payment of an ~~Economic Development Infrastructure~~ Grant has been requested, may be applied to pay the Eligible Costs of other components of Public Infrastructure for which (x) Completion of Construction has occurred and (y) the total amount of Eligible Costs for such component(s) exceeds the amount for such component(s) set forth in Exhibit "C", provided, in no case shall the cumulative amount of all annual Infrastructure Grants paid to Company exceed the lesser of :

(1) \$2,028,326.00; and

(2) The total Eligible Costs incurred by Company relating to the construction of all Public Infrastructure for which (i) Completion of Construction has occurred and (ii) Payment Requests have been timely submitted.

(e) Except as provided in Sections 4.4(c) and (d), Company shall have no right to seek reimbursement from City or the Board for reimbursement of Eligible Costs for Private Infrastructure and/or Public Infrastructure in excess of the respective Maximum Grant Amount, even if funds are available in the Tax Increment Fund from the City Tax Increment.

(f) In no case shall ~~the~~:

(1) The Economic Development Grants and the Infrastructure Grants be used to pay or reimburse costs for projects which have or will be reimbursed by the PID-; or

(2) Cost overruns on components of Private Infrastructure be paid from Infrastructure Grant funds; or

(3) Cost overruns on components of Public Infrastructure be paid from Economic Development Grant funds.

Section 3. Entire Agreement. The Agreement, as amended by this Amendment, is the entire agreement among the Parties with respect to the subject matter covered in the Agreement.

Section 4. Amendment Effective Date. This Amendment shall be deemed to be effective on the date it bears the signatures of authorized representatives of all Parties hereto ("**Effective Date**").

Section 5. Counterparts. This Amendment may be signed by the Parties in any number of identical counterparts, each of which shall be deemed an original and constitute one and the same document.

Section 6. Ratification of Agreement. Except as amended by this Amendment, the Parties acknowledge and agree the Agreement remains in full force and effect.

Signatures on Following Page

SIGNED AND AGREED on this _____ day of _____, 2024.

CITY OF SACHSE, TEXAS

By: _____
Gina Nash, City Manager

APPROVED AS TO FORM:

By: _____
City Attorney

SIGNED AND AGREED on this _____ day of _____, 2024.

**BOARD OF DIRECTORS
REINVESTMENT ZONE NUMBER TWO**

By: _____
Gina Nash, City Manager

SIGNED AND AGREED on this _____ day of _____, 2024.

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

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

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

By: _____
K. Taylor Baird, Manager

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

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RECITALS:

WHEREAS, the Parties entered into that certain *TIF Zone Number Two Economic Development Incentive and Infrastructure Reimbursement Agreement* effective December 4, 2023, (the “**Agreement**”) setting forth the terms and conditions by which City and Board agreed to provide the Economic Development Grants and Infrastructure Grants to pay Eligible Costs for the Private Infrastructure and Public Infrastructure, respectively; and

WHEREAS, the Agreement defines “Maximum Grant Amounts” as being the maximum cost for reimbursement for Eligible Costs for the respective components of Private and Public Infrastructure identified as “Costs” set forth in Exhibit “B” and Exhibit “C” to the Agreement; and

WHEREAS, Section 4.4 of the Agreement provides in part that “In no case shall the cumulative payment of the annual Economic Development Grants and the annual Infrastructure Grants exceed the respective Maximum Grant Amount for reimbursement for the Eligible Costs for the respective component of the Private Infrastructure or Public Infrastructure...”; and

WHEREAS, the final costs incurred by Company for certain components of the Private Infrastructure and the Public Infrastructure, respectively, for which Completion of Construction has occurred, have in some instances been less than the cost for such components set forth in Exhibit “B” and/or Exhibit “C” to the Agreement and, in other instances, have exceeded or will exceed the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement; and

WHEREAS, the definition of Maximum Grant Amounts and the language of Section 4.4 of the Agreement effectively disallows Company from requesting that portions of the Grants that are not paid to Company relating to the cost for construction of components of the Private Infrastructure and/or the Public Infrastructure because the final construction cost for such components was less than the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement be paid in relation to the portion of the final costs of other components of the Private Infrastructure and/or the Public Infrastructure that exceeds the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement; and

WHEREAS, Company has requested the Agreement be amended to allow funds from the Grants saved on components of Infrastructure, the final costs for which was less than the costs for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement, to be used to reimburse Company for the final costs for completed components of Infrastructure the costs for which exceed the cost for such components set forth in Exhibit “B” and Exhibit “C”; and

WHEREAS, the Parties desire to enter into this Amendment to the Agreement to allow such Grant savings be applied to pay for other components of the Infrastructure where the final construction costs exceeded the cost for such components set forth in Exhibit “B” and Exhibit “C” to the Agreement.

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

AGREEMENT

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B. Section 4.1(a) is amended to read as follows:

(a) Subject to Company’s continued satisfaction of all terms and conditions of this Agreement and the obligation of Company to repay the Grants pursuant to Article VI, City agrees to provide annual Economic Development Grants to Company in an aggregate amount not to exceed the respective Maximum Grant Amount (as adjusted pursuant to Section 4.4(c)) to be paid on the Annual Payment Date for Eligible Costs for completed components of Private Infrastructure which have achieved Completion of Construction prior to the Annual Payment Date. Company may submit the Payment Requests for the Economic Development Grants no earlier than April 1 following the calendar year for which the request is made but not later than July 1. Failure of the Company to timely submit a Payment Request for an annual Economic Development Grant shall result

in forfeiture of the payment of such annual Economic Development Grant, subject to Section 4.1(b).

C. Section 4.2(a) is amended to read as follows:

(a) Subject to Company's continued satisfaction of all terms and conditions of this Agreement and the obligation of Company to repay the Grants pursuant to Article VI, City agrees to provide annual Infrastructure Grants to Company in an amount not to exceed the respective Maximum Grant Amount (as adjusted pursuant to Section 4.4(d)) to be paid on an annual basis on the Annual Payment Date for Eligible Costs for completed components of Public Infrastructure which have been accepted by City prior to each Annual Payment Date. Company may submit the Payment Requests for the annual Infrastructure Grant no earlier than April 1 following the calendar year for which the request is made but not later than July 1. Failure of the Company to timely submit a Payment Request for an annual Infrastructure Grant shall result in forfeiture of the payment of such annual Infrastructure Grant, subject to Section 4.2 (b).

D. Section 4.4 is amended to read as follows:

4.4 Maximum Grant Payments.

(a) Except as provided in Section 4.4(c), in no case shall the cumulative payment of the annual Economic Development Grants for reimbursement for the Eligible Costs for the respective component of the Private Infrastructure exceed the respective Maximum Grant Amount for reimbursement for the Eligible Costs for the respective component of the Private Infrastructure as set forth in Exhibit "B".

(b) Except as provided in Section 4.4(d), in no case shall the cumulative payment of the annual Infrastructure Grants for reimbursement for the Eligible Costs for the respective component of the Public Infrastructure exceed the respective Maximum Grant Amount for reimbursement for the Eligible Costs for the respective component of the Public Infrastructure as set forth in Exhibit "C".

(c) If, upon Completion of Construction of a component of Private Infrastructure, the total Eligible Costs related to such completed component is less than the cost for such component set forth in Exhibit "B", an amount that does not exceed (i) the cost for such component set forth in Exhibit "B" less (ii) the total Eligible Costs for such completed component for which payment of an Economic Development Grant has been timely requested, may be applied to pay the Eligible Costs of other components of Private Infrastructure for which (x) Completion of Construction has occurred and (y) the total amount of Eligible Costs for such component(s) exceeds the amount for such component(s) set forth in Exhibit "B", provided, in no case shall the cumulative amount of all annual Economic Development Grants paid to Company exceed the lesser of:

(1) \$522,065.00; and

(2) The total Eligible Costs incurred by Company relating to the construction of all Private Infrastructure for which (i) Completion of Construction has occurred and (ii) Payment Requests have been timely submitted.

(d) If, upon Completion of Construction of a component of Public Infrastructure, the total Eligible Costs related to such completed component is less than the cost for such component set forth in Exhibit "C", an amount that does not exceed (i) the cost for such component set forth in Exhibit "C" less (ii) the total Eligible Costs for such completed component for which payment of an Infrastructure Grant has been requested, may be applied to pay the Eligible Costs of other components of Public Infrastructure for which (x) Completion of Construction has occurred and (y) the total amount of Eligible Costs for such component(s) exceeds the amount for such component(s) set forth in Exhibit "C", provided, in no case shall the cumulative amount of all annual Infrastructure Grants paid to Company exceed the lesser of :

(1) \$2,028,326.00; and

(2) The total Eligible Costs incurred by Company relating to the construction of all Public Infrastructure for which (i) Completion of Construction has occurred and (ii) Payment Requests have been timely submitted.

(e) Except as provided in Sections 4.4(c) and (d), Company shall have no right to seek reimbursement from City or the Board for reimbursement of Eligible Costs for Private Infrastructure and/or Public Infrastructure in excess of the respective Maximum Grant Amount, even if funds are available in the Tax Increment Fund from the City Tax Increment.

(f) In no case shall:

(1) The Economic Development Grants and the Infrastructure Grants be used to pay or reimburse costs for projects which have or will be reimbursed by the PID; or

(2) Cost overruns on components of Private Infrastructure be paid from Infrastructure Grant funds; or

(3) Cost overruns on components of Public Infrastructure be paid from Economic Development Grant funds.

Section 3. Entire Agreement. The Agreement, as amended by this Amendment, is the entire agreement among the Parties with respect to the subject matter covered in the Agreement.

Section 4. Amendment Effective Date. This Amendment shall be deemed to be effective on the date it bears the signatures of authorized representatives of all Parties hereto ("**Effective Date**").

Section 5. Counterparts. This Amendment may be signed by the Parties in any number of identical counterparts, each of which shall be deemed an original and constitute one and the same document.

Section 6. Ratification of Agreement. Except as amended by this Amendment, the Parties acknowledge and agree the Agreement remains in full force and effect.

Signatures on Following Page

SIGNED AND AGREED on this _____ day of _____, 2024.

CITY OF SACHSE, TEXAS

By: _____
Gina Nash, City Manager

APPROVED AS TO FORM:

By: _____
City Attorney

SIGNED AND AGREED on this _____ day of _____, 2024.

**BOARD OF DIRECTORS
REINVESTMENT ZONE NUMBER TWO**

By: _____
Gina Nash, City Manager

SIGNED AND AGREED on this _____ day of _____, 2024.

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

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

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

By: _____
K. Taylor Baird, Manager

TIRZ Reimbursement Agreement Footnote Amendment

City Council
August 5, 2024



TIRZ Reimbursement Agreement

- The TIRZ Reimbursement Agreement, which was negotiated between the City and developer with the assistance of their respective attorneys, identifies in exhibits to the agreement the specific improvements (both private and public) for which reimbursement grants from TIRZ funds will be paid
- The agreement further caps the reimbursement grants to the estimated costs for design and construction of each component of the improvements on a per component basis
- Those caps also being set forth in the agreement exhibits
- This original iteration was approved by the TIRZ #2 Board and the City Council in late 2023



Changes

- Unfortunately, the agreement does not allow the developer to be reimbursed for amounts exceeding each individual grant cap, even if there were savings realized in other components
- After extensive reviews with City staff, the City Attorney's Office, and P3 Works, it has been determined that this is too restrictive and does not meet the intent of the Reimbursement Agreement or the original Development Agreement relative to cost overruns and underruns
- As a result, the team has negotiated a proposed amendment to make this correction
- Please note: this amendment does not change the total amount of the grants to be received by PMB



Next Steps

- Consider the recommendation from the TIRZ #2 Board regarding this amendment
- If Council approves, PMB will be able to re-submit requests for the remaining balances of items in accordance with the terms of the TIRZ Reimbursement Agreement and the associated timeline



E. Regular Agenda Items

Subject:	6. Receive the quarterly 2021 Bond Update.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Information, Discussion
Fiscal Impact	None
Recommended Action	Receive the quarterly 2021 Bond Update.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse. Strategically invest in the City's existing and future infrastructure. Meet the public safety needs of a growing citizen; student; and business population.

BACKGROUND

The last 2021 Bond Update was given at the April 1, 2024, City Council meeting. Sachse residents approved four propositions on the November 2021 Bond Election ballot.

The projects include:

- Designing the expansion and upgrades to Sachse Road, from Miles Road to the city limits
- Upgrading and developing:
 - Bailey-Hooper Road, from SH 78 to Sachse Road
 - Williford Road, from SH 78 to Bailey Road
 - Westcreek Lane, from Sachse Road to Timbercreek Court
- Reconstructing the City of Sachse neighborhood and residential streets within the city limits
- Design and construct a new city animal shelter to facilitate adoptions

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive the quarterly 2021 Bond Update.

File Attachments

1. Presentation_Quarterly Bond Update_August _2024_FINAL

Bond Projects Update

City Council
August 5, 2024



Overview

- Approved Bond Projects
- Bailey-Hooper Road
- Sachse Road Phase 2
- Neighborhood Packages
- Sachse Animal Shelter
- Future Bond Projects Timeline



Approved Bond Projects

Sachse residents voted to approve four propositions included on the November 2021 bond election ballot. The projects include:

- Designing the expansion and upgrades to Sachse Road, from Miles Road to the city limits
 - These updates include the construction of the road, along with associated sidewalks, drainage, signage, lighting, curbs, traffic safety improvements, landscaping, and more
- Upgrading and developing several City of Sachse streets and roads.
 - This includes traffic safety, sidewalks and pedestrian right of ways, curbs and related drainage, utility relocations, and more. The roads or streets are:
 - Bailey-Hooper Road, from SH 78 to Sachse Road
 - Williford Road, from SH 78 to Bailey Road
 - West Creek Lane, from Sachse Road to Timbercreek Court



Approved Bond Projects (cont.)

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



Bailey-Hooper Road

- Plans and specifications are final
- Franchise locations are ongoing
- Project has been advertised and bids opened on July 18
- Contract will be awarded on the August 5 City Council meeting
- Construction to begin in September (365-day contract)

Bailey-Hooper Road



Sachse Road Phase 2 Design

- Sachse Road Phase 2 agreement was approved in February
- Conceptual plan and layout is 90% complete
- It is currently under design, working towards 30% design plan

Neighborhood Packages

- First phase of neighborhood projects are completed (Tina/Leasa/Kellie)
- Next package will be presented during the 2024-2025 budget



Sachse Animal Shelter

- Flooring, electrical fixtures, cabinetry, and kennels recently installed
- Landscape and irrigation scheduled for August
- Identification and resolution of punch list items (on going)
- Furniture and appliances scheduled for installation in September
- Exercise area turf and canopy scheduled for first week in October
- Anticipated grand opening in October
- Project within budget



Sachse Animal Shelter



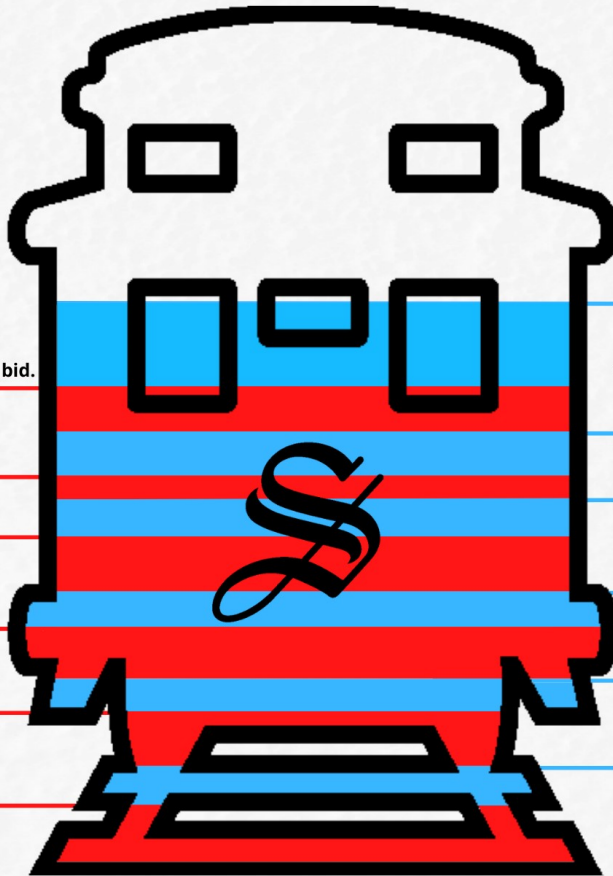
Sachse Animal Shelter





SAK[SEE] OUR PROGRESS

Bailey-Hooper Road



May 2024
All project bids rejected. Revised contract language will allow the best-value bid to be selected rather than the lowest responsible bid.

December 2023
Finalizing Construction Documents. On schedule to advertise Q1 of 2024

July 2023
60% plans submitted for staff review

January 17, 2023
City Council discussed conceptual layout of project

As of June 20, 2022
Topographic Survey/
Design Survey 80% Completed

January 18, 2022
Professional Service Agreement Executed

August 2024
Final plans and specifications advertised 7/18. On schedule to award construction contract in August.

March 2024
Final plans and specifications have completed review. Advertising last week of March. On schedule to award construction contract in May.

August 2023
Plan comments returned to consultant

April 6, 2023
Held Bailey Road Open House for residents affected by the project

July 18, 2022
*Asphalt Overlay project on Bailey Rd/Anthony Ln. begins

As of June 20, 2022
Traffic Counts Completed

* Please note that this project was not funded by the bond



SAK[SEE] OUR PROGRESS

New Animal Shelter



August 2024
Flooring, electric fixtures, and kennels among recent installations. Upcoming plans for landscaping in August, furniture in September, and an October grand opening, all within budget.

December 2023
Vertical Construction Commences

July 27, 2023
Groundbreaking ceremony

May 15, 2023
City Council accepted the Guaranteed Maximum Price

September 6, 2022
Construction Manager at Risk contract with Steele & Freeman Inc. approved by Council

May 24, 2022
Contractor RFQ Submittal Deadline

March 21, 2022
Architect Services Agreement Executed

Building is dried in, allowing interior construction to continue regardless of weather conditions

August/September 2023
Site excavation, detention pond, and underground utilities completed.

June 5, 2023
City Council authorized the City Manager to execute the Guaranteed Maximum Price

December 5, 2022
City Council discussion regarding the design mock-up of the exterior and interior of the new building

June 20, 2022
City Council Updated: Consultation with Steele & Freeman Inc. to begin

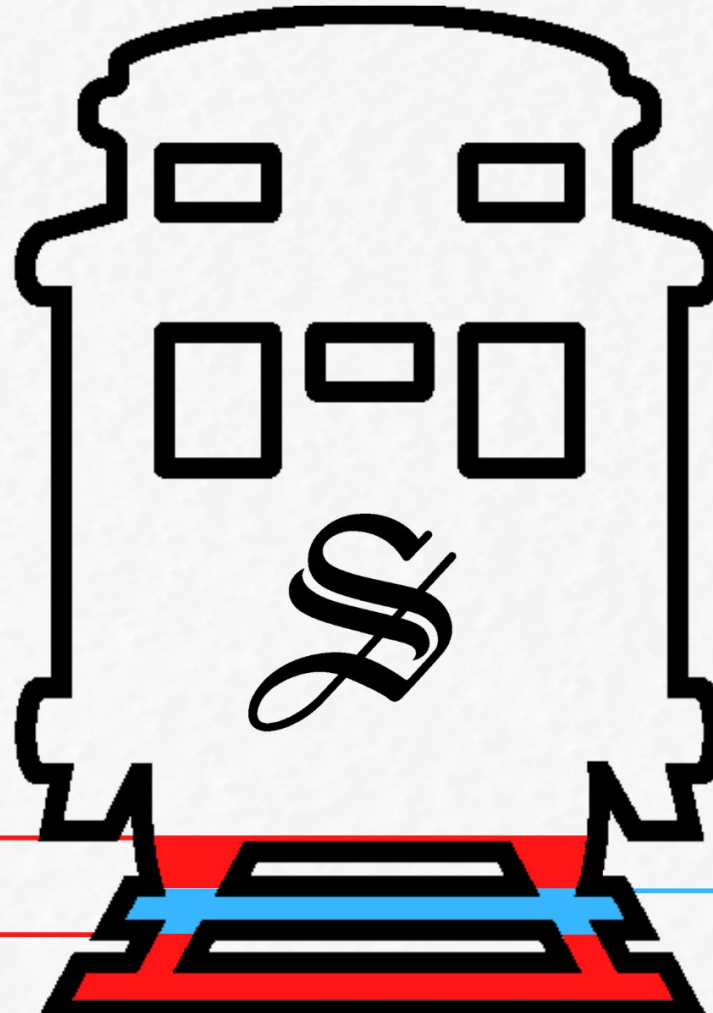
May 20, 2022
Future Animal Shelter Sign Installed





SAK[SEE] OUR PROGRESS

Sachse Road Phase 2



August 2024 Update:
Designs are approx. 30% complete

February 2024
Professional Services Agreement with
Garver USA for design approved

March 2024 Quarterly Update:
Currently under design



Future Bond Project Schedule

- Sachse Road Phase 2 Construction – 2025
- Sachse Road Phase 3 – 2028
- Williford Road, from SH 78 to Bailey Road – 2026/2028
- Westcreek Lane, from Sachse Road to Timbercreek Court – 2025

*This assumes the current project schedule. This will be updated to reflect the accelerated schedule should City Council approve the recommendation in the proposed FY 2024-2025 budget.

All information on the bond process can be found at www.cityofsachse.com/bond2021



E. Regular Agenda Items

Subject:	7. Receive an update on the public engagement component of the Sachse Comprehensive Plan update.
Meeting	August 5, 2024 - City Council Meeting
Access	Public
Type	Information, Discussion
Fiscal Impact	None
Recommended Action	Receive an update on the public engagement component of the Sachse Comprehensive Plan update.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

The Comprehensive Plan is the City's guiding policy document that sets forth the vision for how the community develops and grows. This document helps to guide long-range decisions for the community as it relates to land use, transportation, infrastructure, and public services, among others.

On April 1, 2024, Sachse City Council authorized the City Manager to negotiate and enter into a contract for an update to the City's Comprehensive Plan with Kimley-Horn. The existing Plan was last adopted in 2017.

Since contract execution, staff and consultants from Kimley-Horn have participated in a number of events to gather community-wide input that will help establish the strategic direction for the Comprehensive Plan update.

The purpose of this briefing is to provide an overview of the work that has been done to gather input to this point and to provide an outlook on next steps for future engagement.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update on the public engagement component of the Sachse Comprehensive Plan update.

File Attachments

1. Presentation_Comprehensive Plan Public Engagement

Comprehensive Plan Public Engagement Update

City Council
August 5, 2024



Overview

- Comprehensive Plan Process Recap
- Branding
- Public Engagement
 - Staying connected
 - Efforts to-date
 - Survey
 - Future efforts
- Next Steps
- Questions



What is a Comprehensive Plan?

A comprehensive plan serves as a blueprint for future development and guides decision-making across various components including but not limited to, land use, transportation, housing, and economic growth. A Comprehensive Plan considers the community's current conditions, needs, and aspirations and provides a vision for the future. It considers factors like population growth, infrastructure needs, and environmental sustainability. It helps guide a city's long-term development and decision-making process and shapes a place's physical, social, and economic aspects to create a better quality of life for its residents.

Why Prepare a Comprehensive Plan?

- The plan helps with the fiscal planning of city resources.
- Zoning regulations are required to be adopted in accordance with a comprehensive plan, as mandated by the Texas Local Government Code.

Why get involved?

Getting involved in comprehensive planning process is an exciting opportunity for everyone in the community. By participating, you can shape the future of Sachse. Your input and feedback are invaluable in ensuring that the plan reflects the community's needs, aspirations, and unique character. Your ideas and perspectives will be considered alongside those of other community members, and stakeholders, creating a well-rounded plan that represents the community's vision.

Schedule

The process will span approximately one year and involve a deliberate series of steps to ensure comprehensive planning that aligns with the City's overall goals and future. This will include public engagement, analysis of the existing conditions of Sachse, and more. Our aim is to create a plan that resonates with the City's vision and aspirations.

Phase 1: Project Initiation | May 2024 – June 2024
Phase 2: Data Collection/Analysis | May 2024 – September 2024
Phase 3: Strategic Direction | June 2024 – November 2024
Phase 4: City-Wide Vision | August 2024 – December 2024
Phase 5: Detailed Studies | January 2025 – April 2025
Phase 6: Implementation Strategy & Adoption | February 2025 – May 2025

Questions?

For additional information or questions, please contact the City of Sachse Comprehensive Plan representatives at ShapingSachse@cityofsachse.com



2024 Comprehensive Plan Process

- Initial Council direction (November 2023) ✓
- RFQ process (January 2024) ✓
- Consultant selection (February – April 2024) ✓
- Contract negotiation and execution (April 2024) ✓
- Plan kickoff (April 2024) ✓
- Public engagement (May 2024 - ongoing)
- Plan development
- Plan adoption

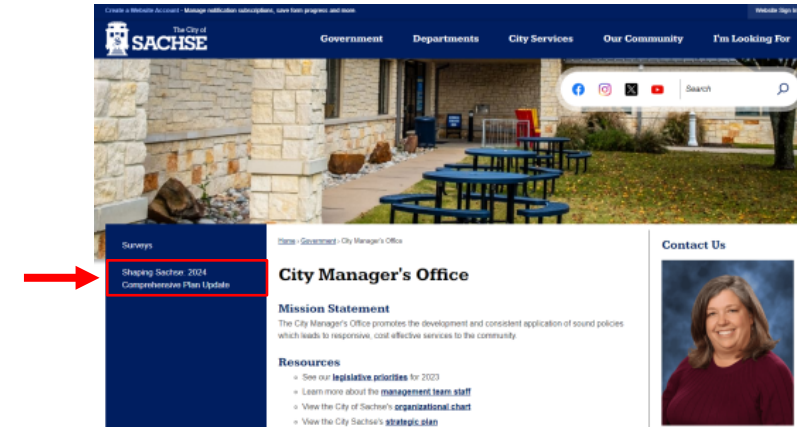
Branding

- Goal – to establish identifiable, unique, and professional branding elements for the plan update
 - Consistency
 - Easily recognizable
 - Clear messaging
- Branding created in-house



Public Engagement – Staying Connected

- Comprehensive Plan Website
 - bit.ly/ShapingSachse2024
 - Linked to City Manager's Office and Development Services pages on the City's website
- City social media accounts promoting engagement opportunities
- Updates via Sachse Scene weekly newsletter
- Project team email account
 - ShapingSachse@CityofSachse.com



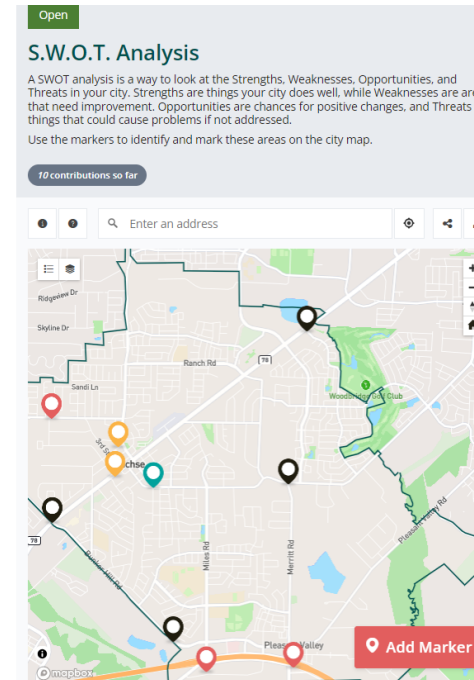
Share Your Vision at the Red, White & Blue Blast
Stop by our Comprehensive Plan booth at the Red, White & Blue Blast this week on July 3 at Heritage Park from 6-10 p.m.!! We'll have free water, a raffle, and an engagement activity!

Sachse Scene: June 28, 2024



Public Engagement – Efforts to-date

- Developed public engagement plan with consultant
- Goal to meet people “where they are”
 - Summer Concert Series
 - Sachse Farmers Market
 - Red, White, & Blue Blast
- Different methods of engagement
 - Offered in-person or virtual
 - Coin jar activity
 - Vision for Sachse in 2050 in one-word
 - Map activity
- Comprehensive Plan Survey
 - QR code or Comprehensive Plan webpage



Public Engagement – Survey

- Comprehensive Plan Survey
 - Approximately ten minutes to complete (online)
 - Intentionally distinct from Polco resident survey
 - Survey available in English, Spanish, or Vietnamese
- Postcards with QR code link directly to survey distributed at Red, White, & Blue Blast and July Sachse Farmers Market
 - Postcard two-sided (English & Spanish)
- T-shirt raffle to encourage survey participation





**The City of Sachse
Comprehensive Plan
Update 2024**

Community Driven, Future Focused.

What is a Comprehensive Plan?
A comprehensive plan serves as a blueprint for future development, guiding decision-making in areas like land use, transportation, housing, and economic growth. It considers current conditions and future needs, shaping a city's physical, social, and economic aspects to improve residents' quality of life.

Why get involved?
Getting involved in the comprehensive planning process allows community members to shape the future of Sachse. Your input ensures the plan reflects the community's needs and aspirations, creating a well-rounded vision for the future.

Questions or Suggestions?
For additional information or suggestions, please contact the City of Sachse Comprehensive Plan representatives at ShapingSachse@cityofsachse.com

scan here to learn more!



scan here to take the survey!

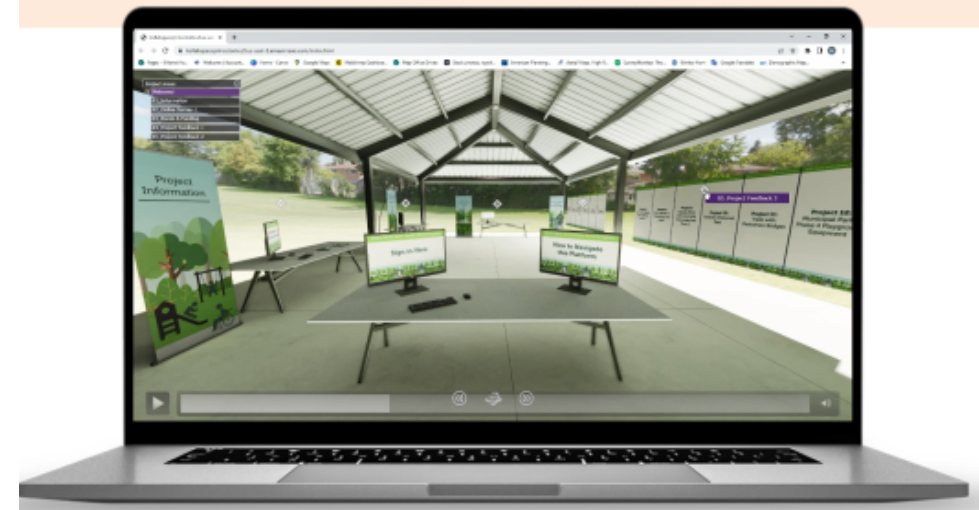






Public Engagement – Future Efforts

- Community events
 - Digital open house
 - Staff workshop
 - Stakeholder interviews
 - Neighborhood meetings
 - Comprehensive Plan Open House
 - Work sessions (public meetings)
 - Plan adoption (public meetings)
-
- Upcoming public engagement opportunities to be listed on Comprehensive Plan webpage



Princeton Virtual Open House

Next Steps

- Implementation of the public engagement plan
 - Continued communication about public engagement opportunities
- Data collection
- Analyze and synthesize data
- Preparation of strategic direction based on input
- Development of draft comprehensive plan elements

Questions?

E. Regular Agenda Items

Subject: 8. Receive an update on Polco National Community Survey.

Meeting August 5, 2024 - City Council Meeting

Access Public

Type Information

Fiscal Impact Yes

Dollar Amount \$28,350.00

Budgeted Yes

Recommended Action Receive an update on Polco National Community Survey.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

In 2022, the City formed a partnership with Polco to develop and implement a comprehensive and statistically significant resident survey. This survey was designed to capture the priorities, needs, and preferences of our residents, providing valuable insights to inform planning and decision-making. The feedback collected from this survey has been instrumental in understanding the areas that matter most to our community.

Conducting resident surveys biennially is considered best practice, ensuring that the City remains responsive to the evolving needs and expectations of its residents. This update will provide an outline of the next steps in our ongoing commitment to community engagement and improvement. Furthermore, this second iteration of the survey will allow staff to measure the progress made from feedback received in the last survey, particularly as it relates to the expansion of Leisure Services programming.

Logan Thatcher, Assistant to the City Manager, will be presenting this item.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update on Polco National Community Survey.

File Attachments

1. Presentation_NCS Polco Resident Survey

Polco 2024 National Community Survey

August 5, 2024



Overview

- Background
- Survey Overview
- NCS Timeline
- Questions

Background

- Sachse previously conducted the National Community Survey (NCS) in 2022
 - 2,800 households surveyed; 406 responses; 5% margin of error
- This survey was designed to capture the priorities, needs, and preferences of our residents
- The feedback collected has been instrumental in understanding the areas that matter most to the community
- Best practice is to conduct a resident survey every two years



Survey Overview

- Polco and Sachse are partnering on the 2024 National Community Survey
 - Random sample of 3,500 households, each receive two mailings with links and QR code to the online survey
- Templated community survey with national benchmark comparisons against approximately 500 communities for more than 120 survey items
 - One and ½ pages of custom questions of unique importance to Sachse
 - Spanish translation of mailing materials and full online survey
 - Remote presentation of results
- Data collection runs for five weeks
- Additional community-wide, open-participation survey runs alongside random sample for the last two weeks to allow entire community to offer their feedback



NCS Timeline

July 1 - Aug. 9

Aug. 28 - Oct. 2

Sep. 18 – Oct. 9

Oct. 9 – Oct. 30

End of 2024 – Early 2025

Survey and Mailing Materials Development

- Review and approve survey content and mailing materials
- Work with the Project Manager to develop Custom Questions

Sampling and Printing

- Polco conducts random sampling
- Polco manages printing of City mailing materials
- Project Manager builds open survey on City Polco profile

Data Collection

- Mailed surveys begin to return to Polco
- Online survey opens for community-wide participation
- City promotes the online survey before and during collection

Analysis and Reporting

- Polco Survey Team will analyze, clean and weight the results for representativity
- The report will be written and proofed
- The finished report will be delivered around Week 17

Closing the Loop

- City will be able to share results with key stakeholders and plan for the remote presentation
- PM will schedule post-survey check in



Questions?



F. Executive Session

Subject: 1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section 551.087 to discuss or deliberate commercial or financial information received and the offer of financial or other incentives relating to Evolve Biologics.

Meeting August 5, 2024 - City Council Meeting

Access

Type

**Recommended
Action**

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

File Attachments None

F. Executive Session

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

Meeting August 5, 2024 - City Council Meeting

Access Executive Session

Type Closed Session

Fiscal Impact None

Recommended Action Conduct executive session as necessary.

Goals

BACKGROUND

The City Council conducts a performance review of the City Attorney each year in August.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Conduct executive session as necessary.

File Attachments None

G. Regular Agenda Items / Meeting Closing

Subject: 1. Take any action as a result of Executive Session regarding Evolve Biologics.

Meeting August 5, 2024 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Take any action as a result of Executive Session regarding the Evolve Biologics.

Goals

BACKGROUND

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Take any action as a result of Executive Session regarding the Evolve Biologics.

File Attachments None

G. Regular Agenda Items / Meeting Closing

Subject: 2. Take any action as a result of Executive Session regarding the yearly review of the City Attorney.

Meeting August 5, 2024 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Take any action as a result of Executive Session regarding the yearly review of the City Attorney.

Goals

BACKGROUND

The City Council conducts a performance review of the City Attorney in August of each year.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Take any action as a result of Executive Session regarding the yearly review of the City Attorney.

File Attachments None
