



**Monday, November 4, 2024
City Council Meeting**

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

City Council meetings are streamed live 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, November 4, 2024, at 6:30 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Recognition

1. Present a proclamation declaring November 15, 2024, as America Recycles Day.
2. Recognize the 2024 Recycled Art Contest Winners.
3. Present a proclamation declaring the week of November 4-8, 2024, as Municipal Court Week.

C. 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.

D. Council/Staff Reports and Updates

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

E. Consent Agenda

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. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the September 16, 2024, regular meeting minutes.
2. Approve the October 15, 2024, special meeting minutes.
3. Approve the October 21, 2024, regular meeting minutes.
4. Accept the monthly revenue and expenditure report for the period ending September 30, 2024.
5. Adopt a resolution accepting and approving the Collin County 2024 Tax Roll; resolving other matters relating to the subject; and providing an effective date.
6. Authorize the purchase of streetlight replacements from FSG Electric through the BuyBoard cooperative purchasing program (Contract #711-23) not to exceed Fifty-Four Thousand, Six Hundred Fifty-Six and No/100 Dollars (\$54,656.00).
7. Authorize the purchase of Water Meter Supplies from HydroPro Solutions, Inc. not to exceed One Hundred Fourteen Thousand, Seven Hundred Eighty-Three and 91/100 Dollars (\$114,783.91).
8. Discuss and consider approving the agreement amount with Ron Hobbs Architects for the design of the City of Sachse Service Center for the amount of Nine Hundred Seventy-Three Thousand, One Hundred and No/100 Dollars (\$973,100.00).

F. Action Items

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Conduct a public hearing regarding amendments to the City's Water, Wastewater, and Roadway 2024-2034 Impact Fee update, including amendments to the Land Use Assumptions, Capital Improvements Plan, and to the Maximum Assessable Impact Fees established by the study.
2. Discuss and consider authorizing the City Manager to execute an agreement with Kompan, Inc. in the amount of One Million, One Hundred Thirty-One Thousand, Eight Hundred Ninety-Eight and No/100 Dollars (\$1,131,898.00) for the purchase and installation of playground equipment at J.K. Sachse Park.

G. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive a briefing on the Sachse Comprehensive Plan update.

H. Executive Session

-
1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive for LK Bakery LLC for a project generally located along Bunker Hill Road and Miles Road, Sachse, Texas.

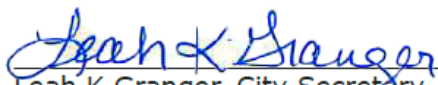
I. Action Resulting from Executive Session

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive for LK Bakery LLC.

J. 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: 10/31/2024 by 5 PM | 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.

B. Recognition

Subject:	1. Present a proclamation declaring November 15, 2024, as America Recycles Day.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Proclaim November 15, 2024, as America Recycles Day.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

America Recycles Day is an annual event held nationwide by Keep America Beautiful. This year's America Recycles Day will be held on November 15. The day is recognized in several ways in Sachse, including a proclamation, an art contest, and educational materials posted on social media platforms. Staff will post recycling tips on social media to promote the importance of recycling in parks and the community.

Leisure Services Director Lance Whitworth, Recreation Manager Cynthia Wiseman, and Leisure Services Coordinator Jordan Beaulieu will receive the proclamation.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Proclaim November 15, 2024, as America Recycles Day.

File Attachments

1. Proclamation_America Recycles Day_2024

Proclamation

WHEREAS, the City of Sachse recognizes the importance of protecting and preserving our natural resources and adopting conscientious habits that will improve our daily lives and bring about a cleaner, safer, and more sustainable environment; and

WHEREAS, although there has been a significant increase in the amount of recycling in Sachse to date, we must also continue to focus on other initiatives such as waste reduction, composting, the reuse of products and materials, and purchasing recycled products; and

WHEREAS, by encouraging businesses, state agencies, nonprofit organizations, schools, and individuals to celebrate America Recycles Day 2024, we can further promote recycling as an environmentally efficient and economically smart habit; and

WHEREAS, it is important that the Sachse community become involved in recycling activities and learn more about the many recycled and recyclable products available to them as consumers; it is also fitting for the City of Sachse to celebrate America Recycles Day 2024 and take action by educating the public about the recycling options available in the area;

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim November 15, 2024, as

America Recycles Day

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of November, 2024.

Gold
Seal



Jeff Bickerstaff, Mayor

B. Recognition

Subject:	2. Recognize the 2024 Recycled Art Contest Winners.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Recognize winners from the 2024 Recycled Art Contest.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

In honor of America Recycles Day, students at Cheri Cox Elementary were challenged to design art pieces using recycled materials. The only rule was that all artwork should be made from recycled magazines, boxes, scrap paper, etc. The students did an excellent job creating masterpieces from recycled materials.

The City will recognize one student contest winner from each grade who was selected for having the best recycled art project. The winning projects are on display in the rotunda of City Hall during the Council meeting, then will be moved to be on display in the Michael J. Felix Community Center until November 15, 2024.

Kindergarten: Malcolm Kelliher
First Grade: Jamie Allen
Second Grade: Finley Christie
Third Grade: Jason Morris
Fourth Grade: Juan Arian
Honorable Mention: Jeremiah Ramos

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Recognize winners from the 2024 Recycled Art Contest.

File Attachments None

B. Recognition

Subject:	3. Present a proclamation declaring the week of November 4-8, 2024, as Municipal Court Week.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Present a proclamation recognizing November 4-8, 2024, as Municipal Court Week.
Goals	

BACKGROUND

The first week of November is recognized as Municipal Court Week in the state of Texas by the Texas Municipal Courts Education Center. Cities are encouraged to participate and recognize the importance of municipal courts, the rule of law, and the fair and impartial administration of justice.

Court Administrator Kelly Dennis and Deputy Court Clerk Michelle Riddall will accept the proclamation.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing November 4-8, 2024, as Municipal Court Week.

File Attachments

1. Proclamation_Municipal Court Week 2024

§ *Proclamation*

WHEREAS, municipal courts play a significant role in preserving public safety and promoting quality of life in Texas; and

WHEREAS, more people come in contact with municipal courts than all other Texas courts combined, and public impression of the Texas judicial system is largely dependent upon the public's experience in municipal court; and

WHEREAS, state law authorizes a municipality to either appoint or elect a municipal judge for a term of office, the Sachse Municipal Court is a state court, and its judges are members of the state judiciary; and

WHEREAS, the procedures for the Sachse Municipal Court operations are set forth in the Texas Code of Criminal Procedure and other laws of the State of Texas; and

WHEREAS, the City of Sachse is committed to the notion that our legal system is based on the principle that an independent, fair, and competent judiciary will interpret and apply the laws that govern us, and that judges and court personnel should comply with the law and act in a manner that promotes public confidence in the integrity and impartiality of the judiciary; and

WHEREAS, Sachse Municipal Judges are not policy makers for the City of Sachse, but are bound by the law and the Canons of Judicial Conduct and are required to make decisions independent of the governing body of the City Council, City officials, and employees; and

WHEREAS, the City Council recognizes that the Constitution and laws of the State of Texas contain procedural safeguards in criminal cases for all defendants, including indigent defendants, and supports the Sachse Municipal Court in complying with such legal requirements.

NOW, THEREFORE, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby proclaim the week of November 4-8, 2024, as

Municipal Court Week

in recognition of the fair and impartial justice offered to our citizens by the Municipal Court of Sachse.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 4th day of November 2024.

Gold
Seal



Jeff Bickerstaff, Mayor

E. Consent Agenda

Subject: 1. Approve the September 16, 2024, regular meeting minutes.

Meeting November 4, 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 September 16, 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_09.16.2024

CITY COUNCIL OF THE CITY OF SACHSE SEPTEMBER 16, 2024, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, September 16, 2024, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

Those absent were: Councilmember Chance Lindsey.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, September 16, 2024, at 6:30 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:31 PM.

2. Invocation and Pledges of Allegiance.

Councilmember Howarth offered the invocation and Councilmember Buhler led the pledges.

B. Recognition

1. Present a proclamation to the North Texas Food Bank recognizing September as Hunger Action Month and the City's participation in the Peanut Butter Drive.

Mayor Bickerstaff presented a proclamation to North Texas Food Bank in recognition of Hunger Action Month and the kickoff of the 2024 Peanut Butter Drive.

2. Recognize the City of Sachse Finance Department for receiving an upgraded credit rating from Moody's.

Jason Hughes from Hilltop Securities, Inc. recognized the City of Sachse Finance Department for receiving an upgraded credit rating from Moody's. The "Aa1" rating is the second-highest rating available, and is now on par with Standard & Poor's "AA+" credit rating that the City received in 2022. He noted that higher credit ratings lower interest rates. This also positively affects the marketability of debt issuance.

C. 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.

Sachse resident, Linda Crank, had comments related to the upcoming public hearing and was asked to hold her comments until that item was initiated.

D. Council/Staff Reports and Updates

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

Mayor Pro Tem Franks commented that the Mother and son event was a great success. Councilmember Buhler also commended staff for a great event.

Ms. Nash welcomed new employees:

- Dustin Dickey, Wastewater Maintenance Technician
- Hana Miric, part-time Library Assistant
- Tracey Cusson, part-time School Crossing Guard
- Deborah Lohr and London Edwards, Dispatchers
- Kimberly Burton, Human Resource Analyst
- Brenda McIntosh, Senior Neighborhood Services Specialist

Mayor Bickerstaff announced:

- The City Secretary is accepting applications for Boards and Commissions through September
- Comprehensive Plan Update Community Open Houses conclude in September. The public is invited to provide input at www.cityofsachse.com/shapingsachse2024
- National Night Out will be October 1
- Heritage Park is about to be completed, and the grand opening is scheduled for October 5

E. Consent Agenda

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. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Authorize the City Manager to negotiate and execute the terms and conditions of an agreement by and between the City of Sachse and Wylie Auto Towing, Inc. for City wrecker and impound services.

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

F. Action Items

Action items are for Council discussion and consideration for action. **The presiding officer will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Consider an ordinance authorizing the issuance of City of Sachse, Texas, General Obligation Bonds, Series 2024.

Ms. Nash announced that this is the first of several items related to the 2024-2025 budget. These are the second tranche of Bonds from the GO Bond 2021.

Jason Hughes, the City's financial advisor from Hilltop Securities, Inc., provided a summary of

the Bond report. The City's financial position will remain solid due to a long record of prudent fiscal management and conservative budgeting. The ratings from both the S&P and Moody's reflect not only actions taken now but in the past as well. He noted that the amount of debt that the City is carrying is increasing, exhausting the bond election authority; however, the long term liabilities ratio will remain manageable and below AA1 peers. Bids on both the GO Bonds and the tax notes were taken and qualified investment banks were invited to submit. Nine bids were received, which is extremely strong. Five or six bids is typical. The final amount being requested for approval is \$25.585 million. This produces \$27.29 million in project proceeds upon closing. The City will be paying off debt more quickly and will be nearly \$900,000 less in debt service because of the lower interest rates. Tax notes were also sold through the competitive process and will produce a little over \$970,000 in project proceeds. He noted there are no funds coming from the General Fund or any other funds used to pay the costs. He clarified that the City has gained roughly 25 basis points since 2000, which is significant. This lowers the interest rate and attracts more buyers.

Councilmember Howarth made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion, and it carried 6 - 0. None voted against.

2. Ordinance authorizing the issuance of City of Sachse, Texas, Tax Notes, Series 2024.

Mr. Hughes summarized this item with the previous item.

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

3. Consider an ordinance of the City Council of Sachse, Texas, authorizing certain budget and Capital Improvement Plan amendments pertaining to the fiscal year 2023-2024 Budget and Capital Improvement Plan; and providing an effective date.

Finance Director David Baldwin presented the amendments being requested for items that could not reasonably have been foreseen within the budget and Capital Improvement Plan (CIP.) He clarified that this is a request for a do-not-exceed spending authority on the funds noted. Any funds not spent remain in the Fund Balance and would be available for future years.

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

4. Consider an ordinance of the City of Sachse, Texas, adopting the budget for fiscal year beginning October 1, 2024 and ending September 30, 2025; providing that expenditures for said fiscal year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the general and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the City; providing a repealing clause; providing a severability clause; and providing an effective date.

Ms. Nash explained that this item to adopt the 2024-2025 budget is the first of three related agenda items. It must be adopted by ordinance with a recorded vote.

Mayor Pro Tem Franks made a motion to approve the ordinance adopting the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025; providing that expenditures for said fiscal year shall be made in accordance with said budget; appropriating

and seething aside the necessary funds out of the General and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the City; providing a repealing clause; providing a severability clause; and providing an effective date. Councilmember Howarth seconded the motion, and Ms. Lewis called the vote. The motion passed 6-0 as follows.

Mayor Bickerstaff	Yes
Mayor Pro Tem Franks	Yes
Councilmember Howarth	Yes
Councilmember Millsap	Yes
Councilmember Buhler	Yes
Councilmember Prestenberg	Yes
Councilmember Lindsey	Absent

5. Consider ratifying the property tax increase in the budget for Fiscal Year 2024-2025.

Ms. Nash said that ratifying the property tax rate is step two in the process. The tax rate will stay the same, which will generate an increase in tax dollars. She pointed out that this rate is below the "no new revenue" rate. Mr. Baldwin explained that Texas Local Government Code states that adopting the budget that will raise more revenue from property taxes than the previous year requires a separate vote from the governing body. The budget will raise \$2.99 million more revenue from property taxes. This includes revenue from new construction, TIRZ revenue, Debt Service Fund revenue, and General Fund revenue.

Mayor Pro Tem Franks made a motion to ratify the property tax increase for the fiscal year 2024-2025 budget. Councilmember Buhler seconded the motion, and Ms. Lewis called the vote. The motion passed 6-0 as follows:

Mayor Bickerstaff	Yes
Mayor Pro Tem Franks	Yes
Councilmember Howarth	Yes
Councilmember Millsap	Yes
Councilmember Buhler	Yes
Councilmember Prestenberg	Yes
Councilmember Lindsey	Absent

6. Consider an ordinance of the City of Sachse, Texas, levying ad valorem taxes for the year 2024 (Fiscal Year 2024-2025) at a Maintenance and Operations rate of \$0.456209 and a Debt Service rate of \$0.194207 for a total rate of \$0.650416 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2024, to provide revenue for the payment of current expenses; providing for an Interest and Sinking Fund for all outstanding debt of the City of Sachse; providing for due and delinquent dates together with penalties and interest; providing a severability clause; providing a repealing clause; and providing an effective date.

Ms. Nash noted that levying taxes is the last step in the process related to the budget.

Councilmember Prestenberg made a motion to approve the ordinance levying ad valorem taxes for fiscal year 2024-2025, and a maintenance and operations rate of \$0.456209 and a Debt Service rate of \$0.194207 for a total rate of \$0.650416 per one hundred dollars assessed

valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2024, to provide revenue for the payment of current expenses; providing for an Interest and Sinking Fund for all outstanding debt of the City of Sachse; providing for due and delinquent dates together with penalties and interest; providing a severability clause; providing a repealing clause; and providing an effective date. Councilmember Howarth seconded the motion, and Ms. Lewis called the vote. The motion passed 6 - 0 as follows:

Mayor Bickerstaff	Yes
Mayor Pro Tem Franks	Yes
Councilmember Howarth	Yes
Councilmember Millsap	Yes
Councilmember Buhler	Yes
Councilmember Prestenberg	Yes
Councilmember Lindsey	Absent

7. Conduct a public hearing to consider and act on a request to amend the existing gas station Special Use Permit, SUP 23-01, to revise the boundary, site, building layout, and add two additional gas pumps, generally located north of President George Bush Turnpike and east of Merritt Road, within Sachse city limits.

Development Services Director Matt Robinson presented a request for a Special Use Permit (SUP) for the Aria gas station at the northeast corner of George Bush Turnpike and Merritt Road. The applicant would like to revise the site layout and add two additional pumps, increase the building size, change the building layout, and increase the property from 1.5 acres to approximately 1.72 acres. An SUP was approved by Council in June 2023 for auto related uses. The Planning and Zoning Commission approved this change at their September 9 meeting with a vote of 5-1.

In response to clarifying questions, Mr. Robinson noted that the applicant intends for the extra lanes to be for a Sonic drive through; however, that is subject to change. The area east of the gas station would be a commercial development and would block view of the gas station from the town homes. A screening wall is not required in this area but trees and other separating items are. Traffic is not expected to increase significantly with the additional pumps.

The public hearing was opened at 7:33 PM Sachse resident Linda Crank addressed Council with questions related to the gas station. She was not in favor of the addition. The public hearing was closed at 7:36 PM

Mr. Robinson followed up noting that ordinances are referenced when evaluating requests like this. Many of the items questioned will be addressed if the SUP amendment is approved. This is the first step in the process. Environmental and health safety will be reviewed based on state and federal regulatory requirements when it gets to that stage. Applicant, Muhammad Alaqrabawy, responded to questions related to the tank size and gas delivery. An electronic vehicle charging station is a possibility for the location as well.

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

8. Consider and approve a resolution of the City of Sachse, Dallas County, Texas, setting a date for a public hearing to discuss and review updates to the City's Land Use Assumptions, Capital Improvement Plan and Impact Fees; and to approve any

amendments to the Land Use Assumptions, Capital Improvements Plan and Impact Fees; and providing an effective date.

Ms. Nash mentioned that the intent of this item is for Council to set a date for a future public hearing for revised Impact Fees. The Planning and Zoning Commission reviewed the impact fees at their last couple of meetings and approved some amendments. Staff recommends setting a public hearing date for November 4.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Millsap seconded the motion, and it carried 6 - 0. None voted against.

9. Consider authorizing the City Manager to execute a professional services agreement for the design of the City of Sachse Service Center between the City of Sachse and Ron Hobbs Architects in the amount of Nine Hundred Seventy-Three Thousand One Hundred Dollars and No/100 Dollars (\$937,100.00).

Ms. Nash provided an overview of a new Service Center design factors and needs. The goal is to provide a safe work environment that meets the needs of the crews but remains cost-efficient for the City. Staff recommends the Construction Manager at Risk (CMAR) process, as was used for the new Animal Shelter project. She reviewed the design and construction process, noting the project will take a few years to complete.

Ms. Nash responded to clarifying questions related to funding, design, and process. Councilmember Millsap expressed concerns about the cost and would prefer to get approval from voters. Councilmember Howarth commented that the building was declared unsafe 20 years ago. She has concerns about the safety of the City's employees and equipment as well as cost and funding; however, she sees a need to address this now. Mayor Pro Tem said the project costs are extensive but needed to be done many years ago. This Service Center will protect and extend the longevity of the equipment and is an investment in the City's employees. Mayor Bickerstaff summarized that Council will have a better idea of costs once the design is underway, and they will have the opportunity to review options. He also noted that this project would not affect the tax rate since it is proposed to be funded through the General and Utility Funds.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it carried 5 - 1. Councilmember Millsap voted against.

10. Consider a resolution nominating a candidate to be a member of the Board of Directors of the Dallas Central Appraisal District.

Councilmember Howarth made a motion to nominate Mayor Pro Tem Franks for the ballot of the Dallas Appraisal District Board. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

11. Consider a resolution nominating candidate(s) to the Board of Directors of the Collin Central Appraisal District.

Mayor Pro Tem Franks made a motion to nominate Councilmembers Howarth and Buhler for the Collin Central Appraisal District Board. Councilmember Millsap seconded the motion, and it carried 6 - 0. None voted against.

G. Executive Session

1. The City Council will convene into executive session pursuant to Section 551.071(2) of the Texas Government Code for the purpose of seeking legal consultation with the City Attorney regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:20 PM
The Council returned to Regular Session at 8:54 PM

H. Action Resulting from Executive Session

Action items are for Council discussion and consideration for action. **The presiding officer will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

No action was taken.

I. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:54 PM

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

E. Consent Agenda

Subject: 2. Approve the October 15, 2024, special meeting minutes.

Meeting November 4, 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 October 15, 2024, Council special meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. CityCouncil_Special_Minutes_10.15.2024-unsigned

**CITY COUNCIL OF THE CITY OF SACHSE
OCTOBER 15, 2024, SPECIAL MEETING MINUTES**

The City Council of the City of Sachse held a special meeting on Tuesday, October 15, 2024, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

Those absent were: Councilmember Chance Lindsey.

A. Special Agenda

1. Call to Order: The City Council of the City of Sachse will hold a special meeting on Tuesday, October 15, 2024, at 6:00 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:00 PM.

2. Conduct interviews for the City's boards and commission.

Ms. Granger provided an overview of terms that are expiring on each of the Boards and Commission. The Council interviewed applicants to fill those seats.

3. Consider appointments to the City's boards and commission.

Councilmember Millsap made a motion to appoint Meghan Kershaw, Betsy Urschel, and Allysa Loya to the Library Board. Mayor Pro Tem Franks seconded the motion, and it carried 6 - 0. None voted against.

Councilmember Howarth made a motion to re-appoint Scott McMurdie and Chinelo Nwanze to the Economic Development Corporation Board. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

Councilmember Prestenberg made a motion to re-appoint BJ Futrell, David Lockaby, Kim McClurg, and Brandi Petee to the Animal Shelter Board. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

Mayor Pro Tem Franks made a motion to re-appoint Keith Casey and Kendra Prevost to the Board of Adjustments. Councilmember Millsap seconded the motion, and it carried 6 - 0. None voted against.

Mayor Pro Tem Franks made a motion to re-appoint George "Butch" Kemper, Alicia Linn, and Jermaine McDaniel to the Municipal Development District Board. Councilmember Howarth seconded the motion, and it carried 6 - 0. None voted against.

Mayor Pro Tem Franks made a motion to re-appoint Keith Casey and Susie Whitehurst to the Parks and Recreation Board. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

Mayor Pro Tem Franks made a motion to re-appoint Brian Cox, Daniel Betten, Taylor "Scott" Ohman, and MirHadi Taqui to the Planning and Zoning Commission. Councilmember Howarth

seconded the motion, and it carried 6 - 0. None voted against.

Mayor Pro Tem Franks made a motion to re-appoint Ed Brown, Kendra Prevost, and Bobby Tillman to the Tax Increment Financing Reinvestment Zone #1 Board. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

B. Adjournment

Mayor Bickerstaff adjourned the meeting at 7:05 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

E. Consent Agenda

Subject: 3. Approve the October 21, 2024, regular meeting minutes.

Meeting November 4, 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 October 21, 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_10.21.2024-unsigned

CITY COUNCIL OF THE CITY OF SACHSE OCTOBER 21, 2024, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, October 21, 2024, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Monday, October 21, 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.

Councilmember Howarth offered the invocation and Councilmember Lindsey led the pledges.

B. Recognition

1. Present a proclamation recognizing October 2024 as National Code Compliance Month.

Mayor Bickerstaff presented a proclamation to the Neighborhood Services Department to recognize October as 2024 National Code Compliance Month.

2. Recognize the Development Services Department for receiving the 2024 Richard R. Lillie, FAICP Planning Excellence Achievement Award.

Mayor Bickerstaff recognized the Development Services Department for being awarded the 2024 Richard R. Lillie, FAICP Planning Excellence Achievement Award.

C. 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.

Sachse resident, Jayne Reed, addressed Council regarding various budgetary items. Sachse resident, Chris Raynor, addressed Council regarding the commercial trash and recycling contract for Sachse businesses.

D. Council/Staff Reports and Updates

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

Councilmember Buhler thanked the Parks and Recreation Department for hosting a great

event with the inaugural Fall-O-Ween. Councilmember Millsap welcomed new Library Manager Randall Cross. Mayor Pro Tem Franks noted highlights of the Fall-O-Ween event and commended the Parks and Recreation Departments for putting on a great event. Councilmember Howarth mentioned that she received a lot of comments that the event was so much fun, and people loved the park expansion.

Mayor Bickerstaff's announcements:

- The November General Election is underway. Early voting will run from October 21 through November 1, and Election Day is November 5. Dallas County residents may vote at any Dallas County Vote Center which includes Sachse City Hall Courtroom. Collin County residents may vote at any Collin County Vote Center, which includes Michael J. Felix Community Center Rooms A/B. Check the City website for more details.
 - Dallas County has had a high turnout causing some longer than expected wait times. As this is a Presidential election, this may continue throughout the process. He encouraged voters to utilize the map tools on both counties' websites that includes wait times at each of the vote centers. Please contact City Secretary Leah Granger with any questions.
- The new Sachse Animal Shelter grand opening is Saturday, October 26. This is the first completed project of the Bond 2021.
- The next Farmers Market will be held on Saturday, November 9, from 10 AM to 2 PM in the 5th Street District. The market is hosted on the second Saturday through the end of the year. There will be some great vendors there to help shoppers prepare for the holidays.
- City offices will be closed on November 11 in observance of Veterans Day.
- Recently, the City was recognized as a Bronze Scenic City in Texas. This is a rigorous program dedicated to the beautification of the environment and recognition for Texas municipalities that implement high-quality scenic standards for public spaces. This is a five-year certification based on review of the City's ordinances and code language.
- Lastly, the City of Sachse has been honored with the 2024 Municipal Excellence Award from the Texas Municipal League (TML). Sachse was honored for Management Innovations for cities over 25,000 in population. The award recognized the City for its employee Culture Committee, which is a program geared toward fostering a positive work environment and investment in the City staff. A commitment to these ideals helps staff better serve Sachse residents.

Ms. Nash welcomed several employees to the City:

- Isela Reynoso – Library Assistant
- Arturo Ramirez – Parks and Recreation Maintenance Technician I
- Dustin Dickey – Wastewater Maintenance Technician I
- Tracey Cusson – School Crossing Guard
- Hana Miric – Part-time Library Assistant
- Deborah Lohr – Public Safety Dispatcher
- Kimberly Burton – Human Resources Analyst
- London Edwards – Public Safety Dispatcher
- Brenda McIntosh – Senior Neighborhood Services Specialist
- Katherine Chamberlain – Utility Billing Supervisor
- Randall Cross – Library Services Manager

- Angelo Valdivia – Streets Maintenance Technician I
- Elizabeth (Becky) Scothorn – School Crossing Guard

E. Consent Agenda

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. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the September 3, 2024, meeting minutes.
2. Approve the September 16, 2024, meeting minutes.

Councilmember Millsap requested that item number two be removed from the Consent Agenda.

3. Accept the monthly revenue and expenditure report for the period ending August 31, 2024.
4. Approve a resolution authorizing participation in the U.S. Fixed Income Trust Investment Pools and designating authorized representatives; and providing for an effective date.
5. Authorize the City Manager to execute a professional services agreement for the design of the Water and Wastewater Master Plan Update between the City of Sachse and Birkhoff, Hendricks and Carter, LLP in the amount of Two Hundred Five Thousand and No/100 Dollars (\$205,000.00).
6. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the Ponderosa/Bonanza Sewer Main Replacement (SS-25-09) through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed Four Hundred Fifty Thousand and 0/100 Dollars (\$450,000.00).
7. Authorize the purchase of one 2024 John Deere 324G Skid Steer from RDO Equipment Company through the Sourcewell cooperative purchasing program (#011723-JDC) not to exceed Seventy-Seven Thousand, Three Hundred Thirty-Four and No/100 Dollars (\$77,334.00).
8. Approve the purchase of a new Chevrolet Tahoe Command Vehicle and associated equipment for the Fire Department in the amount not to exceed Ninety-Seven Thousand, Eight Hundred Twenty-Eight and 00/100 Dollars (\$97,828.00).
9. Approve the purchase of Self-Contained Breathing Apparatus (SCBA) and associated equipment for the Fire Department in the amount not to exceed One Hundred and Six Thousand, One Hundred Sixty-Four and 00/100 Dollars (\$106,164.00).

Councilmember Howarth made a motion to approve the Consent Agenda minus item number two. Mayor Pro Tem Franks seconded the motion, and it carried 7 - 0. None voted against.

2. Approve the September 16, 2024, meeting minutes.

Councilmember Millsap noted a typo on item number nine from the September 16 meeting. City Attorney, Joe Gorfida, stated staff would need to research the information to provide the correct contract amount.

Councilmember Howarth made a motion to postpone approval of the September 16 minutes to the November 4 Council meeting. Councilmember Prestenberg seconded the motion, and it carried 7 - 0. None voted against.

F. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive an introduction and update from Medical City Sachse.

Ben Coogan, CEO of Medical City Sachse, presented an update to the Council regarding broader services provided at the hospital. Mayor Bickerstaff welcomed the Medical City Sachse staff to the community and thanked them for choosing Sachse.

2. Receive an update from the Neighborhood Services Division.

Neighborhood Services Manager Ray Mendez provided an overview of the Neighborhood Services Department metrics and services as well as program highlights over the last year. Councilmembers asked clarifying questions. After some discussion, Mayor Bickerstaff mentioned that code enforcement and other services provided by the department are not easy and commended staff.

G. Action Items

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Discuss and consider a resolution awarding a bid to United Healthcare for group medical insurance; Aetna for group dental insurance, Surency for administration of COBRA, retiree billing, flexible spending, health savings, and health reimbursement accounts; Alliance Work Partners for the employee assistance program; NY Life for group life and disability insurance; Legal Shield for voluntary prepaid legal services; AFLAC for voluntary group accident, critical illness, and medical supplemental insurance; and authorizing the City Manager to execute the terms and conditions of the various group agreements, by and between the City of Sachse and said parties for said coverages; providing a repealing clause; and providing for an effective date.

HUB International Vice President Monica Blakely provided an overview of the healthcare options for the City of Sachse staff. Aetna quoted a large increase in rates, so HUB recommends switching employee medical insurance coverage to United Healthcare, with a nine percent increase over current premium rates. Councilmembers asked clarifying questions and discussed the matter. Councilmember Howarth specified that the actual final premium cost cannot be known until everyone has completed the enrollment process and plans are selected. The plan that each employee selects affects the final premium cost from the City. Ms. Nash concurred and noted that the HSA and Surest plans will be encouraged, and staff will be

educated about their options as they make their decisions. The goal is to lower premiums while helping employees find the plan that will work for their family.

Sachse resident Matthew Holboke addressed council regarding insurance budgeting.
Sachse resident Jayne Reed addressed Council regarding insurance costs.

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

H. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Consider economic development incentives for BH Invesco, LLC for a project generally located along Bunker Hill Road and Miles Road, Sachse, Texas.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:17 PM
The Council returned to Regular Session at 9:01 PM

I. Action Resulting from Executive Session

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive for BH Invesco, LLC.

Councilmember Lindsey made a motion to approve the amendment to the existing Economic Development Agreement between the Sachse Economic Development Corporation and BH Invesco, LLC substantially in the form as presented, and authorize the Executive Director of the Sachse Economic Development Corporation to execute the agreement on behalf of the City of Sachse and the Sachse Economic Development Corporation, and any amendments thereto. Councilmember Millsap seconded the motion, and it carried 5 - 2. Mayor Pro Tem Franks and Councilmember Millsap voted against the item.

J. Adjournment

Mayor Bickerstaff adjourned the meeting at 9:03 PM

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

E. Consent Agenda

Subject:	4. Accept the monthly revenue and expenditure report for the period ending September 30, 2024.
Meeting	November 4, 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 September 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 September 30, 2024.

File Attachments

1. All Funds September 2024
2. Sales Tax Report October 2024

City of Sachse

Monthly Revenue and Expenditure Report

September 30, 2024 (Unaudited)

GENERAL FUND

	100% of Year Completed				
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Property Tax	\$ 16,716,996	\$ 4,149	\$ 16,529,562	99%	A
Sales Tax	2,875,000	246,186	3,121,935	109%	B
Franchise Fees	2,211,000	97,150	2,149,281	97%	
Licenses and Permits	1,076,000	44,040	523,657	49%	C
Service Fees	1,611,300	149,074	1,599,769	99%	
Fines	250,000	25,889	283,676	113%	D
Interest Income	420,000	38,771	856,311	204%	E
Miscellaneous Income	708,917	121,644	776,803	110%	F
Intergovernmental Revenue	1,543,687	128,647	1,543,687	100%	
Total Revenue	\$ 27,412,900	\$ 855,552	\$ 27,384,681	100%	
Expenditure Summary					
Animal Services	\$ 306,808	\$ 25,035	\$ 308,138	100%	
City Manager	963,828	71,202	952,584	99%	
City Secretary	268,759	32,188	236,338	88%	G
Combined Services	528,778	27,124	699,038	132%	H
Development Services	1,205,277	58,979	875,982	73%	I
Engineering	391,816	26,244	384,573	98%	
Facilities Maintenance	697,806	46,146	726,564	104%	J
Finance	901,786	50,717	891,815	99%	
Fire-Rescue	7,070,902	517,772	7,430,507	105%	K
Human Resources	578,457	33,275	502,166	87%	L
Information Technology	1,127,676	121,524	1,052,642	93%	M
Library	886,420	49,142	733,193	83%	N
Municipal Court	296,512	23,224	289,423	98%	
Neighborhood Services	1,173,903	93,746	1,151,375	98%	
Parks	4,229,298	372,266	4,216,548	100%	
Police	7,288,534	572,495	7,297,622	100%	
Recreation	836,225	59,029	814,693	97%	
Senior Activity Center	219,318	16,305	196,096	89%	O
Streets	5,719,287	499,075	5,695,679	100%	
Total Expenditures	\$ 34,691,390	\$ 2,695,490	\$ 34,454,977	99%	
Revenue Over/(Under) Expenses	\$ (7,278,490)	\$ (1,839,938)	\$ (7,070,295)		P
Beginning Fund Balance October 1, 2023			\$ 16,236,684		

*Includes City Council-approved budget amendments - Ord. 4128, November 6, 2023 & Ord. 0-2024-12, September 16, 2024.

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 were 5% over prior year collections
- C** Building permit activity trending lower due to timing of anticipated residential and commercial construction
- D** Municipal Court Fines exceed budget due to increased volume
- E** Interest revenue trended strong due to favorable interest rates
- F** Revenue collections include TML Insurance recoveries exceeding budget
- G** Election expenses decrease % of Budget spent trend
- H** Unbudgeted storm debris expense increases 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 Overtime, 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** Hardware and Software Upgrades timing decreases YTD % of Budget spent trend
- N** Library Materials expense timing decreases YTD % of Budget spent trend
- O** Expenses below "YTD Actuals % of Budget" spend primarily due to Employee Training expense timing
- P** Current Month Actual variance due to timing of revenue collections and expenses

City of Sachse

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

UTILITY FUND

		100% of Year Completed			
		Current Month		YTD Actuals	
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Water Revenue	\$ 9,575,500	\$ 1,103,108	\$ 9,976,792	104%	
Sewer Revenue	6,500,000	596,914	6,931,195	107%	A
Drainage Revenue	230,000	19,697	235,257	102%	
Fees	206,000	22,355	199,684	97%	B
Interest Income	290,000	99,825	1,121,845	387%	C
Intergovernmental Revenue	2,000,000	166,663	2,000,000	100%	
Miscellaneous Revenue	25,000	100	152,013	608%	D
Total Revenue	\$ 18,826,500	\$ 2,008,662	\$ 20,616,785	110%	
Expenditure Summary					
Utility Administration	\$ 572,725	\$ 76,469	\$ 649,048	113%	E
Water Operations	11,298,506	792,958	10,619,460	94%	F
Sewer Operations	17,990,613	550,369	8,098,681	45%	G
Stormwater Projects	700,000	48,563	584,008	83%	H
Total Expenditures	\$ 30,561,844	\$ 1,468,360	\$ 19,951,197	65%	
Revenue Over/(Under) Expenses	\$ (11,735,344)	\$ 540,303	\$ 665,588		
Beginning Fund Balance October 1, 2023			\$ 23,612,908		

Explanation of Major Variances:

- A** Sewer Revenue collections exceed budget due to customer growth
- B** Fee revenue is low primarily due to low Penalties and Reconnection Charges
- C** Interest revenue trending strong due to favorable interest rates
- D** Miscellaneous Revenue trends 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** Water expenses below "YTD Actuals % of Budget" spend due to timing of capital project expenses
- G** Sewer expenses below "YTD Actuals % of Budget" spend due to timing of capital project expenses. Negative August activity expense due to reclassification of Sewer capital project expenses to correctly charge to American Rescue Plan Act Fund.
- H** Stormwater Project expenses below "YTD Actuals % of Budget" spend due to timing of stormwater utility rate study expenses

City of Sachse

Monthly Revenue and Expenditure Report

September 30, 2024 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

		100% of Year Completed			
		Current Month		YTD Actuals	
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Sales Tax	\$ 1,430,000	\$ 120,157	\$ 1,523,299	107%	A
Other Income	10,000	10,000	10,000	100%	
Interest Income	100,000	26,850	289,821	290%	B
Total Revenue	\$ 1,540,000	\$ 157,007	\$ 1,823,119	118%	
Expenditure Summary					
Expenditures	\$ 909,632	\$ 68,861	\$ 889,171	98%	
Total Expenditures	\$ 909,632	\$ 68,861	\$ 889,171	98%	
Revenue Over/(Under) Expenses	\$ 630,368	\$ 88,147	\$ 933,949		
Beginning Fund Balance October 1, 2023			\$ 5,604,432		

Explanation of Major Variances:

- A EDC Sales Tax collections were 4% over prior year collections
- B Interest revenue trending strong due to favorable interest rates

City of Sachse

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

DEBT SERVICE FUND

	Annual Budget	Current Month Actual	YTD Actuals	100% of Year Completed	
				YTD Actuals % of Budget	Note
Revenue Summary					
Property Tax	\$ 7,111,584	\$ 1,741	\$ 7,037,768	99%	A
Interest Income	50,000	6,796	163,094	326%	B
Total Revenue	\$ 7,161,584	\$ 8,537	\$ 7,200,862	101%	
Expenditure Summary					
Fees	\$ 548,016	\$ 535,661	\$ 539,091	98%	
Principal	4,740,000	-	4,741,325	100%	C
Interest	1,744,018	-	1,742,693	100%	D
Total Expenditures	\$ 7,032,034	\$ 535,661	\$ 7,023,109	100%	
Revenue Over/(Under) Expenses	\$ 129,550	\$ (527,124)	\$ 177,753		
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** Principal payments are primarily due in February
- D** Interest payments are primarily due in February and August

City of Sachse

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

MUNICIPAL DEVELOPMENT DISTRICT

	Annual Budget	Current Month Actual	YTD Actuals	100% of Year Completed YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	\$ 750,000	\$ 57,982	\$ 745,795	99%	
Interest Income	1,000	2,451	20,974	2097%	A
Total Revenue	\$ 751,000	\$ 60,433	\$ 766,769	102%	
Expenditure Summary					
Expenditures	\$ 886,500	\$ 100	\$ 347,265	39%	B
Total Expenditures	\$ 886,500	\$ 100	\$ 347,265	39%	
Revenue Over/(Under) Expenses	\$ (135,500)	\$ 60,333	\$ 419,504		
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 and Park Repairs and Maintenance in current reporting period

CITY OF SACHSE
2024/2025 SALES TAX REPORT

FY 2025								FY 2024	
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%	2.00%
October	\$123,442	\$60,644	\$61,721	\$246,884	\$246,884	8%	12%	\$492,690	\$221,133
November									\$440,717
December									496,825
January									723,756
February									452,883
March									957,558
April									466,585
May									1,276,839
June									636,261
July									1,481,361
August									410,549
September									1,675,566
TOTAL	\$123,442	\$60,644	\$61,721	\$246,884				\$492,690	387,379
BUDGET	\$1,610,000	\$800,000	\$810,000	\$3,180,000				\$6,400,000	2,005,676
									658,966
									2,277,542
									542,496
									2,517,004
									477,832
									2,806,283
									576,174
									3,046,597
									479,462
									\$6,078,270
									\$5,730,000

Notes

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

E. Consent Agenda

Subject:	5. Adopt a resolution accepting and approving the Collin County 2024 Tax Roll; resolving other matters relating to the subject; and providing an effective date.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Adopt a resolution accepting and approving the Collin County 2024 Tax Roll.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Texas Property Tax Code, Section 26.09(e), requires the City Council to approve the appraisal roll with tax amounts entered by the assessor. The Collin County Tax Assessor Collector provided the attached 2024 Tax Roll Summary with a total levy of \$10,585,688.27. Although the enclosed document is titled "Collin County", this refers to the Tax Assessor Collector, who performs tax collections for Sachse properties in Collin County.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Adopt a resolution accepting and approving the Collin County 2024 Tax Roll.

File Attachments

1. Resolution Accepting Collin County 2024 Tax Roll
2. Exhibit A-Collin County 2024 Tax Roll Summary

RESOLUTION NO. R-2024-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE,
TEXAS, ACCEPTING AND APPROVING THE 2024 TAX ROLL;
RESOLVING OTHER MATTERS RELATING TO THE SUBJECT; AND
PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the City received notification from the Collin County Tax Assessor Collector as to the Tax Roll jurisdiction summary as of October 8, 2024; and

WHEREAS, a summary statement of said 2024 Tax Roll is attached hereto as Exhibit A.

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

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

SECTION 2. The City Council of the City of Sachse, Texas, does hereby accept and approve the 2024 Tax Roll as submitted by the Collin County Tax Assessor Collector.

SECTION 3. The attached Exhibit A constitutes the official City of Sachse 2024 Tax Roll for Collin County, containing a tax levy of \$10,585,688.27.

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 4th day of November 2024.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K. Granger, City Secretary



Exhibit A
KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
2300 Bloomdale Road, Suite 2366
P.O. Box 8006
McKinney, TX 75070-8006
(972) 547-5020
Fax: (214) 491-4808
Email: kmaun@collincountytx.gov

October 08, 2024

Jeff Bickerstaff, Mayor
City of Sachse
3815 Sachse Rd, Building B
Sachse, TX 75048

Dear Mayor Bickerstaff,

Attached is the 2024 Tax Roll Summary for City of Sachse.

Submission of the 2024 Tax Roll to your governing body for approval, in accordance with *Texas Property Tax Code*, Section 26.09, will constitute the 2024 Tax Roll for City of Sachse.

Please provide my office a copy of your ordinance approving the Tax Roll at your earliest convenience. While this is a formality in the Texas Property Tax Code, we do want to fulfill the requirements of the law and do appreciate your cooperation.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Ken Maun".

Kenneth L. Maun
Tax Assessor Collector

KLM:jd

Enclosure

cc: David Baldwin

2024 TAX ROLL SUMMARY

29 - SACHSE CITY

	Amount	Count
NUMBER OF ACCOUNTS		3,387
MARKET VALUES		
ROLLCODE: PERSONAL		
Personal	\$31,256,364	
ROLLCODE: REAL		
Agriculture	\$4,346,509	
Improvement	\$1,131,740,682	
Improvement Non-Home Site	\$280,222,408	
Land	\$382,516,429	
Land Ag Land	\$2,704	
Land Non-Home Site	\$83,706,600	
TOTAL MARKET VALUE	\$1,913,791,696	
DEFERRALS		
Ag	\$4,346,509	6
TOTAL DEFERRALS	\$4,346,509	
EXEMPTIONS		
23.231 Circuit Breaker Limitation	\$2,112,591	26
Absolute Exemption , XN , XN	\$30,000	1
Autos , XO , PPV , XO , PPV	\$4,257,120	21
Cap Adjustment , XT , XT	\$114,779,936	2,078
Disabled	\$1,875,000	40
Disabled Veteran	\$17,157,176	106
Homestead	\$0	5
Miscellaneous , XV , XV	\$50,348,433	59
Nominal Value	\$38,162	44
Over 65	\$24,953,500	524
Pollution Control	\$8,477	1
Solar/Wind	\$73,421	2
TOTAL EXEMPTIONS	\$215,633,816	
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS	\$219,980,325	
TOTAL MARKET VALUE	\$1,913,791,696	
TAXABLE VALUE	\$1,693,811,371	
TAX RATE	0.650416	
ROLLCODE: PERSONAL		
Levy	\$174,631.35	180
ROLLCODE: REAL		
Levy	\$10,411,056.92	3,207
TOTAL LEVY	\$10,585,688.27	
LEVY LOST DUE TO FROZEN	\$431,131.82	
OTHER LOST LEVY	\$0.00	
TOTAL LOST LEVY	\$431,131.82	

2024 TAX ROLL SUMMARY

29 - SACHSE CITY

Calculation Analysis							
	Calc Levy	- Tax Amount	=	Diff.	Market Value	Exemption	Taxable Value
Frozen	1,275,470.83	841,220.88		434,249.95	254,272,033	58,171,248	196,100,785
DV100 (Excl. Frozen)	911.58	911.58		0.00	12,236,903	11,264,416	972,487
Prorated (Excl. Frozen	0.00	0.00		0.00	0	0	0
Other	9,927,640.53	9,927,640.53		0.00	1,678,595,251	153,075,135	1,525,520,116
Total	11,204,022.94	10,769,772.99		434,249.95	1,945,104,187	222,510,799	1,722,593,388
DV100 (Incl. Frozen)	0.00	0.00		0.00	5,639,403	4,992,492	646,911
Prorated (Incl. Frozen	0.00	0.00		0.00	0	0	0

E. Consent Agenda

Subject:	6. Authorize the purchase of streetlight replacements from FSG Electric through the BuyBoard cooperative purchasing program (Contract #711-23) not to exceed Fifty-Four Thousand, Six Hundred Fifty-Six and No/100 Dollars (\$54,656.00).
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$54,656.00
Budgeted	Yes, approved in the FY 24-25 Street Operations Budget
Budget Source	General Fund (Street Lighting Repair and Replacement, account #01-020-51610)
Recommended Action	Authorize the purchase of streetlight replacements from FSG Electric through the BuyBoard cooperative purchasing program (Contract #711-23) not to exceed Fifty-Four Thousand, Six Hundred Fifty-Six and No/100 Dollars (\$54,656.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

Due to the May 2024 storm, two streetlights along SH 78 were damaged and knocked down. These lights are being replaced and a portion of the funding is eligible for reimbursement through the maintenance budget, insurance coverage, and FEMA.

The other lights along SH 78 were damaged due to two automobile accidents. These lights are being replaced and a portion of the funding will be provided from the driver's insurance company and the maintenance budget.

POLICY CONSIDERATIONS

There are no policy items associated with this item.

RECOMMENDATION

Authorize the purchase of streetlight replacements from FSG Electric through the BuyBoard cooperative purchasing program (Contract #711-23) not to exceed Fifty-Four Thousand, Six Hundred Fifty-Six and No/100 Dollars (\$54,656.00).

File Attachments

1. Quote_FSG - Hwy 78 Streetlight Repairs

Buyboard Contract # 711-23 Exp 8/31/2026

10/3/2024

ATTN: Jonathan Lara

Project: **(4) Pole Light Replacements on Hwy 78**

FSG Electric is pleased to present the following proposal for electrical work on the project referenced above.

Due to fluctuation in commodities quotes are good for 14 days.

LABOR:	\$9,600.00
MATERIAL:	\$29,700.00
STREET CLOSURES, TCP, ENGINEERED STAMPS FOR TCP's:	\$15,356.00
TOTAL:	\$54,656.00

PROPOSAL QUALIFICATIONS:

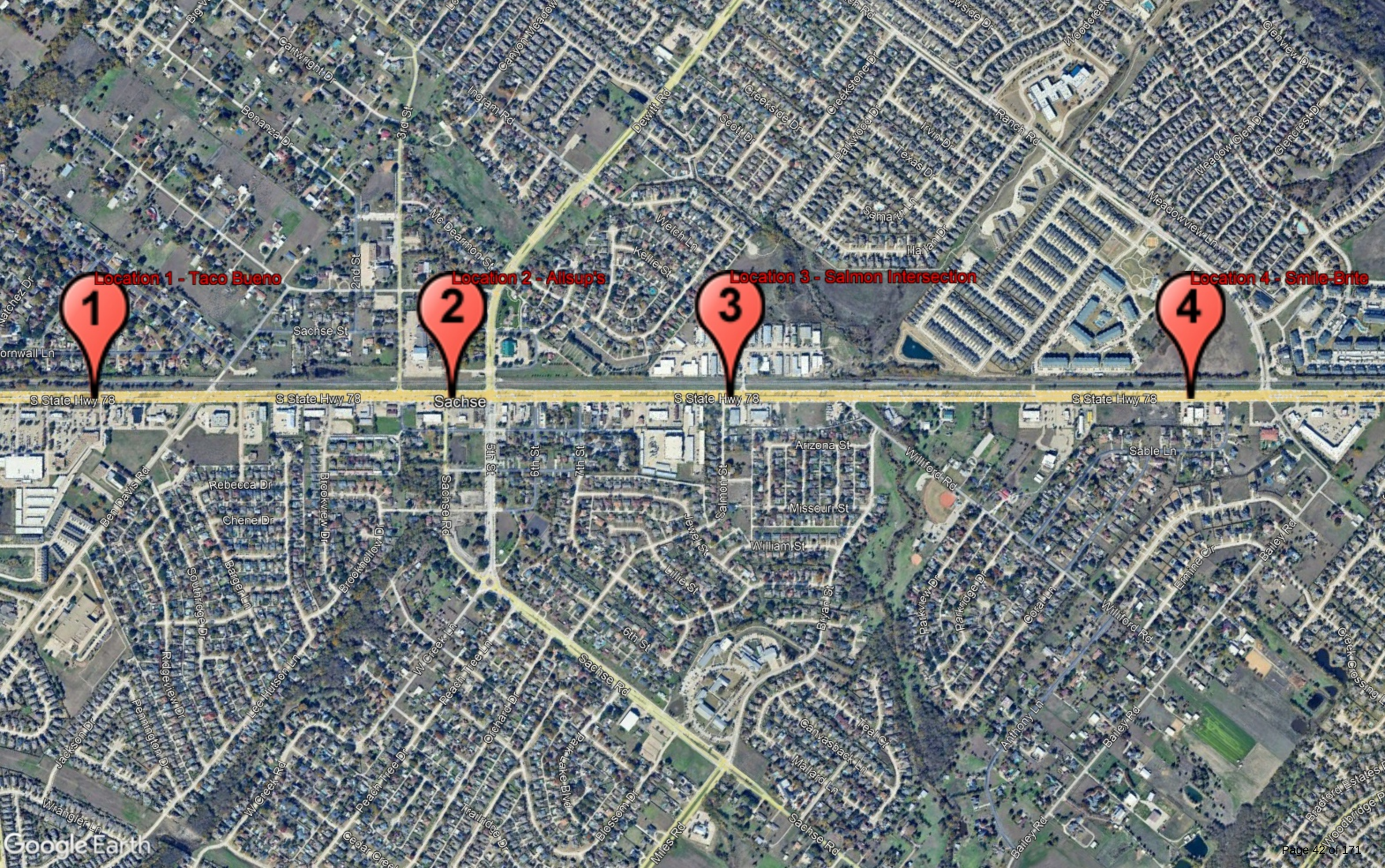
- 1 FSG to provide labor, materials, equipment and supervision of the following scope
- 2 Due to the possibility of electrical shock OSHA law requires circuits to be de energized before work can be done
- 3 Work to be completed in 2 consecutive days.
- 4 Provide and install (4) spec pole lights on Hwy 78
- 5 Work with Buyers Barricade to have proper lanes shut down from 9a-330p, with them opening up the lanes ASAP after we get done installing the lights.
- 6 Cut off flush (2) existing pole base anchors, drill and epoxy in new anchor bolts for (2) pole bases
- 7 Engineered stamped TCP will be provided

SPECIFIC PROPOSAL EXCLUSIONS:

- 1 Proposal excludes any cost of **taxes** or increases resulting from tariffs imposed and impacting products subsequent to the date of this proposal document.
- 2 Utility Company charges or city electrical permit fees.
- 3 Material escalation.
- 4 Repair any modification of existing electrical system components deemed to be in violation
- 5 Warranty of existing electrical systems.
- 6 Any excluded subcontracted systems.
- 7 Third party testing
- 8 After hours work
- 9 Any unforeseen obstacles or changes to the original scope of work

Respectfully Submitted,
Kurtis Campbell
FSG Electric

Approved By: _____
Date: _____
Purchase Order: _____



Location 1 - Taco Bueno

Location 2 - Allsup's

Location 3 - Salmon Intersection

Location 4 - Smile-Brite

E. Consent Agenda

Subject:	7. Authorize the purchase of Water Meter Supplies from HydroPro Solutions, Inc. not to exceed One Hundred Fourteen Thousand, Seven Hundred Eighty-Three and 91/100 Dollars (\$114,783.91).
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$114,783.91
Budgeted	Yes, approved in the FY 24-25 Budget
Budget Source	Utility Fund (Water Meters and Supplies, account #02-027-51320)
Recommended Action	Authorize the purchase of Water Meter Supplies from Hydropro Solutions, Inc. not to exceed One Hundred Fourteen Thousand, Seven Hundred Eighty-Three and 91/100 Dollars (\$114,783.91).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

This item is for the purchase of new water meters and meter components for existing meters. The cost for new meters is attributed to the requirement of 123 new meters for upcoming residential development projects that are under construction. The City will be reimbursed for the cost of the new meters as each residence is permitted. The meter components are for existing residential and commercial meters that the City is required to maintain.

Master Meter is the sole source manufacturer of the meters and radio equipment used throughout the City of Sachse. This patented technology can only be used within Sachse's current water meter infrastructure. HydroPro Solutions, LLC is the sole source distributor of this patented meter technology.

POLICY CONSIDERATIONS

There are no policy items associated with this item.

RECOMMENDATION

Authorize the purchase of Water Meter Supplies from Hydropro Solutions, Inc. not to exceed One Hundred Fourteen Thousand, Seven Hundred Eighty-Three and 91/100 Dollars (\$114,783.91).

File Attachments

1. Quote_HPS_FY 25-Meter and Register Order



HydroPro Solutions, Inc

907 Rockmoor Dr.
Georgetown, Texas 78626
Phone (512)996 8944 Fax (512)879-9098

Order Form

DATE October 16, 2024
Quotation #
Salesperson:

To: Jonathan Lara
City of Sachse
3815-B Sachse Rd 972-495-7600
Sachse Tx 75048

Quotation valid until:
Prepared by:

Qty	Product No	Description	(Price Update Date)	Unit Cost	AMOUNT
200	199-070-39-F	Allegro UTG Register Only		\$ 249.41	\$49,882.00
	209-221-09	Register Housing		\$ 5.81	\$0.00
	258-242-19	Shroud W/Lid		\$ 13.32	\$0.00
200	266-027-09	Stopper Pin		\$ 0.84	\$168.00
	199-070-39-06-F	Allegro UTG Register Kit (Includes Plastics)		\$ 275.00	\$0.00
	199-070-38-07-F	Allegro Wired Register Kit Includes Plastics		\$ 257.14	\$0.00
	974-026-25	Allegro Pit Mount Antenna W 3' Wire		\$ 68.33	\$0.00
24	B12-A31-A15-0101A-F	5/8X3/4 BLMJ W/Allegro UTG (6/1/2024)		\$ 310.31	\$7,447.44
123	B16-A31-A15-0101A-F	One Inch W/Allegro UTG (6/1/2024)		\$ 420.39	\$51,707.97
	M21-A00-A15-0101A-F	1 1/2 Inch MS BLMJ 13" W/Allegro UTG (6/1/2024)		\$ 717.71	\$0.00
6	M23-A00-A15-0101A-F	2 Inch MS BLMJ 17" Long (6/1/2024)		\$ 929.75	\$5,578.50
	0316-M1-D09	1 1/2 Inch Octave 13" Long (6/1/2024)		\$ 1,438.65	\$0.00
	0301-M4-D09	2 Inch Octave 17" Long (6/1/2024)		\$ 1,412.52	\$0.00
	0303-M1-D09	3 Inch Octave 12" Long (6/1/2024)		\$ 1,869.51	\$0.00
	0304-M1-D09	4 Inch Octave 14" Long (6/1/2024)		\$ 2,583.87	\$0.00
	0305-M1-D09	6 Inch Octave 18" Long (6/1/2024)		\$ 4,270.85	\$0.00
	0306-M1-D09	8 Inch Octave 20" Long (6/1/2024)		\$ 5,100.63	\$0.00
	965-010-56	Octave Encoder Module w/ 5' NICOR (6/1/2024)		\$ 142.37	\$0.00
	965-010-54	Octave Encoder Module w/ 25' NICOR (6/1/2024)		\$ 153.76	\$0.00
	199-016-80-2	ALLEGRO PIT UNIT W/ 2' NICOR (6/1/2024)		\$ 187.92	\$0.00
	H31-A1-A03-A1	3" FHM USG w/ Couplings (Direct Read) (6/1/2024)		\$ 882.67	\$0.00
5/8X3/4 & 1 Inch Programming <u>Display .01 AMR .1</u>				TOTAL	\$114,783.91
2 Inch Programming <u>Display .1 AMR 1</u>					
Octave Programming <u>9 Digit 1 and 8</u>					

PLEASE NOTE: Delivery of this order is TBD from receipt of an official order. This quotation is valid for 120 days. We reserve the right to amend prices after this period.

Shipping is ESTIMATED in this quote.

A 2% processing fee will be applied for all credit card purchases.

All invoices are due Net 30 per HydroPro Solutions standard terms and conditions

THANK YOU FOR YOUR BUSINESS!

E. Consent Agenda

Subject:	8. Discuss and consider approving the agreement amount with Ron Hobbs Architects for the design of the City of Sachse Service Center for the amount of Nine Hundred Seventy-Three Thousand, One Hundred and No/100 Dollars (\$973,100.00).
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	\$973,100
Budgeted	No
Budget Source	Project design will be funded from General Fund transfers that were previously allocated towards this project.
Recommended Action	Approve the agreement with Ron Hobbs Architects for the design of the City of Sachse Service Center for the amount of Nine Hundred Seventy-Three Thousand, One Hundred and No/100 Dollars (\$973,100.00).
Goals	

BACKGROUND

The agreement with Ron Hobbs was brought forward at the September 16 City Council meeting. There was a typographical error on the amount noted in the agenda item. This item is to seek approval for the actual amount of the agreement, \$973,100.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the agreement with Ron Hobbs Architects for the design of the City of Sachse Service Center for the amount of Nine Hundred Seventy-Three Thousand, One Hundred and No/100 Dollars (\$973,100.00).

File Attachments None

F. Action Items

Subject:	1. Conduct a public hearing regarding amendments to the City's Water, Wastewater, and Roadway 2024-2034 Impact Fee update, including amendments to the Land Use Assumptions, Capital Improvements Plan, and to the Maximum Assessable Impact Fees established by the study.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	Undetermined
Budgeted	No
Budget Source	Impact Fees collected will be placed in the appropriate funding account (Roadway, Water and Sewer)
Recommended Action	Conduct a public hearing regarding amendments to the City's Water, Wastewater, and Roadway 2024-2034 Impact Fee update, including amendments to the Land Use Assumptions, Capital Improvements Plan, and to the Maximum Assessable Impact Fees established by the study.
Goals	Strategically invest in the City's existing and future infrastructure. Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

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 Ordinances every five years.

At their August 19, 2024, meeting, the City Council appointed the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC), and authorized them to work with City staff to provide recommendations to the City Council on the imposition of impact fees. On August 26, 2024, the CIAC received the first presentation and report for review and provided comments. A resolution to conduct a public hearing on the imposition of impact fees was approved on September 16, 2024.

The Director of Development Services and the Director of Public Works were instructed 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.

In accordance with the requirements of Chapter 395.052 of the Local Government Code, the City of Sachse has conducted an evaluation and report on the Capital Improvement Plan for roadway, water, and wastewater impact fees and calculated the maximum allowable fee for each.

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

Conduct a public hearing regarding amendments to the City's Water, Wastewater, and Roadway 2024-2034 Impact Fee update, including amendments to the Land Use Assumptions, Capital Improvements Plan, and to the Maximum Assessable Impact Fees established by the study.

File Attachments

1. Sachse Impact Fee Update-Council Presentation
2. 2024-2034 Sachse Water, WW & Roadway Impact Fee Update (Sealed 09-17-24)



The City of
SACHSE

2024-2034 Update to the Water, Wastewater & Roadway Land Use Assumptions, Capital Improvement Plan & Impact Fees

November 4, 2024

City Council Presentation

Water & Wastewater Impact Fees



**BIRKHOFF, HENDRICKS & CARTER, LLP
PROFESSIONAL ENGINEERS
DALLAS, TEXAS**

Roadway Impact Fees



Overview



- Impact Fee 101
- Capital Improvement Advisory Committee (CIAC)
- 2024-2034 Study Update
 - Land Use Assumptions
 - Capital Improvement Plans (CIP)
 - Impact Fees
- Fee Benchmarking
- Next Steps/Schedule
- Questions/Discussion

IMPACT FEE 101



What are Impact Fees?

- A one-time charge assessed to new development for a *portion of the cost* of water, wastewater and roadway infrastructure improvements attributable to new development
- Governed by Chapter 395 of the Texas Local Government Code; Established in Texas in 1987

5-Year Update Process

- State law requires update of impact fees at least once every 5-years. The three components are:
 1. Land Use Assumptions
 2. Capital Improvement Plan
 3. Adoption of Updated Impact Fees by ordinance

IMPACT FEE 101



The P&Z Commission was appointed by City Council to act as the Capital Improvement Advisory Committee (CIAC).

Role of the CIAC

- Review Land Use Assumptions, Capital Improvement Plans (CIP) & Impact Fees & Provide Recommendation Letter to City Council prior to Public Hearing. A summary of previous CIAC Meetings follows:

CIAC Meeting #1 (08/26/24)

- Land Use Assumptions (LUA) for Impact Fees
- Impact Fee Capital Improvements Plans (CIP) & Recoupment Plans
- Utilized Project Cost and Impact Fee Calculations

CIAC Meeting #2 (09/09/24)

- Benchmarking comparison of Impact Fee's in other Cities
- Approved LUA's, CIP's, and Impact Fee's as presented

2024-2034 STUDY UPDATE

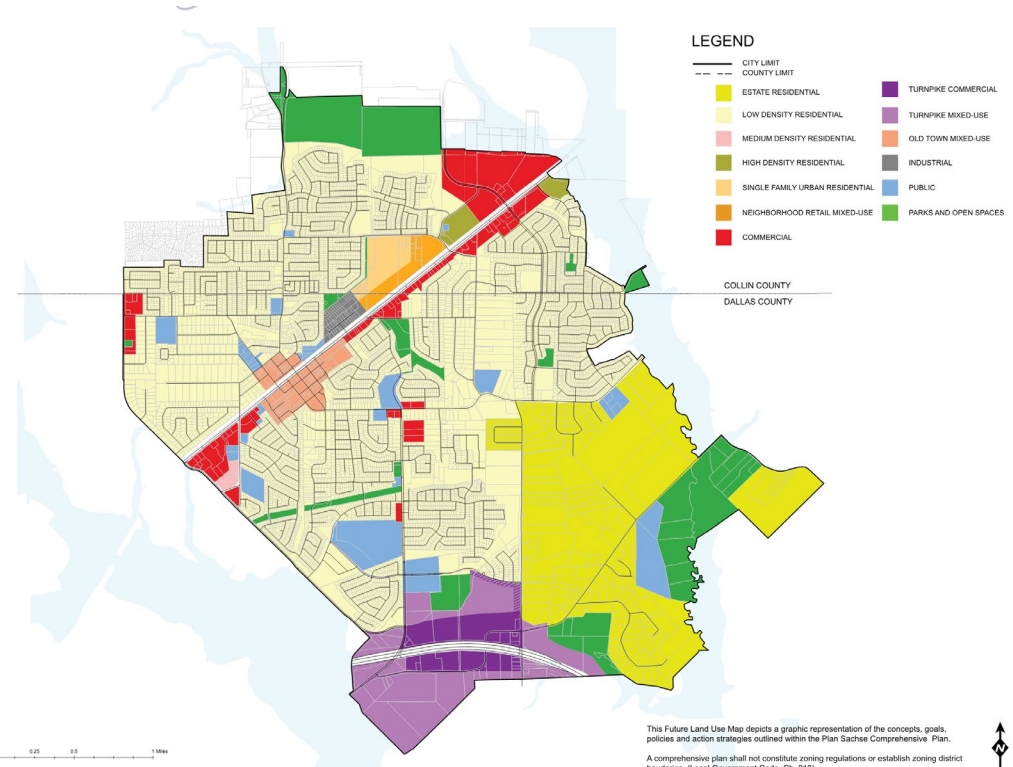


Land Use Assumptions

- 10-year growth projections
- Includes growth of residential and non-residential land uses
- Based on 2017 Comprehensive Plan, and growth rate of 1.4% (CAGR)

POPULATION SUMMARY

Year	Population
2024	29,375
2034	34,023
Buildout	34,023



2024-2034 STUDY UPDATE



CAPITAL IMPROVEMENT PLAN (CIP)

- Proposed infrastructure improvements over 10-year horizon
- Existing (e.g., Recovery) projects can also be included, if they have capacity remaining to support new growth
- Eligible Project Costs:
 - Construction
 - Right-of-Way/Easements
 - Engineering/Professional Services
 - Debt service (assumed 4% interest rate)

IMPACT FEE CALCULATIONS

- Calculated Impact Fee = Utilized CIP Cost / Projected 10-Year Growth
- Per Chapter 395 LGC, Maximum Allowable Impact Fee is 50% of the Calculated Impact Fee Amount

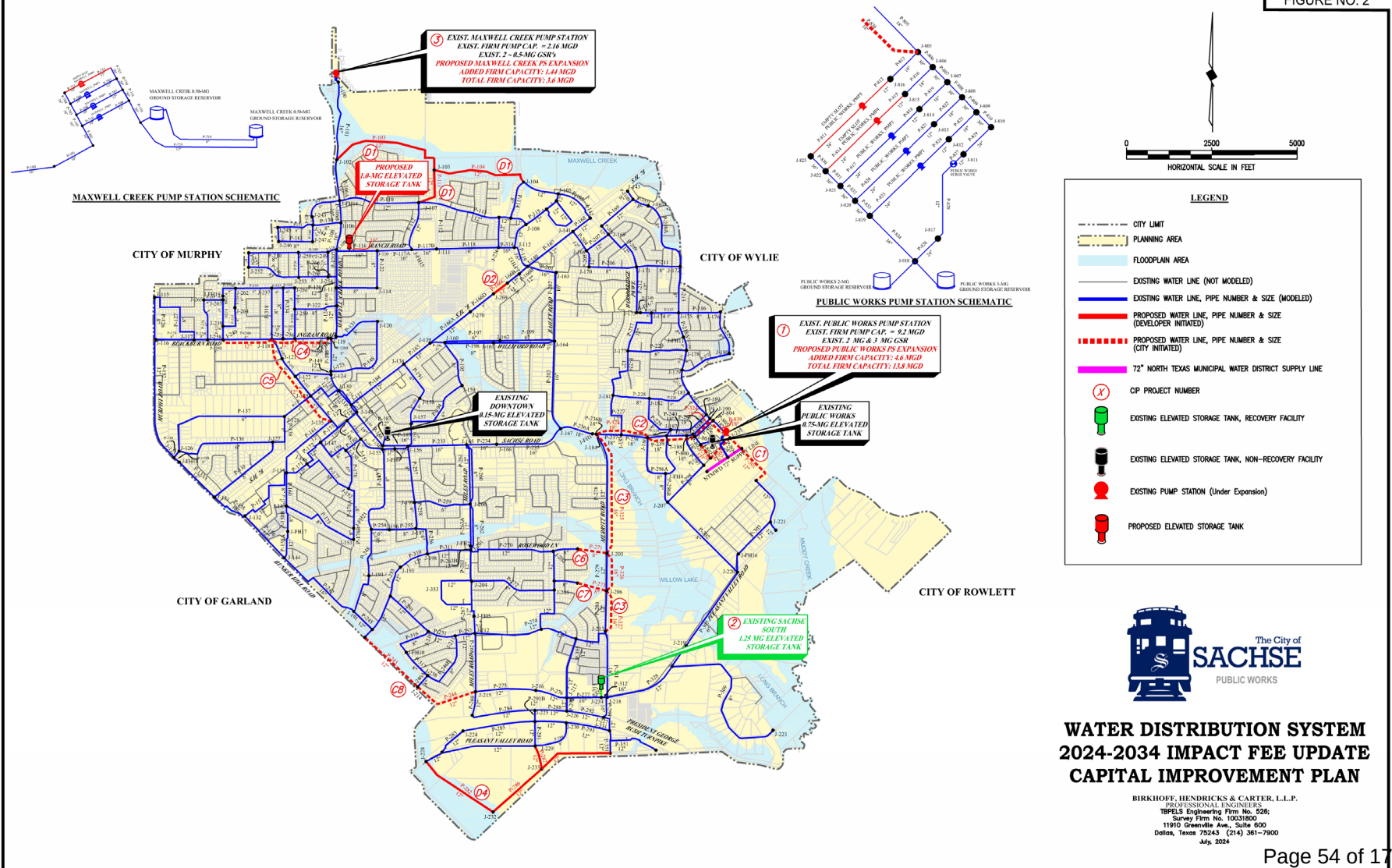
2024-2034 STUDY UPDATE

WATER DISTRIBUTION SYSTEM CIP



The City of
SACHSE

FIGURE NO. 2



2024-2034 STUDY UPDATE



WATER CIP COST SUMMARY

Water Distribution System	Total Capital Cost	Total 20-Year Project Cost	Utilized Capacity During Fee Period
Existing Water Facilities	\$ 3,549,981	\$ 5,040,973	\$ 504,097
Existing Water System Subtotal:	\$ 3,549,981	\$ 5,040,973	\$ 504,097
Proposed Water Lines	\$ 7,211,358	\$ 10,240,128	\$ 5,972,314
Proposed Water Facilities	\$ 11,101,700	\$ 15,764,414	\$ 9,479,007
Impact Fee Expenses	\$ 18,687	\$ 18,687	\$ 18,687
Proposed Water System Subtotal:	\$ 18,331,745	\$ 26,023,229	\$ 15,470,008
TOTAL:	\$ 21,881,726	\$ 31,064,202	\$ 15,974,105

2024-2034 STUDY UPDATE



WATER IMPACT FEE CALCULATION

Maximum Water Impact Fee =	Eligible Existing Utilized Cost + Eligible Proposed Utilized Cost		
	Number of New Living Unit Equivalent over the Next 10 Years		
	=	$\frac{504,097}{1,885} + \frac{15,470,008}{1,885}$	$\frac{\$15,974,105}{1,885}$

Maximum Calculated Impact Fee = \$ 8,474.33

Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%)* = \$4,237.17

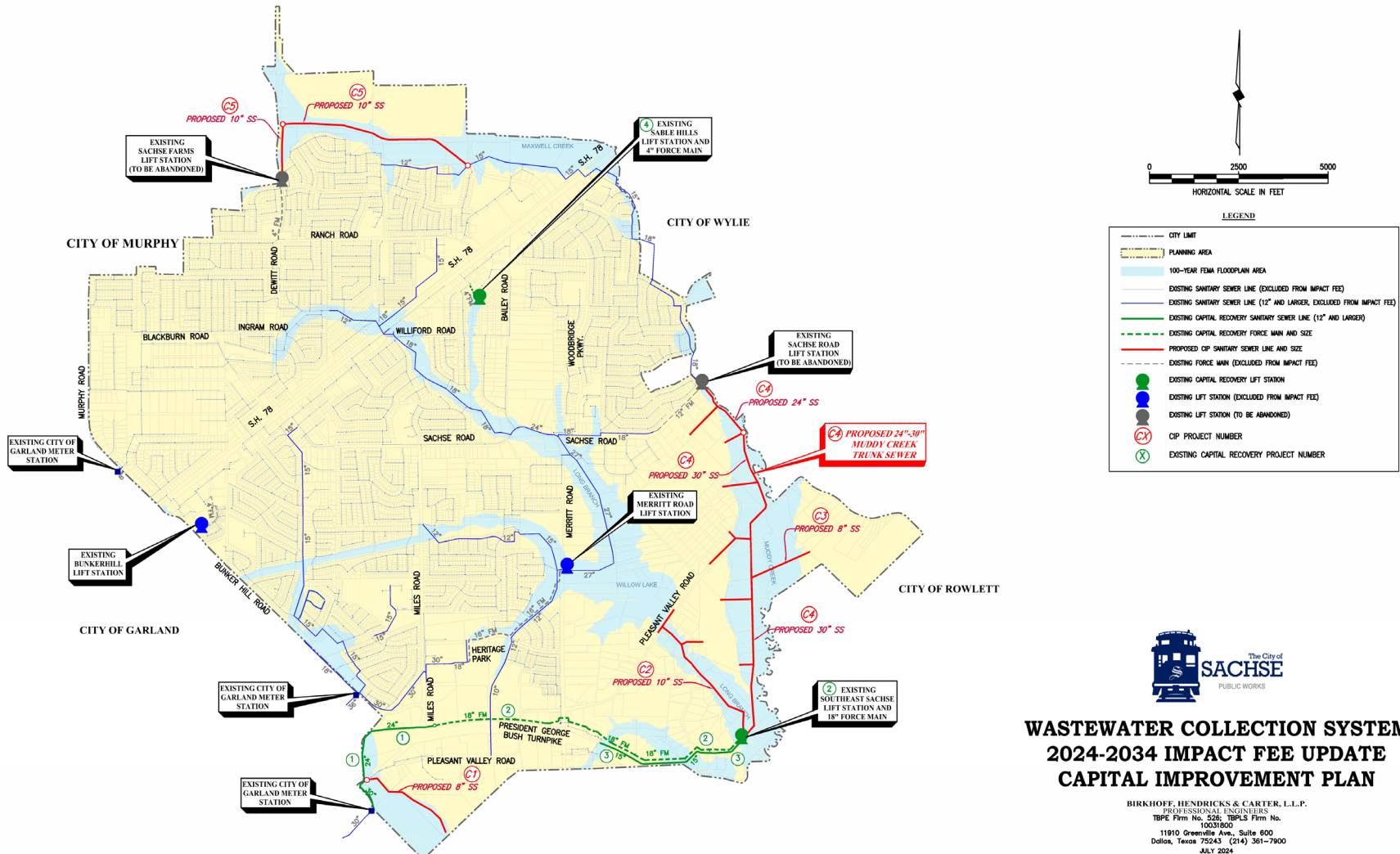
* - Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC

2024-2034 STUDY UPDATE

WASTEWATER COLLECTION SYSTEM CIP



FIGURE NO. 4



WASTEWATER COLLECTION SYSTEM 2024-2034 IMPACT FEE UPDATE CAPITAL IMPROVEMENT PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TSPE Firm No. 5236; TBPE Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900
JULY 2024

2024-2034 STUDY UPDATE



WASTEWATER CIP COST SUMMARY

Wastewater System	Total 20-Year Project Cost	Utilized Capacity Cost During Fee Period
Existing Wastewater Collection Lines	\$3,463,687	\$1,872,999
Existing Wastewater Facilities: Lift Stations	\$8,943,135	\$2,626,251
Existing Wastewater System Planning Expenses	\$18,687	\$18,687
Subtotal: Existing Wastewater System	\$12,425,509	\$4,517,937
Proposed Wastewater Collection Lines	\$9,341,686	\$6,153,260
Subtotal: Proposed Wastewater System	\$9,341,686	\$6,153,260
TOTAL:	\$21,767,195	\$10,671,197

2024-2034 STUDY UPDATE

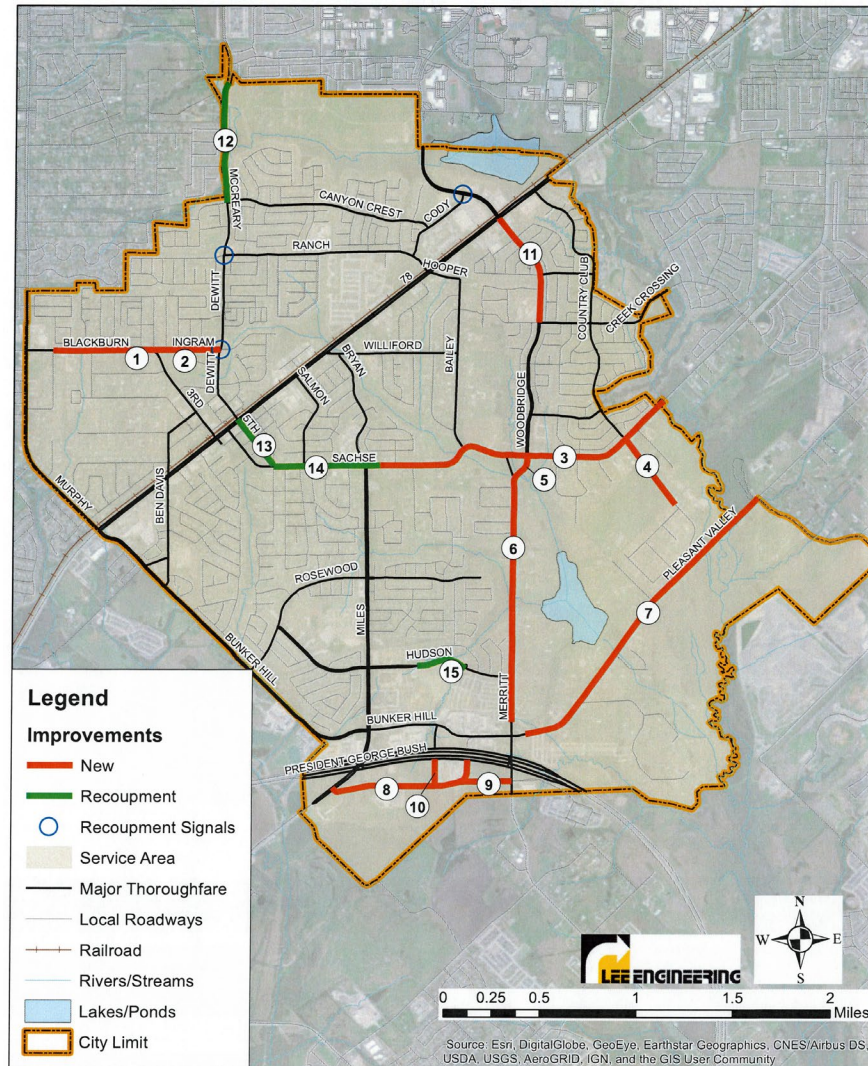


WASTEWATER IMPACT FEE CALCULATION

Maximum Wastewater Impact Fee	=	$\frac{\text{Eligible Existing Utilized Cost} + \text{Eligible Proposed Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$			
	=	$\frac{\$4,517,937}{1,885}$	+	$\frac{\$6,153,260}{1,885}$	= $\frac{\$10,671,197}{1,885}$
Maximum Calculated Impact Fee	=	<u>\$ 5,661.11</u>			
Allowable Maximum <u>Wastewater</u> Impact Fee: (Max Impact Fee x 50%)*	=	<u>\$2,830.56</u>			
<i>* - Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC</i>					

2024-2034 STUDY UPDATE

ROADWAY SYSTEM CIP



2024-2034 STUDY UPDATE



ROADWAY CIP COST SUMMARY

ARTERIAL	PROJECT	PROJECT	TOTAL COST	COST OF	TOTAL PROJECT
	NUMBER	DESCRIPTION	W/O INTEREST	INTEREST	COST
Blackburn Road	1	Build a 4-lane divided section	\$ 3,880,000	\$ 1,629,600	\$ 5,509,600.00
Ingram Road	2	Build a 4-lane divided section	\$ 2,610,000	\$ 1,096,200	\$ 3,706,200.00
Sachse Road	3	Build a 4-lane divided section	\$ 12,170,000	\$ 5,111,400	\$ 17,281,400.00
Proposed Country Club Drive	4	Build a 3-lane undivided section	\$ 2,650,000	\$ 1,113,000	\$ 3,763,000.00
Proposed Merritt Road	5	Build a 4-lane divided section	\$ 1,520,000	\$ 638,400	\$ 2,158,400.00
Merritt Road	6	Build a 4-lane divided section	\$ 10,190,000	\$ 4,279,800	\$ 14,469,800.00
Pleasant Valley Road	7	Build a 4-lane divided section	\$ 14,180,000	\$ 5,955,600	\$ 20,135,600.00
Pleasant Valley Road	8	Build 3-lane undivided section	\$ 4,790,000	\$ 2,011,800	\$ 6,801,800.00
Proposed Minor Collector	9	Build a 3-lane undivided section	\$ 1,750,000	\$ 735,000	\$ 2,485,000.00
Nash Boulevard	10	Build a 3-lane undivided section	\$ 910,000	\$ 382,200	\$ 1,292,200.00
Woodbridge Parkway	11	Traffic control improvements	\$ 2,600,000	\$ 1,092,000	\$ 3,692,000.00
Grand Total:			\$ 57,250,000	\$ 24,045,000	\$ 81,295,000

2024-2034 STUDY UPDATE



ROADWAY RECOUPMENT COST SUMMARY (PREVIOUS CIP PROJECTS WHICH HAVE BEEN COMPLETED)

ARTERIAL	PROJECT	PROJECT	TOTAL PROJECT
	NUMBER	DESCRIPTION	COST
Maxwell Creek Road	12	Built 2-lanes of 4-lane divided	\$ 639,234
5th Street	13	Built a 4-lane undivided section	\$ 3,100,000
Sachse Road	14	Built a 4-lane divided section and roundabout at W Creek Ln	\$ 6,518,633
Hudson Drive	15	Built 2-lanes of 4-lane undivided	\$ 2,113,483
	16	3 Traffic Signals Constructed (Ingram/Dewitt, Ranch/Dewitt, Cody/Woodbridge)	\$ 1,062,343
Grand Total:			\$ 12,371,350

2024-2034 STUDY UPDATE



10-YEAR LAND USE ASSUMPTIONS

Service Area		Land Use	Residential	Office	Retail	Industrial	Public/ Institutional	Parks/ Open Space
		Unit	Dwelling Units	1,000 SF	1,000 SF	Acres	Acres	Acres
1	Year	2024	9,691	1,037	1,563	12	239	677
		2034	11,918	2,617	3,941	27	265	677
		Ultimate	11,918	2,617	3,941	27	265	677

2024-2034 STUDY UPDATE



SERVICE UNIT

- PM Peak Hour Vehicle-Mile
 - ITE *Trip Generation Manual, 11th Edition*
 - Workplace Travel Survey
- Service Units
 - Developed for each land use identified in “Land Use Assumptions for Impact Fees”

	Variable	PM Peak Trips (vehicles)	Trip Length (miles)	Vehicle-Miles
Residential	Dwelling Unit	0.94	3.0	2.82
Office	1,000 ft ²	1.44	3.0	4.32
Commercial / Retail	1,000 ft ²	3.71	3.0	11.13
Industrial	1,000 ft ²	0.99	3.0	2.97
Public / Institutional	1,000 ft ²	1.21	3.0	3.63
Parks / Open Space	Acre	13.08	3.0	39.24

2024-2034 STUDY UPDATE



PORTION OF CIP TO SERVE 10-YEAR GROWTH

Service Area	Existing		Year 2024 – 2034			Year 2034 - Ultimate	
	Vehicle - Miles 2024	Portion of Ultimate Vehicle – Miles	2034 Total Vehicle Miles	Vehicle - Miles Added 2024 – 2034	Portion of Ultimate Vehicle - Miles	Ultimate Vehicle - Miles	Vehicle - Miles Added 2034 - Ultimate
1	90,697	63.8%	142,248	51,551	36.2%	142,248	0
Total	90,697	63.8%	142,248	51,551	36.2%	142,248	0

Service Area	Service Area CIP	Portion of Capacity of Thoroughfare Attributed to Growth (2024-2034)	Cost of Thoroughfare Attributed to Growth (2024- 2034)
1	\$93,666,349.75	36.2%	\$33,907,218.61
Totals	\$93,666,349.75		\$33,907,218.61

2024-2034 STUDY UPDATE



MAXIMUM ROADWAY IMPACT FEE BY SERVICE AREA

Service Area 1

Calculated Roadway Impact Fee	=	Eligible Thoroughfare Cost Attributed Growth Total Growth in Equivalent Service Units			
	=	\$33,907,218.61 51,551			
	=	\$657.74	Use:	\$657	
Maximum Roadway Impact Fee Allowed:		\$657	x	50%	= \$328.50

2024-2034 STUDY UPDATE



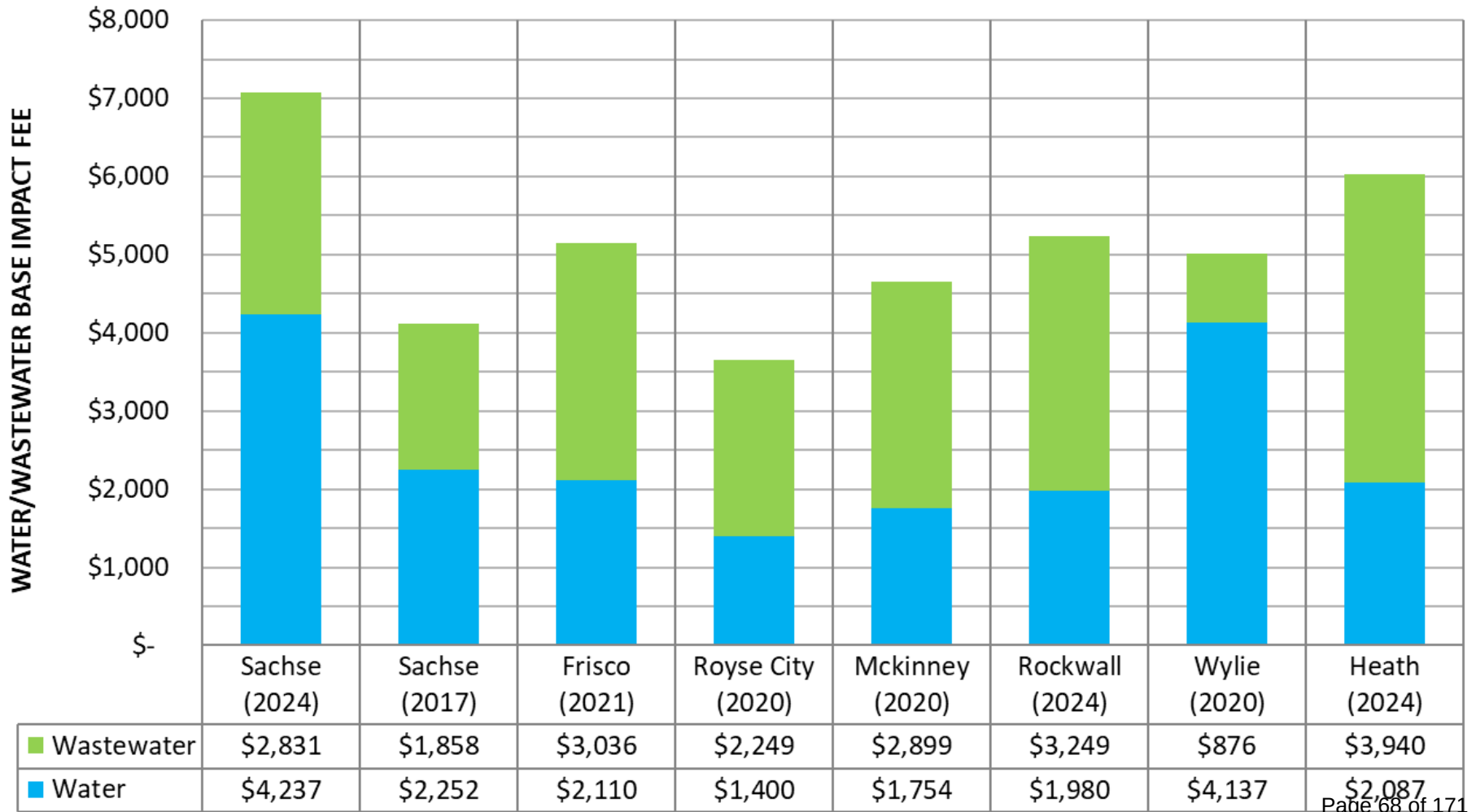
SAMPLE FEE BY LAND USE

SINGLE-FAMILY DWELLING UNIT			
Vehicle-miles per Single-Family Dwelling Unit (0.94 Vehicles) x (3.0 Miles)	=	2.82	Vehicle-Miles
Maximum Roadway Impact Fee	=	\$328.50	/Vehicle-Mile
(2.82 vehicle miles) x (\$328.50/vehicle-mile)	=	<u>\$926.37</u> Per Dwelling Unit	
SHOPPING CENTER (>150 SF)			
Vehicle-miles per 1,000 SF for Shopping Center (3.40 Vehicles) x (3.0 Miles) x (0.71 Non-Pass-by Rate)	=	7.24	Vehicle-Miles
Maximum Roadway Impact Fee	=	\$328.50	/Vehicle-Mile
(7.24 vehicle miles) x (\$328.50/vehicle-mile)	=	<u>\$2,378.34</u> Per 1,000 SF	

BENCHMARKING



SACHSE 2024 WATER & WASTEWATER IMPACT FEE UPDATE BENCHMARK COMPARISON OF CALCULATED IMPACT FEE RATES



BENCHMARKING



ROADWAY IMPACT FEES

City	Single Family	Restaurant w/ Drive Through**	Medical Office**	Shopping Center**
Sachse - Proposed	\$926.37	\$35,152.80	\$108,405.00	\$306,819.00
Allen*	\$1,147.91	\$34,471.94	\$136,705.10	\$360,991.00
Colleyville*	\$7,106.50	\$247,963.50	\$745,080.00	\$1,263,300.00
Fairview	\$2,525.00	\$76,717.26	\$319,023.90	\$344,223.00
Flower Mound*	\$12,330.32	\$351,299.62	\$1,299,640.80	\$1,789,802.67
Frisco*	\$2,760.75	\$112,374.75	\$415,740.00	\$572,550.00
Lucas	\$1,421.28	\$53,933.04	\$178,264.80	\$364,896.00
McKinney*	\$2,733.92	\$17,090.31	\$117,150.00	\$274,923.08
Prosper*	\$5,321.00	\$130,026.00	\$314,085.00	\$436,200.00
Southlake*	\$1,966.00	\$43,339.50	\$157,916.25	\$290,850.00
Wylie	\$1,345.41	\$53,272.80	\$141,064.20	\$341,562.00

*Note: Where a city has multiple services areas, the average fee of all areas was used

**Assumptions: 3,000 SF Fast Food Restaurant; 30,000 SF Medical Office; 100,000 SF Shopping Center

NEXT STEPS



SCHEDULE OF MEETINGS AND ACTIONS

CIAC Meeting	City Council Meeting	Meeting/Action	Agenda and/or Action Required
Monday Aug. 26, 2024		CIAC Meeting #1	Impact Fee 101 & 1 st Review of LUA, CIP & Water, Wastewater & Roadway Impact Fees
Monday September 9, 2024		CIAC Meeting #2	2 nd Review of LUA, CIP & Water, Wastewater & Roadway Impact Fees
	Monday Sept. 16, 2024	City Council	I. Resolution Establishing: Date of Nov. 4, 2024, for Public Hearing on LUA, CIP & Amendment of Impact Fees
	Monday Nov. 4, 2024	City Council Public Hearing	I. Public Hearing: LUA, CIP, & Amendment of Water, Wastewater & Roadway Impact Fees
	Monday Nov. 18, 2024	City Council	II. Resolution Adopting:¹ Approval of Amended Water, Wastewater & Roadway Impact Fees, or table until no later than December 2, 2024

Notes:

1. Amendment to Impact Fee must be approved or disapproved within 30 days of Public Hearing.



The City of
SACHSE

2024-2034 Water, Wastewater & Roadway Impact Fee Update

QUESTIONS AND DISCUSSION



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS



September 16, 2024

**City Council
Presentation #1**

Page 71 of 171

WATER, WASTEWATER & ROADWAY 2024 - 2034 IMPACT FEE UPDATE

Submitted To:



The City of
SACHSE

Submitted By:

BIRKHOFF, HENDRICKS & CARTER, LLP

*SPECIALIZING IN CIVIL ENGINEERING FOR
MUNICIPALITIES AND GOVERNMENTAL AGENCIES*

WATER & WASTEWATER IMPACT FEES

TBPELS Engineering Firm No. 526

In Association With:

LEE ENGINEERING, LLC

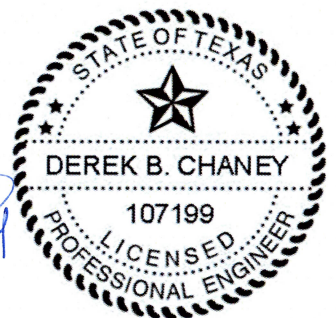
TRAFFIC ENGINEERS

ROADWAY IMPACT FEES

TBPELS Engineering Firm No. 450

September 2024

[Signature]
09/17/2024



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09-17-2024

CITY OF SACHSE, TEXAS

2024 - 2034 WATER, WASTEWATER & ROADWAY IMPACT FEE UPDATE

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CITY OF SACHSE

2024 WATER, WASTEWATER & ROADWAY IMPACT FEE UPDATE

SECTION 1 – WATER AND WASTEWATER IMPACT FEES

A. INTRODUCTION

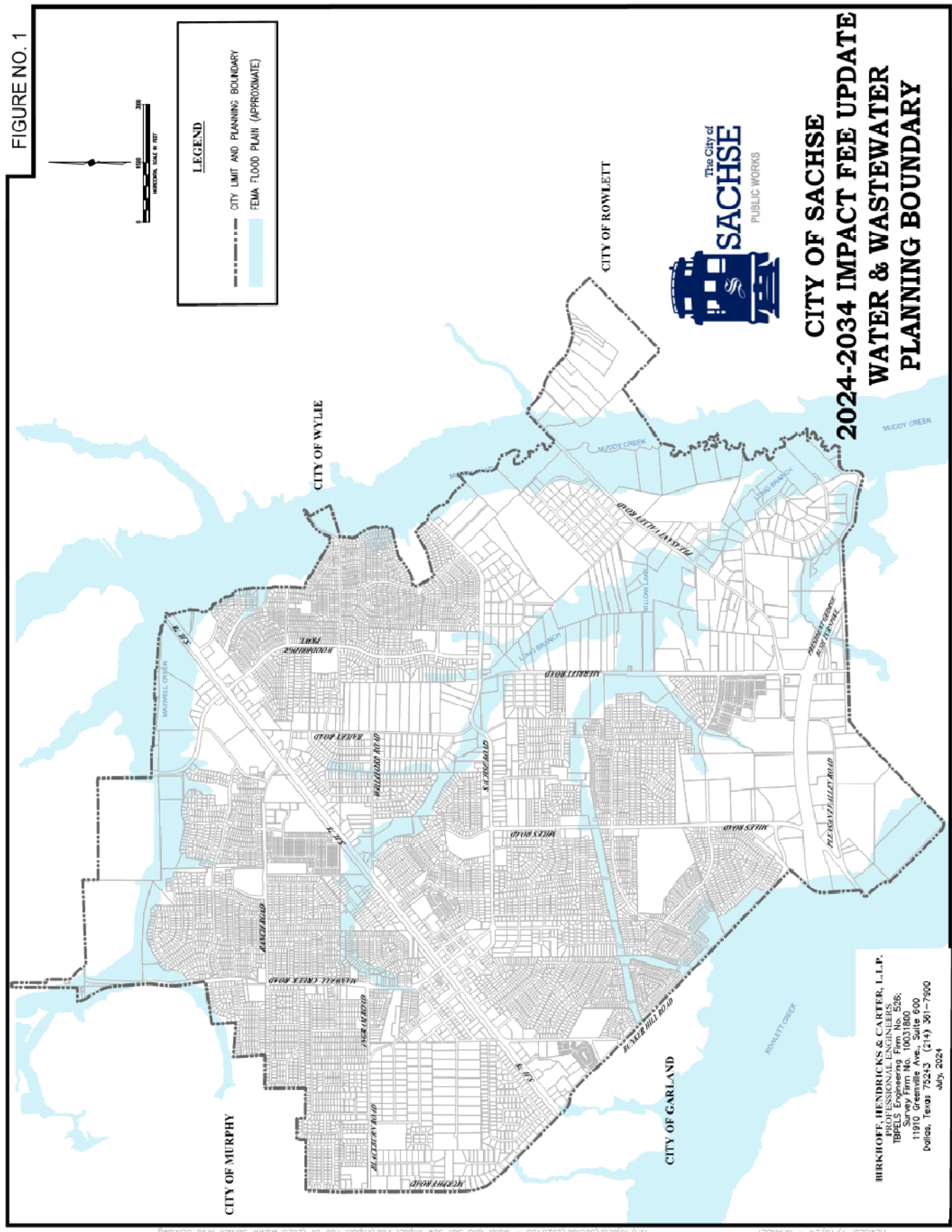
In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of Sachse Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Chapter 395.052, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. Under Chapter 395, political subdivisions receive authorization to enact or impose impact fees on land that is located within their political subdivision's corporate boundaries or extraterritorial jurisdictions. No governmental entity or political subdivision can enact or impose an impact fee unless they receive specific authorization by state law or by Chapter 395.

An "Impact Fee" is a charge or assessment imposed by a political subdivision for new development within its service area in order to generate revenue for funding or recouping the costs of capital improvements of facility expansions necessitated by and attributable to the new development.¹ The City of Sachse Water and Wastewater Service Area (planning boundary) for Impact Fees includes all land within the current city limits. The planning boundary for Water and Wastewater Impact Fees are shown in Figure 1. The first step in determining an impact fee is preparation of land use and growth assumptions for the service area for the next ten years. That step has been completed as part of the City of Sachse water and wastewater master plan updates. Next, a Capital Improvements Plan must be created to describe the water and wastewater infrastructure that will be necessary to serve the anticipated land uses and growth. The following items can be included in the impact fee calculation:

- 1) A portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.
- 2) Existing excess capacity in lines and facilities that will serve future growth, and which were paid for in whole by the City or in part by the City with or without Developer participation.
- 3) Interest and other finance charges on bonds issued by the City to cover its portion of the project cost. A bond interest rate of 4% is assumed for this analysis.

¹ P. 831, Texas Local Government Code, West's Texas Statutes and Codes, 1998 Edition.

Figure 1 – Planning Boundary



These items are summed, and the utilized capacity is calculated over the impact fee period. The maximum allowable impact fee per service unit may not exceed fifty percent of the calculated maximum amount of the total utilized capital improvement cost divided by the total number of new standard service units. This maximum allowable impact fee recovers a portion of the City's costs to construct facilities to serve the new developments and growth. However, the City may recover the maximum fee by crediting the portion of utility service revenue generated by new service units during the 10-year program period.

The City of Sachse originally adopted water and wastewater impact fees in 2012. The subsequent review and analysis of water and wastewater impact fees completed in 2017 resulted in no changes to the originally adopted impact fee amounts. The current imposed water and wastewater impact fees are summarized below:

	Current Impact Fees Imposed Per Service Unit (5/8"x3/4" Meter Size)
Water	\$2,521.69
Wastewater	\$1,857.68

Chapter 395 requires that an update of the land use assumptions, capital improvement plan, and impact fees be performed every five years, unless it is determined by the political subdivision after a review that such an update is not necessary.

This document constitutes the 2024 update of the City's water and wastewater Capital Improvements Plans (CIP), and the resulting revision of the maximum allowable impact fees. As required by state law, the study period is a ten-year period with 2024 as the base year. The engineering analysis of the water and wastewater systems is based on established land use in year 2024 and on projected land uses in the year 2034 and at Buildout. Those land uses determine the utilization of the existing and proposed infrastructure. The engineering analysis portion of the City of Sachse, 2024 Impact Fee Update determines utilized capacity cost of the water distribution and wastewater collection systems between the year 2024 and 2034.

B. WATER & WASTEWATER IMPACT FEE GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption of the City's impact fee program.
2. Area-Related Facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-Related Facility may include capital improvements that are located off-site, or within or on the perimeter of the development site.
3. Assessment means the determination of the amount of the maximum impact fee per service unit that can be imposed on new development.
4. Capital Improvement means either a water facility or a wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.
5. City means the City of Sachse, Texas.
6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.
7. Debt Service means the 20-year financing costs of projects applied to all eligible existing and proposed water and wastewater facilities.
8. Facility Expansion means either a water facility expansion or a sewer facility expansion.
9. Impact Fee means either a fee for water facilities or a fee for wastewater facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.
10. Impact Fee Capital Improvements Plan means either a water capital improvements plan or a wastewater capital improvement plan adopted or revised pursuant to the impact fee regulations.

11. Land Use Assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.
12. Land Use Equivalency Table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.
13. New Development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
14. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements that the City had previously oversized to serve new development.
15. Service Area means either a water service area or wastewater service area which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.
16. Service Unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan that can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.
17. Site-Related Facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.
18. Utility Connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.

19. Wastewater Facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.
20. Wastewater Facility Expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.
21. Wastewater Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
22. Water Facility means a water main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes CCN acquisition, land, easements or structures associated with such facilities. Water facility excludes site-related facilities.
23. Water Facility Expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.
24. Water Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
25. Water Meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

C. LAND USE ASSUMPTIONS SUMMARY

Under Chapter 395, of the Local Government Code, “Land Use Assumptions” includes a description of service area and projections of changes in land uses, densities, intensities, and population in the service area for a minimum of a 10-year period.

The Land Use Assumptions used in this update were prepared based on the City's future land use plan, with modifications applied where applicable based on input provided by City Staff. The Land Use Assumptions for the 2024 Impact Fee Update were utilized to establish the Land Use Summary for the water and wastewater systems in Table 1. The 10-year growth projection was calculated using a compounded average annual growth rate of approximately 1.4% and it is assumed that ultimate population (Buildout) will occur by the end of the 10-year planning period (year 2034).

TABLE NO. 1
LAND USE SUMMARY

Year	Population
2024	29,375
2034	34,023
Buildout	34,023

D. DEFINITION OF A SERVICE UNIT – WATER AND WASTEWATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A “service unit” means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This impact fee defines a water and wastewater service unit to be a 5/8-inch x 3/4-inch water meter and has referred to this service unit as a Single-Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a 5/8-inch x 3/4-inch water meter. This is the City of Sachse’s typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one “living unit”. Other meter sizes can be compared to the 5/8-inch x 3/4-inch meter through a ratio of water flow rates as published by the American Water Works Association as shown in Table No. 2 below. This same ratio is then used to determine the proportional water and wastewater impact fee amount for each water meter size.

TABLE NO. 2
LIVING UNIT EQUIVALENCIES
FOR VARIOUS TYPES AND SIZES OF WATER METERS

Meter Type	Meter Size	LUE (Ratio to 5/8" x 3/4" Meter)
Multijet	5/8" x 3/4"	1
Multijet	3/4"	1.67
Multijet	1"	2.33
Multijet	1-1/2"	4.67
Multijet	2"	6.67
Ultrasonic	2"	10
Ultrasonic	3"	23.33
Ultrasonic	4"	40
Ultrasonic	6"	53.33
Ultrasonic	8"	133.33

Source: AWWA Standard C708 (Multijet) & C715 (Ultrasonic)

E. CALCULATION OF WATER & WASTEWATER – LIVING UNIT EQUIVALENTS

The City provided a table of existing water meters categorized by size. Based on the information provided, there are 10,123 water meters were serving the existing population of 29,375 residents and businesses in the City's service area. Table No. 3 shows the number of existing water meters, the factor for living units per meter size, and the new living unit equivalents (LUE's) calculated for each water meter size in the 10-year period based on projected population growth.

TABLE NO. 3
WATER AND WASTEWATER LIVING UNIT EQUIVALENTS BY METER SIZE

Meter Size	2024			2034			New Living Units During Impact Fee Period
	Meter Count	Living Units per Meter	Total Living Units	Meter Count	Living Units per Meter	Total Living Units	
5/8" x 3/4"	9,468	1.00	9,468	10,824	1.00	10,823	1,355
1"	340	2.33	792	389	2.33	905	113
1½"	85	4.67	396	97	4.67	453	57
2"	183	10.00	1,830	209	10.00	2,092	262
3"	34	23.33	793	39	23.33	906	113
4"	8	40.00	320	9	40.00	365	45
6"	5	53.33	266	6	53.33	304	38
8"	0	133.33	0	0	133.33	0	0
Totals:	10,123		13,865	11,572		15,848	1,983

F. WATER DISTRIBUTION SYSTEM

Hydraulic models of the City's water system were updated to reflect recently constructed projects and future projects associated with buildout development conditions. The models were loaded based on residential population projections shown in Table 1, and the future non-residential land use growth as shown by the City's future land use plan. Model loads were assigned for employment projections in a similar manner. These modeled facilities include major distribution lines, pump stations, ground storage reservoirs and elevated storage tanks.

The models were run for a 72-hour Extended Period Simulation to ensure proper sizing of the distribution lines and facilities to meet peak demand periods.

1) Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks

The existing water distribution system includes the facilities as shown in Table No. 4 and Table No. 5:

TABLE NO. 4
EXISTING PUMP STATIONS & GROUND STORAGE

Pump Station	Number of Pumps	Firm Capacity (Largest Pump on Standby) (MGD)	Number of Ground Storage Reservoirs	Total Ground Storage Available (MG)
Maxwell Creek Pump Station	3	2.16	2	1.0
Public Works Pump Station	3	9.20	2	5.0
Total:	6	11.36	4	6.0

TABLE NO. 5
WATER DISTRIBUTION SYSTEM -- EXISTING ELEVATED STORAGE

Elevated Storage Tanks	Capacity (MG)
Sachse South Elevated Storage Tank	1.25
Downtown Elevated Storage Tank	0.15
Public Works Elevated Storage Tank	0.75
Total:	2.15

The pump stations and ground storage facilities were analyzed based on the maximum daily water demand, while elevated storage tanks act dynamically and were therefore analyzed utilizing the difference between the maximum hourly demand and the maximum daily demand.

2) Water Distribution Lines

The water distribution lines consist of all lines within the service area planning boundary supplying water to customers in the City of Sachse. Water lines vary in size from 3/4-inch service lines to 24-inch and larger transmission lines. Unless a smaller diameter water line is expected to be constructed by the City, only those water lines larger than 8-inches in diameter were considered in the Impact Fee calculations. City initiated water lines include the full cost of the proposed facility. The capital cost of proposed water distribution lines includes construction cost, appurtenances (water valves, fire hydrants, taps, etc.), utility relocations, purchase of easements and engineering costs.

3) Existing Treated Water Supply

The City of Sachse currently receives treated water from the North Texas Municipal Water District (NTMWD). The cost of treated water supply is excluded from the impact fee calculations.

4) Capital Improvement Plan

To meet the demands of the anticipated residential and non-residential growth over the next 10 years, certain water distribution system improvements are required. The Water System Capital Improvement Plan for Impact Fees provided in Figure 2 shows the recommended water system improvements.

Referring to Figure 2, City-initiated water lines are shown in a dashed red line type, and Developer-initiated water lines are shown in a solid red line type. Developer-initiated projects are typically those 12-inches in diameter that are expected to be constructed by a developer. These developer-initiated projects are not included in this Impact Fee analysis, as the cost for these projects is the responsibility of the developer.

For proposed water system projects, an average unit cost in 2024 dollars has been estimated based on a limited survey of recently bid projects, plus an estimated cost for engineering and easements. Finance cost is included for each project assuming a bond rate of 4.0% over a 20-year term. These recommended improvements form the basis for the Water System Capital Improvement Plan and total \$17,687,305. Adding the cost of financing brings the total Water System Capital Improvement Plan cost to \$25,108,125. Table No. 6 itemizes each project and the project cost.

Actual capital cost, including construction, engineering, and easements of the various elements of the existing water distribution was utilized where the information was available and provided by the City. The existing cost of facilities was determined from records provided by the City. Based on the available data, the eligible impact fee recovery projects are limited to the City's existing 1.25-MG Sachse South Elevated Storage Tank.

Figure 2: 2024-2034 Water Distribution System Capital Improvement Plan for Impact Fees

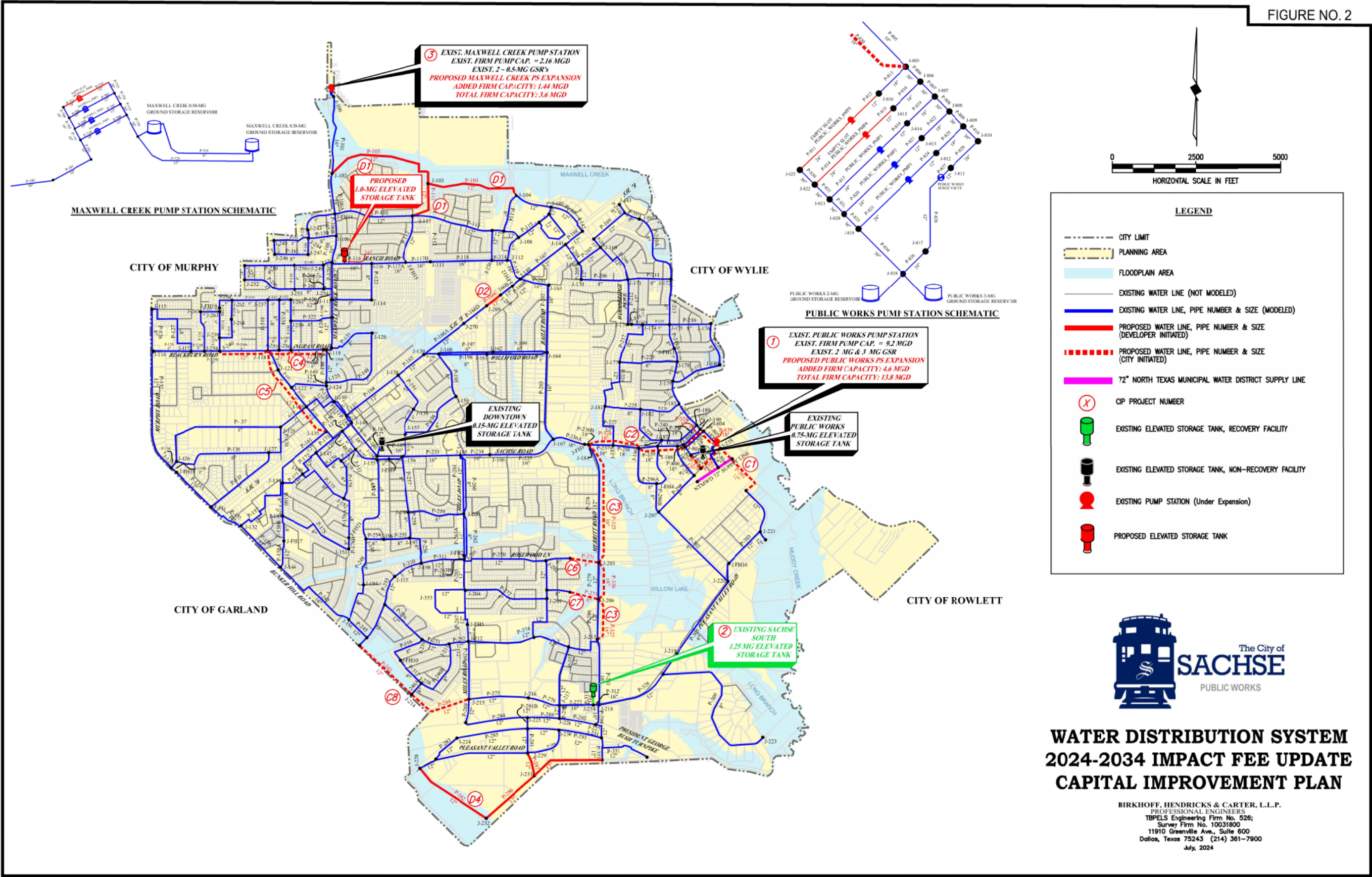


TABLE NO. 6
IMPACT FEE CAPITAL IMPROVEMENT PLAN

PROPOSED WATER LINES

Project No.	Project	Size	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
C1	Country Club Dr to Public Works 0.75MG EST 12-inch Water Line	12"	\$957,071	\$401,970	\$1,359,041
C2	Sachse Rd 12-inch Water Line (from Public Works Pump Station to Merrit Rd)	12"	\$1,386,137	\$582,178	\$1,968,315
C3	Merrit Road 16-inch Water Line (from Sachse Rd to Hudson Rd)	16"	\$1,342,127	\$563,694	\$1,905,821
C4	Blackburn Rd/ Ingram Rd 12-inch Water Line (from Oaklawn Dr to Dewitt Rd)	12"	\$884,877	\$371,648	\$1,256,525
C5	3rd Street 12-inch Water Line	12"	\$695,455	\$292,091	\$987,547
C6	Rosewood Lane to Merrit Road 8-inch Water Line	8"	\$175,000	\$73,500	\$248,500
C7	Kerley Lane to Merrit Road 8-inch Water Line	8"	\$179,000	\$75,180	\$254,180
C8	Bunker Hill Road 12-inch Water Line (from Concord Dr to Miles Rd)	12"	\$947,250	\$397,845	\$1,345,095
Subtotal: Proposed Water Lines			\$6,566,918	\$2,758,106	\$9,325,024

PROPOSED WATER FACILITIES

Project No.	Project	Added Capacity	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
9	Maxwell Creek Pump Station Expansion	3.6 MGD	\$5,101,700	\$2,142,714	\$7,244,414
10	Public Works Pump Station - Add New 4.6 MGD Pump	4.6 MGD	\$500,000	\$210,000	\$710,000
11	Proposed 1.0-MG Elevated Storage Tank	1.5 MG	\$5,500,000	\$2,310,000	\$7,810,000
Subtotal: Proposed Facilities			\$11,101,700	\$4,662,714	\$15,764,414

PLANNING EXPENSES

Project No.	Project	Opinion of Cost (1)(b)	Debt Service ⁽²⁾	Total Project Cost
	Water Impact Fee Update	\$18,687	\$0	\$18,687
Subtotal, Planning Expenses:		\$18,687	\$0	\$18,687
Water Distribution System CIP Grand Total:		\$17,687,305	\$7,420,820	\$25,108,125

Notes:

- (1) Opinion of Project Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (2) Debt Service based on 20-year simple interest bonds at 4%

5) Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the size of water line required for each model year (2024, 2034 and Buildout). The models of the water distribution system are based on the 72-hour extended period simulation (EPS). The raw water pump stations, the water treatment plants, and pump stations capacities are generally based on the average or maximum daily system demand, while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often, the capacity of a water line is determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines which are used to refill elevated storage. Table No. 7 below shows the unit flow assumptions used for analysis of each element of the distribution system:

TABLE NO. 7
WATER DISTRIBUTION SYSTEM ANALYSIS
BASIS OF DEMAND CALCULATION

Type of Facilities	Demand Type	Impact Fee Per Capita Use
Pumping	Maximum Day	350 gallons/day per person
Distribution System	Maximum Hour	665 gallons/day per person
Ground Storage	Maximum Day x 6 Hours / 24 Hours / Day	
Elevated Storage	Maximum Hour (Distribution) –Maximum Day (Pumping) x 6 Hours / 24 Hours / Day	

For each line segment in the water distribution model, the Buildout flow rate in any given line was compared to the flow rate in the same line for the 2024 and the 2034 models. The utilized capacity was then calculated for each year based on the Buildout being 100 percent capacity. The utilized capacity during the Impact Fee period is the difference between the year 2024 percent utilized and the year 2034 percent utilized. The utilized capacity for each water distribution facility, both existing and proposed, is presented by the Impact Fee Capacity Calculation Tables provided in Appendix A. Table No. 8 summarizes the cost and the utilized capacity of the proposed water lines, pump stations, ground storage reservoirs and elevated storage facilities included in the impact fee period of 2024-2034. Table No. 8 also summarizes the cost and the utilized capacity for the existing recovery facilities in the impact fee period.

The utilized capacity for each existing and proposed water system facility and distribution line included in the impact fee study is presented in the Water Impact Fee Utilized Capacity Tables provided in Appendix “A”.

TABLE NO. 8
SUMMARY OF ELIGIBLE CAPITAL COST & UTILIZED CAPACITY COST

Water System	Total Capital Cost (\$)	Total 20-Year Project Cost (\$)	Utilized Capacity During Fee Period (\$)
Existing Water Facilities	\$ 3,549,981	\$ 5,040,973	\$ 504,097
Existing Water System Subtotal:	\$ 3,549,981	\$ 5,040,973	\$ 504,097
Proposed Water Lines	\$ 6,566,918	\$ 9,325,024	\$ 5,972,314
Proposed Water Facilities	\$ 11,101,700	\$ 15,764,414	\$ 9,479,007
Impact Fee Expenses	\$ 18,687	\$ 18,687	\$ 18,687
Proposed Water System Subtotal:	\$ 17,687,305	\$ 25,108,125	\$ 15,470,008
TOTAL:	\$ 21,237,286	\$ 30,149,098	\$ 15,974,105

G. WASTEWATER COLLECTION SYSTEM

1) General

The wastewater collection system components in the impact fee analysis include existing and proposed trunk sewer lines, wastewater lift stations, and force mains. The City's wastewater is conveyed to and treated by the wastewater facilities at the City of Garland through metering stations. The wastewater treatment facilities are excluded from this impact fee update.

2) Wastewater Sub-Basins

A total of six (6) wastewater sub-basins were delineated within the wastewater planning area. These areas are typically defined by the natural topography, the existing wastewater collection system, major roads, and land uses. Figure 3 illustrates that general study area boundary and identifies the major wastewater collection sub-basins. Flows generated from these sub-basins reach the City of Garland's Rowlett Creek Wastewater Treatment Plant through three different meter stations located along the City's western planning boundary as shown by Figure 4 presented later in this report.

3) Capital Improvement Plan

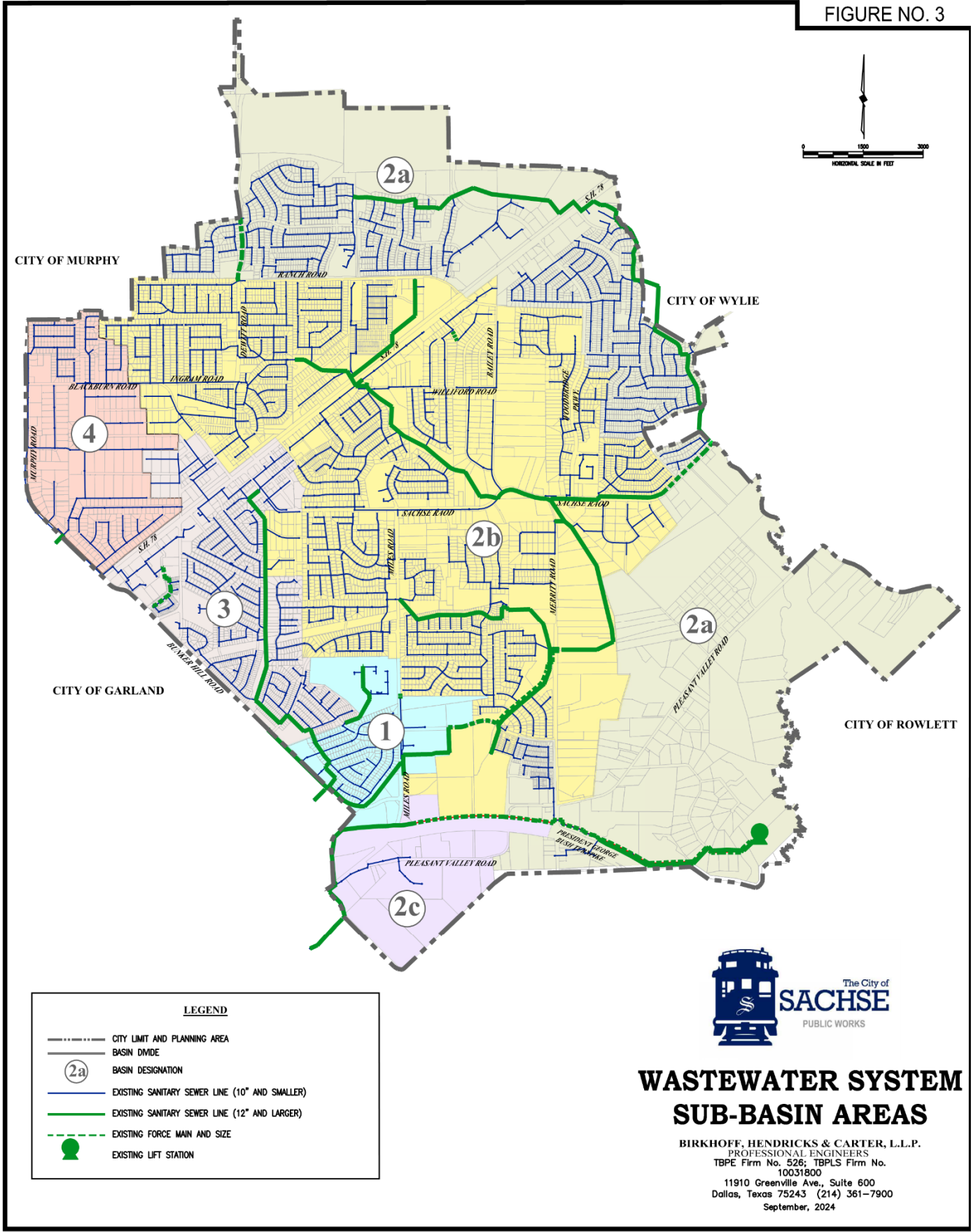
The wastewater collection system analysis included eligible existing and proposed lift stations, force mains, and collection lines 12-inches and larger in diameter. Generally, sanitary sewer line sizes 12-inches in diameter and smaller were omitted from the calculation of maximum impact fee, unless identified as a City-initiated and funded capital improvement project.

The proposed wastewater project cost includes necessary appurtenances (manholes, aerial crossings, and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. Future project cost estimates were based on 2024 average unit cost per linear foot and includes engineering, easements, and construction cost. Financing cost is included for each project assuming a bond rate of 4.0% over a 20-year term.

The eligible existing sanitary sewer lines within the study area that were paid for by the City and have capacity available to support new growth were included in the Impact Fee Study. For existing impact fee eligible projects, actual costs were utilized where known and provided by the City.

The eligible existing and proposed wastewater lines and facilities are shown on Figure 4 and Table No. 9A and Table No. 9B itemizes each project and the project cost. .

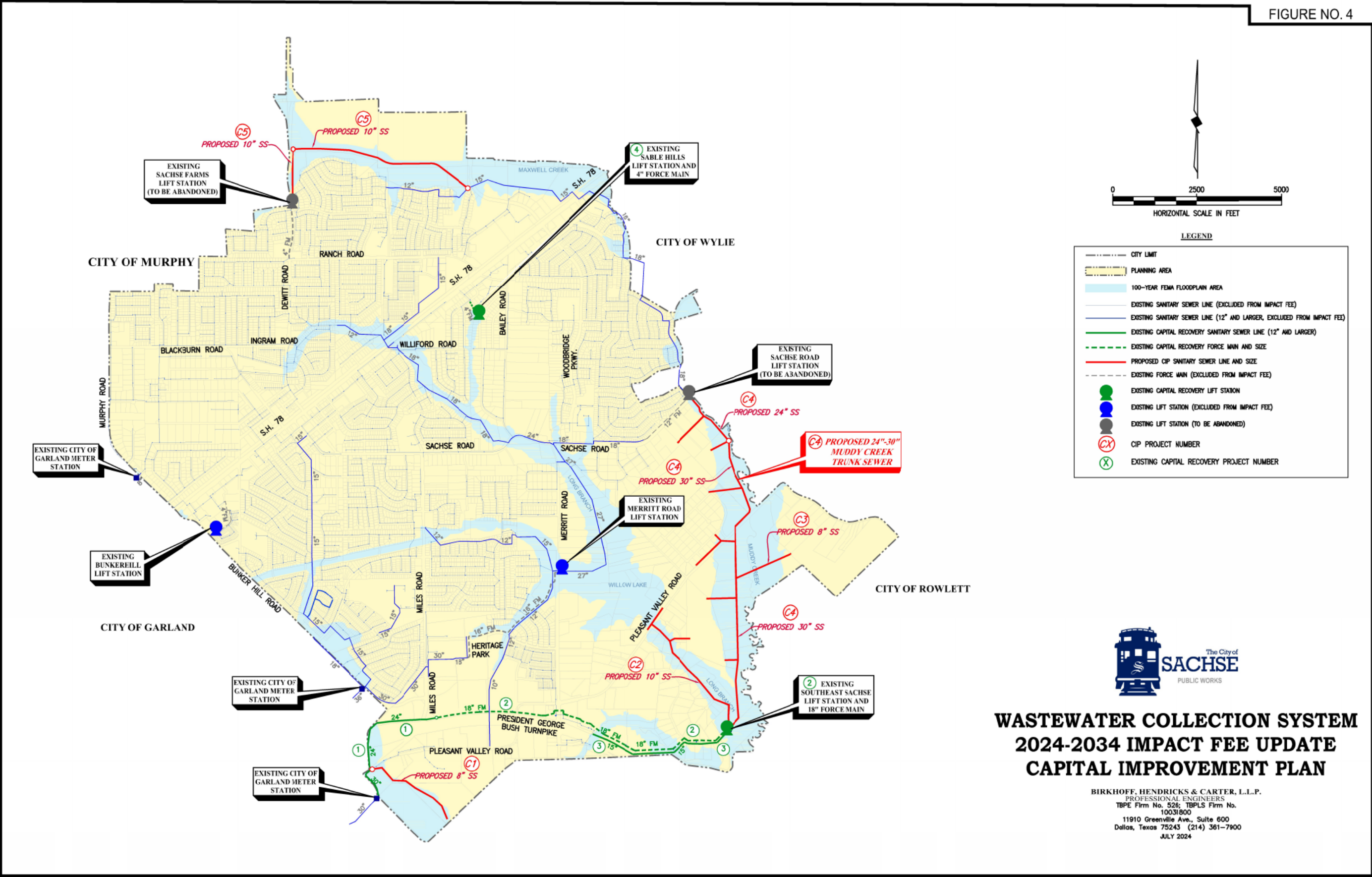
Figure 3 – Wastewater Collection Sub-Basins



REVISED: 9/19/24 - NPandey

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Figure 4: 2024-2034 Wastewater Collection System Capital Improvement Plan for Impact Fees



REVISED: 7/16/24 - NPandey

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PLOT SCALE: 1:1

PLOT STYLE: -----

PLOTTED BY: Nabin Pandey ON 7/16/2024

TABLE NO. 9A
10-YEAR IMPACT FEE CAPITAL RECOVERY PLAN

Project I.D.	Project	Total Capital Cost ⁽¹⁾	Debt Service ⁽²⁾	Total 20-Year Project Cost
EXISTING WASTEWATER LIFT STATIONS				
2	Southeast Sachse Lift Station and 18" Force Main	\$5,161,583	\$2,434,383	\$7,595,966
4	Sable Hills Lift Station and 4" Force Main	\$915,423	\$431,746	\$1,347,169
	SUBTOTAL:	\$6,077,006	\$2,866,129	\$8,943,135
EXISTING WASTEWATER COLLECTION LINES				
1	Southeast Sachse Lift Station and 24"-30" Gravity Outfall	\$1,406,069	\$663,151	\$2,069,220
3	Eastview Drive - PGBT 15" Sanitary Sewer to Southeast Lift Station	\$947,563	\$446,904	\$1,394,467
	SUBTOTAL:	\$2,353,632	\$1,110,055	\$3,463,687
EXISTING WASTEWATER SYSTEM PLANNING EXPENSES				
	Wastewater System Impact Fee Update	\$18,687	\$0	\$18,687
	SUBTOTAL:	\$18,687	\$0	\$18,687
EXISTING WASTEWATER SYSTEM TOTAL:		\$8,449,325	\$3,976,184	\$12,425,509

TABLE NO. 9B
10-YEAR IMPACT FEE CAPITAL IMPROVEMENT PLAN

Project I.D.	Project	Total Capital Cost ⁽¹⁾	Debt Service ⁽²⁾	Total 20-Year Project Cost
PROPOSED WASTEWATER COLLECTION LINES				
C1	Miles Road Sanitary Sewer	\$378,200	\$178,372	\$556,572
C2	Southeast Willow Lake Sanitary Sewer lines	\$614,450	\$289,796	\$904,246
C3	Elm Grove Sanitary Sewer Extension	\$232,697	\$109,748	\$342,445
C4	Lower Muddy Creek 24-30" Trunk Sewer and Extensions	\$4,061,343	\$1,915,471	\$5,976,814
C5	Sachse Farm Lift Station Relief Sewer	\$1,061,139	\$500,470	\$1,561,609
	SUBTOTAL:	\$6,347,829	\$2,993,857	\$9,341,686
PROPOSED WASTEWATER SYSTEM TOTAL:		\$6,347,829	\$2,993,857	\$9,341,686

Notes:

1. Opinion of Cost includes:
 - a. Engineer's Opinion of Construction Cost
 - b. Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c. Cost of Easement or Land Acquisitions
2. Debt Service based on 20-year simple interest bonds at 4.0%

4) Utilized Capacity

The utilized capacities for the wastewater collection system were calculated based on land absorption from the residential and non-residential population growth projections in accordance with the City's future land use plan. The land uses within each wastewater basins were assessed, and average daily flow rates were derived based on the design assumptions summarized in Table No. 10.

TABLE NO. 10
RESIDENTIAL AND NON-RESIDENTIAL DESIGN ASSUMPTIONS

Non-Residential Land Use	Average Daily Flow (gpad)	Residential Land Use	Dwelling Density (Units/Ac)	Population Density (People/Unit)	Average Daily flow per Capita (Gallons)
Comm/Retail	1,200	Low Density Residential	4.00	3.20	80
Turnpike Commercial	1,400	Estate Residential	0.80	3.40	80
Turnpike Mixed-Use	1,600	Turnpike Mixed-Use	8.00	1.50	80
Neighborhood Retail Mixed-Use	1,000	Neighborhood Retail Mixed-Use	4.00	1.70	80
Old Town Mixed-Use	1,200	Old Town Mixed-Use	4.00	1.50	80
Public	900	Medium Density Residential	7.00	2.50	80
Industrial	800	Single Family Urban Residential	4.00	2.00	80
		High Density Residential	20.00	2.00	80

Table No. 11 summarizes the project cost and utilized cost over the impact fee period of 2024 – 2034 for each element of the wastewater system. The utilized capacity for each existing and proposed wastewater facility and collection line included in the impact fee study is presented in the Wastewater Impact Fee Utilized Capacity Tables provided in Appendix “B”.

TABLE NO. 11
SUMMARY OF ELIGIBLE CAPITAL COST & UTILIZED CAPACITY COST

Wastewater System	Total 20-Year Project Cost	Utilized Capacity Cost During Fee Period
Existing Wastewater Collection Lines	\$3,463,687	\$1,872,999
Existing Wastewater Facilities: Lift Stations	\$8,943,135	\$2,626,251
Existing Wastewater System Planning Expenses	\$18,687	\$18,687
Subtotal: Existing Wastewater System	\$12,425,509	\$4,517,937
Proposed Wastewater Collection Lines	\$9,341,686	\$6,153,260
Subtotal: Proposed Wastewater System	\$9,341,686	\$6,153,260
TOTAL:	\$21,767,195	\$10,671,197

H. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER

The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the service area within the ten-year period by the number of living units anticipated to be added to City within the 10-year period as shown on Table No. 3. The calculations are shown below:

Maximum Water Impact Fee =	$\frac{\text{Eligible Existing Utilized Cost} + \text{Eligible Proposed Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$		
	$= \frac{504,097}{1,983}$	$+ \frac{15,470,008}{1,983}$	$\frac{\$15,974,105}{1,983}$
Maximum Calculated Impact Fee =	<u>\$ 8,055.52</u>		
Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%)*	<u>\$4,027.76</u>		
<i>* - Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC</i>			

Maximum Wastewater Impact Fee =	$\frac{\text{Eligible Existing Utilized Cost} + \text{Eligible Proposed Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$		
	$= \frac{\$4,517,937}{1,983}$	$+ \frac{\$6,153,260}{1,983}$	$\frac{\$10,671,197}{1,983}$
Maximum Calculated Impact Fee	=	<u>\$5,381.34</u>	
Allowable Maximum Wastewater Impact Fee: (Max Impact Fee x 50%)			<u>\$2,690.67</u>
<i>* - Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC</i>			

Based on the maximum impact fee calculation for water and wastewater, Table No. 12 calculates the maximum impact fee for the various sizes of water meters.

TABLE NO. 12
ALLOWABLE MAXIMUM IMPACT FEE PER METER SIZE

Meter Type	Meter Size	LUE	Maximum Impact Fee		Total
			Water	Wastewater	
Multijet	5/8" x 3/4"	1	\$4,027.76	\$2,690.67	\$6,718.43
Multijet	3/4"	1.67	\$6,726.36	\$4,493.42	\$11,219.78
Multijet	1"	2.33	\$9,384.68	\$6,269.26	\$15,653.94
Multijet	1-1/2"	4.67	\$18,809.64	\$12,565.43	\$31,375.07
Multijet	2"	6.67	\$26,865.16	\$17,946.77	\$44,811.93
Ultrasonic	2"	10	\$40,277.60	\$26,906.70	\$67,184.30
Ultrasonic	3"	23.33	\$93,967.64	\$62,773.33	\$156,740.97
Ultrasonic	4"	40	\$161,110.40	\$107,626.80	\$268,737.20
Ultrasonic	6"	53.33	\$214,800.44	\$143,493.43	\$358,293.87
Ultrasonic	8"	133.33	\$537,021.24	\$358,747.03	\$895,768.27

CITY OF SACHSE
THOROUGHFARE CAPITAL IMPROVEMENT PLAN
SECTION 2 - ROADWAY IMPACT FEES

The first step in the development impact fee process is the development of a 10-year Capital Improvement Plan (CIP). This capital improvement plan includes projects intended for construction by the City of Sachse in the next 10 years to serve existing and future development.

A. Existing Facilities

The City of Sachse arterial and major collector street system is partially developed at this time. Several roadways in developed areas are partially built to current thoroughfare plan standards. Many existing streets are two-lane asphalt roadways with open surface drainage.

The existing Principal/Major Thoroughfares within the City include President George Bush Turnpike, State Highway 78 (SH 78), Woodbridge Parkway, Merritt Road, Sachse Road, Miles Road, Pleasant Valley Road, Bunker Hill Road, Murphy Road, Dewitt Road, Ranch Road, and Ingram Road/Blackburn Road. SH 78 is under the operation and maintenance jurisdiction of the Texas Department of Transportation (TxDOT). The President George Bush Turnpike is under the operation and maintenance jurisdiction of the North Texas Toll Authority (NTTA).

B. Proposed Facilities

The City of Sachse adopted an updated thoroughfare plan in 2017 that is the basis for development of the future street system. The thoroughfare system is a conventional network conforming to a hierarchical, functional classification system developed to support the forecast traffic demands of future land use.

The highest classification of roadway is the Principal Thoroughfare type facility, followed by the Minor Thoroughfare facilities. These roadways are generally multiple lanes – 4 lanes for Minor or 6 lanes for Principal Thoroughfares. These roadways also generally include medians that serve the function of controlling access, separating opposing traffic movements and providing an area for the storage of left turning vehicles. The lower classifications are the Collector facilities that are developed to serve the adjoining development. The character of the developments served should determine the sizes and alignments of collector roadways.

C. Capital Improvement Plan for Roadway Impact Fees

The thoroughfare facilities determined for inclusion in the Capital Improvement Plan of this study are tabulated in **Table 13A** and graphically illustrated in **Figure 5**. Each listed project includes a description of the planned improvements, the approximate project length, and an engineer's opinion of probable cost to the City. In addition, under existing State Statute, a municipalities' cost associated with TxDOT facilities can be financed with impact fees. All roadways included in the 2024 CIP are identified in the City of Sachse Thoroughfare Plan. **Table 13B** shows recoupment costs for projects completed as part of the previous CIPs with debt not retired. These recoupment projects are also illustrated in **Figure 5**.

The engineer's opinions of probable construction cost were prepared without the benefit of a detailed preliminary engineering study for each project. The costs are based on data provided by the City of Sachse and on recent roadway project construction bids. Financing costs for the projects in the thoroughfare CIP were also included in the total estimated cost and the interest rate of 4% was provided by the City of Sachse.

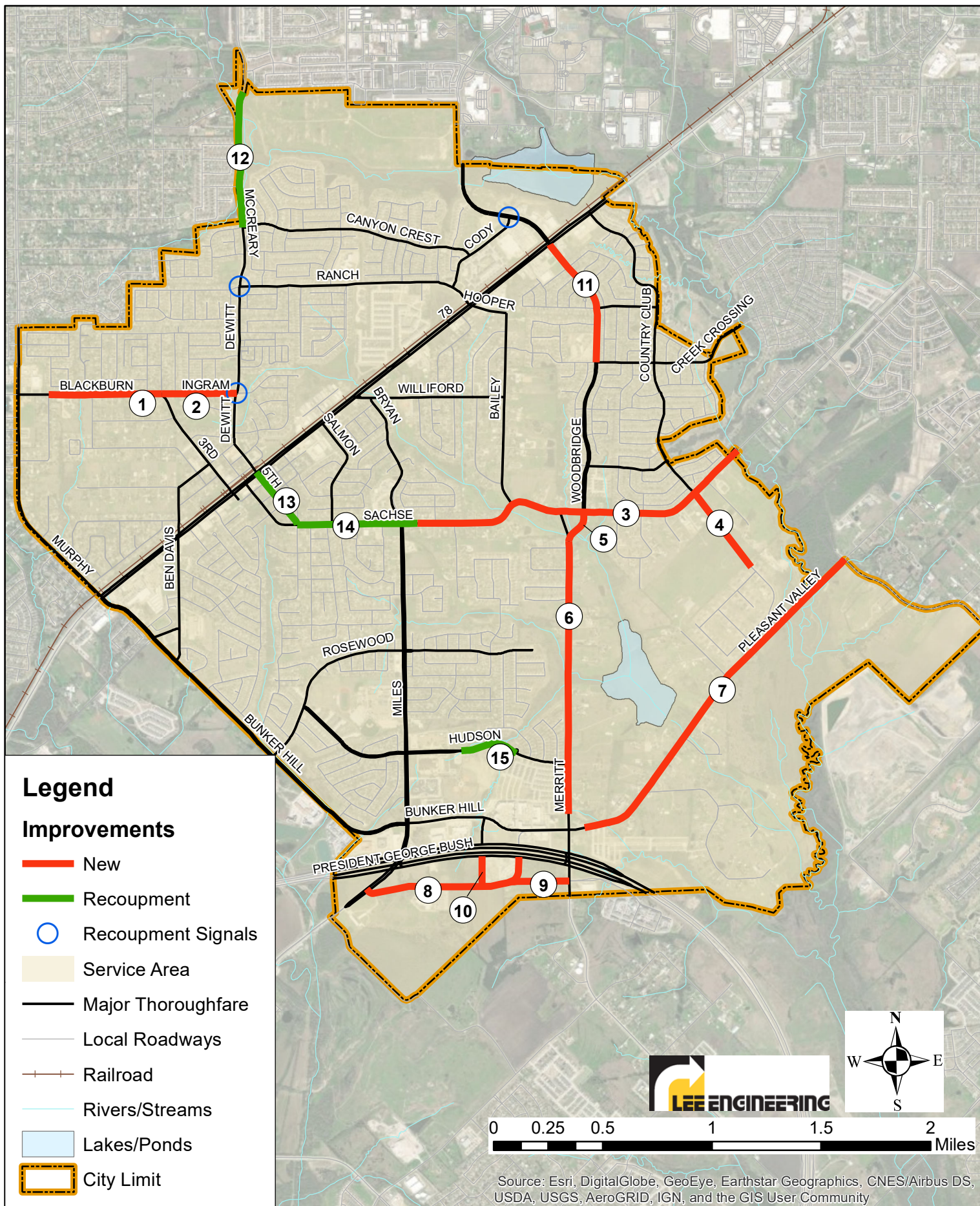
**Table 13A - Thoroughfare Capital Improvement Plan
City of Sachse 2024 Impact Fee Update**

ARTERIAL	PROJECT NUMBER	BOUNDARY		FUNCTIONAL CLASSIFICATION	EXISTING CROSS SECTION	PROJECT DESCRIPTION	LENGTH (ft)	TOTAL COST W/O INTEREST	COST OF INTEREST	TOTAL PROJECT COST
		FROM	TO							
Blackburn Road	1	Hilltop Trail	3rd Street	Minor Arterial	2 lanes undivided	Build a 4-lane divided section	2,700	\$ 3,880,000	\$ 1,629,600	\$ 5,509,600.00
Ingram Road	2	3rd Street	Dewitt Road	Minor Arterial	2 lanes undivided	Build a 4-lane divided section	1,800	\$ 2,610,000	\$ 1,096,200	\$ 3,706,200.00
Sachse Road	3	400 feet east of Bryan Street/Miles Road	East City Limit	Minor Arterial	2 lanes undivided	Build a 4-lane divided section	8,600	\$ 12,170,000	\$ 5,111,400	\$ 17,281,400.00
Proposed Country Club Drive	4	Sachse Road	Aldridge Drive	Collector	-	Build a 3-lane undivided section	2,300	\$ 2,650,000	\$ 1,113,000	\$ 3,763,000.00
Proposed Merritt Road	5	Sachse Road	Merritt Road	Minor Arterial	-	Build a 4-lane divided section	900	\$ 1,520,000	\$ 638,400	\$ 2,158,400.00
Merritt Road	6	Proposed Merritt Road	550 feet north of Pleasant Valley Road	Minor Arterial	2 lanes undivided	Build a 4-lane divided section	6,600	\$ 10,190,000	\$ 4,279,800	\$ 14,469,800.00
Pleasant Valley Road	7	400 feet east of Merritt Road	Northeast City Limit	Minor Arterial	2 lanes undivided	Build a 4-lane divided section	9,200	\$ 14,180,000	\$ 5,955,600	\$ 20,135,600.00
Pleasant Valley Road	8	Miles Road	PGBT	Collector	2 lanes undivided	Build 3-lane undivided section	4,300	\$ 4,790,000	\$ 2,011,800	\$ 6,801,800.00
Proposed Minor Collector	9	Pleasant Valley Road	Merritt Road	Collector	-	Build a 3-lane undivided section	1,500	\$ 1,750,000	\$ 735,000	\$ 2,485,000.00
Nash Boulevard	10	PGBT	Proposed Minor Collector/ Pleasant Valley Road	Collector	-	Build a 3-lane undivided section	750	\$ 910,000	\$ 382,200	\$ 1,292,200.00
Woodbridge Parkway	11	SH 78	Creek Crossing Lane	Minor Arterial	4 lanes divided	Traffic control improvements	3,300	\$ 2,600,000	\$ 1,092,000	\$ 3,692,000.00
Grand Total:								\$ 57,250,000	\$ 24,045,000	\$ 81,295,000

**Table 13B - Recoupment Projects Completed with Previous CIP
City of Sachse 2024 Impact Fee Update**

ARTERIAL	PROJECT	BOUNDARY		FUNCTIONAL	PREVIOUS	EXISTING	PROJECT	LENGTH	TOTAL PROJECT
	NUMBER	FROM	TO	CLASSIFICATION	CROSS SECTION	CROSS SECTION	DESCRIPTION	(ft)	COST
Maxwell Creek Road	12	North City Limit	Canyon Crest Drive	Minor Arterial	2 lanes undivided, concrete	4 lanes divided, concrete	Built 2-lanes of 4-lane divided	3,200	\$ 639,234
5th Street	13	SH 78	Sachse Road	Minor Arterial	2 lanes undivided, asphalt	4 lanes undivided, concrete	Built a 4-lane undivided section	1,600	\$ 3,100,000
Sachse Road	14	5th Street	400 feet west of Bryan Street	Minor Arterial	2 lanes undivided, asphalt	4 lanes divided, concrete	Built a 4-lane divided section and roundabout at W Creek Ln	2,900	\$ 6,518,633
Hudson Drive	15	Eastern School Driveway	Hudson Court	Collector	2 lanes undivided, concrete	4 lanes undivided, concrete	Built 2-lanes of 4-lane undivided	1,600	\$ 2,113,483
	16	3 Traffic Signals Constructed (Ingram/Dewitt, Ranch/Dewitt, Cody/Woodbridge)							\$ 1,062,343
Grand Total:								CIP PROJECT TOTALS :	\$ 12,371,350

Figure 5:
CITY OF SACHSE
2024 Roadway Impact Fee Eligible Capital Improvements



D. IMPACT FEE CALCULATION

I. INTRODUCTION

The next step of the Development Impact Fee process is the determination of the maximum fee per service unit that can be charged by the City for new developments. The fee is calculated by dividing the costs of the capital improvements identified as necessary to serve growth forecast to occur during the 10-year planning period by the number of service units of growth forecast to occur. The specific steps, as described in following paragraphs of this section include:

1. Determination of a standard service unit;
2. Identification of service areas for the City;
3. Identification of that portion of the total capital improvements necessary to serve the projected growth over the next 10-year period;
4. Analysis of the total capacity, level of current usage, and commitment for usage of capacity of existing improvements;
5. Determination of the “standard service unit” and equivalency tables establishing the ratio of a service unit to the types of land use forecast for growth.

II. SERVICE UNIT

To determine the impact fee rate applied to thoroughfare facilities the standard service unit selected was **“PM Peak Hour Vehicle-Miles.”** This service unit can be obtained by multiplying the number of trips generated by a specific land use type during the PM peak hour (vehicles) by the average trip length (miles) for that land use. The PM peak hour was chosen because it is usually considered the critical time for roadway analyses. The trip generation data were directly obtained or derived for each defined land use type from *“Trip Generation Manual, 11th Edition”* of the Institute of Transportation Engineers, which is the standard data reference to determine vehicle trip generation characteristics of particular land use types and densities. Trip length information for each land use specified was based on data developed by the Federal Highway Administration (FHWA) in the 2022 and 2017 *National Household Travel Surveys*. The trip length was set at a maximum of three (3) miles for any land use, as this trip length was assumed to be the maximum average distance a trip would travel on roadways within each service area in the City of Sachse. **Table 14** shows the typical service units for each land use type.

**Table 14 - Service Unit Calculation by Land Use Type
City of Sachse 2024 Roadway Impact Fee Study Update**

	Variable	PM Peak Trips¹ (vehicles)	Trip Length² (miles)	Vehicle-Miles
Residential	Dwelling Unit	0.94	3.0	2.82
Office	1,000 ft ²	1.44	3.0	4.32
Commercial / Retail	1,000 ft ²	3.71	3.0	11.13
Industrial	1,000 ft ²	0.99	3.0	2.97
Public and Institutional	1,000 ft ²	1.21	3.0	3.63
Parks and Recreational	Acre	13.08	3.0	39.24

¹ Based on *ITE Trip Generation, 11th Edition*

² Based on *FHWA National Household Travel Survey, 2022 and 2017*

III. SERVICE AREAS

The State Statute governing the imposition of development impact fees require that collection and expenditure of fees imposed for street facilities “...is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles.” To comply with this State Law, one (1) service area was established for the City of Sachse to ensure that funds are spent within six miles of where they are collected. The service area includes most of the developable land within the city limits of Sachse. Within Sachse, the growth and intensities of growth for the ultimate development of the City and that portion of the service area expected to occur during the 10-year period, 2024-2034, is forecast. The service area is shown in **Figure 5**.

IV. ASSUMPTIONS AND EVALUATION CRITERIA

Determination of the eligible costs of capital improvements to serve the forecast growth over the 10-year period from 2024 to 2034 was based on data provided by the City of Sachse. The basic criteria and assumptions made for this study include the following:

1. Costs of existing facilities constructed to serve new development have been included, and City of Sachse staff identified projects of this type.
2. Bond interest costs are included.
3. Street facility improvements, although necessary for additional capacity by new growth, will logically serve all existing and future growth by improved safety and drainage characteristics. Therefore, the 10-year eligible costs have been proportioned as the ratio of the 10-year growth to the total number of service units determined for the build-out.

Table 15 shows the portion of ultimate build-out service units that will be attributable to growth within the next 10 years and is used to pro-rate the identified costs in the service area.

In order to maintain the equity of impact fee assessment, the cost for streets included in the 10-year Capital Improvement Plan will include the total cost of the street facilities, not reduced by any expected participation. Rather, construction by a developer of an arterial facility within or off-site should be treated as a credit to the impact fee assessment.

**Table 15 - Summary of Vehicle-Mileage Distribution by Development Period
City of Sachse 2024 Roadway Impact Fee Study Update**

	Existing		2024 - 2034		Year 2034 - Ultimate		
Service Area	Vehicle-Miles 2024	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2024 - 2034	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2034 - Ultimate	Portion of Ultimate Vehicle-Miles	Ultimate Vehicle-Miles
1	90,697	0.638	51,551	0.362	0	0.000	142,248
Total	90,697		51,551		0		142,248

V. ELIGIBLE COSTS

Table 16 presents a summary of the roadway capital improvement costs for the service area. The 10-year portion of the total costs was calculated using the data from **Table 15**. Costs of these projects included only those costs that will be paid for by the City of Sachse.

VI. DETERMINATION OF STANDARD SERVICE UNIT AND EQUIVALENCY

The determination of growth of service units and resulting impact fee rates were then made. **Table 17** presents the derivation of service unit equivalents for each of the six defined land use types. The service unit equivalents are referenced to and based on the residential land use.

Table 18 presents a summary of the calculations and resulting eligible costs per service unit. Under current State law, municipalities are required to administer a detailed financial analysis to support the use of an impact fee higher than 50 percent of the eligible costs. As an alternative to performing the financial analysis, the impact fee can be set at or below 50 percent of the total eligible costs. The total eligible costs per service unit are shown in **Table 18**. The City will use either a detailed financial analysis to adjust for tax credits or will use 50 percent of these eligible costs.

VII. IMPACT FEE CALCULATION METHODOLOGY

The methodology for calculating the maximum *allowable* impact fee for roadway facilities can be summarized in the following three steps. First, determine the cost of the roadway facilities (existing roadways eligible for recuperation of construction cost and proposed roadways) that can be attributed to new growth over the 10-year period. This calculation is summarized on page 38.

**Table 16 - Summary of Capital Improvement Cost
City of Sachse 2024 Roadway Impact Fee Study Update**

Service Area	Zone Cost of Thoroughfare	Portion of Capacity of Thoroughfare Attributed to Growth (2024 - 2034)	Cost of Thoroughfare Attributed to Growth (2024 - 2034)
1	\$93,666,349.75	0.362	\$33,907,218.61
Totals	\$93,666,349.75		\$33,907,218.61

**Table 17 - Thoroughfare Land Use Equivalency
City of Sachse 2024 Roadway Impact Fee Study Update**

Land Use	Development Unit	Veh-Miles / Development Unit (1)	SU Equivalency (2)
Residential	Dwelling Unit	2.82	1.00
Office	1,000 ft ²	4.32	1.53
Commercial / Retail	1,000 ft ²	11.13	3.95
Industrial	1,000 ft ²	2.97	1.05
Public and Institutional	1,000 ft ²	3.63	1.29
Parks and Recreational	Acre	39.24	13.91

Notes:

(1) Based on data from the ITE *Trip Generation Manual*, 11th Edition and the FHWA *National Household Travel Survey* (2022 and 2017) (see Table 14)

(2) Ratio of each land use to service unit of Residential

**Table 18 - Impact Fee Calculation for Thoroughfare
City of Sachse 2024 Roadway Impact Fee Study Update**

Service Area	Cost of Thoroughfare Attributed to Growth (2024 - 2034)	Number of New Service Units (2024 - 2034)	Cost Per Service Unit	Cost Per Service Unit (Rounded)
1	\$33,907,218.61	51,551	\$657.74	\$657
Totals	\$33,907,218.61	51,551		

Calculation for Service Area 1

Cost of Roadway Facilities (Tables 13A and 13B) = \$93,666,349.75

Proportion of Capacity Attributable to New Growth (Table 15) = 0.362

Cost of Roadway Facilities Attributable to Growth (2024-2034):

$$\$93,666,349.75 \times 0.362 = \$33,907,218.61$$

The second step is to determine the maximum *calculated* impact fee. The maximum *calculated* impact fee is the ratio of the total cost for roadway facilities attributable to growth in the next ten years (2024-2034) divided by the total growth in equivalent service units (ESU). The maximum calculated impact fee is:

Maximum Roadway Impact Fee = $\frac{\text{Eligible Thoroughfare Cost Attributed to Growth (Table 16)}}{\text{Total Growth in Equivalent Service Units (Table 15)}}$

$$= \frac{\$33,907,218.61}{51,551 \text{ ESU}}$$

$$= \$657.74 / \text{ESU} = \$657 / \text{ESU (Rounded)}$$

This amount represents the maximum *calculated* impact fee for roadway facilities. For the final step, the current impact fee legislation requires the City to produce a financial analysis to support a fee greater than 50 percent of the eligible costs or to reduce the maximum calculated impact fee by 50 percent. If the City chooses to use a maximum *allowable* impact fee of 50 percent of the maximum calculated fee the amount would be $\$657 \times 50\% = \328.50 .

E. Impact Fee Calculation Example

The land use equivalency table is provided in **Table 19**. This table identifies the total service units generated by specific uses within each land use category. To obtain the impact fee to be charged for a particular land use, the impact fee per service unit adopted by the City and the service units per development unit generated for that particular land use from **Table 19** are used. Examples for calculating the impact fee for both a single-family dwelling unit and a 50,000 ft² shopping center (commercial / retail facility) assuming an impact fee of \$328.50 per service unit are shown on page 40.

Table 19 - Land Use Equivalency
City of Sachse 2024 Roadway Impact Fee Study Update

CATEGORY	LAND USE	DEVELOPMENT UNITS ¹	ITE TRIP RATE ²	TRIP LENGTH ³	PASS-BY TRAFFIC ⁴	SERVICE UNITS ⁵	MAX ALLOWABLE IMPACT FEE / DEVELOPMENT UNIT ⁶
RESIDENTIAL							
	Single-Family Detached	Dwelling Unit	0.94	3.0	0	2.82	\$926.37
	Single-Family Attached	Dwelling Unit	0.57	3.0	0	1.71	\$561.74
	Multifamily Housing (Low-Rise, 2-3 Floors)	Dwelling Unit	0.51	3.0	0	1.53	\$502.61
	Multifamily Housing (Mid-Rise, 4-10 Floors)	Dwelling Unit	0.39	3.0	0	1.17	\$384.35
	Multifamily Housing (High-Rise, >10 Floors)	Dwelling Unit	0.32	3.0	0	0.96	\$315.36
	Mobile Home	Dwelling Unit	0.58	3.0	0	1.74	\$571.59
	Congregate Care Facility	Dwelling Unit	0.18	3.0	0	0.54	\$177.39
	Assisted Living	Beds	0.24	3.0	0	0.72	\$236.52
OFFICE							
	Office Building	1,000 ft ² GFA	1.44	3.0	0	4.32	\$1,419.12
	Business Park	1,000 ft ² GFA	1.22	3.0	0	3.66	\$1,202.31
	Medical Office	1,000 ft ² GFA	3.93	2.8	0	11.00	\$3,613.50
COMMERCIAL							
	Automobile Care Center	1,000 ft ² GFA	3.11	3.0	0.28	6.72	\$2,207.52
	Automobile Sales	1,000 ft ² GFA	2.42	2.5	0	6.05	\$1,987.43
	Building Materials/Lumber	1,000 ft ² GFA	2.25	3.0	0	6.75	\$2,217.38
	Drive-In Bank	1,000 ft ² GFA	21.01	2.4	0.35	32.78	\$10,768.23
	Fast Casual Restaurant	1,000 ft ² GFA	12.55	2.0	0.40	15.06	\$4,947.21
	Fast Food Restaurant	1,000 ft ² GFA	33.03	2.4	0.55	35.67	\$11,717.60
	Free-Standing Discount Store	1,000 ft ² GFA	4.86	3.0	0.20	11.66	\$3,830.31
	Garden Center/Nursery	1,000 ft ² GFA	6.94	3.0	0	20.82	\$6,839.37
	Hardware/Paint Store	1,000 ft ² GFA	2.98	2.8	0.26	6.17	\$2,026.85
	Home Improvement Store	1,000 ft ² GFA	2.29	3.0	0.42	3.98	\$1,307.43
	Hotel	Rooms	0.59	3.0	0	1.77	\$581.45
	Pharmacy/Drugstore	1,000 ft ² GFA	10.25	2.8	0.49	14.64	\$4,809.24
	Convenience Store/Gas Station (4-5.5k SF)	Fueling Positions	22.76	2.4	0.75	13.66	\$4,487.31
	Sit-Down Restaurant	1,000 ft ² GFA	9.05	2.8	0.43	14.44	\$4,743.54
	Shopping Center (>150 SF)	1,000 ft ² GFA	3.40	3.0	0.29	7.24	\$2,378.34
	Shopping Plaza (40-150k SF)	1,000 ft ² GFA	5.19	3.0	0.40	9.34	\$3,068.19
	Strip Retail Plaza (<40k SF)	1,000 ft ² GFA	6.59	3.0	0.40	11.86	\$3,896.01
	Supermarket	1,000 ft ² GFA	8.95	2.8	0.24	19.05	\$6,257.93
INDUSTRIAL							
	Light Industrial	1,000 ft ² GFA	0.65	3.0	0	1.95	\$640.58
	Heavy Industrial	1,000 ft ² GFA	0.74	3.0	0	2.22	\$729.27
	Industrial Park	1,000 ft ² GFA	0.34	3.0	0	1.02	\$335.07
	Mini-Warehouse	1,000 ft ² GFA	0.15	3.0	0	0.45	\$147.83
	Warehouse	1,000 ft ² GFA	0.18	3.0	0	0.54	\$177.39
INSTITUTIONAL							
	School	Students	0.16	3.0	0	0.48	\$157.68
	Day Care Center	Students	0.79	3.0	0.44	1.33	\$436.91
	Nursing Home	1,000 ft ² GFA	0.59	3.0	0	1.77	\$581.45
	Hospital	1,000 ft ² GFA	0.86	3.0	0	2.58	\$847.53
	Veterinary Clinic	1,000 ft ² GFA	3.53	3.0	0	10.59	\$3,478.82

¹ GFA = Gross Floor Area

² (Vehicles); Based on *ITE Trip Generation Manual, 11th Edition*

³ (Miles); Based on FHWA *National Household Travel Survey* (2022, 2017, and 2009); or a maximum of 3 miles

⁴ Percentage of traffic already passing by site - land use is an intermediate destination

⁵ (Vehicle-Miles)

⁶ Based on 50% of maximum calculated impact fee for each service area

* The land uses and trip generation characteristics listed in this chart are intended as examples. The complete table of land uses and trip generation characteristics is contained in the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, which is incorporated herein by reference.

Service Area 1 – Example Calculations

SINGLE-FAMILY DWELLING

- Vehicle-Miles per Development Unit for Single-Family Dwelling Unit
 $(1 \text{ Dwelling Unit}) \times (2.82 \text{ Vehicle-Miles} / \text{Dwelling Unit}) = 2.82 \text{ Vehicle-Miles}$
- Assumed Roadway Impact Fee = \$328.50 / Service Unit:
 $(2.82 \text{ Vehicle-Miles}) \times (\$328.50 / \text{Vehicle-Miles}) = \$ 926.37$

50,000 ft² SHOPPING CENTER

- Vehicle-Miles per Development Unit for Shopping Plaza
 $(50,000 \text{ ft}^2) \times (9.34 \text{ Vehicle-Miles} / 1,000 \text{ ft}^2) = 467.00 \text{ Vehicle-Miles}$
- Assumed Roadway Impact Fee = \$328.50 / Service Unit:
 $(467.00 \text{ Vehicle-Miles}) \times (\$328.50 / \text{Vehicle-Miles}) = \$ 153,409.50$



The City of
SACHSE

**WATER AND WASTEWATER
2024-2034 IMPACT FEE UPDATE**

APPENDIX “A”

**WATER SYSTEM
IMPACT FEE DATA**

**PUMP STATIONS
ELEVATED STORAGE TANKS
TRANSMISSION LINES
DISTRIBUTION LINES**

TABLE NO. A-1
CITY OF SACHSE, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
EXISTING WATER FACILITIES

Pump Station Improvements	Year Const.	Total Capacity	Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)		
			Construction	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Yr. Project Cost \$	2024	2034	During Impact Fee Period	2024	2034	In The CRF Period
Existing Elevated Storage Tanks												
Sachse South 1.25-MG Elevated Storage Tank	2019	1.25-MG	3,549,981.14	4%	\$1,490,992	\$5,040,973	90%	100%	10%	\$4,536,876	\$5,040,973	\$504,097
Existing Facility Total			\$3,549,981		\$1,490,992	\$5,040,973				\$4,536,876	\$5,040,973	\$504,097

TABLE NO. A-2
CITY OF SACHSE, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED CIP - WATER LINES

+ Average Unit costs are based in '2024' dollars unless otherwise indicated and includes engineering and easements.

Pipe Number	Length (Ft.)	Diameter (Inches)	+Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(%) Utilized Capacity			(\$ Utilized Capacity			
								2024	2034	During Fee Period	2024	2034	During Fee Period	
C1. Country Club Dr to Public Works 0.75MG EST 12-inch Water Line														
2 301	818.804	12	\$225.00	\$184,231		\$77,377	\$261,608	0%	68%	68%	\$0	\$176,772	\$176,772	
300	2,942.97	12	\$225.00	\$662,168		\$278,111	\$940,279	0%	74%	74%	\$0	\$692,448	\$692,448	
329	491.874	12	\$225.00	\$110,672		\$46,482	\$157,154	0%	68%	68%	\$0	\$107,089	\$107,089	
Subtotal:	4,254			\$957,071	4.0%	\$401,970	\$1,359,041				\$0	\$976,309	\$976,309	
C2. Sachse Rd 12-inch Water Line (from Public Works Pump Station to Merritt Rd)														
2 325	3,471.97	12	\$225.00	\$781,194		\$328,102	\$1,109,295	0%	100%	100%	\$0	\$1,109,295	\$1,109,295	
326	1,144.07	12	\$225.00	\$257,416		\$108,115	\$365,531	0%	100%	100%	\$0	\$365,531	\$365,531	
327	1,544.57	12	\$225.00	\$347,528		\$145,962	\$493,490	0%	100%	100%	\$0	\$493,490	\$493,490	
Subtotal:	6,161			\$1,386,137	4.0%	\$582,178	\$1,968,315				\$0	\$1,968,316	\$1,968,316	
C3. Merritt Road 16-inch Water Line (from Sachse Rd to Hudson Rd)														
2 839	557.165	16	\$325.00	\$181,079		\$76,053	\$257,132	0%	86%	86%	\$0	\$221,283	\$221,283	
801	717.399	16	\$325.00	\$233,155		\$97,925	\$331,080	0%	90%	90%	\$0	\$298,891	\$298,891	
324	2,855.06	16	\$325.00	\$927,894		\$389,716	\$1,317,610	0%	74%	74%	\$0	\$971,999	\$971,999	
Subtotal:	4,130			\$1,342,127	4.0%	\$563,694	\$1,905,821				\$0	\$1,492,173	\$1,492,173	
C4. Blackburn Rd/ Ingram Rd 12-inch Water Line (from Oaklawn Dr to Dewitt Rd)														
2 343	312.138	12	\$225.00	\$70,231		\$29,497	\$99,728	0%	20%	20%	\$0	\$20,088	\$20,088	
344	1,145.38	12	\$225.00	\$257,710		\$108,238	\$365,948	0%	23%	23%	\$0	\$84,429	\$84,429	
345	463.767	12	\$225.00	\$104,348		\$43,826	\$148,174	0%	38%	38%	\$0	\$56,306	\$56,306	
346	519.096	12	\$225.00	\$116,797		\$49,055	\$165,851	0%	32%	32%	\$0	\$53,072	\$53,072	
347	1,492.41	12	\$225.00	\$335,792		\$141,033	\$476,825	0%	24%	24%	\$0	\$114,097	\$114,097	
Subtotal:	3,933			\$884,877	4.0%	\$371,648	\$1,256,525				\$0	\$327,992	\$327,992	
C5. 3rd Street 12-inch Water Line														
2 P-358	964.145	12	\$225.00	\$216,933		\$91,112	\$308,044	0%	24%	24%	\$0	\$73,711	\$73,711	
P-359	749.931	12	\$225.00	\$168,734		\$70,868	\$239,603	0%	20%	20%	\$0	\$48,776	\$48,776	
P-360	681.547	12	\$225.00	\$153,348		\$64,406	\$217,754	0%	23%	23%	\$0	\$51,017	\$51,017	
P-361	695.29	12	\$225.00	\$156,440		\$65,705	\$222,145	0%	20%	20%	\$0	\$43,636	\$43,636	
Subtotal:	3,091			\$695,455	4.0%	\$292,091	\$987,547				\$0	\$217,140	\$217,140	
C6. Rosewood Lane to Merritt Road 8-inch Water Line														
2 271	875	8	\$200.00	\$175,000		\$73,500	\$248,500	0%	100%	100%	\$0	\$248,500	\$248,500	
Subtotal:	875			\$175,000	4.0%	\$73,500	\$248,500				\$0	\$248,500	\$248,500	
C7. Kerley Lane to Merritt Road 8-inch Water Line														
2 273	895	8	\$200.00	\$179,000		\$75,180	\$254,180	0%	58%	58%	\$0	\$146,883	\$146,883	
Subtotal:	895			\$179,000	4.0%	\$75,180	\$254,180				\$0	\$146,883	\$146,883	

TABLE NO. A-2
CITY OF SACHSE, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED CIP - WATER LINES

+ Average Unit costs are based in '2024' dollars unless otherwise indicated and includes engineering and easements.

Pipe Number	Length (Ft.)	Diameter (Inches)	+Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(%) Utilized Capacity			(\$) Utilized Capacity		
										During Fee Period			During Fee Period
								2024	2034		2024	2034	
C8. Bunker Hill Road 12-inch Water Line (from Concord Dr to Miles Rd)													
2 243	2340	12	\$225.00	\$526,500		\$221,130	\$747,630	0%	39%	39%	\$0	\$289,440	\$289,440
244	1,870.00	12	\$225.00	\$420,750		\$176,715	\$597,465	0%	51%	51%	\$0	\$305,561	\$305,561
Subtotal:	4,210			\$947,250	4.0%	\$397,845	\$1,345,095				\$0	\$595,001	\$595,001
PROPOSED TOTAL:				\$6,566,918		\$2,758,106	\$9,325,024				\$0	\$5,972,314	\$5,972,314

1 - City Participates in Cost Oversize

2 - City Initiates and Funds

TABLE NO. A-3
CITY OF SACHSE, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
PROPOSED WATER FACILITIES

+ Average Unit costs are based in '2024' dollars unless otherwise indicated and includes engineering and easements.

Pump Station Improvements	Added Capacity	Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)		
		+Const.	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Yr. Project Cost \$	2024	2034	During Impact Fee Period	2024	2034	During Impact Fee Period
Proposed Pump Station Improvements											
Maxwell Creek Pump Station Expansion	3.6 MGD	\$5,101,700	4%	\$2,142,714	\$7,244,414	75%	100%	25%	\$5,433,311	\$7,244,414	\$1,811,104
Public Works Pump Station - Add New 4.6 MGD Pump	4.6 MGD	\$500,000	4%	\$210,000	\$710,000	0%	93%	93%	\$0	\$660,300	\$660,300
Storage Improvements											
Proposed 1.0-MG Elevated Storage Tank	1.0 MG	\$5,500,000	4%	\$2,310,000	\$7,810,000	0%	90%	90%	\$0	\$7,007,603	\$7,007,603
Proposed Facility Total		\$11,101,700		\$4,662,714	\$15,764,414				\$5,433,311	\$14,912,317	\$9,479,007



The City of
SACHSE

**WATER AND WASTEWATER
2024-2034 IMPACT FEE UPDATE**

APPENDIX “B”

**WASTEWATER SYSTEM
IMPACT FEE DATA**

**LIFT STATIONS
FORCE MAINS
COLLECTION LINES**

TABLE NO. B-1
CITY OF SACHSE, TEXAS
WASTEWATER SYSTEM IMPACT FEE STUDY
EXISTING FACILITIES

Project No.	Project Name	Year Const.	Estimated Capacity	Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)		
				Total Capital Cost	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Yr. Project Cost \$	2024	2034	During Fee Period	2024	2034	During Fee Period
Existing Lift Station Facilities													
2	(2) Southeast Sachse Lift Station & 18" Force Main	n/a	4.0	\$5,161,583	4.0%	\$2,434,383	\$7,595,966	71%	99%	28%	\$5,421,268	\$7,523,620	\$2,102,352
4	(2) Sable Hills Lift Station & 4" Force Main	2023	0.1	\$915,423	4.0%	\$431,746	\$1,347,169	61%	100%	39%	\$823,270	\$1,347,169	\$523,899
TOTAL EXISTING FACILITIES:				\$6,077,006		\$2,866,129	\$8,943,135				\$6,244,538	\$8,870,789	\$2,626,251

- (1) Opinion of Probable Cost
- (2) Cost Obtained from the City of Sachse
- (3) Cost Obtained from Final Pay Request
- (4) Cost from Bid Tabulation

TABLE NO. B-2
CITY OF SACHSE, TEXAS
WASTEWATER SYSTEM IMPACT FEE STUDY
EXISTING WASTEWATER COLLECTION LINES

Pipe Number	Length (Ft.)	Diameter (Inches)	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Yr. Project Cost (\$)	(%) Utilized Capacity			(\$) Utilized Capacity		
										During Fee Period			During Fee Period
								2024	2034		2024	2034	
1 - Southeast Sachse Lift Station and 24"-30" Gravity Outfall													
Gravity Outfall for Muddy Creek Basin													
124	3,170	24	\$300.00	\$951,145	4.0%	\$448,593	\$1,399,738	68%	99%	31%	\$953,728	\$1,385,693	\$431,965
130	1,166	30	\$390.00	\$454,924	4.0%	\$214,558	\$669,482	68%	99%	31%	\$456,159	\$662,764	\$206,605
Subtotal:	4,337			\$1,406,069	4.0%	\$663,151	\$2,069,220				\$1,409,887	\$2,048,457	\$638,570
3 - Eastview Drive - PGBT 15" Sanitary Sewer to Southeast Lift Station													
Collection line from South PGBT													
315	4,407	15	\$215.00	\$947,563	4.0%	\$446,904	\$1,394,467	11%	100%	89%	\$160,025	\$1,394,454	\$1,234,429
Subtotal:	4,407			\$947,563	4.0%	\$446,904	\$1,394,467				\$160,025	\$1,394,454	\$1,234,429
TOTAL EXISTING WASTEWATER COLLECTION LINES:													
	8,744			2,353,632		1,110,055	3,463,687				1,569,912	3,442,911	1,872,999

TABLE NO. B-3
CITY OF SACHSE, TEXAS
WASTEWATER SYSTEM IMPACT FEE STUDY
PROPOSED WASTEWATER COLLECTION LINES

(1) - City Participate in Cost Oversize

(2) - City Initiated and Funded

! Average Unit costs are based on Bid Tabulation or Design Opinion of Cost, plus Engineering and Easements

* Average Unit costs are based in 2024 dollars unless otherwise indicated and include 20% for engineering and easements.

Pipe Number	Length (Ft.)	Diameter (Inches)	*Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Yr. Project Cost (\$)	(%) Utilized Capacity			(\$) Utilized Capacity			
								2024	2034	During Fee Period	2024	2034	During Fee Period	
C1 - Miles Road Sanitary Sewer														
Proposed 10" Sanitary Sewer from 30" Trunk Sewer to Garland along southwest City Limits line of the City of Sachse														
(2) *	C18	2,909	8	\$130.00	\$378,200	4.0%	\$178,372	\$556,572	21%	96%	75%	\$119,291	\$534,708	\$415,417
Subtotal:		2,909			\$378,200	4.0%	\$178,372	\$556,572				\$119,291	\$534,708	\$415,417
C2 - Southeast Willow Lake Sanitary Sewer lines														
Proposed 10" Sanitary Sewer along Long Branch from Existing Southeast Lift Station, extending northwest to Pleasant Valley Road														
(2) *	C210	4,096	10	\$150.00	\$614,450	4.0%	\$289,796	\$904,246	70%	94%	24%	\$633,917	\$850,180	\$216,263
Subtotal:		4,096			\$614,450	4.0%	\$289,796	\$904,246				\$633,917	\$850,180	\$216,263
C3 - Elm Grove Sanitary Sewer Extension														
Proposed 8" Sanitary Sewer branch westward, connecting to 24" Trunk Sewer from Sachse Road to Existing Southeast Lift Station														
(2) *	C38	1,790	8	\$130.00	\$232,697	4.0%	\$109,748	\$342,445	0%	82%	82%	\$0	\$281,183	\$281,183
Subtotal:		1,790			\$232,697	4.0%	\$109,748	\$342,445				\$0	\$281,183	\$281,183
C4 - Lower Muddy Creek 24-30" Trunk Sewer and Extensions														
Proposed Muddy Creek 24"-30" Trunk Sewer from Existing Sachse Road Lift Station to Existing Southeast Lift Station														
(2) *	C424	1,917	24	\$300.00	\$575,234	4.0%	\$271,300	\$846,534	82%	99%	18%	\$690,452	\$840,024	\$149,572
(2) *	C430	8,939	30	\$390.00	\$3,486,109	4.0%	\$1,644,171	\$5,130,280	0%	99%	99%	\$0	\$5,090,825	\$5,090,825
Subtotal:		10,856			\$4,061,343	4.0%	\$1,915,471	\$5,976,814				\$690,452	\$5,930,849	\$5,240,397
C5 - Sachse Farm Lift Station Relief Sewer														
Proposed 10" Trunk Sewer northward from Existing Sachse Farm Lift Station along Dewitt Road to Maxwell Creek														
(2) *	C510	7,074	10	\$150.00	\$1,061,139	4.0%	\$500,470	\$1,561,609	100%	100%	0%	\$1,561,609	\$1,561,609	\$0
Subtotal:		7,074			\$1,061,139	4.0%	\$500,470	\$1,561,609				\$1,561,609	\$1,561,609	\$0
TOTAL PROPOSED WASTEWATER COLLECTION LINES:														
	26,726			\$6,347,829		\$2,993,857	\$9,341,686					\$3,005,269	\$9,158,529	\$6,153,260



The City of
SACHSE

WATER, WASTEWATER & ROADWAY 2024 - 2034 IMPACT FEE UPDATE

BIRKHOFF, HENDRICKS & CARTER, LLP
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
TBPELS Engineering Firm No. 526
(214) 361-7900

SEPTEMBER 2024

F. Action Items

Subject:	2. Discuss and consider authorizing the City Manager to execute an agreement with Kompan, Inc. in the amount of One Million, One Hundred Thirty-One Thousand, Eight Hundred Ninety-Eight and No/100 Dollars (\$1,131,898.00) for the purchase and installation of playground equipment at J.K. Sachse Park.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes \$1,131,898.00
Budgeted	Yes
Budget Source	MDD Funds
Recommended Action	Authorize the City Manager to execute an agreement with Kompan, Inc. in the amount of One Million, One Hundred Thirty-One Thousand, Eight Hundred Ninety-Eight and No/100 Dollars (\$1,131,898.00) for the purchase and installation of playground equipment at J.K. Sachse Park.
Goals	Provide excellent government services to Sachse citizens. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

The first completed phase of J.K. Sachse Park included the sand volleyball courts, pavilion, and splash pad. Construction has moved to the second phase, which started with the pickleball courts installation. The current portion of phase two includes the purchase and installation of equipment in three playground areas. After reviewing several designs from various playground manufacturers, Kompan was selected for their innovative, cutting-edge equipment. Their designs emphasize accessibility, ensuring inclusive play for all children, while the vibrant colors of the equipment perfectly complement the park's aesthetic. Additionally, safety is a top priority, and Kompan's equipment meets the highest standards to ensure a safe experience for all participants. The playground will also feature a colorful, creatively designed Pour In Place (PIP) surface, providing both durability and enhanced safety for users.

The requested price includes a 5% contingency of the total amount of the project and the performance bond.

POLICY CONSIDERATIONS

City Purchasing policy requires that recommendations on purchases and contracts over \$50,000 be submitted to Council by the City Manager for Council approval. Kompan, Inc. is part of the purchasing cooperative OMNIA Partners which is included in Resolution 4094, authorizing participation in various cooperative purchasing programs in accordance with the City's procurement policies and procedures. City policy authorizes purchase from a purchasing authority or cooperative in accordance with State Law. Cooperative purchasing, pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code, so satisfies any State Law requiring local governments to seek competitive bids for items.

RECOMMENDATION

Authorize the City Manager to execute an agreement with Kompan, Inc. in the amount of One Million, One Hundred Thirty-One Thousand, Eight Hundred Ninety-Eight and No/100 Dollars (\$1,131,898.00) for the

purchase and installation of playground equipment at J.K. Sachse Park.

File Attachments

1. Council 11424
2. Sales Proposal_JK Sachse Park Playground Equipment

J.K. Sachse Park Playground

November 4, 2024



Overview

- Background
- Site Plan
- Equipment
- Next Steps
- Questions

Background

- J.K. Sachse Park has been developed in phases
 - Phase 1 began in June 2023, featuring the construction of sand volleyball courts, a pavilion, and a splash pad
 - Phase 2 is divided into two components:
 - Pickleball courts and shade structure (completed)
 - CURRENT: Playground equipment purchase and installation, if approved by Council

Background

- After evaluating multiple designs from various playground manufacturers, Kompan was selected for their innovative and state-of-the-art equipment
- Accessibility and Inclusivity: Kompan's designs prioritize accessibility and inclusive play, ensuring that all children can enjoy the playground experience
- Safety Standards: Their equipment adheres to the highest safety standards, providing a secure environment for all participants
- The playground will also feature a vibrant and creatively designed Pour In Place (PIP) surface, which offers both durability and enhanced safety for users



Site Plan



Zones

The site consists of three areas; the embankment play area, 2-5 area and 5-12 area.

Age Groups

The site features a 2-5 area closest to the Pavilion as well as two 5-12 areas.



KOMPAN®

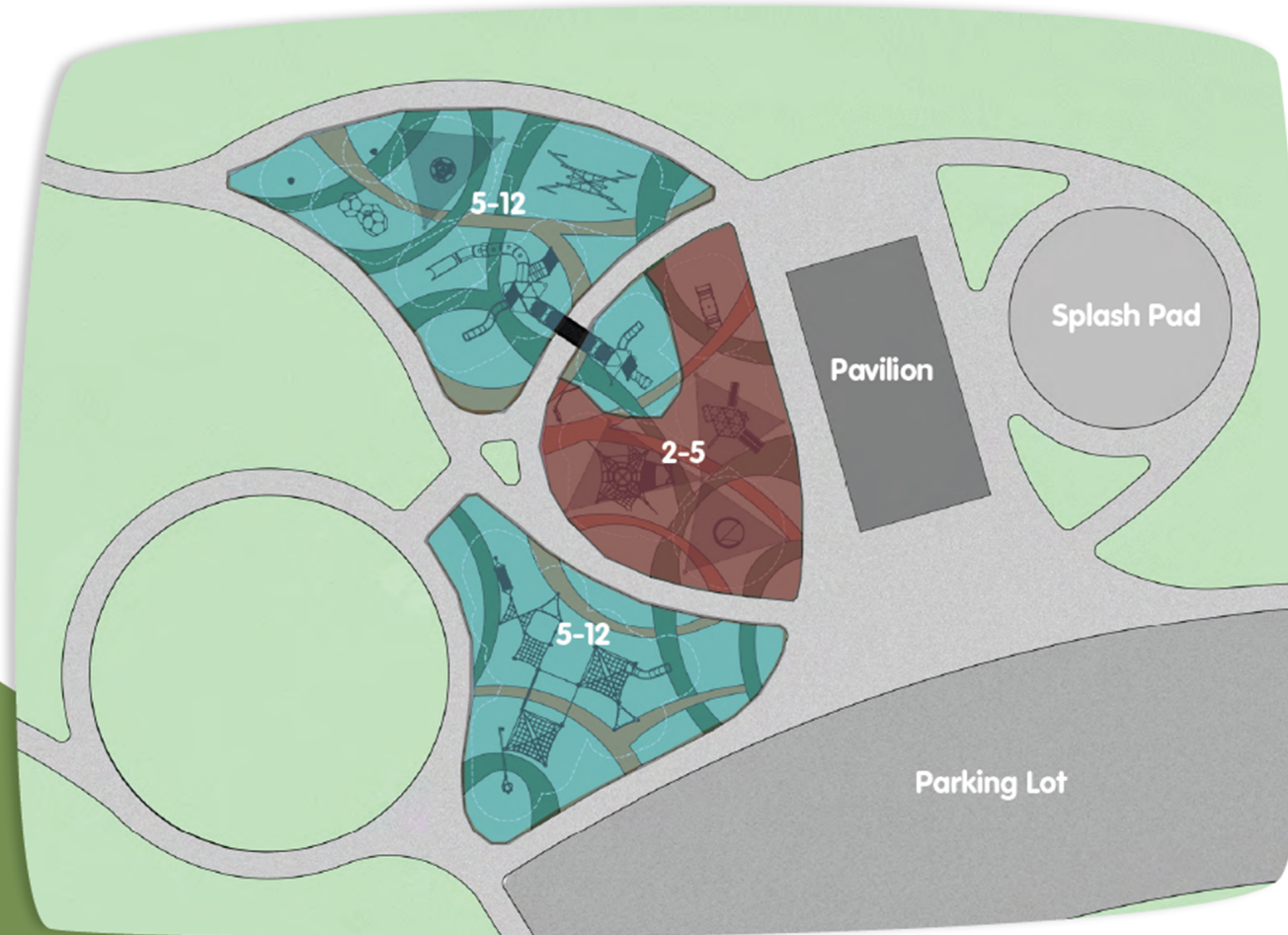


Site Diagrams



Age Groups

-  -The 2-5 area remains closest to the Pavilion so parents can keep an eye on their younger children.
-  -The 5-12 age group surrounds the 2-5 area with mound play in the south and a giant tower in the north.



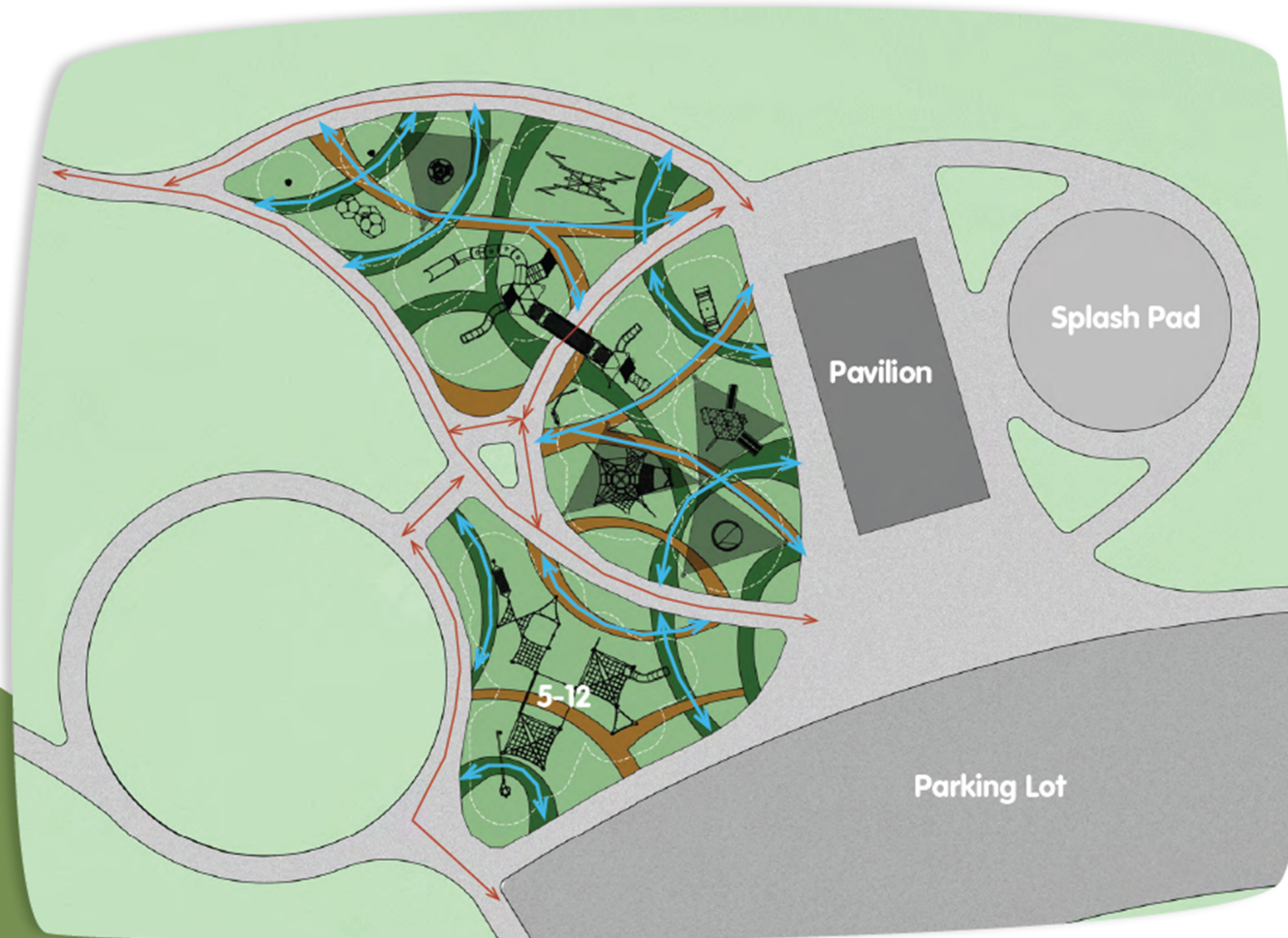
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Site Diagrams



Circulation

- ↔ The concrete pathways provide circulation all around the playground
- ↔ Inside the playground, the PIP design provides safe routes to get through the site.



KOMPAN®



2-5 Equipment

1. Universal Carousel



4. Multi-Seesaw



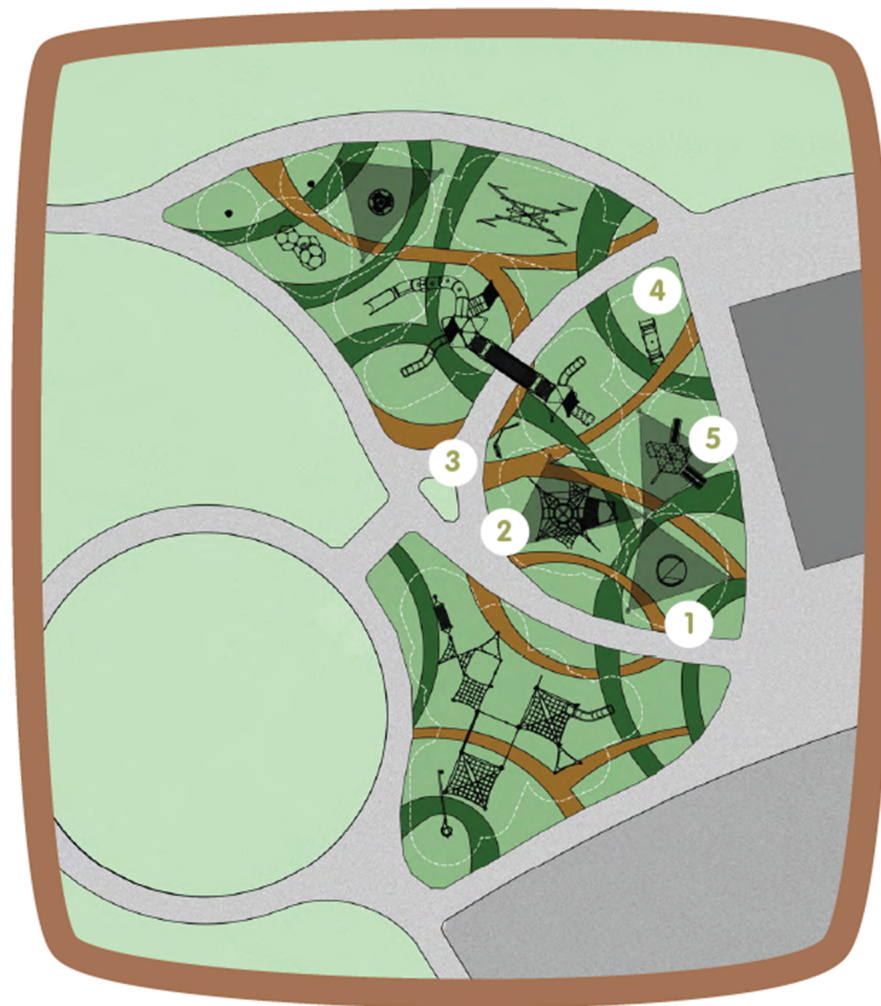
2. Triple Play Panel



5. Mini Dome



3. Mega Deck



KOMPAN!

5-12 Equipment

1. Giant with Bridge



4. Cocowave



2. Bloqx



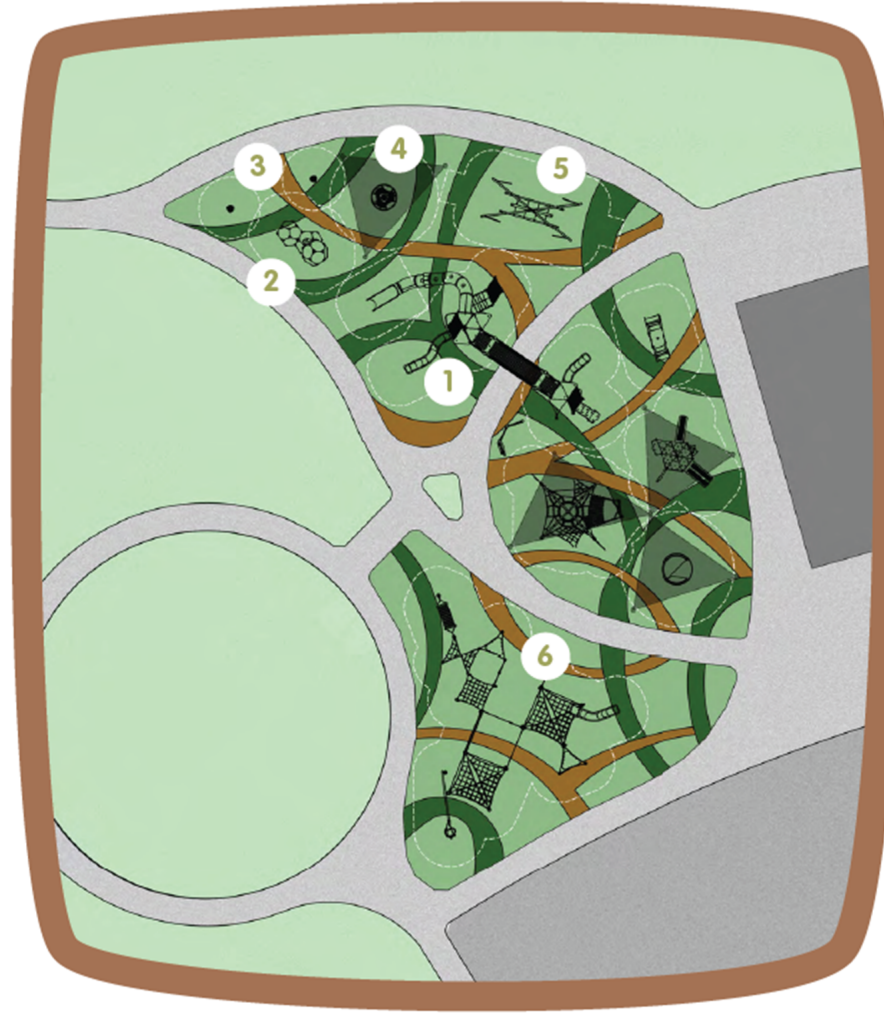
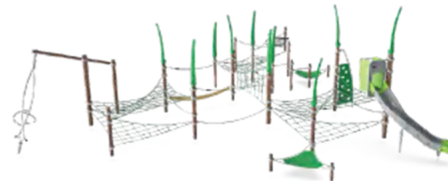
5. Inclusive Twister



3. Spicas



6. Obstacle Course



KOMPAN[®]

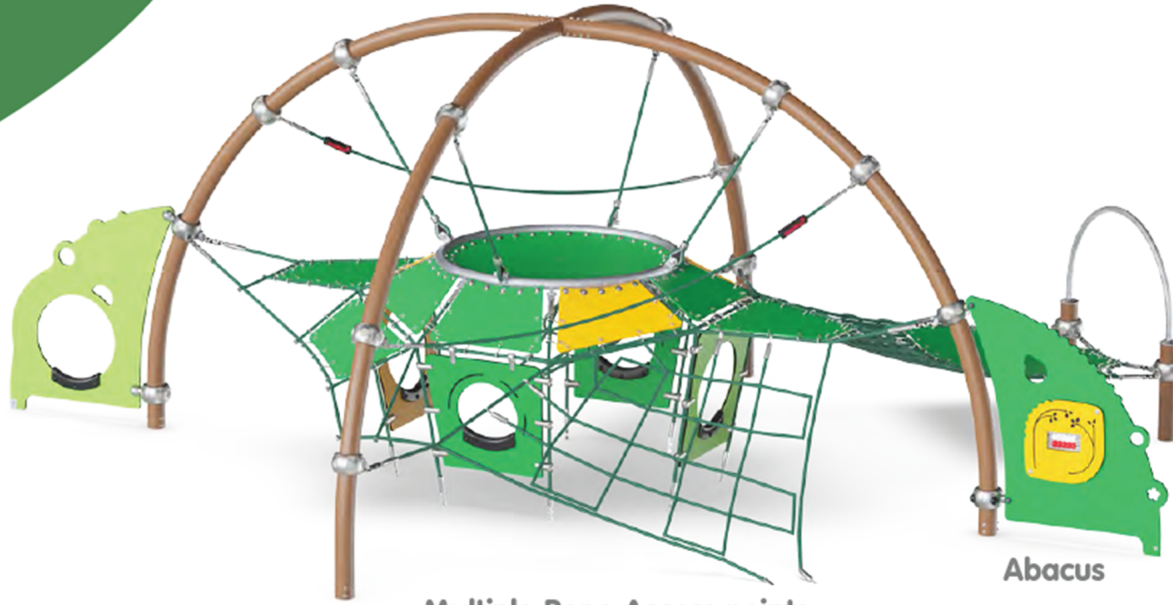
Mega Deck



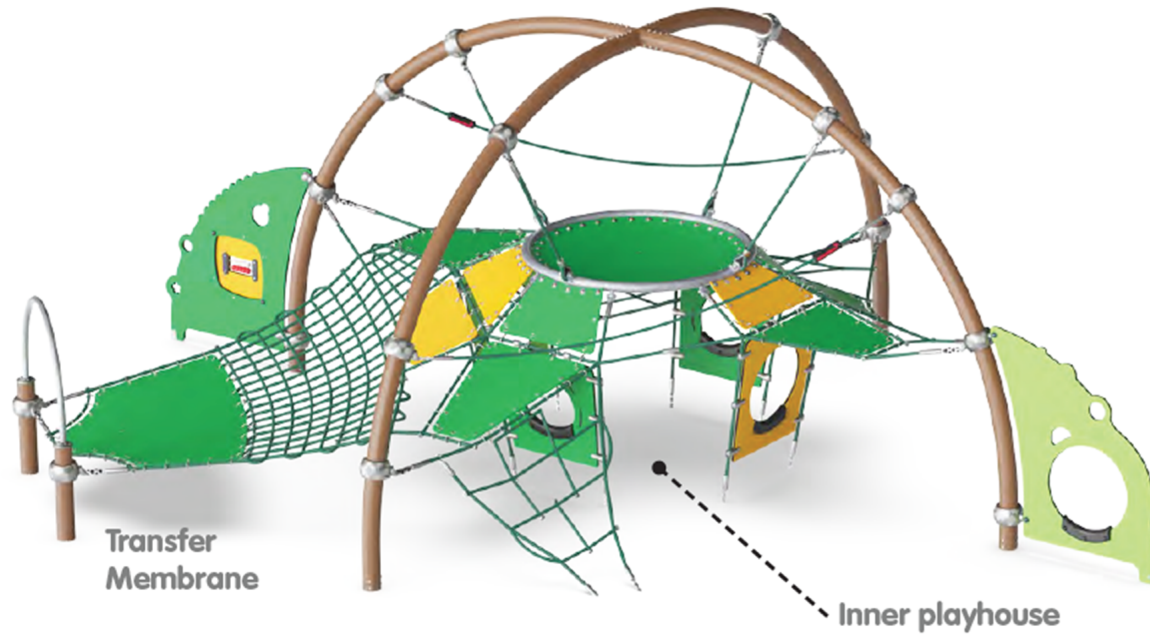
KOMPAN 

Mini Dome

Crawl Through Panel



Multiple Rope Access points

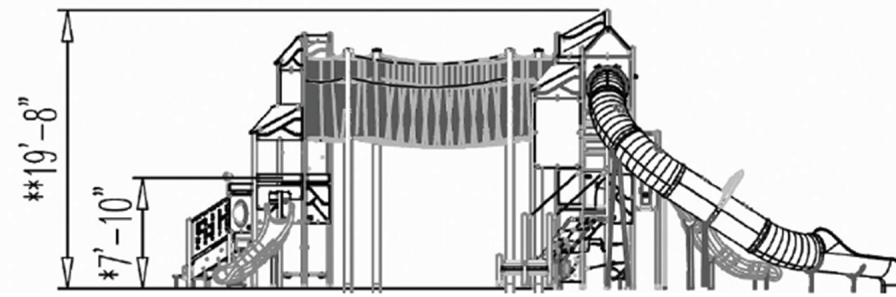


Transfer Membrane

Inner playhouse

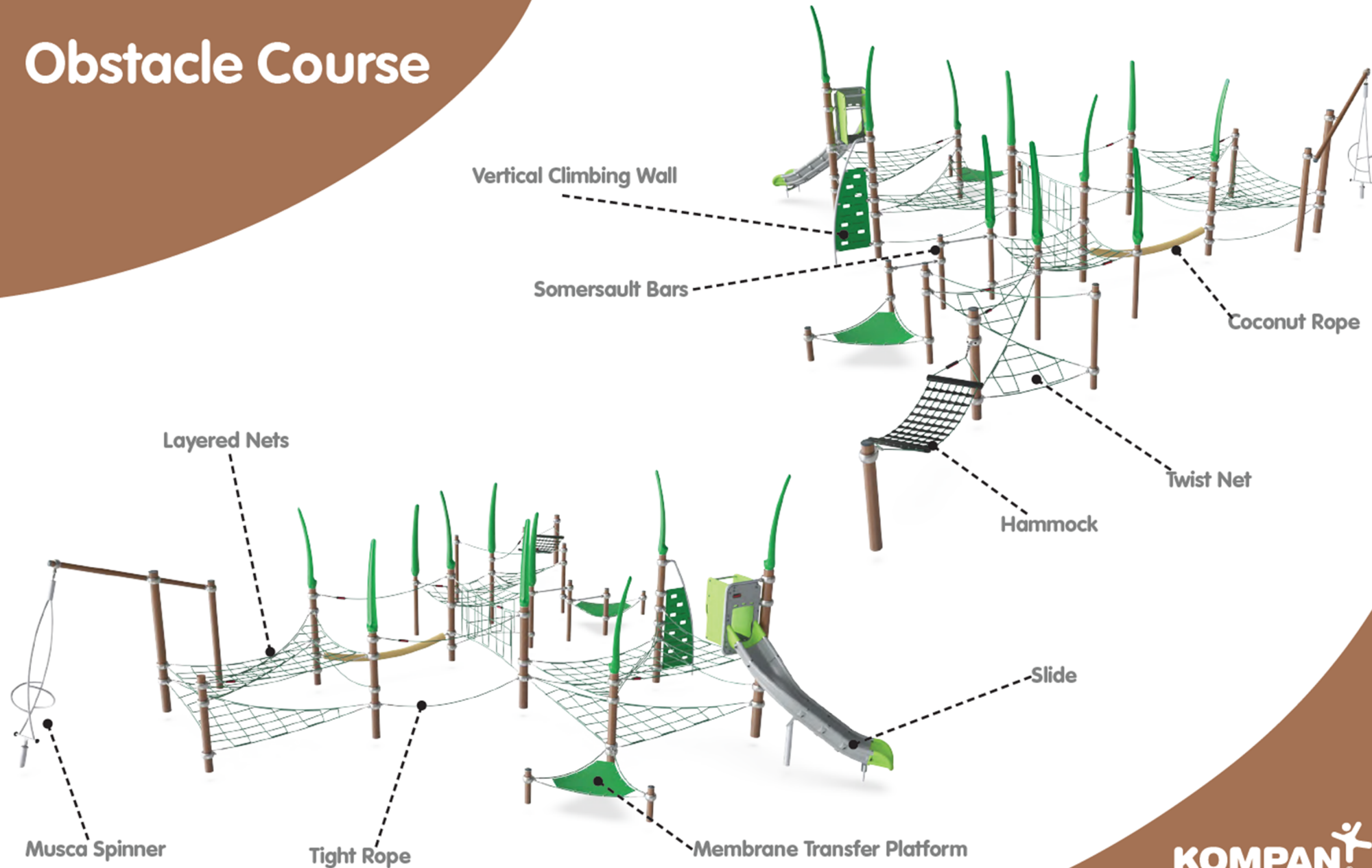
KOMPAN[®]

Giant with Bridge



KOMPAN 

Obstacle Course



KOMPAN 



KOMPAN 





KOMPAN 



KPI - Much More Than Play

The KOMPAN Play Institute has been part of developing, researching and advocating playgrounds for KOMPAN since the 1980's.



Suzanne Quinn, PhD
Manager of KPI, Americas

Suzanne is a member of the National Association for the Education of Young Children (NAEYC), the Society for Research in Child Development (SRCD), and the editorial board of Early Childhood Research Quarterly (ECRQ)

Suzanne is co-editor of the 2018 Routledge Handbook of International Perspectives on Early Childhood Education with J.L. Roopnarine, J. E. Johnson and M. Patte.

Suzanne works with Jeanette Fich Jespersen, Head of Kompan Play Institute in Odense, Denmark. KPI works closely with the University of Southern Denmark in play studies.

The main work areas of the KOMPAN Play Institute are:

- Research in playground and child development
- Testing and documentation of play designs with children of all abilities
- White papers, publications and research on playground specific topics, see: <https://www.kompan.com/en/us/research/kompan-play-institute>
- Consultancy and advocacy on playgrounds and city planning for play

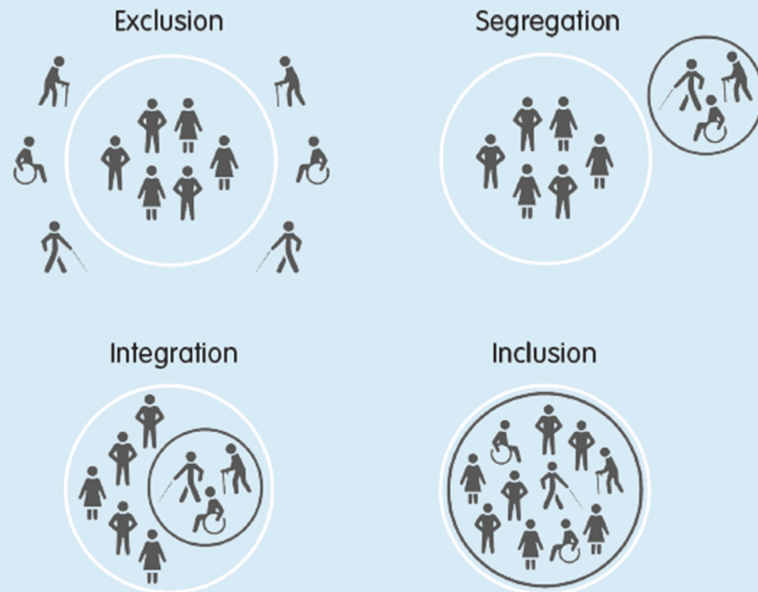


KOMPAN 

Inclusive Playgrounds

All children at the center of active play

The belief in inclusive play runs deep at KOMPAN. "Play Together" – or the idea that everyone should be included in play – is a foundational pillar in our philosophy of play. We design our products to be used universally and to accommodate activities that are relevant for all children. You will find universal design everywhere in our playgrounds – not least in the many openings and details that encourage play exchanges between children inside and outside the play elements.



6 Principles for Universal, Inclusive Design

1. Accessible
2. Multi-functional (when possible)
3. 360° design (play from all sides)
4. Equipped with diverse play opportunities
5. Clear in color and design signals
6. Special solutions for special needs when relevant

KOMPAN 

Highest Quality Materials

Built To Last



PLAY PANELS

The 19mm EcoCore™ panels are a highly durable, eco-friendly material, which is not only recyclable after use, but also consists of a black core produced from 100% recycled post-consumer material from food packaging waste.

The new dark teal EcoCore™ panels, used in KOMPAN GreenLine products, are made of 100% recycled post-consumer ocean waste.



POSTS

MAIN POSTS are available in four different materials.

1. Impregnated pine wood with in-ground steel footing.
2. Galvanized steel with powder-coated top finish.
3. Color-anodized lead-free aluminum, made from low-carbon aluminum.
4. TexMade™ posts made from 100% post-consumer recycled textile and plastic waste.



DECKS

All decks are supported by uniquely designed low-carbon aluminum profiles with multiple attachment options. The gray-colored molded decks are made of 75% post-consumer ocean waste PP material with a non-skid pattern and texture surface.



GALVANIZED STEEL

Our steel surfaces and steel frames consist of a hot-dip galvanized inside and outside with lead-free zinc according to global safety standards for playground equipment. The galvanization has excellent corrosion resistance in outside environments and is maintenance free.



ROPE

Ropes come with galvanized six-stranded steel wires and a steel core, impossible to wear through. Each strand is tightly wrapped with PES yarn, which is melted onto each individual strand, making the ropes highly wear and vandalism-resistant.



ROBINIA WOOD

Robinia wood is a very strong and long-lasting material with very high levels of natural oils. Thus Robinia wood makes durable playgrounds almost maintenance free able to last for many years.

KOMPAN 

Warranty

Industry-leading warranties



LIFETIME* Warranty

- Hot-Dip galvanized parts
- Stainless steel parts
- EcoCore™ and other high-density polyethylene (HDPE) parts

* KOMPAN's LIFETIME warranty is in effect for the lifetime of the product until the product is uninstalled and/or taken out of use. In addition, KOMPAN's general terms and delivery conditions apply and supplement this warranty.



15-year warranty

- High-pressure laminate (HPL) parts
- Aluminum parts



10-year warranty

- TexMade™ posts
- Pre-galvanized posts with painted top layer
- Painted surface on galvanized or aluminum metal parts
- Electrogalvanized metal parts
- Molded PP decks
- Solid plastic parts
- Hollow plastic parts
- Transparent Poly Carbonate (PC) parts
- Wood-plastic composite (WPC) parts
- Robinia, ash, pine, and other wood types
- Stainless Steel Slides
- Rope and net constructions



5-year warranty

- Resin coated plywood parts
- Springs and ball bearing assemblies
- Graphic print on transparent PC panels
- Concrete parts
- Galaxy Connection Balls



2-year warranty

- Movable plastic & metal parts
- Rubber membranes
- Screens and electronic parts
- Sunshades & sail solutions

KOMPAN 

Staff Recommendation

- Authorize the City Manager to execute an agreement with Kompan, Inc. in the amount of One Million, One Hundred Thirty-One Thousand, Eight Hundred Ninety-Eight and No/100 Dollars (\$1,131,898.00) for the purchase and installation of playground equipment at J.K. Sachse Park
- This project was approved by the MDD Board and by City Council in the FY 24-25 MDD Budget

Next Steps

- Playground is the teal shade and as stated earlier phase 2B, estimated completion date if approved tonight Summer 2025
- Landscaping is the purple shade and is phase three, estimated completion date is Fall 2025
- Entrance sign is in the white (corner of Spur Ranch and Ranch Road) and will be the fourth and final phase of the park, estimated completion date Fall of 2025



Questions?

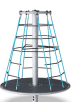
Sales Proposal

City of Sachse
Parks & Recreation
Lance Whitworth
3815 Sachse Rd
Buidling B
Sachse, TX 75048

Quote No. SP134285-5
Customer No. C0004291
Document Date 10/10/2024
Expiration Date 12/09/2024

Sales Representative Jose Fontanillas
Email JosFon@Kompan.com
Phone No. 787-402-8190 / 800-426-9788

Project Name US302421 JK Park Sachse

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
OMNIA Partners Contract #2017001135					
<u>Equipment</u>					
<u>GXY801421-3717</u>	Spica 1 In-ground 90cm	2 Pieces	2,750.00	20.00	4,400.00
					
BLX-CUSTOM	BLX-CUSTOM 480375	1 Pieces	21,220.00	20.00	16,976.00
					
<u>COR203301-1112</u>	CONE TWISTER INCLUSIVE LIGHT BLUE - IN-GROUND	1 Pieces	21,360.00	20.00	17,088.00
					
<u>NRC60201-1021</u>	TRIPLE WONDER PLAY PANEL WOOD IN-GROUND	1 Pieces	10,270.00	20.00	8,216.00
					
<u>M98401-1011</u>	Cocowave Pendulum Swing - HDG/Lime Green In-ground 100cm	1 Pieces	15,660.00	20.00	12,528.00
					
PCTG-CUSTOM	PCTG-CUSTOM 200982	1 Pieces	154,580.00	19.05	125,138.21
					

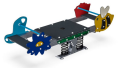
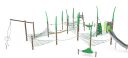
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Project Name US302421 JK Park Sachse

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
US-KNS-CUSTOM	Bridge KNS8500710	1 Pieces	100,800.00	20.00	80,640.00
CRP810101-0902	COROCORD MINI DOME GREEN - IN-GROUND	1 Pieces	58,860.00	20.00	47,088.00
					
A870181-06	EPDM PROTECTOR SHORT KOMPAN	4 Pieces	173.00		692.00
A870180-06	CHAIN COVER KOMPAN CRCD NO. 1900000030	8 Pieces	23.00		184.00
M18601-12P	Garden Seesaw In-ground 60cm	1 Pieces	8,140.00	20.00	6,512.00
					
PCM157-CUSTOM	PCM157 VARIANT UNIVERSAL CAROUSEL 20276549	1 Pieces	16,870.00	20.00	13,496.00
					
PCM100831-0901	MEGA DECK WITH ROOF CLASSIC, PE SLIDE, IN-GROUND 90CM	1 Pieces	35,640.00	20.00	28,512.00
					
CRP-TRAILS-CUSTOM	CRP-TRAILS-CUSTOM 870713	1 Pieces	102,390.00	20.00	81,912.00
					
INSTALL SPECIAL	Installation of Kompan Equipment based on SW	1 Pieces	144,488.33	5.00	137,263.91

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Phone No. 787-402-8190 / 800-426-9788

Project Name US302421 JK Park Sachse

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
FREIGHT	Freight	1 Pieces	44,282.71		44,282.71
	<u>Sitework and Surfacing</u>				
US-EXCAVATION	Excavation of area in SF up to 4-6"	7,248 Sq. Feet	1.85	10.00	12,067.92
US-DRAINAGE	French Drain Per LF	300 Pieces	53.85	10.00	14,539.50
US-PIP-100-CUSTOM	PIP 100% Color	10,308 Sq. Feet	36.97	10.00	342,978.08
	Aliphatic Binder; Flush Edge				
	Includes:				
	Subbase				
	Design per Plan				
	Site Security				
	Disposal				
	2671 @ 4.75"				
	3565 @ 4.25"				
	2003 @ 3.75"				
	1153 @ 3.25"				
	827 @ 2.25"				
	594 @ 2"				
EXTRA SALES FREIGHT	Extra freight costs for PIP	1 Pieces	8,550.00		8,550.00
	<u>Shades</u>				
US-SS-CUSTOM-SHADE	SS Custom Shade - 7 columns and 3 fabric canopies	1 Pieces	28,074.46	10.00	25,267.01
	Pier Mounted Columns				
US-SS-CUSTOM-SHADE	SS Custom Shade - 3 columns and 1 fabric canopy	1 Pieces	14,659.62	10.00	13,193.66
	Pier Mounted Columns				
US-SS-SHADE-ENGDRW	ENG Sealed DRW & CALC for Shade	2 Pieces	1,500.00	10.00	2,700.00
	Drawings & Calculations from SS				
EXTRA SALES FREIGHT	Extra freight costs for Shades	1 Pieces	3,875.00		3,875.00
US-SITE SURVEY	Site Survey per Project Requirements	1 Pieces	1,400.00		1,400.00



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Project Name US302421 JK Park Sachse

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
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No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
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Notes

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.

Please allow 28-30 weeks for product delivery upon order placement.

Equipment is as per JK Sachse Park Playground Site Plan version K1.0 - dated 10/02/2024

Description	Qty	Retail Price	Discount	Net Price
No. of Products	29			
Subtotal - Products		597,900.08	113,357.20	484,542.88
Subtotal - Sitework		29,563.80	2,956.38	26,607.42
Subtotal - Surfacing		381,086.76	38,108.68	342,978.08
Subtotal - Installation		145,888.33	7,224.42	138,663.91
Subtotal - Freight		56,707.71		56,707.71
Total USD				1,049,500.00

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Project Name US302421 JK Park Sachse

Alternative Items

No.	Description	Qty	Unit	Unit Price	Net Price
EXTRAS	Payment and Performance Bond	1		28,498.17	28,498.17

Business Agreement OMNIA Partners Contract
Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

J.K. Park
4310 Ranch Road
Sachse, TX 75048

Sales Proposal

City of Sachse
Parks & Recreation
Lance Whitworth
3815 Sachse Rd
Buidling B
Sachse, TX 75048

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Project Name US302421 JK Park Sachse

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability. Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn. Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

G. Discussion Items

Subject:	1. Receive a briefing on the Sachse Comprehensive Plan update.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Information, Discussion
Fiscal Impact	None
Recommended Action	Receive a briefing on the Sachse Comprehensive Plan update.
Goals	Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse. Make Sachse more prosperous through job creation and quality development that adds community value. 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 several 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 the City Council with an overview of the Sachse Comprehensive Plan update effort thus far in the process. Some items to be highlighted in the briefing include overviews on public engagement and the market, as well as a discussion on the strategic direction for the plan. The consultants will receive feedback from members of the City Council.

Reid Cleeter and Haley Carruthers with Kimley-Horn and Jason Claunch with Catalyst will be available to assist City staff in the presentation of this item.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the Sachse Comprehensive Plan update.

File Attachments

1. Presentation_Sachse Comp Plan_Council Briefing #1



Sachse Comprehensive Plan

City Council Update
November 4, 2024



Kimley»Horn

Overview

- Comprehensive Plan Overview
- Public Engagement Overview
- Market Overview
- Strategic Direction
 - Preliminary Vision Statement
 - Preliminary Guiding Principles
- Next Steps/Where we are headed

Comprehensive Plan Components

The Comprehensive Plan will cover the following topics:

- **Strategic Direction**
 - Vision, Guiding Principles, Preferred Scenario
- Future Land use
- Mobility
- Parks, Trails, and Open Space
- Housing and Neighborhoods
- Economic Development
- Public Facilities and Infrastructure
- Placemaking and Sustainability
- **Detailed Studies**
 - Critical Infrastructure Plan
 - Urban Design/Corridor/Gateway/Wayfinding
 - Catalyst Area Studies
 - SH 78 Corridor Study
- **Implementation Strategy**

Timeline



Public Engagement Overview

- **Ongoing Involvement**

- Project Website
 - Interactive Map
 - Online Survey (2)
- Shaping Sachse Project Branding

- **Event Involvement**

- Neighborhood Workshops (4)
- Community events
 - Summer Concert Series
 - Farmers Market
 - Red, White, and Blue Blast
- City Staff Diagnostic Workshop

- **Representational Involvement**

- Stakeholder Interviews
 - Elected Officials
 - Property/Business owners and representatives
 - Religious and Civic organizations
 - School districts
- Boards and Organizations
- Planning and Zoning Commission
- City Council

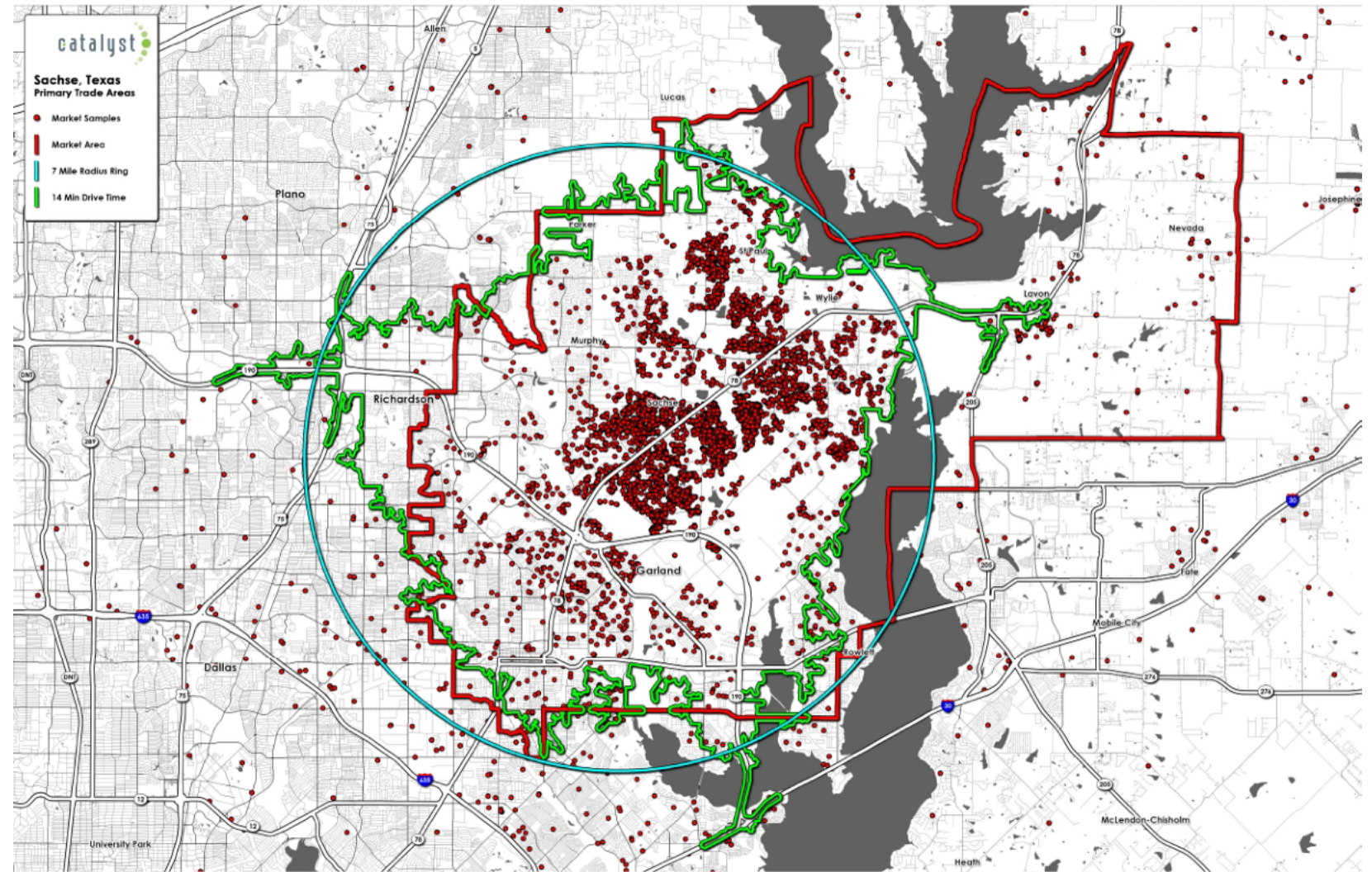


What We Have Heard *So Far*

- **Sense of Community**
 - Maintain and strengthen the city's close-knit community feel.
- **Economic Growth**
 - Encourage gradual economic development while avoiding overpopulation.
 - Focus on small business growth as well as attracting larger commercial entities to make Sachse a destination city.
- **Walkability and Connectivity**
 - Improve walkability and bike paths throughout the city.
 - Focus on road improvements, particularly along the 78-Corridor and President George Bush Turnpike.
- **Transportation**
 - Address car-related issues such as congestion, road safety, and connectivity.
 - Enhance pedestrian and bike infrastructure while balancing vehicle transportation needs.
- **Housing**
 - Prioritize revitalization of older neighborhoods.
 - Maintain the city's character as predominantly single-family housing.
- **Land Use and Development:**
 - Promote responsible infill development that utilizes available land effectively and aligns with community values.
- **Recreational Amenities:**
 - Expand recreational programs and add amenities such as basketball courts, swimming pools, and cricket fields to meet community desires.

Market Opportunity

- Sachse Primary Trade Area (PTA) is a 14-minute drive time
- PTA is home to 359k residents with median household incomes of \$98k and average household incomes of \$129k
- Reaches 75/PGBT to west, Downtown Garland and I-30 to south, Lavon to east



Program Justification

	<i>Retail</i>	<i>Housing</i>	<i>Office</i>	<i>Industrial</i>
<i>Demand</i>	High	High	Low	Low
<i>Opportunities</i>	• Access to regional population (PTA) from SH 190 and SH 78 • Low vacancy rate indicates need for space	• Capture regional population growth • Pocket infill	• Low inventory in Sachse • Capture regional need – vacancy in region is 11.7%	• Proximity to regional industrial activity • Access to regional transportation
<i>Challenges</i>	• Aging retail spaces • Lack of gravity	• Limited land for development	• Changing user needs • High vacancy currently	• Limited land for large-scale development
<i>Target</i>	• Entertainment • Destination restaurants • Neighborhood services	• Infill single family • Low- to mid-density multifamily	• Small-scale office • Medical office • Large-scale office development - tenant driven	Small-scale flex product in business park
<i>Market Values / Rents</i>	\$25.17 PSF	• Owner-occupied: \$450k+ • Renter-occupied: \$2,000+	\$33.52 PSF	\$14.33 PSF
<i>Absorption / Annual Demand</i>	Demand for 81,400 SF	• Demand for 405 owner-occupied units • Demand for 285 renter-occupied units	Demand for 30,846 SF	7,500 SF net absorption last 12 months

Strategic Direction

The Strategic Direction element is the foundation of the comprehensive plan.

It summarizes what is fundamentally important to the community related to the plan's vision and direction.

It can be used by the City as a basis for decision-making in areas where the future land use plan and other plan components are unclear.

The Strategic Direction includes three components:

- Vision Statement – A description of the future the community wants to achieve; a reflection of its values and aspirations; the destination. It's a means of providing important direction for the planning process.
- Guiding Principles – Provide the foundation for decisions and actions that will be required to prepare a comprehensive plan and achieve its vision.
- Preferred Land Use Scenario – The Preferred Land Use Scenario illustrates the future development pattern for Sachse that reflect the palette of development contexts and character.

DRAFT Vision Statement

Sachse will cultivate a vibrant community where residents and businesses thrive. Through intentional development, Sachse will create inviting destinations that promote connectivity and foster a sense of belonging.

Guiding Principles

Guiding Principles are:

- **Action-Oriented:** They provide high-level direction on how the goals and objectives in the Vision Statement will be pursued.
- **Specific:** While they are not as detailed as objectives or policies, they offer specific areas of focus or emphasis (e.g., sustainability, inclusivity, economic vitality).
- **Broad but Applicable:** Guiding Principles apply across various sectors (housing, transportation, land use, environment) and guide decisions related to those areas.
- **Flexible:** They allow room for adaptation as circumstances or conditions in the community change over time.
- **Consistent:** They maintain consistency in decision-making over time and across different projects.

***DRAFT* Guiding Principles**

Partnership

Continue to develop relationships and partner with public and private institutions to maximize positive impact on the community.

Quality of Life

Continue to support and increase the community's desirability and resiliency by providing first-class level of service.

Stewardship

Responsible management of resources and proactive consideration for potential impacts will ensure adequate capacity, foster healthy outcomes, and balance economic, environmental, and social outcomes.

Recreation

Continue to integrate and develop parks, trails, and open space into the community as gathering places and connections to other destinations.

DRAFT Guiding Principles

Opportunity

Support efforts to grow a thriving local economy by encouraging development and innovation of individuals and businesses, families and households, neighborhoods, commercial development, and the city.

Catalyst Areas

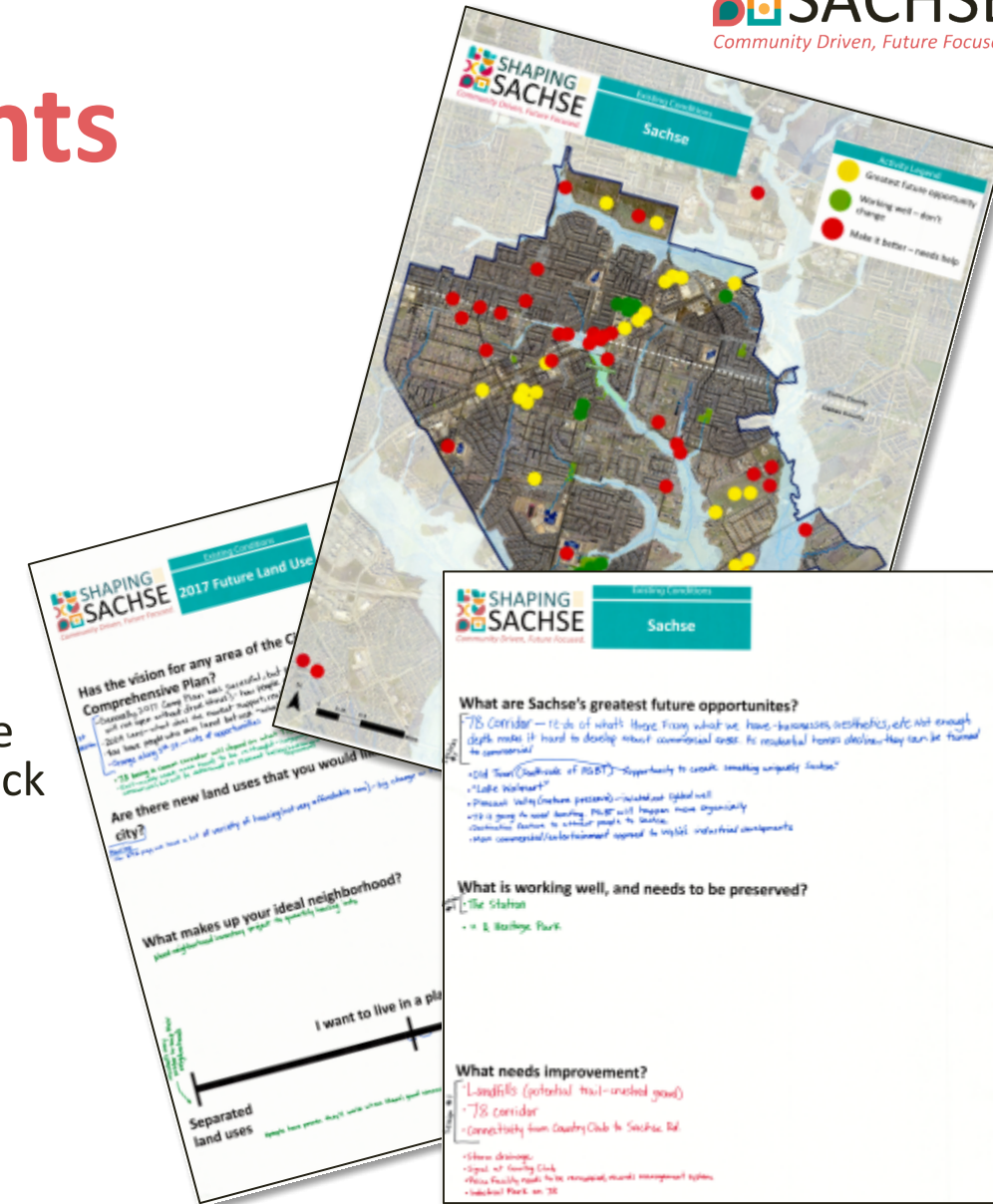
Encourage and attract new businesses and developments that support the unique qualities and assets of catalyst areas to broaden the tax base and make the City's economy more adaptable and resilient.

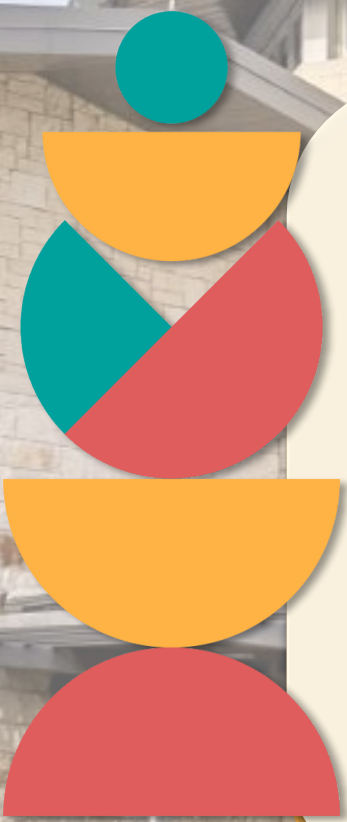
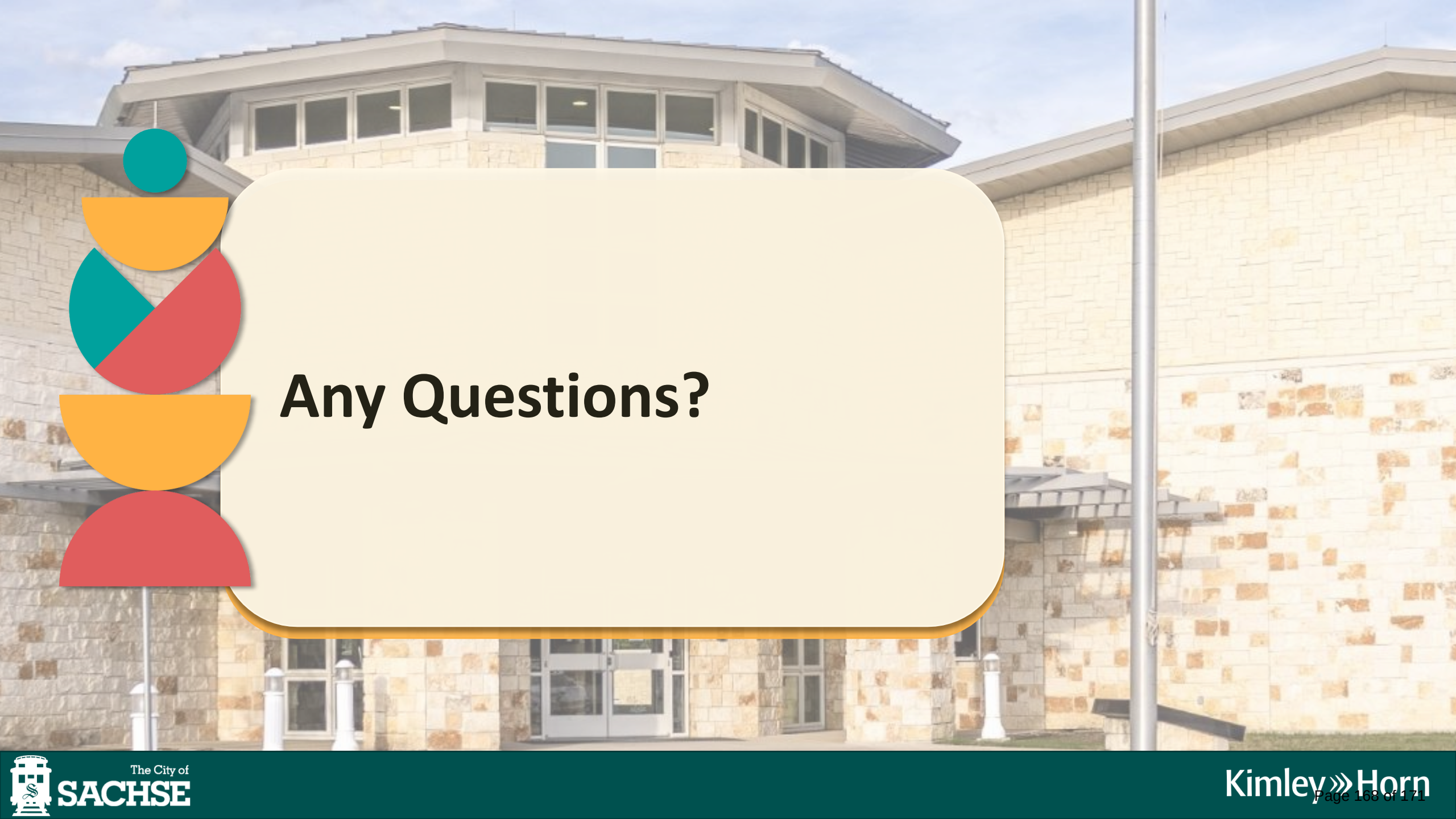
Promote Responsible Development

Sachse will ensure that new development respects and enhances existing neighborhoods by contributing to the overall character and sustainability of the city and prioritize projects that balance growth with the preservation of Sachse's character.

Next Steps / Upcoming Events

- The community will continue to be engaged through an online survey and interactive map – <https://engagekh.mysocialpinpoint.com/ShapingSachse>
- The Economic Development Corporation Board will be briefed on November 13
- Feedback on the preliminary vision statement and guiding principles will be solicited from the public via the website in November
- Based on that direction, a preliminary land use scenario for the future will be developed for community discussion and feedback
- Community Summit/Open House: Early 2025
- Post Community Summit/Open House
 - Planning and Zoning Commission Briefing
 - City Council Briefing
 - Boards and Organizations Briefings





Any Questions?



Thank you!

City Council Update
November 4, 2024



Kimley»Horn

H. Executive Session

Subject: 1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive for LK Bakery LLC for a project generally located along Bunker Hill Road and Miles Road, Sachse, Texas.

Meeting November 4, 2024 - City Council Meeting

Access Executive Session

Type Closed Session

**Recommended
Action**

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

File Attachments None

I. Action Resulting from Executive Session

Subject:	1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive for LK Bakery LLC.
Meeting	November 4, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Recommended Action	Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive for LK Bakery LLC.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive for LK Bakery LLC.

File Attachments None
