



**Monday, November 18, 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 18, 2024, at 6:30 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Recognition

1. Present a proclamation recognizing the City of Sachse Finance Department's efforts to earn the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

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 November 4, 2024, meeting minutes.

2. Approve the 2025 City Council regular meeting schedule.
3. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy") attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the investment policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or Investment Strategies; providing a repealing clause; providing a severability clause; and providing for an effective date.
4. Authorize the City Manager or their designee to approve the purchase of a new phone system from Netsync Network Solutions for the amount of Ninety-One Thousand, One Hundred Eighteen and 64/100 Dollars (\$91,118.64), using the Texas Department of Information Resources (DIR) purchasing cooperative.
5. Authorize the City Manager or their designee to approve the purchase of annual live-streaming services with Granicus Productions, LLC. in the amount of Fifty-Nine Thousand, Six Hundred Thirty-Four and 73/100 Dollars (\$59,634.73), using The Interlocal Purchasing System (TIPS) purchasing cooperative.
6. Authorize the City Manager or their designee to approve the purchase of Nutanix virtual servers from SHI International Corp for the amount of Three Hundred Fifty Thousand, Eight Hundred Sixty-Seven and 32/100 Dollars (\$350,867.32), using the Texas Department of Information Resources (DIR) purchasing cooperative.
7. Authorize the purchase of two (2) 2025 Chevrolet Police Pursuit Tahoes for an amount not to exceed One Hundred One Thousand, Eight Hundred and No/100 Dollars (\$101,800.00) from Reliable Chevrolet via the Sheriff's Association of Texas cooperative contract #25-06-1010.
8. Approve an ordinance adopting updates to the City of Sachse Land Use Assumptions and Capital Improvements Plan ("CIP") for water, wastewater, and roadway impact fees, and by amending the Code of Ordinances by amending Chapter 8 titled "Subdivisions" by amending Section 8-20 titled "Impact Fees" by amending Subsection F titled "Assessment of Impact Fees", Subsection G titled "Calculation of Impact Fees", and Subsection H titled "Calculation and Collection of Impact Fees", and deleting Exhibits A, B, and C in their entirety; providing a repealing clause; providing a savings clause; providing a severability clause; and providing for an effective date.
9. Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2024-07 by amending Section XI Titled "Impact Fees" by adopting new impact fees for roadway, water, and wastewater as set forth in Exhibit "A" attached hereto; and providing for an effective date.

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 and consider approving an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Sachse, as heretofore amended, by amending and restating Planned Development No. 35 ("PD-35") with base zoning of Agricultural District ("AG") to allow for the additional use of the fabrication and restoration of specialty, custom and/or classic vehicles, on an approximate 10.00 acre tract of land, located at 3904 Miles Road, City of Sachse, Dallas County, Texas, and more particularly described in Exhibit "A"; providing for the approval of the site plan attached as Exhibit "B"; providing a conflicts clause; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and providing for an effective date.
2. Receive an update and consider authorizing the City Manager to execute Change Order #3 for

professional services for the design of Merritt Road between the City of Sachse and Halff and Associates in the amount of Four Hundred Twenty-Eight Thousand, Four Hundred and No/100 Dollars (\$428,400.00).

3. Consider approving a resolution of the City Council of the City of Sachse, casting its vote for a member of the Board of Directors of the Collin Central Appraisal District; and providing for an effective date.
4. Consider approving a resolution of the City Council of the City of Sachse, casting its vote for a member of the Board of Directors of the Dallas Central Appraisal District; and providing for an effective date.
5. Discuss and consider appointments to the City's boards and commission.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072, for the purpose of deliberations regarding the purchase, exchange, lease, or value of real property generally located within the Sachse city limits.

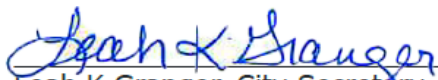
H. Action Resulting from Executive Session

Items resulting from Executive Session are for 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 regarding deliberations for the purchase, exchange, lease, or value of real property generally located within the Sachse city limits.

I. 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: 11/15/2024 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 recognizing the City of Sachse Finance Department's efforts to earn the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Present a proclamation recognizing the City of Sachse Finance Department's efforts to earn the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Provide excellent government services to Sachse citizens.

BACKGROUND

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

The City of Sachse has received the GFOA's Certificate of Achievement for Excellence in Financial Reporting for the past 25 consecutive years.

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

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation recognizing the City of Sachse Finance Department's efforts to earn the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

File Attachments

1. Proclamation_GFOA Excellence in Financial Reporting
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§ *Proclamation*

WHEREAS, the Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for the more than 21,000 members and the communities they serve; and

WHEREAS, the GFOA is pleased to announce that the City of Sachse, Texas, has received the association's Certificate of Achievement for Excellence in Financial Reporting for the Annual Comprehensive Financial Report for the fiscal year that ended September 2023; and

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 18th day of November 2024.

Gold
Seal



Jeff Bickerstaff, Mayor

E. Consent Agenda

Subject: 1. Approve the November 4, 2024, meeting minutes.

Meeting November 18, 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 November 4, 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_11.04.2024-unsigned

CITY COUNCIL OF THE CITY OF SACHSE NOVEMBER 4, 2024, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, November 4, 2024, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Matt Prestenberg.

Those absent were: Mayor Pro Tem Brett Franks, Councilmember Lindsay Buhler.

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:

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

2. Invocation and Pledges of Allegiance.

Mayor Bickerstaff offered the invocation and Councilmember Prestenberg led the pledges.

B. Recognition

1. Present a proclamation declaring November 15, 2024, as America Recycles Day.

Mayor Bickerstaff presented a proclamation to the Parks and Recreation staff to declare November 15, 2024, as America Recycles Day.

2. Recognize the 2024 Recycled Art Contest Winners.

Mayor Bickerstaff recognized the winners of the 2024 Recycled Art Contest from Cox Elementary.

3. Present a proclamation declaring the week of November 4-8, 2024, as Municipal Court Week.

Mayor Bickerstaff presented a proclamation to the Municipal Court staff to recognize 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.

No public comments were offered.

D. Council/Staff Reports and Updates

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

Councilmember Prestenberg gave kudos to the Animal Shelter team for a successful grand opening. He encouraged people to check out the beautiful building and to take advantage of the free adoption while they are available. Councilmember Millsap said the library had a phenomenal Halloween event and gave kudos to the Police Department for their Halloween event.

Ms. Nash welcomed new employees John Williams, Streets Maintenance Technician, and Lane Coleman, Water Maintenance Technician.

Mayor Bickerstaff gave the following announcements:

- Election day is November 5 with additional information for voting locations, and Councilmember Howarth encouraged use of the County wait time maps
- The Farmers market will be held on November 9
- City offices will be closed on November 11 in observance of Veterans Day
- December 4 will be the annual Christmas extravaganza; the parade will begin at 6 PM followed by many great activities at the Municipal Complex
- There are openings on City Boards; please see the website for details or contact Leah Granger at lgranger@cityofsachse.com
- Congratulations to Wylie and Wylie East Marching Bands on a great season

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).

Councilmember Millsap requested item eight be removed from the Consent Agenda.

Councilmember Lindsey made a motion to approve Consent Agenda items one through seven. Councilmember Howarth seconded the motion, and it carried 5 - 0. None voted against.

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.

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).

Councilmember Millsap asked for clarification related to the dollar amounts. Mayor Bickerstaff noted that clarifying information was included in the agenda packet. Ms. Nash specified that the correct agreement amount is \$973,100 as had been sent to Councilmembers.

Councilmember Millsap made a motion to approve the item as presented. Councilmember Howarth seconded the motion, and it carried 5 - 0. None voted against.

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.

Director of CIP and Public Works Corey Nesbit provided an overview of impact fees as well as the process to update them for the City.

The public hearing was opened at 7:16 PM. As there were no comments, the public hearing was closed at 7:16 PM.

No action was taken.

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.

Ms. Nash commented that this is the next phase in the J.K. Sachse Park project which is a pay-as-you-go project. Leisure Services Director Lance Whitworth explained that the project was originally planned to be completed in five to six years, and currently, it is running two years ahead of schedule. He provided an overview of the project and the proposed, state of the art playground equipment.

Councilmember Lindsey made a motion to approve the item as presented. Councilmember Howarth seconded the motion, and it carried 5 - 0. None voted against.

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.

Consultants Mark Bowers and Reid Cleeter from Kimley-Horn and Jason Claunch from Catalyst provided an update on the components of the comprehensive plan. Special attention was given to the information gathered from input received from public engagement. Council had an opportunity to ask questions and receive clarification.

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.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:17 PM.
The Council returned to Regular Session at 8:33 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 LK Bakery LLC.

Councilmember Lindsey made a motion to authorize the Executive Director of the Sachse Economic Development Corporation to negotiate and execute an economic development agreement on behalf of the City of Sachse and the Sachse Economic Development Corporation with LK Bakery LLC for a project generally located along Bunker Hill Road and Miles Road, in Sachse, Texas, and any amendments and instruments related thereto for amount not to exceed \$25,000. Councilmember Prestenberg seconded the motion, and it carried 5 - 0. None voted against.

J. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:34 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

E. Consent Agenda

Subject: 2. Approve the 2025 City Council regular meeting schedule.

Meeting November 18, 2024 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Approve the 2025 City Council regular meeting schedule.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

Regular City Council meetings are scheduled on the first and third Mondays of each month. Each year, Council meetings that fall on, or near, a holiday are moved to accommodate office closures and potential holiday vacations. In an effort to assist with future planning for the public, staff, and Council, the meeting schedule for 2025 is being presented for Council approval. Additional moves and cancellations will be addressed as they arise.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the 2025 City Council regular meeting schedule.

File Attachments

1. Council Regular Meeting Calendar_2025



City Council Regular Meeting 2025 Calendar

Date	Description	Notes
Monday, January 6, 2025	City Council Meeting - Cancelled	New Year's Holiday affects packet prep
Tuesday, January 21, 2025	City Council Meeting	Moved for MLK Holiday
Monday, February 3, 2025	City Council Meeting	
Monday, February 17, 2025	City Council Meeting	
Monday, March 3, 2025	City Council Meeting	
Monday, March 17, 2025	City Council Meeting	
Monday, April 7, 2025	City Council Meeting	
Monday, April 21, 2025	City Council Meeting	
Monday, May 5, 2025	City Council Meeting	
Monday, May 19, 2025	City Council Meeting	
Monday, June 2, 2025	City Council Meeting	
Monday, June 16, 2025	City Council Meeting	
Monday, July 7, 2025	City Council Meeting - Cancelled	Summer break - all boards
Monday, July 21, 2025	City Council Meeting - Cancelled	Summer break - all boards
Monday, August 4, 2025	City Council Meeting	
Monday, August 18, 2025	City Council Meeting	
Tuesday, September 2, 2025	City Council Meeting	Moved for Labor Day Holiday
Monday, September 15, 2025	City Council Meeting	
Monday, October 6, 2025	City Council Meeting	
Monday, October 20, 2025	City Council Meeting	
Monday, November 3, 2025	City Council Meeting	
Monday, November 17, 2025	City Council Meeting	
Monday, December 1, 2025	City Council Meeting	
Monday, December 15, 2025	City Council Meeting	

E. Consent Agenda

Subject:	3. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy") attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the investment policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or Investment Strategies; providing a repealing clause; providing a severability clause; and providing for an effective date.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three Investment Policy ("Sachse Investment Policy").
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City's current Investment Policy was reviewed by City Council on December 4, 2023. In accordance with the Public Funds Investment Act (PFIA), the City's Investment Policy is to be reviewed on an annual basis and the City Council must approve any modifications made thereto. The purpose of this agenda item is to present all recommendations for changes to policy and to comply with the annual review provision of the PFIA whereby each entity shall adopt a resolution annually attesting to an annual review.

The following changes to the Investment Policy are proposed for FY2024-2025. Modifications include:

- Changes to reflect Government Finance Officers Association (GFOA) best practices
 - V. Delegation of Authority
 - Added reference to custody account
 - X. Portfolio Diversification
 - Added a quick read section of allowable instruments
 - XIV. Custody
 - Included reference to custody statements
- Changes authorized in Texas Government Code Chapter 2256, Public Funds Investment Act
 - V. Delegation of Authority
 - Clarification allowing for registered investment advisor management of the City's portfolio
 - PFIA 2256.003(b) - Authority to Invest Funds
 - IX. Authorized and Suitable Investments
 - Added commercial paper issued in the United States as an investment option
 - PFIA 2256.013 - Authorized Investments: Commercial Paper
 - Appendix A

- Addition of Broker/Dealer Firms
 - PFIA 2256.025 - Selection of Authorized Brokers

These changes will clearly define investment parameters, clarify authorized independent third-party safekeeping of investments, align with the Public Funds Investment Act, save City staff time, and increase ability to seek best price and yield while continuing to prioritize the safety of invested funds, liquidity, and yield of investments.

POLICY CONSIDERATIONS

The recommended policy for adoption is in compliance with Texas Government Code, Chapter 2256, the Public Funds Investment Act (PFIA).

RECOMMENDATION

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

File Attachments

1. Presentation_Investment Policy Review FY 2024-2025
2. Resolution_Approve Sachse Investment Policy 2024-2025_FINAL

Investment Policy Annual Review Fiscal Year 2024-2025

City Council
November 18, 2024



Policy Considerations

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

Proposed Changes

Section	Investment Policy Addition	Guidance
V. Delegation of Authority	Reference to custody account	GFOA best practice
	Clarification allowing for registered investment advisor management of the City's portfolio	PFIA 2256.003(b) – Authority to Invest Funds
IX. Authorized and Suitable Investments	Commercial Paper issued in the United States	PFIA 2256.013 – Authorized Investments: Commercial Paper
X. Portfolio Diversification	Quick read section of allowable instruments	GFOA best practice Clearly define parameters
XIV. Custody	Custody statements	GFOA best practice
Appendix A	Broker/Dealer Firms	PFIA 2256.025 – Selection of Authorized Brokers

GFOA – Government Finance Officers Association

PFIA – Texas Government Code, Chapter 2256 - Public Funds Investment Act



Benefits of Proposed Changes

- Adherence to Government Finance Officer Association (GFOA) best practices
- Allowance for items authorized in Public Funds Investment Act
- Increased ability to seek best price and yield while continuing to prioritize safety of invested funds, liquidity, and yield of investments



RESOLUTION NO. R-2024-____

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

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

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

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

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

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

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

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

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

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

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 18th day of November 2024.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

**Exhibit “A”
CITY OF SACHSE
SACHSE ECONOMIC DEVELOPMENT CORPORATION
MUNICIPAL DEVELOPMENT DISTRICT
TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE
TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE
INVESTMENT POLICY**

I. Policy

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

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

II. Scope

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

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

III. Prudence

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

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

IV. Objective

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

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

V. Delegation of Authority

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

VI. Ethics and Conflicts of Interest

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

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

VII. Authorized Broker/Dealers

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

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

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

VIII. Investment Strategy

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

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

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

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

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

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

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

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

8. Tax Increment Reinvestment Zone Number Three

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

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

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

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

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

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

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

IX. Authorized & Suitable Investments

SACHSE is empowered by statute to invest in the following:

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

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

- (a) is registered with and regulated by the Securities and Exchange Commission;
 - (b) provides SACHSE with a prospectus and other information as required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);
 - (c) has a dollar-weighted average stated maturity in compliance with regulations;
 - (d) includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 for each share; and
 - (e) is continuously rated no lower than AAAm or at an equivalent rating by one nationally recognized rating service.
 - 2. SACHSE is not authorized by this section to invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund in an amount that exceeds 10 percent of the total assets of the mutual fund.
- E. Commercial Paper issued in the United States.
- 1. With a stated maturity of 365 or less from the date of its issuance.
 - 2. Is rated not less than “A-1” or “P-1” or an equivalent rating by at least two nationally recognized credit rating agencies.
- F. Investment Pools:
- 1. SACHSE may invest its funds and funds under its control through an eligible investment pool if each ENTITY’s governing body by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by the PFIA 2256.016.
 - 2. To be eligible to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, an investment pool must furnish to the Investment Officers or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains at a minimum, the following information:
 - (a) the types of investments in which money is allowed to be invested;

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

- (2) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;
 - (3) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;
 - (4) the book value versus the market value of the pool's portfolio, using amortized cost valuation;
 - (5) the size of the pool;
 - (6) the number of participants in the pool;
 - (7) the custodian bank that is safekeeping the assets in the pool;
 - (8) a listing of daily transaction activity of the entity participating in the pool;
 - (9) the yield and expense ratio of the pool;
 - (10) the portfolio managers of the pool; and
 - (11) any changes or addenda to the offering circular.
- 4. SACHSE, by contract, may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.
- 5. Investment Pool "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.
- 6. A public funds investment pool utilized as a cash-equivalent investment must mark its portfolio to market daily and, to the extent reasonably possible, stabilize at a \$1.00 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings may be sold as necessary to maintain the ratio between 0.995 and 1.005.
- 7. An Investment pool must have an advisory board composed:
 - (a) Equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for pools created under Chapter 791 Texas State Code and managed by a state agency; or

- (b) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.
8. A public funds investment pool must be continuously rated no lower than AAA or AAAm or at an equivalent rating by one nationally recognized rating service.
 9. If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.
 10. To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.
 11. If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

X. Portfolio Diversification

Security Type	Maximum Security Limits	Maximum Issuer Limit	Maturity Limits	Rating Requirement (Minimum)
Investment Pools	100%	50%	N/A	AAAm
Direct Obligations of U.S. Treasury	100%	N/A	5 years	N/A
U.S. Government Agencies	80%	20%	5 years	N/A
Financial Institution Deposits	50%	20%	3 yrs	N/A
Money Market Funds	50%	25%	N/A	AAAm
Federal Instrumentalities or Government Sponsored Enterprises ("GSE")	50%	20%	5 years	N/A
Commercial Paper	35%	10%	365 days	A1/P1
State or Local Government Taxable or Tax-Exempt Debt	25%	5%	5 years	A

XI. Unauthorized Investments

The following are not authorized investments under this section:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; and
- C. Collateralized mortgage obligations.

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

XII. Primary Depository

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

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

XIII. Collateralization

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

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

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

- The agreement must be in writing;
- The agreement has to be executed by the Depository and SACHSE contemporaneously with the acquisition of the asset;

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

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

XIV. Safekeeping and Custody

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

XV. Electronic Fund Transfer

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

XVI. Diversification

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

XVII. Maximum Maturities and Weighted Average Maturity

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

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

XVIII. Internal Control

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

XIX. Performance Standards

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

XX. Reporting

- A. The Investment Officers shall prepare and submit quarterly a written report of investment transactions for all funds covered by this Investment Policy for the preceding reporting period.
- B. The report must include the following:
 - 1. describe in detail the investment position of SACHSE on the date of the report;
 - 2. be prepared jointly by all Investment Officers of SACHSE;
 - 3. be signed by each Investment Officer of SACHSE;
 - 4. contain a summary statement of each pooled fund group that states the:
 - (a) beginning market value for the reporting period;
 - (b) ending market value for the period; and
 - (c) fully accrued interest for the period.
 - 5. state the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested;
 - 6. state the maturity date of each separately invested asset that has a maturity date;
 - 7. state the account or fund or pooled group fund in the local government for which each individual investment was acquired; and

8. state the compliance of the Investment Portfolio of the local government as it relates to:
 - (a) the Investment Strategy expressed in SACHSE's Investment Policy; and
 - (b) relevant provisions of the PFIA.
- C. The report shall be presented not less than quarterly to each ENTITY's governing body within a reasonable time after the end of the period.
- D. The market values and credit ratings presented in all portfolio reports shall be accurate and reliable estimates of the investment's true value and risk. Market value and credit rating sources may include, but are not limited to, rating agency reports, newspapers, financial websites, custodian reports, broker/dealer reports, and investment advisor research.

XXI. Investment Policy Adoption

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

XXII. Auditor

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

XXIII. Training

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

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

XXIV. Donated Investments

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

XXV. Investment Policy Certification

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

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PASSED AND APPROVED by the City Council of the City of Sachse, Texas this ____ day of _____, 202__.

Jeff Bickerstaff, Mayor
City of Sachse, Texas

ATTEST:

Leah K Granger, City Secretary
City of Sachse, Texas

Acknowledged by the Sachse Economic Development Corporation, Texas this ____ day of _____, 202__.

Scott McMurdie, President
Sachse Economic Development Corporation

ATTEST:

Richard Chandler, Vice-President
Sachse Economic Development Corporation

Acknowledged by the Sachse Municipal Development District, Texas this ____ day of _____, 202__.

Jermaine McDaniel, Chairperson
Sachse Municipal Development District

ATTEST:

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

Acknowledged by the Tax Increment Financing Reinvestment Zone Number One, Texas
this _____ day of _____, 202__.

Bobby Tillman, Chairperson
Tax Increment Financing Reinvestment Zone
Number One

ATTEST:

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

Acknowledged by the Tax Increment Financing Reinvestment Zone Number Two, Texas
this _____ day of _____, 202__.

Jeff Bickerstaff, Chairperson
Tax Increment Financing Reinvestment Zone
Number Two

ATTEST:

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

Acknowledged by the Tax Increment Reinvestment Zone Number Three Fund, Texas
this _____ day of _____, 202__.

Jeff Bickerstaff, Chairperson
Tax Increment Reinvestment Zone Number
Three

ATTEST:

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

Appendix A

Authorized Broker/Dealer Firms

Bank of America	FHN Financial	RBC Capital Mkts
BNY Mellon Capital Markets	Goldman Sachs	SAMCO Capital Markets
BB&T Capital Mkts	Hilltop Securities	Seelaus
Blaylock Van	ICAP North America Inc	Siebert Williams
BTIG	InspereX	Signature Securities Corp
BNY Capital Markets	JPMorgan	Stephens Inc.
Cabrera	Midlegate Securities	Stifel, Nicolaus & Co.
Cantor Fitzgerald	Mizuho Securities	StoneX
Capital Inst Services (CAPIS)	Morgan Stanley	Suntrust Robinson Humphrey
CIBC	MUFG Securities Americas Inc.	Truist
Citigroup	Oppenheimer & Co.	Tigress
Duncan Williams	Piper Sandler	Wells Fargo Securities
Fifth Third Securities	Raymond James & Assoc.	

E. Consent Agenda

Subject:	4. Authorize the City Manager or their designee to approve the purchase of a new phone system from Netsync Network Solutions for the amount of Ninety-One Thousand, One Hundred Eighteen and 64/100 Dollars (\$91,118.64), using the Texas Department of Information Resources (DIR) purchasing cooperative.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$91,118.64
Budgeted	Yes
Budget Source	General Fund, Information Technology Operating Budget
Recommended Action	Authorize the City Manager or their designee to approve the purchase of a new phone system from Netsync Network Solutions for the amount of Ninety-One Thousand, One Hundred Eighteen and 64/100 Dollars (\$91,118.64).
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The City's current phone system is aging and needs to be upgraded to a support business-class VoIP phone system. One of the primary benefits is cost savings; VoIP significantly reduces expenses associated with traditional phone lines, especially for long-distance and international calls. Additionally, these systems offer scalability, allowing for easy adjustments as business grows, without the need for extensive hardware changes. Advanced features such as call forwarding, voicemail-to-email, and video conferencing enhance collaboration and improve customer interactions. VoIP also supports remote work by enabling employees to access their phone lines from anywhere with an internet connection, fostering flexibility and productivity. Furthermore, deployments with the newer VoIP technology tend to be more secure and have many built-in cybersecurity enhancements. With superior call quality and reliability, as well as future-proofing capabilities to adopt new technologies, upgrading to a business-class VoIP system not only enhances current operations but also positions the organization for sustained success in future cloud deployments.

The total cost of \$91,118.64 includes the quote price (\$88,464.70) plus a three percent contingency (\$2,653.94). This was included as part of the FY24-25 budget.

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.

The Texas Department of Information Resources (DIR) purchasing cooperative 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 purchases 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, satisfies State Law requiring local governments to seek competitive bids for items.

RECOMMENDATION

Authorize the City Manager or their designee to approve the purchase of a new phone system from Netsync Network Solutions for the amount of Ninety-One Thousand, One Hundred Eighteen and 64/100 Dollars (\$91,118.64).

File Attachments

1. Quote_Netsync_Collab Refresh 1YR_AAAQ436627

Quote #:	AAAQ436627
Date:	11/5/2024
Valid for:	30 Days

Customer	Inside Sales	Account Manager
City of Sachse mpastor@cityofsachse.com 469.429.4762	Taylor Leger tleger@netsync.com 214-914-5333	Taylor Leger tleger@netsync.com

Please send purchase order to: PO@netsync.com

Line #	Part	Description	Qty	Unit Price	Ext Price
Main Site				Sub Total	88,464.70
7937 Replacements					
1.0	CP-8832-K9	Cisco 8832 in Charcoal with accessories for North America	5	858.50	4,292.50
1.1.0	CP-8832-POE	Cisco IP Conference Phone 8832 PoE Accessories for Worldwide	5	0.00	0.00
7911, 7942, and 7962 Replacements					
2.0	DP-9841-K9=	Cisco Desk Phone 9841, Carbon Black	63	170.70	10,754.10
7965 and 7975 Replacements					
3.0	DP-9851-K9=	Cisco Desk Phone 9851, Carbon Black	2	213.90	427.80
Collaboration Server Infrastructure					
4.0	BE6K-M6-K9	Cisco Business Edition 6000 (M6) Appliance, Export Restr SW	3	5,834.00	17,502.00
4.1.0	CAB-9K12A-NA	Power Cord, 125VAC 13A NEMA 5-15 Plug, North America	6	0.00	0.00
4.2.0	VIRT-LIC-NONE	ESXi lic NOT included; sold separately or customer-provided	3	0.00	0.00
4.3.0	BE6K-CPU-M6	Intel 4310T 2.3GHz/105W 10C/15MB DDR4 2667MHz	3	0.00	0.00
4.4.0	BE6K-RAM-M6-M5	16GB RDIMM SRx4 3200 (8Gb)	12	0.00	0.00
4.5.0	BE6K-RAIDCTRLR-M6	Cisco 12G SAS RAID Controller w/4GB FBWC (16 Drv) w/1U Brkt	3	0.00	0.00
4.6.0	BE6K-DISK-M6	600GB 12G SAS 10K RPM SFF HDD	18	0.00	0.00
4.7.0	BE6K-PSU-M6	Cisco UCS 1050W AC Power Supply for Rack Server	6	0.00	0.00
4.8.0	BE6K-TPM-M6	TPM 2.0, TCG, FIPS140-2, CC EAL4+ Certified, for M6 servers	3	0.00	0.00
4.9.0	CON-SNTP-BE6K6KHW	SNTP-24X7X4 Cisco Business Edition 6000 (M6) Applian Duration: 1.00 Years	3	669.60	2,008.80
VMware Licensing For Servers					
5.0	VCF-VSP-STD-8	VMware vSphere Standard 8 - 1YR Term (x3 Servers, x16 Cores each)	48	48.20	2,313.60
Voice Gateways					
6.0	C8300-1N1S-6T	Cisco Catalyst C8300-1N1S-6T Router	1	5,595.00	5,595.00
6.1.0	MEM-C8300-8GB	Cisco Catalyst 8300 Edge 8GB memory	1	0.00	0.00
6.2.0	M2USB-16G	Cisco Catalyst 8000 Edge M.2 USB 16GB	1	0.00	0.00
6.3.0	C-RFID-1R	Cisco Catalyst 8000 Edge RFID - 1RU	1	0.00	0.00
6.4.0	C8300-RM-19-1R	Cisco Catalyst 8300 Rack mount kit - 19" 1R	1	0.00	0.00
6.5.0	C8300-SM-BLANK	Cisco Catalyst 8300 Edge SM Blank	1	0.00	0.00
6.6.0	C8300-PIM-BLANK	Cisco Catalyst 8300 Edge PIM Blank	1	0.00	0.00
6.7.0	NETWORK-PNP-LIC	Network Plug-n-Play Connect for zero-touch device deployment	1	0.00	0.00
6.8.0	TE-R-SW	TE agent for IOSXE on Enterprise Routing	1	0.00	0.00
6.9.0	IOSXE-AUTO-MODE	IOS XE Autonomous or SD-Routing mode for Unified image	1	0.00	0.00

Quote #:	AAAQ436627
Date:	11/5/2024
Valid for:	30 Days

Line #	Part	Description	Qty	Unit Price	Ext Price
6.10.0	CAB-AC	AC Power Cord (North America), C13, NEMA 5-15P, 2.1m	2	0.00	0.00
6.11.0	NIM-2MFT-T1/E1	2 port Multiflex Trunk Voice/Clear-channel Data T1/E1 Module	1	1,156.90	1,156.90
6.12.0	PVDM4-64	64-channel DSP module	1	1,729.30	1,729.30
6.13.0	SC8KBEUK9-176	UNIVERSAL	1	0.00	0.00
6.14.0	SVS-PDNA-ADV	Embedded Support for SW - Tiered DNA Advantage On-Prem	1	0.00	0.00
6.15.0	DSTACK-T0-A	Cisco DNA Advantage Stack - upto 25M (Aggr, 50M)	1	0.00	0.00
6.16.0	NWSTACK-T0-A	Cisco Network Advantage Stack - upto 25M (Aggr, 50M)	1	0.00	0.00
6.17.0	TE-EMBED-WANI	Cisco ThousandEyes WAN Insights Embedded	1	0.00	0.00
6.18.0	SDWAN-UMB-ADV	Cisco Umbrella for DNA Advantage	1	0.00	0.00
6.19.0	DNAC-ONPREM-PF	Cisco DNA Center On Prem Deployment Option for WAN	1	0.00	0.00
6.20.0	C8000-HSEC	U.S. Export Restriction Compliance license for C8000 series	1	0.00	0.00
6.21.0	PWR-CC1-250WAC	Cisco C8300 1RU 250W AC Power supply	2	0.00	0.00
6.22.0	DNA-P-T0-A-3Y	Cisco DNA Advantage On-Prem Lic 3Y - upto 25M (Aggr, 50M)	1	1,461.90	1,461.90
6.23.0	C83-1N1S-6T-PF	C8300-1N1S-6T Platform Selection for DNA Subscription	1	0.00	0.00
6.24.0	IOSXE-AUTO-MODE-PF	IOS XE Autonomous or SD-Routing mode for Unified image	1	0.00	0.00
6.25.0	CON-SNTP-C830IN6T	SNTP-24X7X4 Cisco Catalyst C8300 Duration: 1.00 Years	1	1,729.60	1,729.60
Labor					
7.0	NET-PRO-SRVC	Installation & Deployment per SoW. UC: Voice Migration ,UC: Voice NEW Install	4	9,873.30	39,493.20

Notes: 220042471-133148-10

Budgetary Refresh, Upgrade, E911, Phones 9800s

Cisco Systems TX | DIR-TSO-4167
CS DIR-TSO-4288 | DIR-TSO-4288

Total	88,464.70
Tax/Vat	0.00
Shipping	0.00
Grand Total USD	88,464.70

E. Consent Agenda

Subject:	5. Authorize the City Manager or their designee to approve the purchase of annual live-streaming services with Granicus Productions, LLC. in the amount of Fifty-Nine Thousand, Six Hundred Thirty-Four and 73/100 Dollars (\$59,634.73), using The Interlocal Purchasing System (TIPS) purchasing cooperative.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$59,634.73
Budgeted	Yes
Budget Source	General Fund, Software Licensing
Recommended Action	Authorize the City Manager or their designee to approve the purchase of annual live-streaming services with Granicus Productions, LLC. in the amount of Fifty-Nine Thousand, Six Hundred Thirty-Four and 73/100 Dollars (\$59,634.73).
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

Granicus Productions, LLC (Granicus) offers hands-free recording, live-streaming, and uploading/archiving of public meetings. This service allows residents access to live, open meetings or to view meetings on-demand. The City initially only streamed the Council meetings but has grown to live-streaming all public meetings and has included closed captions. The City began using Swagit LLC, and that company was purchased by Granicus LLC. This was included as part of the FY 24-25 budget.

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.

The Interlocal Purchasing System (TIPS) 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 purchases 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, satisfies State Law requiring local governments to seek competitive bids for items.

RECOMMENDATION

Authorize the City Manager or their designee to approve the purchase of annual live-streaming services with Granicus Productions, LLC. in the amount of Fifty-Nine Thousand, Six Hundred Thirty-Four and 73/100 Dollars (\$59,634.73).

File Attachments

1. QUOTE_GRANICUS_Q-380348_2024NOV5

Granicus Budgetary Proposal for Sachse, TX

ORDER DETAILS

Prepared By: Astrid Xu
Phone:
Email: astrid.xu@granicus.com
Order #: Q-380348
Prepared On: 05 Nov 2024
Expires On: 31 Dec 2024

ORDER TERMS

Currency: USD
Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Current Subscription End Date: 31 Dec 2024
Period of Performance: 01 Jan 2025 - 31 Dec 2025

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Renewing Subscription Fees			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
Social Media eXstream	Annual	1 Each	\$1,574.99
Avior™ 100	Monthly	1 Each	\$31,500.00
CaptionLive Standard (Automation with PM)	Monthly	200 Hours	\$22,050.00
Sound Search™	Monthly	1 Each	\$2,520.00
Annual Support for All-In-One Channel Management Solution	Monthly	1 Each	\$1,989.74
SUBTOTAL:			\$59,634.73

TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at <https://granicus.com/legal/licensing>, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-380348 dated 05 Nov 2024 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Sachse, TX to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- The terms and conditions set forth in the Agreement effective 01 May 2024 are incorporated herein by reference.

E. Consent Agenda

Subject:	6. Authorize the City Manager or their designee to approve the purchase of Nutanix virtual servers from SHI International Corp for the amount of Three Hundred Fifty Thousand, Eight Hundred Sixty-Seven and 32/100 Dollars (\$350,867.32), using the Texas Department of Information Resources (DIR) purchasing cooperative.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$350,867.32
Budgeted	Yes
Budget Source	General Fund, Information Technology Operating Budget
Recommended Action	Authorize the City Manager or their designee to approve the purchase of Nutanix Virtual servers from SHI International Corp for the amount of Three Hundred Fifty Thousand, Eight Hundred Sixty-Seven and 32/100 Dollars (\$350,867.32).
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The virtual infrastructure at the City is aging. Nutanix virtual servers offer long-term value and hardware flexibility. This solution allows customers to select from a broad range of server vendors, which reduces initial hardware costs and provides opportunities for competitive pricing based on market conditions. Nutanix eliminates the need for additional license costs, reducing both the initial and recurring software expenses. Scalability is another area where Nutanix provides a significant cost advantage, allowing the organization to add only the needed resources at any given time and minimize wasted capacity. This pay-as-you-grow model ensures that companies only spend on infrastructure that is actively required. Over time, Nutanix's lower hardware costs, simplified licensing, and more flexible scaling contribute to a more cost-effective solution for organizations aiming to optimize both their IT expenditures and operational efficiency.

The total cost of \$350,867.32 includes the quote price (\$334,585.32) plus a contingency (\$16,282.00). This was included as part of the FY24-25 budget.

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.

The Texas Department of Information Resources (DIR) purchasing cooperative 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 purchases 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, satisfies State Law requiring local governments to seek competitive bids for items.

RECOMMENDATION

Authorize the City Manager or their designee to approve the purchase of Nutanix Virtual servers from SHI International Corp for the amount of Three Hundred Fifty Thousand, Eight Hundred Sixty-Seven and 32/100 Dollars (\$350,867.32).

File Attachments

1. SHI Quote-25504340



Pricing Proposal
Quotation #: 25504340
Created On: 11/5/2024
Valid Until: 11/29/2024

TX-City of Sachse

Mike Pastor

3815-B Sachse Rd.
Attn: Information Technology
Sachse, TX 75048
United States
Phone: 9724951212
Fax:
Email: mpastor@cityofsachse.com

Pubsec inside account executive

Marco Martinez

300 davidson ave.
Somerset
nj
Phone: 7325071364
Fax:
Email: marco_martinez@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	"Subscription, Nutanix Cloud Infrastructure (NCI) Starter Software License & Production Software Support Service for 1 CPU CoreNutanix - SW-NCI-STR-PR" Nutanix - Part#: SW-NCI-STR-PR Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	64	\$1,096.24	\$70,159.36
2	"Term in monthsNutanix - Term-Months" Nutanix - Part#: Term-Months Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	60	\$0.00	\$0.00
3	"NX-3235-G9, 2 Node; 2x Intel Xeon-Gold 5415+ processor (2.9 GHz/ 8-core/ 150W, Sapphire Rapids) per nodeNutanix - NX-3235-G9-5415+-CM" Nutanix - Part#: NX-3235-G9-5415+-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	2	\$39,661.95	\$79,323.90
4	"32GB Memory Module (5600MHz DDR5 RDM)Nutanix - C-MEM-32GB-5600-CM" Nutanix - Part#: C-MEM-32GB-5600-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	64	\$0.00	\$0.00
5	"No HDD Included.Nutanix - C-HDD-NONE-CM" Nutanix - Part#: C-HDD-NONE-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	2	\$0.00	\$0.00
6	"7.68 TB SSDNutanix - C-SSD-7.68TB-B-CM" Nutanix - Part#: C-SSD-7.68TB-B-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	24	\$0.00	\$0.00
7	"LOM Module: Broadcom 10GbE, 2- port, Base-T NIC (BCM 57416)Nutanix - C-LOM-10G2D1BT-CM"	4	\$0.00	\$0.00

Nutanix - Part#: C-LOM-10G2D1BT-CM
Contract Name: Products and Related Services (Carahsoft)
Contract #: DIR-TSO-4288

8	"SMC 25/10GbE, 2-port, NIC (BCM57414);transceiver not includedNutanix - C-NIC-25G2D1-CM" Nutanix - Part#: C-NIC-25G2D1-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	8	\$0.00	\$0.00
9	"C13/C14, 15A, 4ft Power cordNutanix - C-PWR-4FC13C14B-CM" Nutanix - Part#: C-PWR-4FC13C14B-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$0.00	\$0.00
10	"24/7 Production Level HW Support for Nutanix HCI applianceNutanix - S-HW-PRD" Nutanix - Part#: S-HW-PRD Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$2,390.50	\$9,562.00
11	"Support Term in MonthsNutanix - Support-Term" Nutanix - Part#: Support-Term Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	60	\$0.00	\$0.00
12	"TPM 2.0 Module UnprovisionedNutanix - C-TPM-2.0-U-CM" Nutanix - Part#: C-TPM-2.0-U-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$69.95	\$279.80
13	"NX-3235-G9, 2 Node; 2x Intel Xeon-Gold 5415+ processor (2.9 GHz/ 8-core/ 150W, Sapphire Rapids) per nodeNutanix - NX-3235-G9-5415+-CM" Nutanix - Part#: NX-3235-G9-5415+-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	2	\$33,977.81	\$67,955.62
14	"32GB Memory Module (5600MHz DDR5 RDM)Nutanix - C-MEM-32GB-5600-CM" Nutanix - Part#: C-MEM-32GB-5600-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	64	\$0.00	\$0.00
15	"No HDD Included.Nutanix - C-HDD-NONE-CM" Nutanix - Part#: C-HDD-NONE-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	2	\$0.00	\$0.00
16	"7.68 TB SSDNutanix - C-SSD-7.68TB-B-CM" Nutanix - Part#: C-SSD-7.68TB-B-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	16	\$0.00	\$0.00
17	"LOM Module: Broadcom 10GbE, 2- port, Base-T NIC (BCM 57416)Nutanix - C-LOM-10G2D1BT-CM" Nutanix - Part#: C-LOM-10G2D1BT-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$0.00	\$0.00
18	"SMC 25/10GbE, 2-port, NIC (BCM57414);transceiver not includedNutanix - C-NIC-25G2D1-CM" Nutanix - Part#: C-NIC-25G2D1-CM	8	\$0.00	\$0.00

19	"C13/C14, 15A, 4ft Power cordNutanix - C-PWR-4FC13C14B-CM" Nutanix - Part#: C-PWR-4FC13C14B-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$0.00	\$0.00
20	"24/7 Production Level HW Support for Nutanix HCI applianceNutanix - S-HW-PRD" Nutanix - Part#: S-HW-PRD Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$2,049.11	\$8,196.44
21	"Support Term in MonthsNutanix - Support-Term" Nutanix - Part#: Support-Term Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	60	\$0.00	\$0.00
22	"TPM 2.0 Module UnprovisionedNutanix - C-TPM-2.0-U-CM" Nutanix - Part#: C-TPM-2.0-U-CM Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$69.95	\$279.80
23	"Service, NCI Cluster Deployment or Expansion - Starter Edition. For each quantity purchased, deployment is limited to 1 node at a single physical site.Nutanix - CNS-INF-A- SVC- DEP- STR" Nutanix - Part#: CNS-INF-A- SVC- DEP- STR Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$2,781.69	\$11,126.76
24	"VMware ESXi HypervisorNutanix - ESXi" Nutanix - Part#: ESXi Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$0.00	\$0.00
25	"Service, NCI Cluster Deployment or Expansion - Starter Edition. For each quantity purchased, deployment is limited to 1 node at a single physical site.Nutanix - CNS-INF-A -SVC-DEP-STR" Nutanix - Part#: CNS-INF-A -SVC-DEP-STR Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$2,781.69	\$11,126.76
26	"VMware ESXi HypervisorNutanix - ESXi" Nutanix - Part#: ESXi Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	4	\$0.00	\$0.00
27	"Subscription, Nutanix Cloud Infrastructure (NCI) Ultimate Software License for Edge sites & Production Software Support Service for 1 VMNutanix - SW-NCI-E-ULT-PR" Nutanix - Part#: SW-NCI-E-ULT-PR Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	20	\$2,815.22	\$56,304.40
28	"Term in monthsNutanix - Term-Months" Nutanix - Part#: Term-Months Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	60	\$0.00	\$0.00
29	"Service, Virtual Machine Migration. Virtual to Virtual Migration of 3-tier VMs to Nutanix at a single site. 5- VM/2.5TB Pack.Nutanix - CNS-INF-A-SVC -MIG-VMS"	6	\$1,721.13	\$10,326.78

Nutanix - Part#: CNS-INF-A-SVC -MIG-VMS
Contract Name: Products and Related Services (Carahsoft)
Contract #: DIR-TSO-4288

30	"Nutanix AHV HypervisorNutanix - AHV" Nutanix - Part#: AHV Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	6	\$0.00	\$0.00
31	"Service, Virtual Machine Migration. Virtual to Virtual Migration of 3-tier VMs to Nutanix at a single site. 5- VM/2.5TB Pack.Nutanix - CNS-INF-A-SVC- MIG-VMS" Nutanix - Part#: CNS-INF-A-SVC- MIG-VMS Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	3	\$2,647.90	\$7,943.70
32	"Nutanix AHV HypervisorNutanix - AHV" Nutanix - Part#: AHV Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	3	\$0.00	\$0.00
33	"Platform Integration FeeNutanix - Platform Integration" Nutanix - Part#: Platform Integration Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	1	\$0.00	\$0.00
34	"Platform Integration FeeNutanix - Platform Integration" Nutanix - Part#: Platform Integration Contract Name: Products and Related Services (Carahsoft) Contract #: DIR-TSO-4288	1	\$0.00	\$0.00

Subtotal	\$332,585.32
Shipping	\$2,000.00
Total	\$334,585.32

Additional Comments

Nutanix has a no returns policy.

The following EULA applies to all Nutanix items on this quote:

- Your use of the software is subject to the Nutanix customer agreement at <https://www.nutanix.com/legal/eula>

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

Thank you for choosing SHI-GS! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI Government Solutions, Inc. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3695478; DUNS# 14-724-3096

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

E. Consent Agenda

Subject:	7. Authorize the purchase of two (2) 2025 Chevrolet Police Pursuit Tahoes for an amount not to exceed One Hundred One Thousand, Eight Hundred and No/100 Dollars (\$101,800.00) from Reliable Chevrolet via the Sheriff's Association of Texas cooperative contract #25-06-1010.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$101,800.00
Budgeted	Yes
Budget Source	Vehicle & Equipment Replacement Fund (VERF), approved as a component of the FY 2024-2025 annual budget.
Recommended Action	Authorize the purchase of two (2) 2025 Chevrolet Police Pursuit Tahoes for an amount not to exceed One Hundred One Thousand, Eight Hundred and No/100 Dollars (\$101,800.00) from Reliable Chevrolet.
Goals	Meet the public safety needs of a growing citizen; student; and business population.

BACKGROUND

The police department regularly replaces patrol vehicles as necessary to ensure operational reliability, response capability, and safety for citizens and staff. The requested Tahoes cost \$50,900.00 per unit and will be purchased through the Sheriff's Association of Texas cooperative contract #25-06-1010.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the purchase of two (2) 2025 Chevrolet Police Pursuit Tahoes for an amount not to exceed One Hundred One Thousand, Eight Hundred and No/100 Dollars (\$101,800.00) from Reliable Chevrolet.

File Attachments

1. QUOTE_2025_CC15706_9C1_LONGHORN DIST_SAT CONTRACT 25-06-1010

SHERIFFS ASSOCIATION OF TEXAS		CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only		Contract No.: 25-06-1010	Date Prepared: 11/8/2024
This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be emailed to Reliable Chevrolet @ dadams@reliablechevrolet.com or faxed to 972-952-8172 . Therefore please type or print legibly.					
Buying Agency:	CITY OF SACHSE		Contractor:	RELIABLE CHEVROLET	
Contact Person:	STEVEN DOERR		Prepared By:	DOUG ADAMS	
Phone:			Phone:	972-952-1561	
Fax:			Fax:	972-952-8172	
Email:			Email:	dadams@reliablechevrolet.com	
Spec #:	112	Description:	2025 TAHOE PPV 9C1 2whdr		
A. Product Item Base Unit Price Per SAT Contract: LONGHORN DISTRICT					49997
B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable. (Note: Published Options are options which were submitted and priced in Contractor's bid.)					
Description		Cost	Description		Cost
AZ3 - 40/20/40 FRONT SEAT		0	9C1 - TAHOE PPV		INCL
CLOTH FRONT BUCKETS		0	AG2 - POWER PASSENGER SEAT		INCL
5T5 - VINYL REAR SEAT		0			
7X3 - LH LED SPOTLAMP		728	VK3 - FRONT LICENSE PLANT BRACKET - REQ'D		INCL
			5YR/100,000 POWERTRAIN WARRANTY		INCL
			2 KEYS AT DELIVERY		INCL
				Subtotal From Additional Sheet(s):	
				Subtotal B:	728
C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary. (Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)					
Description		Cost	Description		Cost
				Subtotal From Additional Sheet(s):	
BID ASSISTANCE APPLIED - GOVERNMENT SALE					Subtotal C: 0
Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).			For this transaction the percentage is:		0%
D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)					
Quantity Ordered:	2	X Subtotal of A + B + C:	50725	=	Subtotal D: 101450
E. SAT Order Processing Charge (Amount Per Current Policy)					Subtotal E: 350.00
F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges					
Description		Cost	Description		Cost
55295 MSRP			DELIVERY		
no upfit on this quote					
EXTERIOR COLOR ---BLACK					Subtotal F: 0
Delivery Date:		TBD	G. Total Purchase Price (D+E+F):		101800

E. Consent Agenda

Subject:	8. Approve an ordinance adopting updates to the City of Sachse Land Use Assumptions and Capital Improvements Plan ("CIP") for water, wastewater, and roadway impact fees, and by amending the Code of Ordinances by amending Chapter 8 titled "Subdivisions" by amending Section 8-20 titled "Impact Fees" by amending Subsection F titled "Assessment of Impact Fees", Subsection G titled "Calculation of Impact Fees", and Subsection H titled "Calculation and Collection of Impact Fees", and deleting Exhibits A, B, and C in their entirety; providing a repealing clause; providing a savings clause; providing a severability clause; and providing for an effective date.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
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	Approve an ordinance adopting updates to the City of Sachse Land Use Assumptions and Capital Improvements Plan ("CIP") for water wastewater, and roadway impact fees.
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.

In accordance with the requirements of Chapter 395.052 of the Local Government Code, the City of Sachse 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. A public hearing was held at the November 4, 2024, Council meeting. No comments were offered by the public. Council directed staff to prepare an ordinance adopting the updates.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Approve an ordinance adopting updates to the City of Sachse Land Use Assumptions and Capital Improvements Plan ("CIP") for water wastewater, and roadway impact fees.

File Attachments

1. Presentation_Sachse Impact Fee Update
2. Ordinance_Adopt Updates to Land Use Assumptions and Capital Improvements Plan (CIP) and Amending Chapter 8 Section 8-20 Impact Fees_FINAL
3. 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

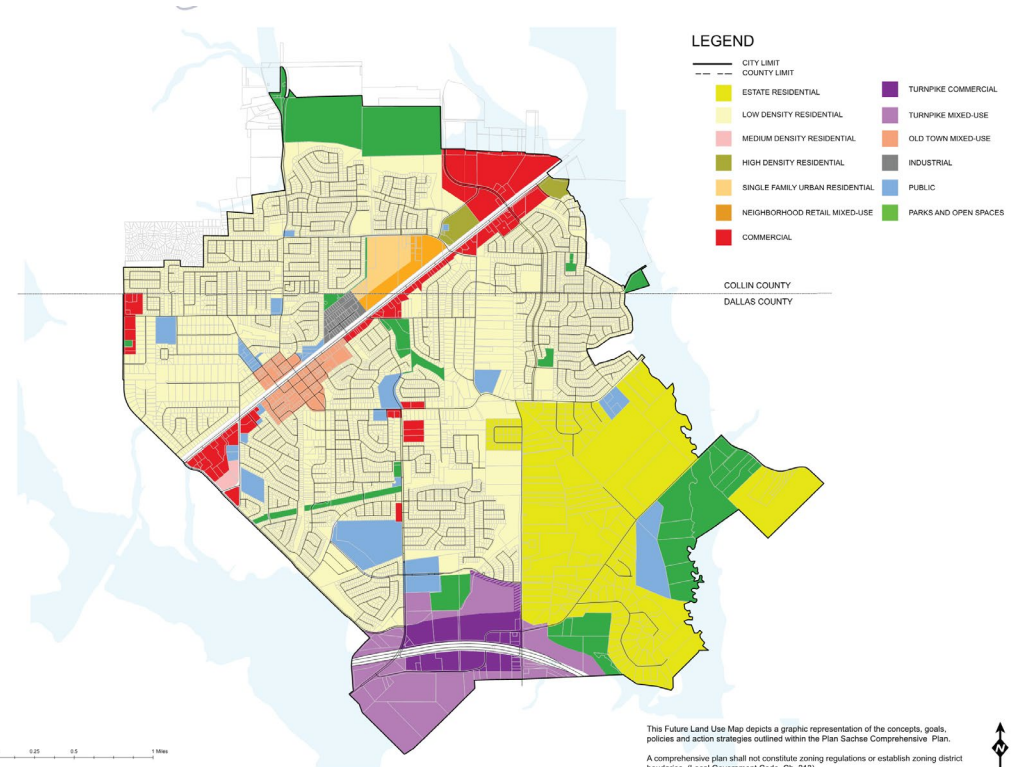


Land Use Assumptions

- 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

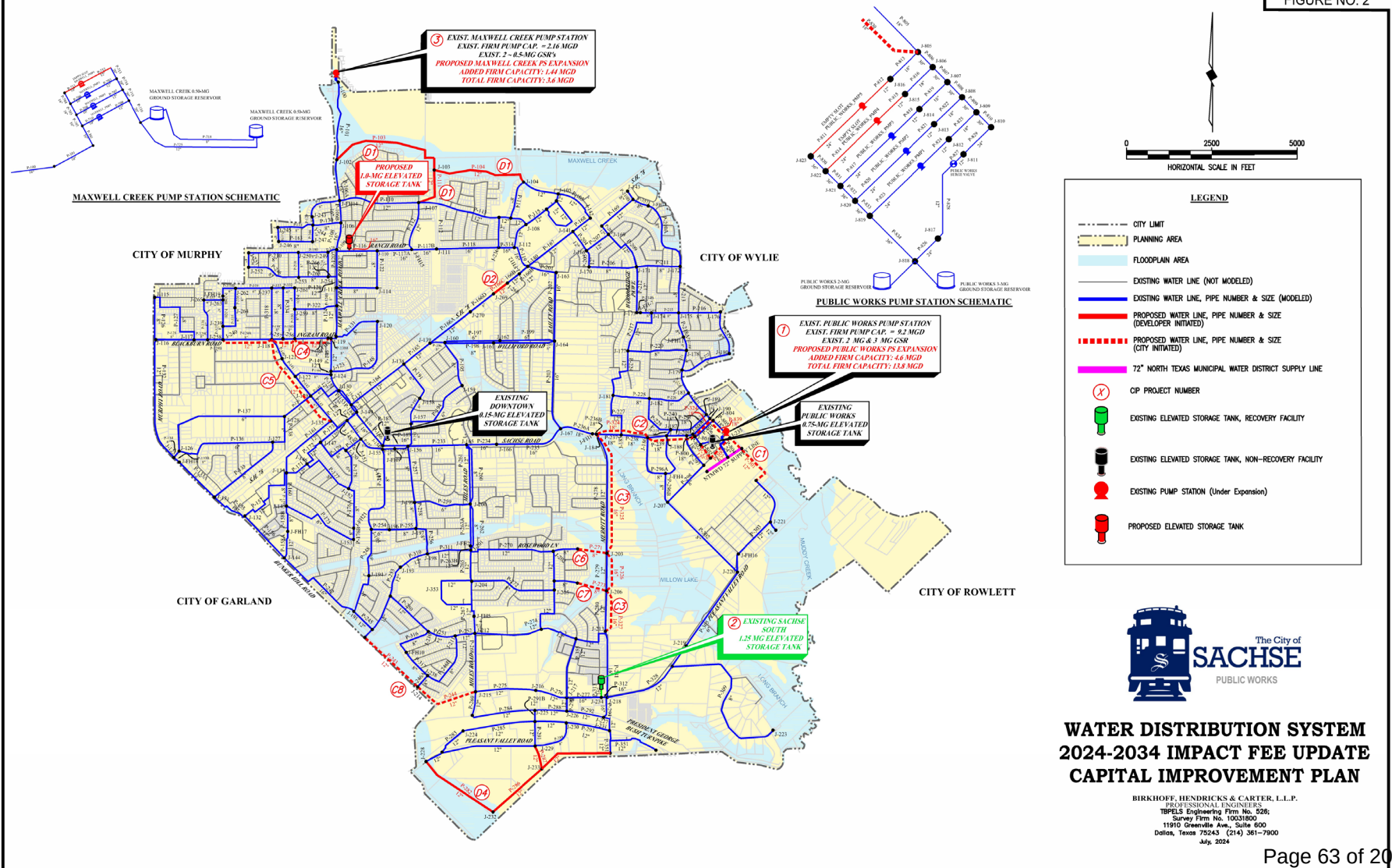
2024-2034 STUDY UPDATE

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

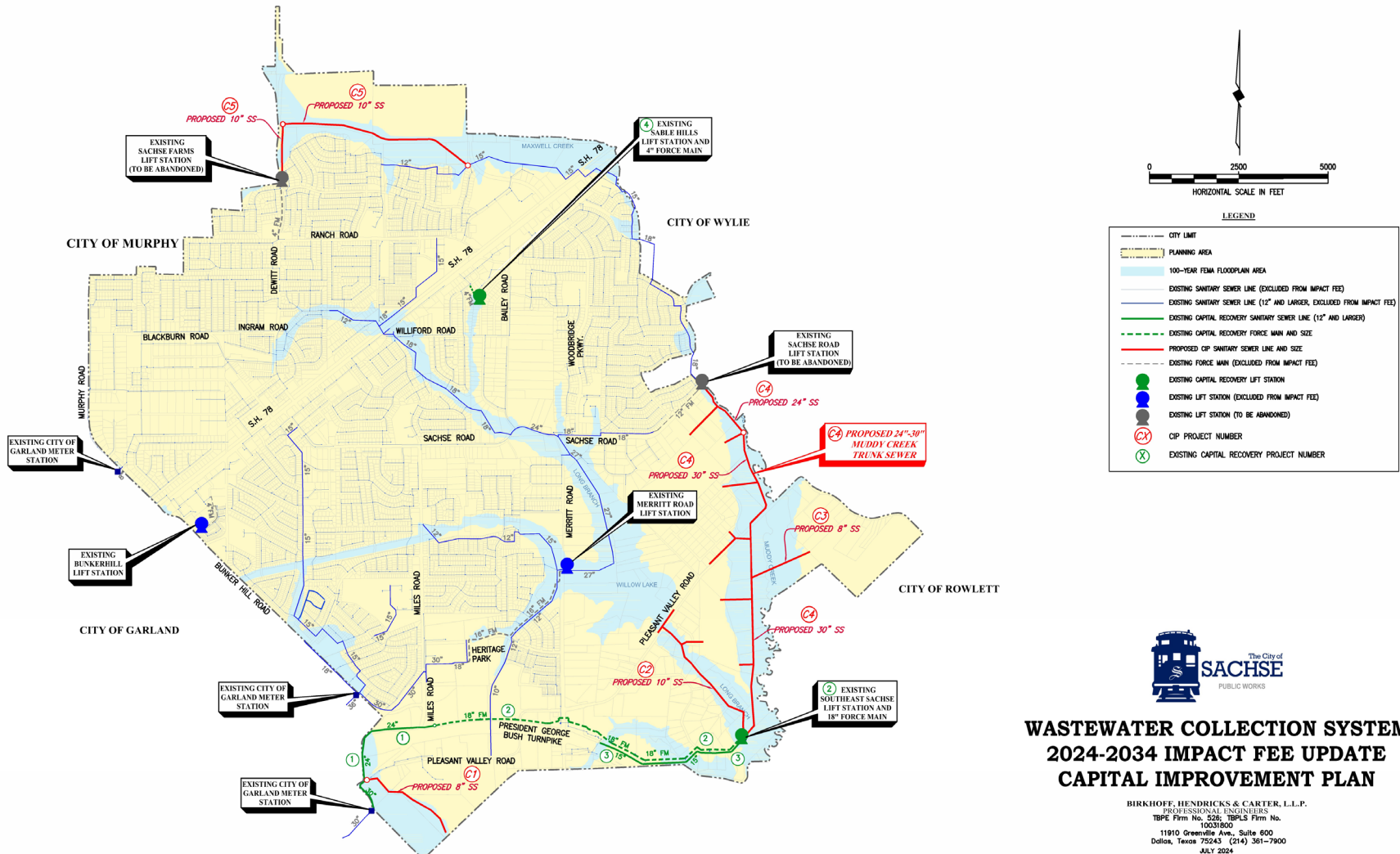
Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%)* = \$4,237.17

* - 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



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

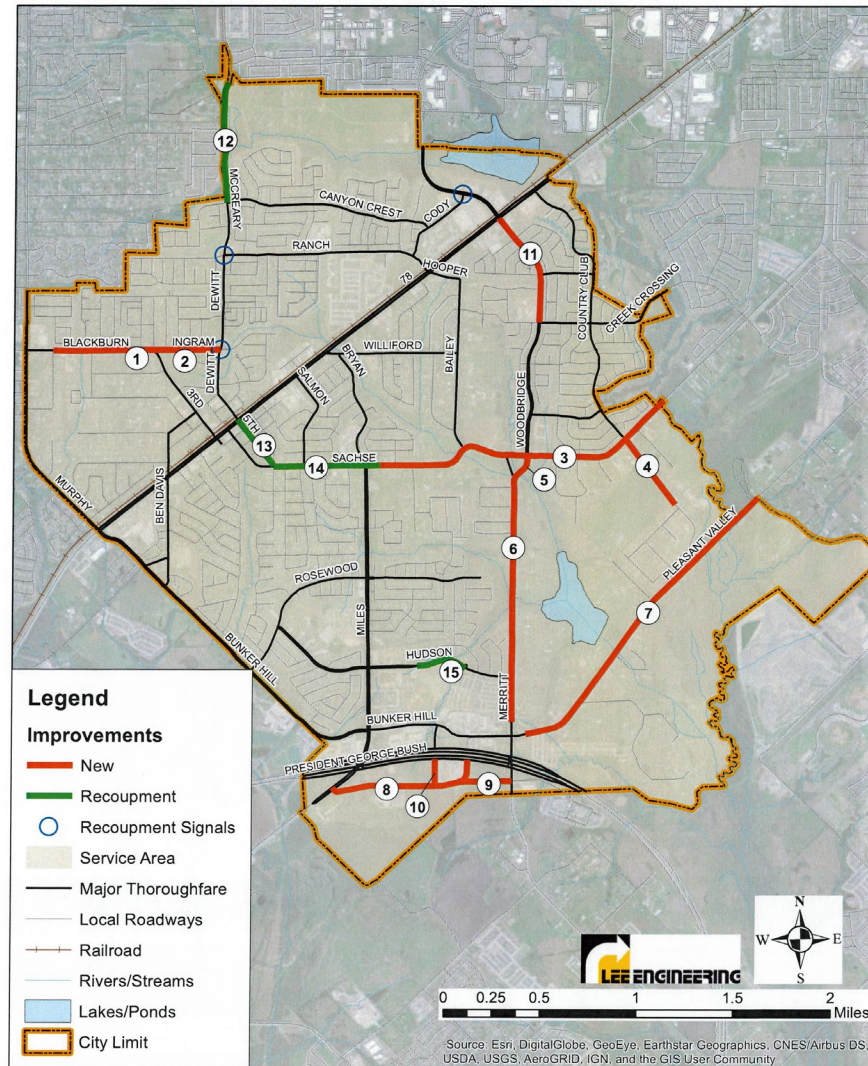


WASTEWATER IMPACT FEE CALCULATION

Maximum Wastewater Impact Fee =	Eligible Existing Utilized Cost + Eligible Proposed Utilized Cost Number of New Living Unit Equivalent over the Next 10 Years					
	=	\$4,517,937 1,885	+	\$6,153,260 1,885	=	\$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><u>\$2,830.56</u></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



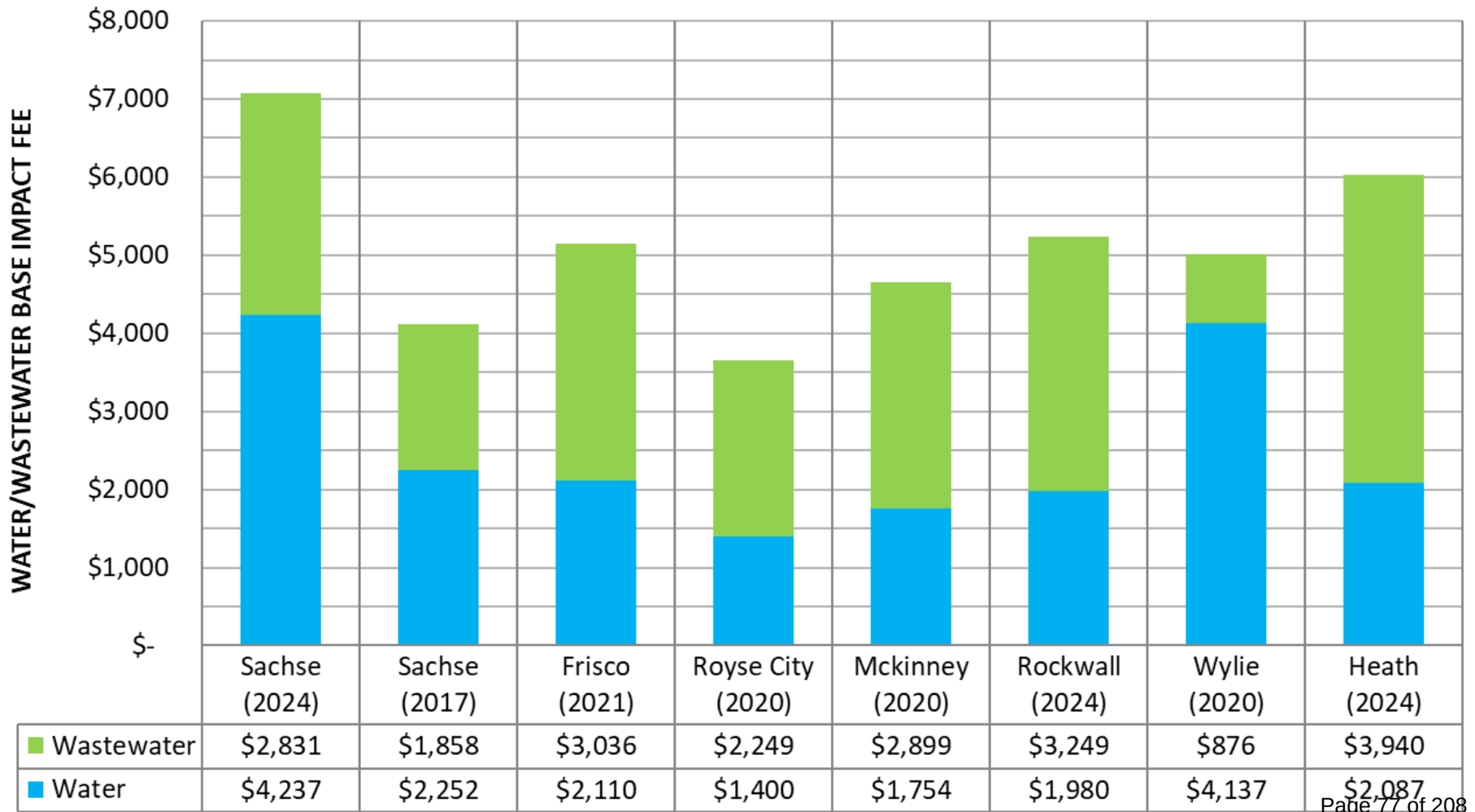
SAMPLE FEE BY LAND USE

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 80 of 208

ORDINANCE NO. O-2024-____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, ADOPTING UPDATES TO THE CITY OF SACHSE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN (“CIP”) FOR WATER, WASTEWATER, AND ROADWAY IMPACT FEES, AND BY AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 8 TITLED “SUBDIVISIONS” BY AMENDING SECTION 8-20 TITLED “IMPACT FEES” BY AMENDING SUBSECTION F TITLED “ASSESSMENT OF IMPACT FEES”, SUBSECTION G TITLED “CALCULATION OF IMPACT FEES”, AND SUBSECTION H TITLED “CALCULATION AND COLLECTION OF IMPACT FEES”, AND DELETING EXHIBITS A, B, AND C IN THEIR ENTIRETY; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Council of the City of Sachse, Texas previously adopted Ordinance No. 3443 which imposed impact fees for water, wastewater, and roadway facilities for the financing of capital improvements required by new development within the city; and

WHEREAS, the City Council contracted with Birkhoff, Hendricks and Carter, L.L.P., in association with Lee Engineering, to review and prepare an update to the land use assumptions and capital improvements plan upon which impact fees are based; and

WHEREAS, in accordance with state law, Birkhoff, Hendricks and Carter, L.L.P., in association with Lee Engineering, a qualified professional engineering firm, has completed such plan and submitted the same to the City Council for review and consideration; and

WHEREAS, the City has, within sixty (60) days after the date of receiving the proposed updated land use assumptions, capital improvements plans, and assessment of impact fees, adopted a resolution setting a public hearing to review, discuss, and amend the same; and

WHEREAS, on or before the date of the first publication of the notice of the hearing on the proposed amendments, including the amount of the proposed impact fee per service unit, such information was made available to the public; and

WHEREAS, the City Council held a public hearing to discuss the proposed amendments to the land use assumptions and the capital improvements plans; and

WHEREAS, the Capital Improvement Advisory Committee, created under Section 395.058, Local Government Code, filed its written comments on the proposed amendments to the land use assumptions and capital improvements plans before the fifth (5th) business day before the date of the public hearing on the amendments; and

WHEREAS, within thirty (30) days after the date of the public hearing on the proposed amendments to the land use assumptions and capital improvements plans, the City Council is

approving amendments to the land use assumptions and capital improvements plans, as more fully set forth herein; and

WHEREAS, the City has fully complied with Chapter 395, Local Government Code, to approve the proposed amendments to the land use assumptions and capital improvements plans; and

WHEREAS, the City Council finds that it is in the best interest of the City and its citizens to approve and adopt the Water, Wastewater, and Roadway 2024-2034 Impact Fee Study associated therewith.

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

SECTION 1. The City Council hereby approves and adopts the Water, Wastewater, and Roadway 2024-2034 Impact Fee Update, a copy of which shall be maintained in the office of the City Secretary and is attached hereto as Exhibit “A” and, further amends the Code of Ordinances by amending Chapter 8 titled “Subdivisions” by amending Section 8-20 titled “Impact fees” by amending Subsection F titled “Assessment of Impact Fees”, Subsection G titled “Calculation of Impact Fees”, and H titled “Calculation and Collection of Impact Fees; and by deleting Exhibits A B, and C in their entirety, to read as follows:

“Chapter 8

SUBDIVISIONS

...

Sec. 8-20. Impact fees.

...

AMEND F(1) AND F(2):

F. Assessment of impact fees.

(1) For land which is un-platted at the time of application for a building permit or utility connection, or for a new development which received final plat approval prior to the effective date of this article, and for which no re-platting is necessary pursuant to the city's subdivision regulations prior to development, assessment of impact fees shall occur at the time application is made for the building permit or utility connection, whichever first occurs, and shall be the amount of the maximum impact fee per service unit in effect, as set forth in the City of Sachse’s Master Fee Schedule. ~~-Exhibits A, B and C, attached hereto and made part hereof for all purposes. [Exhibits A-C are located at the end of this chapter.]~~

(2) For a new development which is submitted for approval pursuant to the city's subdivision regulations on or after the effective date of this section, or for which re-platting results in an increase in the number of service units after such date, assessment of impact fees shall be at the time of final plat recordation, and shall be the amount of the maximum impact fee per service unit in effect as set forth in the City of Sachse's Master Fee Schedule. Exhibits A, B and C.

...

AMEND G(1):

G. Calculation of impact fees.

(1) Impact fees shall be determined by multiplying the number of service unit equivalents in the proposed development by the amount per service due under the City of Sachse's Master Fee Schedule. Exhibits A, B and C.

...

AMEND H(2)(a) and H(3):

H. Calculation and collection of impact fees.

...

(2) At the time of final plat approval, or the request for a utility connection for an area in the city's extraterritorial jurisdiction for which a final plat was not submitted to the city, for all new developments, the city shall compute the impact fees due for the new development in the following manner:

(a) The amount of each type of impact fee due (roadway, water, and/or wastewater) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit as set forth in the City of Sachse's Master Fee Schedule. Exhibits A, B and C respectively.

...

(3) Whenever a property owner proposes to increase the number of service units for a new development, the additional impact fees collected for such new service units shall be determined by using the amount of impact fee per service unit in the City of Sachse's Master Fee Schedule. Exhibits A, B and C, then in effect, and such additional fee shall be collected at the time of issuance of a new building permit, or for an area in the city's extraterritorial jurisdiction for which a final plat was not required to be submitted to the city, prior to or at the time of enlargement of the connection to the city's water or wastewater system.

...

DELETE EXHIBIT “A” TITLED “MAXIMUM ROADWAY IMPACT FEES” IN ITS ENTIRETY.

DELETE EXHIBIT “B” TITLED “WATER IMPACT FEE” IN ITS ENTIRETY.

DELETE EXHIBIT “C” TITLED “MAXIMUM IMPACT FEE PER 5/8 INCH METER EQUIVALENT – WASTEWATER” IN ITS ENTIRETY.”

SECTION 2. All provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 4. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 18th day of November 2024.

APPROVED:

Jeff Bickerstaff
Mayor

DULY ENROLLED:

Leah K Granger
City Secretary

APPROVED AS TO FORM:

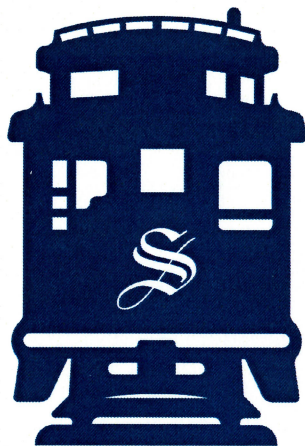
Joseph J. Gorfida, Jr.
City Attorney
(11-13-2024: 4861-8470-4504, v. 1)

**EXHIBIT “A”
WASTER, WASTEWATER & ROADWAY 2024-2034
IMPACT FEE UPDATE**

4861-8470-4504, v. 1

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

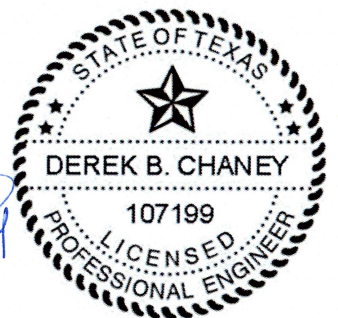
TRAFFIC ENGINEERS

ROADWAY IMPACT FEES

TBPELS Engineering Firm No. 450

September 2024

[Signature]
09/17/2024



[Signature]
09-17-2024

CITY OF SACHSE, TEXAS

2024 - 2034 WATER, WASTEWATER & ROADWAY IMPACT FEE UPDATE

TABLE OF CONTENTS

<u>SECTION 1 - WATER & WASTEWATER IMPACT FEES</u>	<u>Page No.</u>
A. Introduction	1
▶ Figure 1: City Limits & Service Area Map	2
B. Water & Wastewater Impact Fee Glossary	4
C. Land Use Assumptions Summary	7
D. Definition of a Service Unit – Water and Wastewater System.....	8
E. Calculation of Water & Wastewater Living Unit Equivalents	9
F. Water Distribution System	10
▶ Figure 2: Water Distribution System CIP	13
G. Wastewater Collection System	17
▶ Figure 3: Wastewater Collection Sub-Basins.....	18
▶ Figure 4: Wastewater Collection System Improvements.....	19
H. Calculation of Maximum Impact Fees – Water and Wastewater System	23
<u>SECTION 2 – ROADWAY IMPACT FEES</u>	
A. Existing Facilities	25
B. Proposed Facilities	25
C. Capital Improvement Plan For Roadway Impact Fees	26
▶ Figure 5: Roadway Capital Improvement Projects	29
D. Impact Fee Calculation	30
E. Impact Fee Calculation Example	38
APPENDIX "A": WATER SYSTEM - UTILIZED CAPACITY TABLES	
(1) Existing Water Facilities	
(2) Proposed CIP Water Lines	
(3) Proposed CIP Water Facilities	
APPENDIX "B": WASTEWATER SYSTEM - UTILIZED CAPACITY TABLES	
(1) Existing Wastewater Facilities	
(2) Existing Wastewater Collection Lines	
(3) Proposed CIP Wastewater Collection Lines	

CITY OF SACHSE

2024 WATER, WASTEWATER & ROADWAY IMPACT FEE UPDATE

SECTION 1 – WATER AND WASTEWATER IMPACT FEES

A. INTRODUCTION

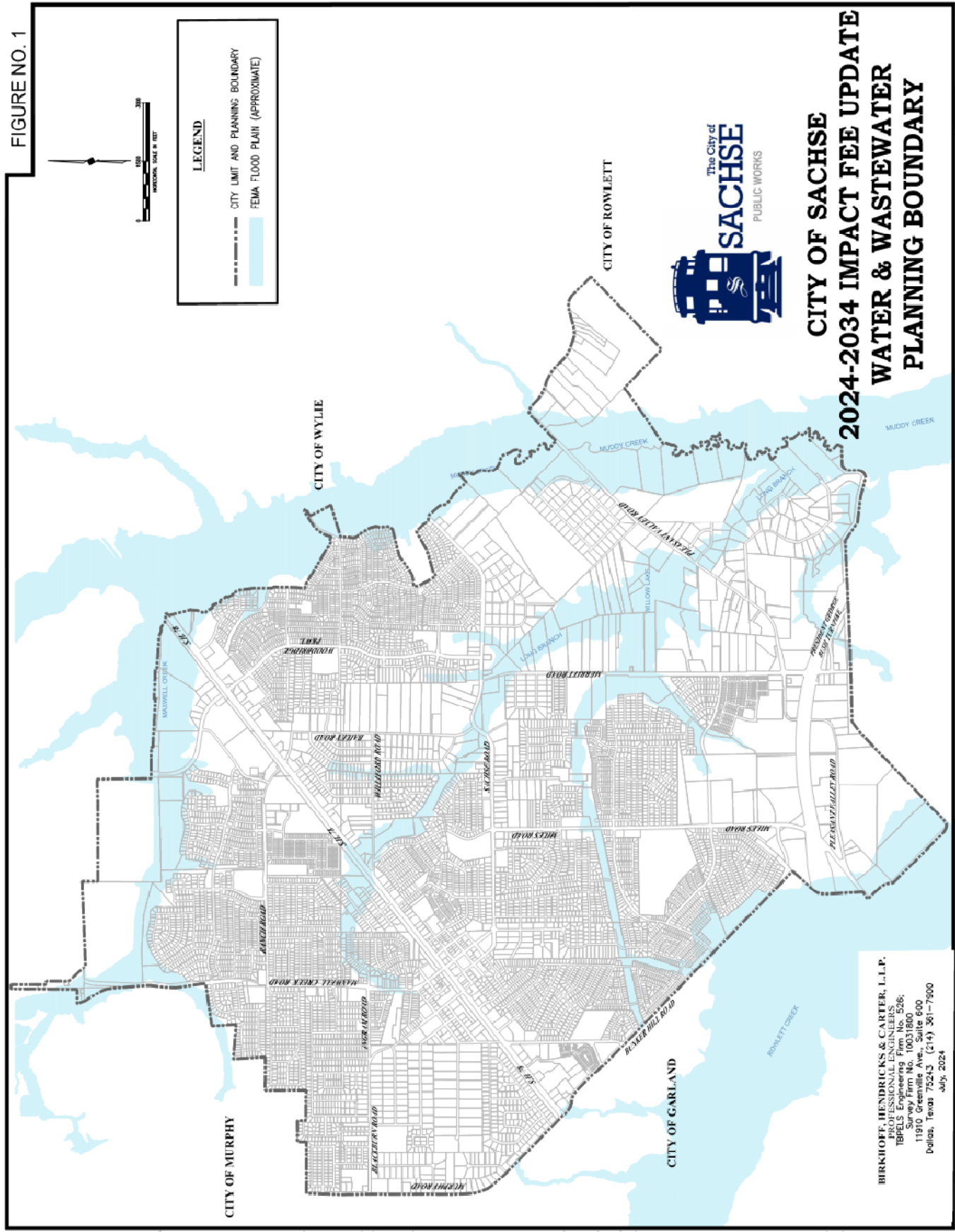
In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of Sachse Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Chapter 395.052, of the Local Government Code is an act that 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

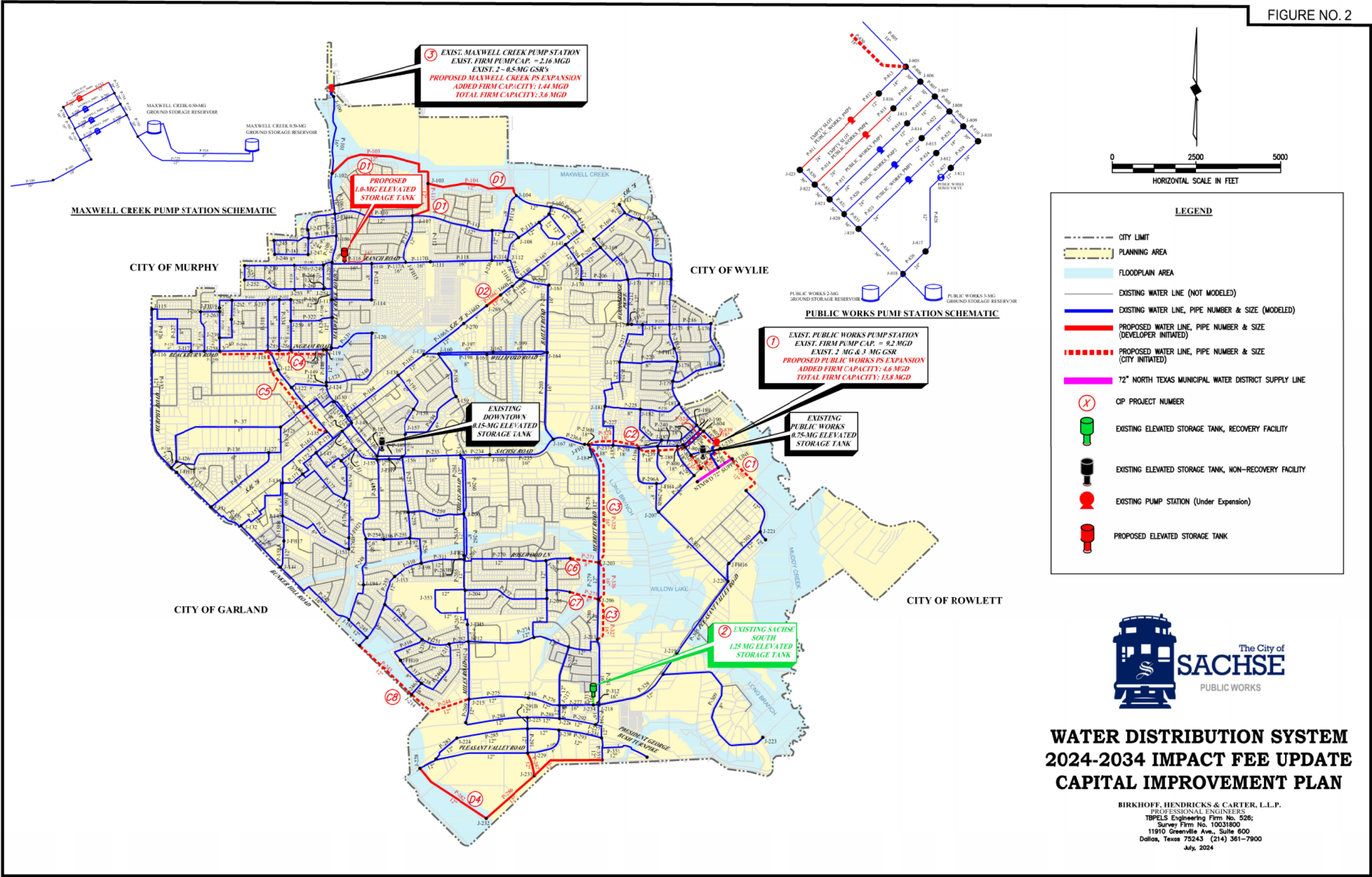


TABLE NO. 6
IMPACT FEE CAPITAL IMPROVEMENT PLAN

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.

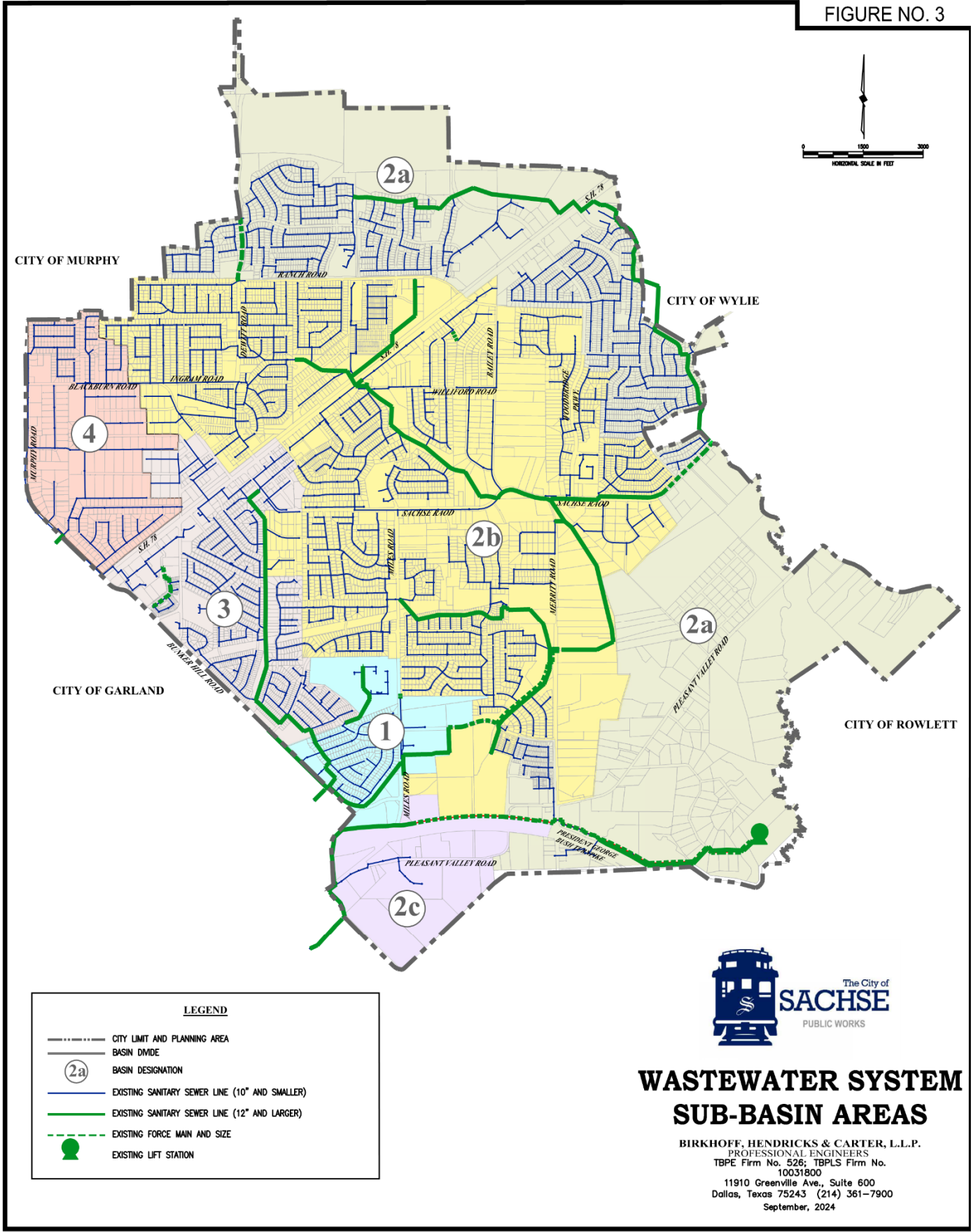
The proposed wastewater project cost includes necessary appurtenances (manholes, aerial crossings, and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. Future project cost estimates were based on 2024 average unit cost per linear foot and 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

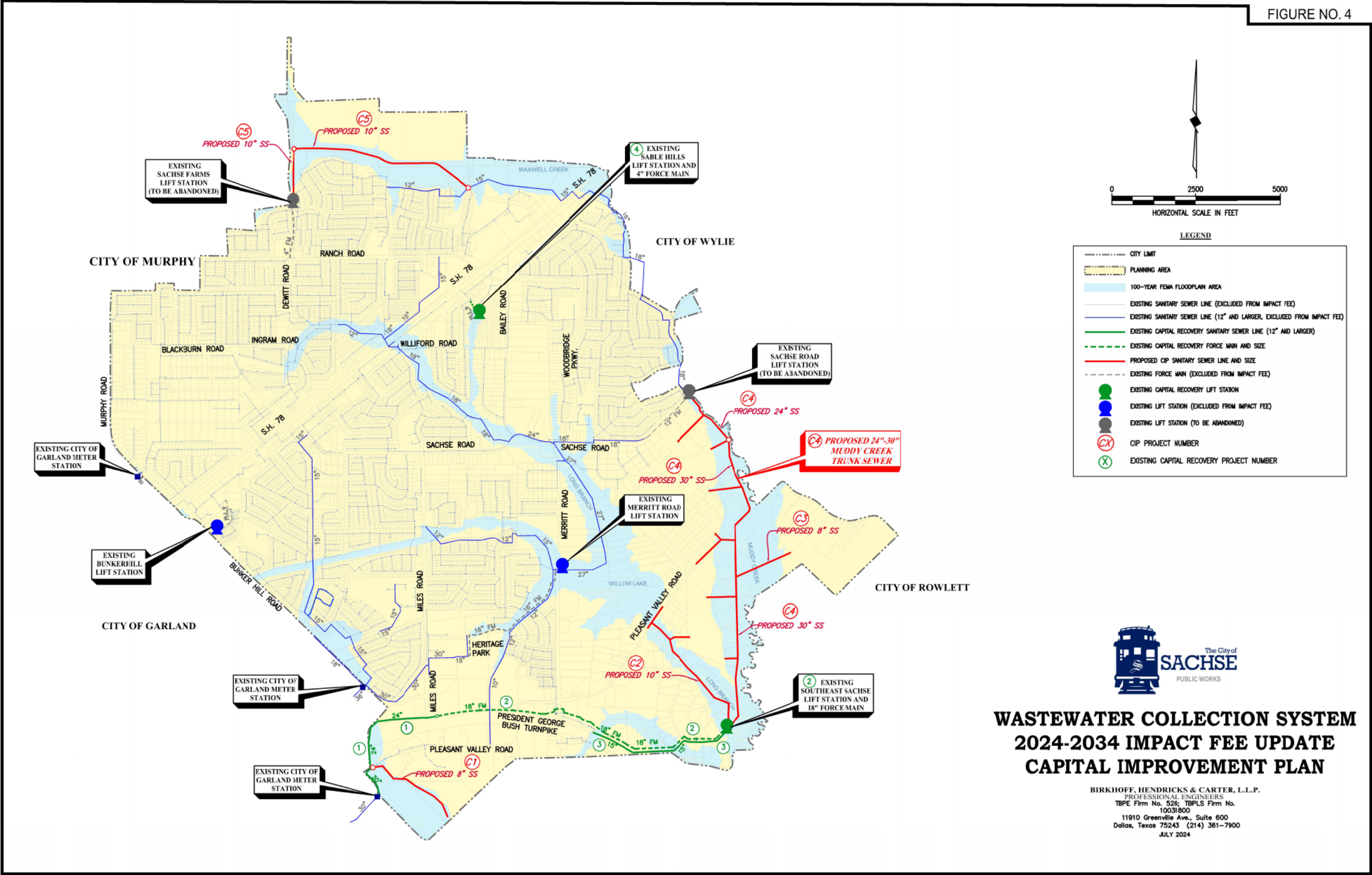
FIGURE NO. 3



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



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

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

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.

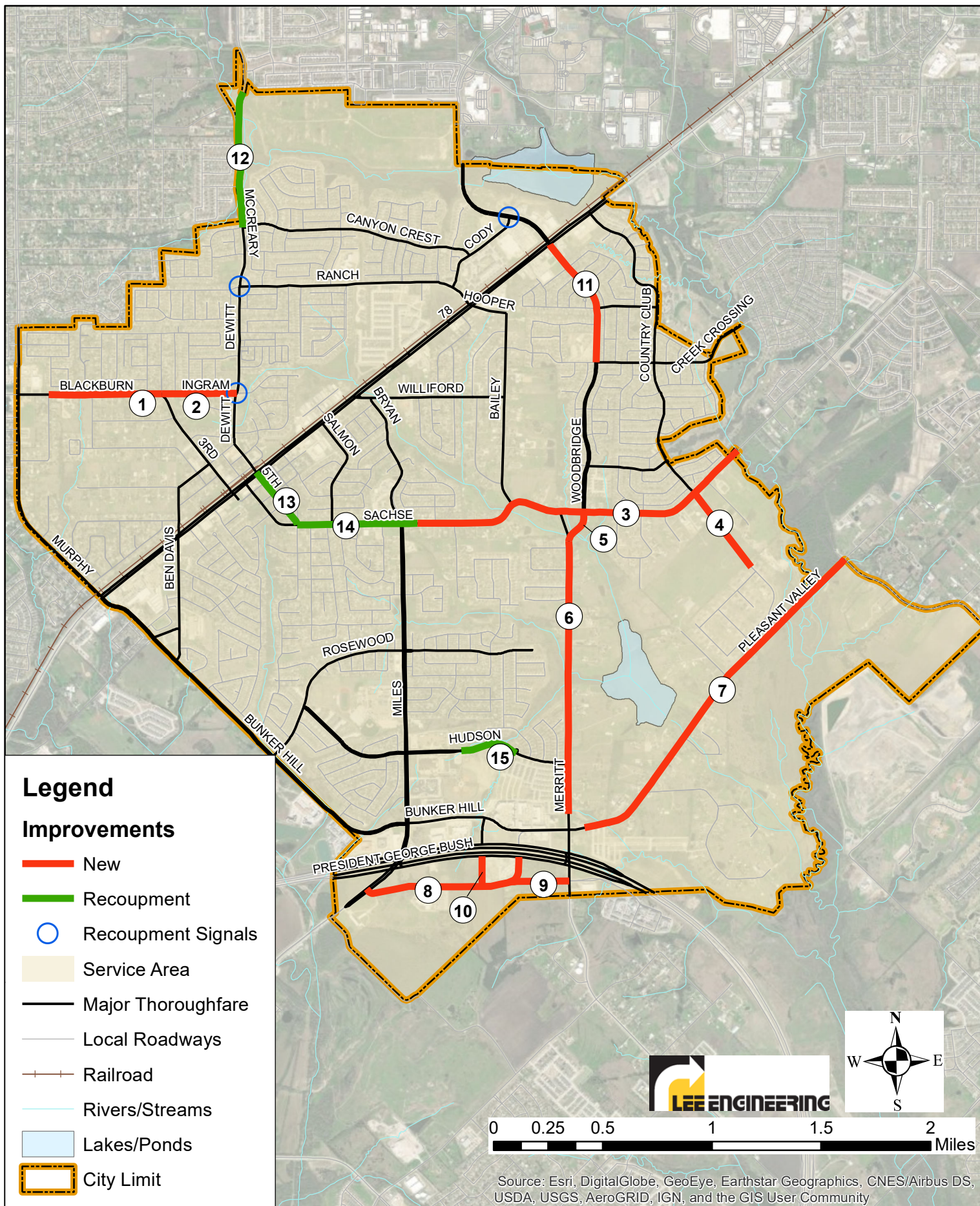
**Table 13A - Thoroughfare Capital Improvement Plan
City of Sachse 2024 Impact Fee Update**

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)	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

E. Consent Agenda

Subject:	9. Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2024-07 by amending Section XI Titled "Impact Fees" by adopting new impact fees for roadway, water, and wastewater as set forth in Exhibit "A" attached hereto; and providing for an effective date.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Master Fees Schedule rates are reviewed at least annually to address items such as changing costs, fees, and expenses.
Recommended Action	Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2024-07 by amending Section XI Titled "Impact Fees" by adopting new impact fees for roadway, water, and wastewater.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

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

This item updates the Master Fee Schedule by amending impact fees adopted by ordinance.

POLICY CONSIDERATIONS

City of Sachse Comprehensive Financial Management Policy, section III. Revenue Management, states,

1. For services that benefit specific users, the City shall establish and collect fees to recover the costs of those services. Where services provide a general public benefit, the City shall recover the costs of those services through property and sales taxes.
2. At a minimum, the City will strive to cover direct costs. User charges may be classified as full cost recovery, partial cost recovery and minimal cost recovery.
3. User fees will be reviewed annually and adjusted to avoid sharp changes.
4. Factors in setting fees shall include, but not be limited to, market and competitive pricing, effect of demand for services, and impact on users, which may result in recovering something less than direct, indirect, and overhead costs.
5. The City may set a different fee for residents versus non-residents.
6. All user fees shall be adopted by City Ordinance during the budget process and included in the Master Fee Schedule.

RECOMMENDATION

Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2024-07 by amending Section XI Titled "Impact Fees" by adopting new impact fees for roadway, water, and wastewater.

File Attachments

1. Resolution_Amend Master Fee Schedule to Include Impact Fees_FINAL

2. Master Fee Summary of Changes
3. Master Fee Schedule FY 2025 Amendment

RESOLUTION NO. R-2024-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AMENDING THE MASTER FEE SCHEDULE ADOPTED BY RESOLUTION R-2024-07 BY AMENDING SECTION XI TITLED “IMPACT FEES” BY ADOPTING NEW IMPACT FEES FOR ROADWAY, WATER, AND WASTEWATER AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council desires to amend the Master Fee Schedule adopted by Resolution R-2024-07, by adopting new impact fees for roadway, water, and wastewater as set forth on Exhibit “A”.

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

SECTION 1. The Master Fee Schedule adopted by Resolution R-2024-07 is hereby amended, by adopting new impact fees for roadway, water, and wastewater as set forth in the attached Exhibit “A”.

SECTION 2. This Resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 18th day of November 2024.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K. Granger, City Secretary
(11-13-2024: 4891-5515-0841, v. 1)

**EXHIBIT “A”
SECTION XI
IMPACT FEES**

MASTER FEE SCHEDULE

Summary of Changes (XI. Impact Fees Section only)

	Proposed Update	Prior Approved Amount
A. Roadway impact fee (land use category)		
1. Port and Terminal		
a. Truck Terminal (acre)	\$80,278.83	\$15,880.78
B. Industrial		
1. General Light Industrial (1,000 SF GFA)	\$640.58	\$2,356.57
2. General Heavy Industrial (1,000 SF GFA)	\$729.27	\$458.80
3. Industrial Park (1,000 SF GFA)	\$335.07	\$2,085.46
4. Warehousing (1,000 SF GFA)	\$177.39	\$771.62
5. Mini-Warehouse (1,000 SF GFA)	\$147.83	\$625.64
C. Residential		
1. Single-Family Detached Housing (Dwelling Unit)	\$926.37	\$2,450.42
2. Apartment / Multifamily (Dwelling Unit)	\$384.35	\$1,501.53
3. Residential Condominium/ Townhome (Dwelling Unit)	\$502.61	\$1,261.70
4. Mobile Home Park / Manufactured Housing (Dwelling Unit)	\$571.59	\$1,428.54
5. Senior Adult Housing-Detached (Dwelling Unit)	\$295.65	\$656.92
6. Senior Adult Housing-Attached (Dwelling Unit)	\$246.38	\$385.81
7. Assisted Living (Beds)	\$236.52	\$531.79
D. Lodging		
1. Hotel (Room)	\$581.45	\$761.55
2. Motel / Other Lodging Facilities (Room)	\$354.78	\$761.55
E. Recreational		
1. Golf Driving Range (Tee)	\$1,231.88	\$3,034.34
2. Golf Course (acre)	\$275.94	\$729.91
3. Recreational Community Center (1,000 SF GFA)	\$2,463.75	\$2,063.42
4. Ice Skating Rink (Seats)	\$68.99	\$291.96
5. Miniature Golf Course (Hole)	\$325.22	\$802.90
6. Multiplex Movie Theater (Screens)	\$25,041.56	\$16,076.19
7. Racquet / Tennis Club (Court)	\$3,764.61	\$8,122.87
F. Institutional		
1. Church (1,000 SF GFA)	\$482.90	\$0.00
2. Day Care Center (1,000 SF GFA)	\$10,958.76	\$2,537.90
3. Primary / Middle School (1-8) (Students)	\$157.68	\$385.81
4. High School (Students)	\$137.97	\$312.82
5. Junior / Community College (Students)	\$108.41	\$291.96
6. University / College (Students)	\$147.83	\$510.94
G. Medical		
1. Clinic (1,000 SF GFA)	\$3,636.50	\$6,277.74
2. Hospital (Beds)	\$1,665.50	\$2,200.15
3. Nursing Home (Beds)	\$137.97	\$531.79
4. Animal Hospital / Veterinary Clinic (1,000 SF GFA)	\$3,478.82	\$4,577.59
H. Office		
1. Corporate Headquarters Building (1,000 SF GFA)	\$1,281.15	\$2,549.48
2. General Office Building (1,000 SF GFA)	\$1,419.12	\$2,705.89
3. Medical-Dental Office Building (1,000 SF GFA)	\$3,613.50	\$6,287.66
4. Single Tenant Office Building (1,000 SF GFA)	\$1,734.48	\$3,143.83
5. Office Park (1,000 SF GFA)	\$1,202.31	\$2,690.24

MASTER FEE SCHEDULE

Summary of Changes (XI. Impact Fees Section only)

	Proposed Update	Prior Approved Amount
I. Commercial – Automobile Related		
1. Automobile Care Center (1,000 SF Occ. GFA)	\$2,207.52	\$4,921.69
2. Automobile Parts Sales (1,000 SF GFA)	\$2,752.83	\$8,258.42
3. Gasoline / Service Station (Vehicle Fueling Position)	\$4,717.26	\$19,373.92
4. Gasoline / Service Station w Conv Market (Vehicle Fueling Position)	\$4,487.31	\$14,274.97
5. Gasoline / Service Station w/ Conv Market and Car Wash (Vehicle Fueling Position)	\$4,487.31	\$14,869.33
6. New Car Sales (1,000 SF GFA)	\$1,987.43	\$5,025.96
7. Quick Lubrication Vehicle Shop (Servicing Bays)	\$4,779.68	\$6,287.66
8. Self-Service Car Wash (Stall)	\$1,317.29	\$6,715.18
9. Tire Store (1,000 SF GFA)	\$2,772.54	\$7,246.97
J. Commercial – Dining		
1. Fast Food Restaurant with Drive-Thru Window (1,000 SF GFA)	\$11,717.60	\$12,057.22
2. Fast Food Restaurant without Drive-Thru Window (1,000 SF GFA)	\$11,783.30	\$4,441.03
3. High Turnover (Sit-down) Restaurant (1,000 SF GFA)	\$4,743.54	\$1,903.33
4. Quality Restaurant (1,000 SF GFA)	\$4,017.56	\$1,268.79
5. Coffee / Donut Shop with Drive-Thru Window (1,000 SF GFA)	\$13,833.14	\$10,788.44
K. Commercial – Other Retail		
1. Free-Standing Retail Store (1,000 SF GFA)	\$3,830.31	\$4,363.83
2. Nursery (Garden Center) (1,000 SF GFA)	\$6,839.37	\$3,686.05
3. Home Improvement Superstore (1,000 SF GFA)	\$2,256.80	\$1,496.32
4. Pharmacy / Drugstore without Drive-Thru Window (1,000 SF GFA)	\$3,679.20	\$4,796.56
5. Pharmacy / Drugstore with Drive-Thru Window (1,000 SF GFA)	\$4,809.24	\$6,397.15
6. Shopping Center (1,000 SF GFA)	\$3,068.19	\$2,982.21
7. Supermarket (1,000 SF GFA)	\$6,257.93	\$8,143.72
8. Toy / Children's Superstore (1,000 SF GFA)	\$4,927.50	\$4,233.49
9. Department Store (1,000 SF GFA)	\$1,921.73	\$1,511.96
10. Video Rental Store (1,000 SF GFA)	\$9,559.35	\$16,485.56
L. Services		
1. Walk-In Bank (1,000 SF GFA)	\$9,562.64	\$17,642.99
2. Drive-In Bank (Drive-In Lanes)	\$10,768.23	\$33,179.67
3. Hair Salon (1,000 SF GFA)	\$1,143.18	\$2,815.37
M. Water impact fee		
1. Multi-Jet		
a. 5/8"	\$4,027.76	\$2,521.69
b. 3/4"	\$6,726.36	\$2,521.69
c. 1"	\$9,384.68	\$6,304.24
d. 1 1/2"	\$18,809.64	\$12,608.48
e. 2"	\$26,865.16	\$20,173.57
2. Octave/Ultrasonic		
a. 2"	\$40,277.60	\$25,216.95
b. 3"	\$93,967.64	\$60,520.70
c. 4"	\$161,110.40	\$105,911.22
d. 6"	\$214,800.44	\$231,966.00
e. 8"	\$537,021.24	\$403,471.30
f. 10"	\$805,552.00	\$630,423.91
g. 12"	\$1,074,069.33	\$832,159.56
N. Wastewater impact fee		
1. Multi-Jet		
a. 5/8"	\$2,690.67	\$1,857.68
b. 3/4"	\$4,493.42	\$1,857.68
c. 1"	\$6,269.26	\$4,644.21
d. 1 1/2"	\$12,565.43	\$9,288.42
e. 2"	\$17,946.77	\$14,861.47

MASTER FEE SCHEDULE

Summary of Changes (XI. Impact Fees Section only)

	Proposed Update	Prior Approved Amount
2. Octave/Ultrasonic		
a. 2"	\$26,906.70	\$18,576.83
b. 3"	\$62,773.33	\$44,584.40
c. 4"	\$107,626.80	\$78,022.71
d. 6"	\$143,493.43	\$170,906.88
e. 8"	\$358,747.03	\$297,229.36
f. 10"	\$538,134.00	\$464,420.87
g. 12"	\$717,512.00	\$613,035.55



MASTER FEE SCHEDULE

TABLE OF CONTENTS

I. PUBLIC SAFETY FEES	2
II. ENGINEERING, HEALTH AND SANITATION	4
III. FACILITY ROOM RENTAL DEPOSIT/FEES	5
IV. LIBRARY	6
V. MUNICIPAL COURT FINES/FEES	7
VI. PARK FACILITY RENTAL FEES	7
VII. LAURIE SCHWENK SENIOR ACTIVITY CENTER	8
VIII. MICHAEL J. FELIX COMMUNITY CENTER	9
IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES	9
X. NETWORK PROVIDER FEES	12
XI. IMPACT FEES	12
XII. REFUSE SERVICES FEES	15
XIII. WATER RATE SCHEDULE	15
XIV. WATER SERVICE CONNECTION FEES	16
XV. WASTE WATER RATE SCHEDULE	17
XVI. MUNICIPAL DRAINAGE UTILITY SYSTEM FEE	18
XVII. CROSS CONNECTION CONTROL FEES	18
XVIII. FRANCHISE FEES	18



MASTER FEE SCHEDULE

I. PUBLIC SAFETY FEES

A. Alarm monitoring	
1. Residential alarm permit fee (valid two years from date of issuance)	\$10.00
2. Nonvalid burglar alarms responded to during a 12-month period	
a. 5 or less	No charge
b. 6	\$25.00
c. 7	\$50.00
d. Eight (8)	\$100.00 plus permit suspension
3. Nonvalid fire alarms responded to during a 12-month period	
a. 2 or less	No charge
b. 3 or more	\$100.00
4. Nonvalid robbery alarms responded to during a 12-month period	
a. 2 or less	No charge
b. 3 or more	\$100.00
5. Nonvalid emergency medical assistance responded to during a 12-month period	
a. 5 or less	No charge
b. 6 or more	\$100.00
B. Solicitation Registration Fee (not to exceed 90 days)	\$30.00 plus \$10.00 per additional person
C. Animal control	
1. Adoption fee with sterilization	
a. Cats/kittens/dogs/puppies receive sterilization/combo vaccine/rabies vaccine/microchip	\$80.00
2. Adoption fee without sterilization	
a. Cats/kittens/dogs/puppies already sterilized receive combo vaccine/rabies vaccine/microchip	\$25.00
3. Dangerous dog annual registration	\$100.00
4. Annual permits	
a. Pot-bellied pig (per animal)	\$20.00
b. Pigeon (fancy or racing loft/per animal)	\$5.00
c. Dog/Cat	
1) Application fee w/o sterilization proof	\$7.00
2) Application fee w sterilization proof	\$2.00
5. Replacement tag (w proof of original registration)	\$1.00
6. Impoundment (registration additional if animal currently not on file)	
a. 1st pickup of animal	\$25.00 plus \$5 boarding fee
b. 2nd pickup of animal	\$50.00 plus \$5 boarding fee
c. 3rd pickup of animal	\$75.00 plus \$5 boarding fee
d. 4th pickup of animal	\$100.00 plus \$5 boarding fee
D. Fire Services	
1. Installation/replacement/re-model of fire protection systems	
a. Plan review fees	
1) Internal plan review (new and/or remodel > 10 devices)	\$100.00
2) Remodel (< than 10 devices)	\$25.00
3) Third-party plan review administrative fee	\$50.00





MASTER FEE SCHEDULE

I. PUBLIC SAFETY FEES (Continued)	
1. Installation/replacement/re-model of fire protection systems (continued)	
b. Fire sprinkler installation permit (commercial and residential per building)	
1) 1 to 25 sprinklers	\$50.00
2) 26 to 75 sprinklers	\$100.00
3) 76 to 125 sprinklers	\$200.00
4) 126 to 200 sprinklers	\$275.00
5) 201 to 300 sprinklers	\$350.00
6) 301 to 400 sprinklers	\$375.00
7) 401 to 500 sprinklers	\$425.00
8) Over 500 sprinklers	\$500.00 plus \$.33 per sprinkler over 500
c. Fire alarm installation permit (per building)	
1) 10 or less devices	\$50.00
2) 11 to 25 devices	\$75.00
3) 26 to 100 devices	\$150.00
4) 101 to 200 devices	\$200.00
5) 201 or more devices	\$500.00
d. Fire alarm panel replacement only	\$100.00
e. Hydro & flush (per system)	\$50.00
f. Fire pump (per system)	\$50.00
g. Hydrant flow test (2 hydrants)	\$50.00
h. Vent/hood/booth extinguishing system (per system)	\$50.00
i. Work started without a permit	\$100.00 plus required fee
j. Replacement	
1) Fire department permit replacement	\$10.00
2) Job site plan re-stamp	\$15.00
k. Re-inspection fee	
1) 2 or more	\$75.00 per re-inspection
2. Inspection/occupancy permits	
a. Carnivals and fairs	\$50.00
b. Mobile food vending	\$25.00
c. Exhibits and trade shows	\$50.00
d. Temporary structures, tents or canopies (used for permits not included in community development permit fee)	\$50.00
e. In-home day care certificate of occupancy	\$50.00
f. Multi-family certificate of occupancy	\$50.00
g. Foster care/adoption home inspection	\$25.00
h. After hour inspection fee	\$50.00/hour min 2 hr/\$100.0
3. Fire permits	
a. Outdoor/open burning	\$200.00
b. Pyrotechnic special effects	\$100.00
c. Hazardous material response reimbursement	\$400.00/hr each engine plus \$200.00/hr each ambulance plus supplies
d. Fire watch/stand-by	\$50.00/hr each fire employee



MASTER FEE SCHEDULE

I. PUBLIC SAFETY FEES (Continued)

E. Ambulance services	
1. Resident	
a. ALS (Waive co-pay and deductible)	\$1,600.00
b. ALS2 (Waive co-pay and deductible)	\$1,750.00
c. BLS (Waive co-pay and deductible)	\$1,400.00
d. SCT	No charge
2. Non-resident	
a. ALS	\$1,600.00
b. ALS2	\$1,750.00
c. BLS	\$1,400.00
d. SCT	No charge
3. Mileage	\$24.00
4. Supplies	
a. Oxygen	\$125.00
b. BLS supplies	\$350.00
c. ALS supplies	\$400.00
d. Extra attendant	\$75.00
5. Extrication	\$500.00
6. Technology fee	\$0.00
7. No transport	\$125.00
8. Other Services	
a. IV Therapy/Maintenance	\$310.00
b. Airway Management	\$115.00
c. Specialty Care Transport	\$1,250.00
d. Blood Administration	\$600.00
F. Neighborhood services	
1. Nuisance abatement administrative fee	\$250.00
2. Dangerous building abatement administrative fee	\$250.00

II. ENGINEERING, HEALTH AND SANITATION

A. Engineering permits	
1. Traffic calming application	\$50.00
2. Floodplain	\$300.00 plus consultant/engineering review cost
3. Grading	\$300.00
B. Engineering inspections and review fees	
1. Engineering inspection fee (per Texas House Bill 3492)	Comprised of the consultant review schedule (a) and 3rd party determination (b)
a. Consultant review fee schedule	
1) Placement of fill	\$1.00 per cubic yard with a minimum fee of \$300.00 (CAD files required)
2) Paving - any roads, streets, driveways, or miscellaneous paving in the right-of-way or easement	\$0.05 per square yard with a minimum fee of \$300.00





MASTER FEE SCHEDULE

II. ENGINEERING, HEALTH AND SANITATION (Continued)

a. Consultant review fee schedule (continued)		
3)	Sidewalk - sidewalk and trails in the right-of-way or easement	\$0.03 per square yard with minimum fee of \$200.00
4)	Retaining/Screening Wall	\$0.25 per linear feet with minimum fee of \$200.00
5)	Bridge/Culvert Structures - include bridges that span any length of distance over a certain feature. Culvert structures include large v pipe/culverts that have a width larger than 5' (60") across. Smaller drainage pipes should be included underground municipal utilities.	Minimum fee of \$300.00 per structure. Total fee on a case-by-case basis.
6)	Underground Municipal Utilities - City-owned utilities such as water lines, sanitary sewer lines, or storm sewer/drain pipes	\$0.10 per linear foot with a minimum fee of \$200.00
7)	Street Light(s)	\$0.05 per linear foot with a minimum fee of \$200.00
b. Construction inspection fee		Developed by 3rd party review of approved plans.
2.	Construction plan review	\$300.00 (limit of 3 reviews, upon 4th review submittal fee will be reassessed.)
3.	Construction Inspections after hours	\$50.00/hr (2hr minimum)
C. Care of public trees in street or right of way		\$50.00/hr
D. Health and Sanitation permits		
1.	Health	\$285.00
2.	Temporary food sales (must be obtained from Dallas County Health department. Applies to all applicants providing food products.)	\$50.00
3.	Public swimming pool	\$150.00
4.	Alcohol	Fee shall equal one-half of the state fee for each permit
5.	Liquid waste transport	\$25.00 per vehicle

III. FACILITY ROOM RENTAL DEPOSIT/FEES

A. Library meeting room		
1. Deposit		
a.	Without food served	\$25.00
b.	With food served	\$50.00
c.	VGA/audio cable	\$15.00
2. Room rental		
a.	Non-profits	No charge
b.	All other groups	\$25.00
B. Senior activity center multi-purpose room A		
1.	Deposit	\$100.00
2.	Room rental	\$25.00 per hour
C. Michael J. Felix Community Center		
1.	Deposit	\$100.00
2.	Kitchen Use	\$50.00





MASTER FEE SCHEDULE

III. FACILITY ROOM RENTAL DEPOSIT/FEES (Continued)

C. Michael J. Felix Community Center (continued)		
3.	Room rental - Operational Hours	
a.	Room A (hourly) or Room B (hourly)	
i.	Resident	\$10.00
a)	Non-Profit	No Charge
ii.	Non-resident	\$25.00
a)	Non-Profit	\$10.00
b.	Room A and B (hourly)	
i.	Resident	\$20.00
a)	Non-Profit	No Charge
ii.	Non-resident	Not Available
a)	Non-Profit	Not Available
4.	Room rental - Non-Operational Hours	
a.	Room A (hourly) or Room B (hourly)	
i.	Resident	\$25.00
a)	Non-Profit	\$25.00
ii.	Non-resident	\$50.00
a)	Non-Profit	\$35.00
b.	Room A and B (hourly)	
i.	Resident	\$50.00
a)	Non-Profit	\$50.00
ii.	Non-resident	Not Available
a)	Non-Profit	Not Available
5.	Gym - Half Court or Gym - Full Court - Operational Hours	
a.	Resident	Not Available
i.	Non-Profit	Not Available
b.	Non-resident	Not Available
i.	Non-Profit	Not Available
6.	Gym - Half Court - Non-Operational Hours	
a.	Resident	\$25.00
i.	Non-Profit	\$25.00
b.	Non-resident	\$50.00
i.	Non-Profit	Not Available
7.	Gym - Full Court - Non-Operational Hours	
a.	Resident	\$50.00
i.	Non-Profit	\$50.00
b.	Non-resident	Not Available
i.	Non-Profit	Not Available

IV. LIBRARY

A.	Library card	
1.	Initial library card request	No charge
2.	Replacement	\$1.00





MASTER FEE SCHEDULE

IV. LIBRARY (Continued)		
B.	Ear Buds available	\$1.00
C.	Pin-back button materials available	\$0.25
D.	Texshare card	No charge
E.	Lost and/or Damaged Items	
1.	Lost or damaged beyond repair	Replacement cost plus \$5.00 processing fee
2.	Replacement item in lieu of fee	Replacement item plus \$5.00 processing fee
3.	Damaged item but not requiring replacement	\$5.00 processing fee
4.	Damaged case or container	Replacement fee
F.	Interlibrary loan	
1.	Pickup materials	
a.	Timely pickup	No charge
b.	Within 7 days	No charge
c.	8 days or more	\$5.00 per item
G.	Copy services	
1.	Black/white copy	\$0.20
2.	Color copy	\$0.50
3.	Computer print out	\$0.25
4.	3D printer	\$0.15 per gram/\$1.50 minimum

V. MUNICIPAL COURT FINES/FEES

A.	Set by state statute	
1.	Building security fund	\$4.90
2.	Local truancy prevention and diversion fund	\$5.00
3.	Technology fund	\$4.00
4.	Municipal jury fund	\$0.10
B.	Dismissal	
1.	Granting defensive driving course	Not to exceed \$10.00
2.	Dismissal fee for certain traffic cases	\$10.00 or \$20.00 depending on offense type
C.	Warrant Fee	\$50.00

VI. PARK FACILITY RENTAL FEES

A.	Ball field reservations/deposits	
1.	Reservation fee	
a.	4 hours or less	\$25.00 per field
b.	5 hours or more	\$10.00 per field per hour
2.	Deposits	
a.	Light key	\$25.00
b.	Clean-up deposit for tournaments and/or concession stand use	\$50.00



MASTER FEE SCHEDULE

VI. PARK FACILITY RENTAL FEES (Continued)

B. Covered picnic facilities (based on daily rates)		
1. Reservation fee		
a. 4 hours or less		\$25.00 per facility
b. 5 hours or more		\$10.00 per facility per hour
2. Deposit		
a. Light key		No charge
C. City complex amphitheater (based on daily rates)		
1. Reservation fee		
a. 4 hours or less		\$25.00 per facility
b. 5 hours or more		\$10.00 per facility per hour
c. Restroom during amphitheater rental		\$25.00/hour
2. Deposit		
a. Light key		No charge
D. T.R.A.I.N. Trailer Rental		
1. Deposit		
a. Resident		\$50.00
b. Non-resident		Not Available
E. City Event Vendor Fees		
1. Booth Vendors		
a. 12 by 12 foot booth		
1) Non-profits		No fee
2) All other vendors		Up to \$60.00
b. 12 by 24 foot booth		
1) Non-profits		Up to \$30.00
2) All other vendors		Up to \$130.00
2. Food Vendors		
a. 12 by 12 foot tent space		
1) Non-profits		No fee
2) All other vendors		Up to \$100.00
b. 12 by 24 foot tent space		
1) Non-profits		Up to \$50.00
c. 12 by 20 foot food truck/trailer space		Up to \$150.00
d. 12 by 40 foot food truck/trailer space		Up to \$310.00

VII. LAURIE SCHWENK SENIOR ACTIVITY CENTER

A. Annual membership		
1. Resident		\$6.00
2. Non-resident		\$12.00
B. Daily pick-up/drop-off within the City limits only		
1. Resident		\$.50/one way or \$1.00 round trip
2. Non-resident		Not available





MASTER FEE SCHEDULE

VIII. MICHAEL J. FELIX COMMUNITY CENTER

A. Resident Annual Membership	
1. Individual (12+ years)	\$20.00
2. Family (3 or more)	\$50.00
3. Senior-Citizen (50+)	No charge
4. Military Veterans	No charge
B. Non-resident Annual Membership	
1. Individual (12+ years)	\$40.00
2. Family (3 or more)	\$100.00
3. Senior-Citizen (50+)	\$10.00
4. Military Veterans	\$10.00
C. Daily Drop-in	
1. Resident/Non-resident	\$2.00

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES

A. Building permit fee schedule	
1. Total valuation	
a. \$1.00 to \$500	\$50.00
b. \$501 to \$2,000	\$50.00 for the first \$500.00 plus \$3.05 for each additional \$100.00
c. \$2,001 to \$25,000	\$95.75 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00
d. \$25,001 to \$50,000	\$417.75 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00
e. \$50,001 to \$100,000	\$667.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00
f. \$100,001 to \$500,000	\$1,017.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00
g. \$501,000 to \$1,000,000	\$3,257.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00
h. \$1,000,001 and up	\$5,632.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00
B. Residential home construction	
1. Plan Review fee (New single-family homes)	30% of total building permit fee (based on Building Permit Fee Schedule)
2. New home construction, additions and remodels	Declared Valuation [minimum \$100.00 per sq ft (including garages, porches, and/or patios)]
3. Additional plan review (required by changes, additions or revisions to plans after permit approval)	\$250.00
C. Commercial construction	
1. Plan review (new construction and remodel)	30% of total building permit fee (based on Building Permit Fee Schedule)
2. Remodels	Declared Valuation (minimum \$95.00 per sq
3. New construction	Declared Valuation (minimum \$150.00 per sq
4. Additional plan review (required by changes, additions or revisions to plans after permit approval)	\$250.00 first page and \$25.00 each additional page
D. Certificate of Occupancy	\$75.00
E. Inspections	
1. Outside of normal business hours	\$75.00 per hour (minimum 2 hours)
2. Re-inspection fee after permit approval	\$75.00 per inspection



MASTER FEE SCHEDULE

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES (Continued)		
F.	Licenses and contractor registration	Annual
1.	Plumber - Master	State Law \$0.00
2.	Electrician - Master, Journeyman, or Residential	State Law \$0.00
3.	Mechanical - License Holder	State Law \$0.00
4.	Backflow Specialist - Testers	\$100.00
5.	Irrigation - License Holder	\$100.00
6.	General Contractor	\$100.00
7.	Contractors (other than listed above)	\$100.00
G.	Permits	
1.	Electrical	
a.	Residential	\$75.00
b.	Non-residential	\$100.00
2.	Mechanical permits	
a.	Residential (minimum)	\$75.00
b.	Non-Residential (minimum)	\$100.00
3.	Plumbing	
a.	Residential	\$75.00
b.	Non-residential	\$100.00
4.	Antenna permit - private	\$50.00
5.	Demolition	
a.	Residential structure	\$100.00
b.	Non-Residential structure	\$200.00
6.	Fence/screen wall/retaining wall	
a.	Residential - Fence	\$75.00
b.	Residential - Retaining wall	\$75.00
c.	Commercial - Fence	\$150.00
d.	Commercial - Retaining wall or screening wall	Valuation - Building Permit Fee Table
7.	Lawn irrigation	\$100.00
8.	Miscellaneous	
a.	Flatwork (patios, driveways, pads, sidewalks)	\$75.00
b.	Accessory - Residential (up to 399 square feet)	\$150.00
c.	Accessory - Residential (399 square feet and greater)	\$75.00 per square foot
d.	All other Residential permits (includes but not limited to foundation repair, flag poles, roofing, re-brick)	\$75.00
e.	Residential solar panel system	\$300.00
f.	Use of outside consultants for plan checking and/or inspections	Actual costs plus 15% administrative fee
g.	Taxicab and limousine	\$200.00 per vehicle per year
h.	Massage establishment	\$400.00 per year
i.	Sexually-oriented business license (initial and renewal)	\$500.00
j.	Credit card transaction fee for totals \$1,000.00 and greater	3% transaction fee
9.	Sign	
a.	Permanent (attached or freestanding)	\$125.00 per sign
b.	Temporary	\$25.00 per sign
c.	Sign variance	\$300.00





MASTER FEE SCHEDULE

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES (Continued)		
H.	Park land dedication by developers	
1.	Single-family residential	\$1,100.00 per lot
2.	Multi-family	\$600.00 per unit
I.	Swimming Pools	
1.	Storable Swimming Pool	\$50.00
2.	Above Ground	\$200.00
3.	In-Ground	\$500.00
4.	Spa/Hot Tub	\$200.00
J.	Temporary Retail and seasonal sales	
1.	Temporary seasonal sales	
a.	Church/school/civic/City-sponsored events	No charge
b.	All other	\$200.00
2.	Temporary retail sales (5 consecutive days, at 6 month intervals by the same merchant holding certificate of occupancy.)	\$50.00
3.	Temporary food sales	See Section II. D-2
K.	Board of adjustment or appeals	
1.	Variance request	\$300.00
L.	Plat applications (all acreage shall be rounded up to the nearest acre when calculating fees)	
1.	Preliminary plat	\$400.00 per plat plus \$15.00 per acre
2.	Final plat, (includes replats and minor plats)	\$450.00 per plat plus \$15.00 per acre
3.	Conveyance plat	\$350.00 per plat plus \$15.00 per acre
4.	Amending plat	\$350.00 per plat plus \$15.00 per acre
5.	Vacating plat	\$350.00 per plat plus \$15.00 per acre
M.	Water System	
1.	Water meter installation fee (single family and/or multi-family)	
a.	5/8" X 3/4"	\$225.00
b.	1"	\$300.00
c.	1 1/2"	\$520.00
d.	2"	\$675.00
e.	3" (including Octave)	\$675.00 City installation. Developer installs vault/bears cost.
f.	4" and above (including Octave)	\$800.00 Developer installs vault/bears cost.
2.	Water system tap charges	
a.	5/8" X 3/4"	\$300.00
b.	1"	\$300.00
c.	1 1/2"	\$322.00
d.	2"	\$345.00
e.	3" (including Octave)	\$675.00 City installation. Developer installs vault/bears cost.
f.	4" and above (including Octave)	\$800.00 Developer installs vault/bears cost.
3.	Water system bore charges	
a.	1"	\$1,800.00
b.	1 1/2"	\$1,800.00
c.	2"	\$1,800.00
d.	3" (including Octave)	Developer installs vault/bears cost.





MASTER FEE SCHEDULE

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES (Continued)

4. Water Meter Cost	
a. Multi-Jet 5/8" X 3/4"	\$332.03
b. Multi-Jet 1"	\$441.41
c. Multi-Jet 1 1/2"	\$753.60
d. Multi-Jet 2"	\$976.24
e. Octave 2"	\$1,929.62
f. Octave 3"	\$2,432.31
g. Octave 4"	\$3,218.11
h. Octave 6"	\$4,981.53
i. Octave 8"	\$5,823.27
N. Zoning	
1. Standard	\$500.00 per request plus \$15.00 per acre
2. Special use permit	\$650.00
3. Planned development zoning request	\$750.00 per request plus \$15.00 per acre
4. Zoning verification letter	\$150.00
O. Miscellaneous	
1. Right-of-Way Abandonment Application	\$500.00

X. NETWORK PROVIDER FEES (Resolution 3846, adopted January 2018)

A. Small Cell Application Fees:	
1. One - Five network nodes	\$500.00
2. More than 5 nodes	\$250.00
3. Per Pole	\$1,000.00
B. Small Cell User Fees	
1. Annual fee for each network node	\$250.00
2. Annual City pole attachment fee	\$20.00
C. Transport Facility Monthly user fee	\$28.00 multiplied by the #of network provider's network nodes

XI. IMPACT FEES (State requires update every 5 years. Last revision 11/18/24.)

A. Roadway impact fee (land use category)	
1. Port and Terminal	
a. Truck Terminal (acre)	\$80,278.83
B. Industrial	
1. General Light Industrial (1,000 SF GFA)	\$640.58
2. General Heavy Industrial (1,000 SF GFA)	\$729.27
3. Industrial Park (1,000 SF GFA)	\$335.07
4. Warehousing (1,000 SF GFA)	\$177.39
5. Mini-Warehouse (1,000 SF GFA)	\$147.83
C. Residential	
1. Single-Family Detached Housing (Dwelling Unit)	\$926.37
2. Apartment / Multifamily (Dwelling Unit)	\$384.35





MASTER FEE SCHEDULE

XI. IMPACT FEES (Continued)	
C. Residential (continued)	
3. Residential Condominium/ Townhome (Dwelling Unit)	\$502.61
4. Mobile Home Park / Manufactured Housing (Dwelling Unit)	\$571.59
5. Senior Adult Housing-Detached (Dwelling Unit)	\$295.65
6. Senior Adult Housing-Attached (Dwelling Unit)	\$246.38
7. Assisted Living (Beds)	\$236.52
D. Lodging	
1. Hotel (Room)	\$581.45
2. Motel / Other Lodging Facilities (Room)	\$354.78
E. Recreational	
1. Golf Driving Range (Tee)	\$1,231.88
2. Golf Course (acre)	\$275.94
3. Recreational Community Center (1,000 SF GFA)	\$2,463.75
4. Ice Skating Rink (Seats)	\$68.99
5. Miniature Golf Course (Hole)	\$325.22
6. Multiplex Movie Theater (Screens)	\$25,041.56
7. Racquet / Tennis Club (Court)	\$3,764.61
F. Institutional	
1. Church (1,000 SF GFA)	\$482.90
2. Day Care Center (1,000 SF GFA)	\$10,958.76
3. Primary / Middle School (1-8) (Students)	\$157.68
4. High School (Students)	\$137.97
5. Junior / Community College (Students)	\$108.41
6. University / College (Students)	\$147.83
G. Medical	
1. Clinic (1,000 SF GFA)	\$3,636.50
2. Hospital (Beds)	\$1,665.50
3. Nursing Home (Beds)	\$137.97
4. Animal Hospital / Veterinary Clinic (1,000 SF GFA)	\$3,478.82
H. Office	
1. Corporate Headquarters Building (1,000 SF GFA)	\$1,281.15
2. General Office Building (1,000 SF GFA)	\$1,419.12
3. Medical-Dental Office Building (1,000 SF GFA)	\$3,613.50
4. Single Tenant Office Building (1,000 SF GFA)	\$1,734.48
5. Office Park (1,000 SF GFA)	\$1,202.31
I. Commercial – Automobile Related	
1. Automobile Care Center (1,000 SF Occ. GFA)	\$2,207.52
2. Automobile Parts Sales (1,000 SF GFA)	\$2,752.83
3. Gasoline / Service Station (Vehicle Fueling Position)	\$4,717.26
4. Gasoline / Service Station w Conv Market (Vehicle Fueling Position)	\$4,487.31
5. Gasoline / Service Station w/ Conv Market and Car Wash (Vehicle Fueling Position)	\$4,487.31
6. New Car Sales (1,000 SF GFA)	\$1,987.43
7. Quick Lubrication Vehicle Shop (Servicing Bays)	\$4,779.68
8. Self-Service Car Wash (Stall)	\$1,317.29
9. Tire Store (1,000 SF GFA)	\$2,772.54





MASTER FEE SCHEDULE

XI. IMPACT FEES (Continued)	
J. Commercial – Dining	
1. Fast Food Restaurant with Drive-Thru Window (1,000 SF GFA)	\$11,717.60
2. Fast Food Restaurant without Drive-Thru Window (1,000 SF GFA)	\$11,783.30
3. High Turnover (Sit-down) Restaurant (1,000 SF GFA)	\$4,743.54
4. Quality Restaurant (1,000 SF GFA)	\$4,017.56
5. Coffee / Donut Shop with Drive-Thru Window (1,000 SF GFA)	\$13,833.14
K. Commercial – Other Retail	
1. Free-Standing Retail Store (1,000 SF GFA)	\$3,830.31
2. Nursery (Garden Center) (1,000 SF GFA)	\$6,839.37
3. Home Improvement Superstore (1,000 SF GFA)	\$2,256.80
4. Pharmacy / Drugstore without Drive-Thru Window (1,000 SF GFA)	\$3,679.20
5. Pharmacy / Drugstore with Drive-Thru Window (1,000 SF GFA)	\$4,809.24
6. Shopping Center (1,000 SF GFA)	\$3,068.19
7. Supermarket (1,000 SF GFA)	\$6,257.93
8. Toy / Children's Superstore (1,000 SF GFA)	\$4,927.50
9. Department Store (1,000 SF GFA)	\$1,921.73
10. Video Rental Store (1,000 SF GFA)	\$9,559.35
L. Services	
1. Walk-In Bank (1,000 SF GFA)	\$9,562.64
2. Drive-In Bank (Drive-In Lanes)	\$10,768.23
3. Hair Salon (1,000 SF GFA)	\$1,143.18
M. Water impact fee	
1. Multi-Jet	
a. 5/8"	\$4,027.76
b. 3/4"	\$6,726.36
c. 1"	\$9,384.68
d. 1 1/2"	\$18,809.64
e. 2"	\$26,865.16
2. Octave/Ultrasonic	
a. 2"	\$40,277.60
b. 3"	\$93,967.64
c. 4"	\$161,110.40
d. 6"	\$214,800.44
e. 8"	\$537,021.24
f. 10"	\$805,552.00
g. 12"	\$1,074,069.33
N. Wastewater impact fee	
1. Multi-Jet	
a. 5/8"	\$2,690.67
b. 3/4"	\$4,493.42
c. 1"	\$6,269.26
d. 1 1/2"	\$12,565.43
e. 2"	\$17,946.77
2. Octave/Ultrasonic	
a. 2"	\$26,906.70





MASTER FEE SCHEDULE

XI. IMPACT FEES (Continued)

2. Octave/Ultrasonic (continued)	
b. 3"	\$62,773.33
c. 4"	\$107,626.80
d. 6"	\$143,493.43
e. 8"	\$358,747.03
f. 10"	\$538,134.00
g. 12"	\$717,512.00

XII. REFUSE SERVICES FEES (Current contract expires April 2029.)

A. Residential	
1. Trash, Recycle, and Bulk Collection	\$18.62
2. Administrative Fee	2%
3. Additional Solid Waste Polycart	\$10.20
4. Additional Recycle Polycart	\$4.55
5. Polycart replacement Fee (Billed direct to customer)	\$97.85
6. Excess Individual Bulk collection (Billed direct to customer)	\$16.29 per yard
B. Small Commercial Container Service (95 gallon cart) (Billed direct to customer)	
1. Monthly per unit charge	\$22.64
2. Additional Polycart	\$20.64

XIII. WATER RATE SCHEDULE (Rate Study conducted 2024 by NewGen Strategies concludes 09/30/29)

A. Residential	
1. Base Rate by meter size	
a. 5/8" X 3/4"	\$18.55
b. 1"	\$18.55
c. 1 1/2"	\$18.55
d. 2"	\$18.55
2. Tier Rate usage per 000's gallons	
a. 0-10,000	\$5.51
b. 10,001-20,000	\$7.36
c. 20,001-30,000	\$9.56
d. Over 30,000	\$11.25
B. Non-Residential	
1. Base Rate by meter size	
a. 5/8" X 3/4"	\$18.55
b. 1"	\$29.34
c. 1 1/2"	\$47.39
d. 2"	\$69.02
e. 3"	\$96.23
f. 4"	\$128.26
g. 6" and above	\$320.72





MASTER FEE SCHEDULE

XIII. WATER RATE SCHEDULE (Continued)

2.	Tier Rate usage per 000's gallons	
a.	0-10,000	\$5.51
b.	10,001-20,000	\$7.36
c.	20,001-30,000	\$9.56
d.	Over 30,000	\$11.25
C.	Irrigation	
1.	Base Rate by meter size	
a.	5/8" X 3/4"	\$18.55
b.	1"	\$29.34
c.	1 1/2"	\$47.39
d.	2"	\$69.02
e.	3"	\$96.23
f.	4"	\$128.26
g.	6" and above	\$320.72
2.	Tier Rate usage per 000's gallons	
a.	0-10,000	\$5.51
b.	10,001-20,000	\$7.36
c.	20,001-30,000	\$9.56
d.	Over 30,000	\$11.25

XIV. WATER SERVICE CONNECTION FEES

A.	Deposit by meter size (Exception: Letter of Credit (24 month service history) or Senior Citizen (62+))	
1.	5/8" X 3/4"	\$150.00
2.	1"	\$150.00
3.	1 1/2"	\$175.00
4.	2"	\$200.00
5.	3"	\$300.00
6.	4"	\$400.00
7.	6" and above	\$600.00
B.	Multi-family unit deposit	\$100.00
C.	Real Estate properties deposit (per 5 units)	\$150.00
D.	Fire Hydrant Meter	
1.	Deposit (refundable, but must stay on the account while account is active)	\$2,000.00
2.	Connection fee	\$25.00
3.	Minimum monthly billing	\$100.00
4.	Fire Hydrant Relocation Fee	One relocation No charge, \$50.00 each subsequent move
5.	Fire Hydrant Meter Tamper Fee	
a.	First offense	\$500.00 minimum plus the actual costs of any damage to City property
b.	Second offense	\$1,000.00 plus the actual costs of any damage to City property
c.	Third and subsequent offenses	\$1,500.00 plus the actual costs of any damage to City property
E.	Late charge	





MASTER FEE SCHEDULE

XIV. WATER SERVICE CONNECTION FEES (Continued)

F.	Disconnection service fee	
1.	Monday-Friday, 8:00 a.m. - 5:00 p.m.	\$35.00
G.	Personnel onsite meter review - after two trips in a 12-month period	See L. Trip fee charge
H.	Reconnection service fee	
1.	After hours	\$40.00
I.	Cancelled payment fee/insufficient funds (NSF) fee/returned payment fee	\$35.00
J.	Same day connect fee for all new services	\$40.00
K.	Transfer fee	\$10.00
L.	Trip charge	\$50.00
M.	Meter-related	
1.	Meter Testing	Reimburse the City actual costs of meter testing plus shipping and handling
2.	Meter box replacement	\$75.00
3.	Meter lid replacement	\$25.00
4.	Meter locking device replacement	\$30.00
5.	Meter register replacement	\$282.85
6.	Meter register with antenna connection	\$341.74
7.	Octave encoder & Allegro module with antenna replacement	\$358.76
8.	Meter Antenna Replacement	\$71.75
9.	Obstruction charge	\$50.00
10.	Usage report requested in-house versus mywateradvisor.com	\$5.00
11.	Tampering fee	\$250.00 minimum plus the actual costs of any damage to City property

XV. WASTE WATER RATE SCHEDULE

A.	Residential	
1.	Water Meter	\$14.52
2.	Volume charge per 1,000 gallons	\$8.01
B.	Non-Residential	
1.	Per water meter size	
a.	5/8" X 3/4"	\$26.00
b.	1"	\$41.36
c.	1 1/2"	\$59.09
d.	2"	\$79.17
e.	4"	\$82.72
f.	6"	\$82.72
g.	8"	\$106.36
2.	Volume charge per 1,000 gallons	\$8.48





MASTER FEE SCHEDULE

XVI. MUNICIPAL DRAINAGE UTILITY SYSTEM FEE effective January 1, 2018

Based on Equivalent Residential Unit (ERU) of impervious surface area on the property. The impervious area (IA) on the property is measured and divided by 4,300 sq ft to determine the number of billing units for non-residential properties. Single family residential properties equal 1 ERU.

A. Single Family Residential (1 ERU)	\$1.66 monthly per household
B. Non-Residential	
1. Based on Equivalent Residential Unit (ERU)	\$1.66 monthly per 4,300 sq ft of impervious surface area
C. Undeveloped Properties	In accordance with State Law

XVII. CROSS CONNECTION CONTROL FEES

A. Testing Fee	\$200.00
B. Retest Fee	\$100.00
C. Licensed BPAT Registration Fee	\$100.00
D. Submittal and Reporting Fees	Testers shall be responsible for all costs, fees, and expenses related to the submittal and reporting requirements applicable to testers under Chapter 10, Article III, and all third-party fees incurred by the City.
E. Deposit for Fire Hydrant Water Meter with Backflow Prevention Assembly	\$2,000.00
F. Private Contractors Testing Fees	No additional charges by the City for testing conducted by private contractors on behalf of the City.

XVIII. FRANCHISE FEES

A. Refuse Franchise Fees	8%
B. Electric Franchise Fees	4%
C. Gas Franchise Fees	5%
D. Cable TV Franchise Fees	5%
E. Telecommunication Franchise Fees	Rates are set by the Public Utility Commission of Texas and are adjusted for inflation annually.
1. Residential	\$0.85 per line
2. Non-Residential	\$1.98 per line
3. Point-to-Point	\$4.38 per line
F. Water Franchise Fees	5%
G. Sewer Franchise Fees	5%



F. Action Items

Subject:	1. Conduct a public hearing and consider approving an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Sachse, as heretofore amended, by amending and restating Planned Development No. 35 ("PD-35") with base zoning of Agricultural District ("AG") to allow for the additional use of the fabrication and restoration of specialty, custom and/or classic vehicles, on an approximate 10.00 acre tract of land, located at 3904 Miles Road, City of Sachse, Dallas County, Texas, and more particularly described in Exhibit "A"; providing for the approval of the site plan attached as Exhibit "B"; providing a conflicts clause; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and providing for an effective date.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Public Hearing, Discussion, Action
Fiscal Impact	None
Recommended Action	Conduct a public hearing to consider approving an ordinance requested by the Sachse Rod Shop to amend and restate Planned Development No. 35 with a base zoning of Agricultural District ("AG") to allow for the additional use of the fabrication and restoration of specialty, custom, and/or classic vehicles on an approximate 10.00 acre tract of land, located at 3904 Miles Road, City of Sachse, Dallas County, Texas within Sachse city limits.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Amendment request to the existing Planned Development District (PD-35) to add a new building to the site plan.

- Applicant: Sachse Rod Shop
- Owner: Michael Millsap
- Size: Approximately 10.13 acres
- Site Attributes: The existing Planned Development site consists of four commercial buildings totaling roughly 12,639 square feet and one residential dwelling unit
- The property was rezoned in 2016 to a Planned Development (PD-35). This PD established the use of the property as conforming and allowed for an additional building at the time. This is a similar request by the applicant, amending the existing zoning to allow for an additional approximately 6,000 square foot building for this commercial use

Existing planned development standards:

- Base zoning district of AG with these additional provisions:
 - Maximum height: two stories or 35 feet
 - One dwelling unit
 - The fabrication and restoration of specialty, custom, and/or classic vehicles
 - No equipment or materials associated with the business displayed or stored where visible from anywhere off the premises

- Must adhere to the attached site plan exhibit

Staff does not have any opposition to the proposed Planned Development amendment request. This is a minor amendment to allow for an additional building on the site for the functions of the existing commercial use, previously rezoned in 2016 and permitted on the site.

At their October 28 regular meeting, the Planning & Zoning Commission voted 5-0 to recommend approval of the proposed PD amendment request.

POLICY CONSIDERATIONS

The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential Uses, which are described as “neighborhoods with conventional detached single family dwellings on a range of lot sizes and various setbacks”. The FLUP does not support the rezoning request. However, the existing zoning allows for this type of use and this building addition would be consistent with the existing development on site.

RECOMMENDATION

Conduct a public hearing to consider approving an ordinance requested by the Sachse Rod Shop to amend and restate Planned Development No. 35 with a base zoning of Agricultural District (“AG”) to allow for the additional use of the fabrication and restoration of specialty, custom, and/or classic vehicles on an approximate 10.00 acre tract of land, located at 3904 Miles Road, City of Sachse, Dallas County, Texas within Sachse city limits.

File Attachments

1. Presentation_Sachse Rod Shop Planned Development Amendment
2. Ordinance_Amending and Restating PD-35_FINAL

Sachse Rod Shop Planned Development Amendment

City Council
November 18, 2024



Request

Conduct a public hearing to consider approving an ordinance requested by the Sachse Rod Shop to amend and restate Planned Development No. 35 with a base zoning of Agricultural District (“AG”) to allow for the additional use of the fabrication and restoration of specialty, custom, and/or classic vehicles on an approximate 10.00 acre tract of land, located at 3904 Miles Road, City of Sachse, Dallas County, Texas within Sachse city limits.



Project Information

- Proposal to amend the existing Planned Development District (PD-35) to add an approximately 6,000 square foot building to the site
- Applicant: Sachse Rod Shop
- Owner: Michael Millsap
- Size: Approximately 10.13 acres
- Site Attributes: The existing Planned Development site consists of four commercial buildings totaling roughly 12,639 square feet and one residential dwelling unit

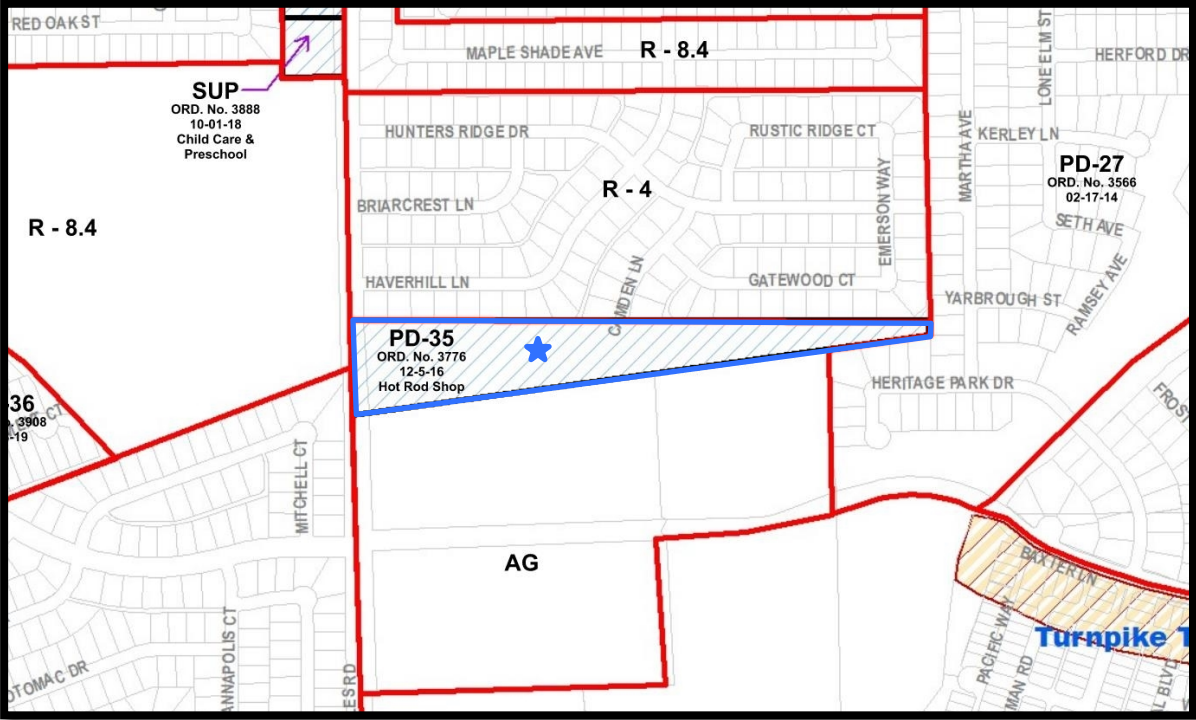


Aerial Map

The property is located at 3904 Miles Road, within Sachse city limits



Zoning Map



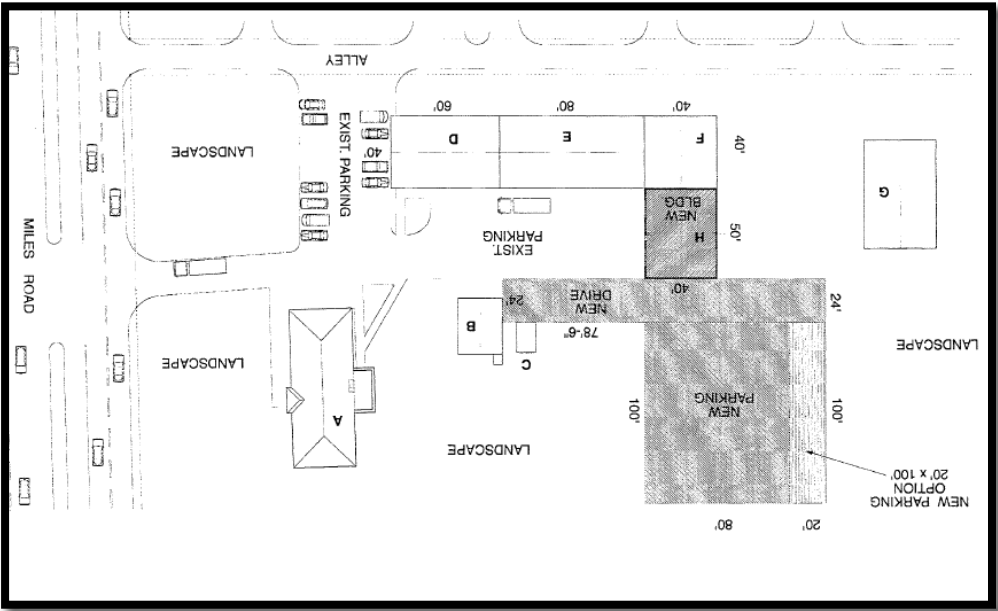
The property is zoned
PD-35.

PD-35 Zoning District

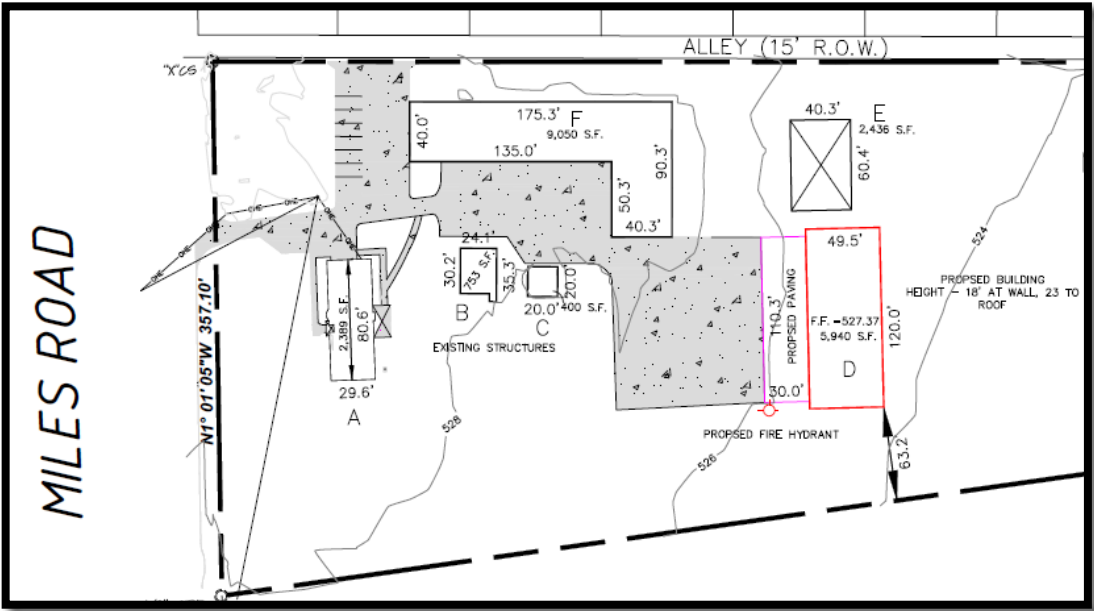
- Existing Planned Development Standards:
 - Base zoning district of AG with these additional provisions:
 - Maximum Height: two stories or 35 feet
 - One dwelling unit
 - The fabrication and restoration of specialty, custom, and/or classic vehicles
 - No equipment or materials associated with the business displayed or stored where visible from anywhere off the premises
 - Must adhere to the attached site plan exhibit
- Property rezoned in 2016 to the PD-35 zoning designation to allow for an additional building. This is a similar request by the applicant amending the existing zoning to allow for an additional approximate 6000 square foot building for commercial use

Site Plan

Current:

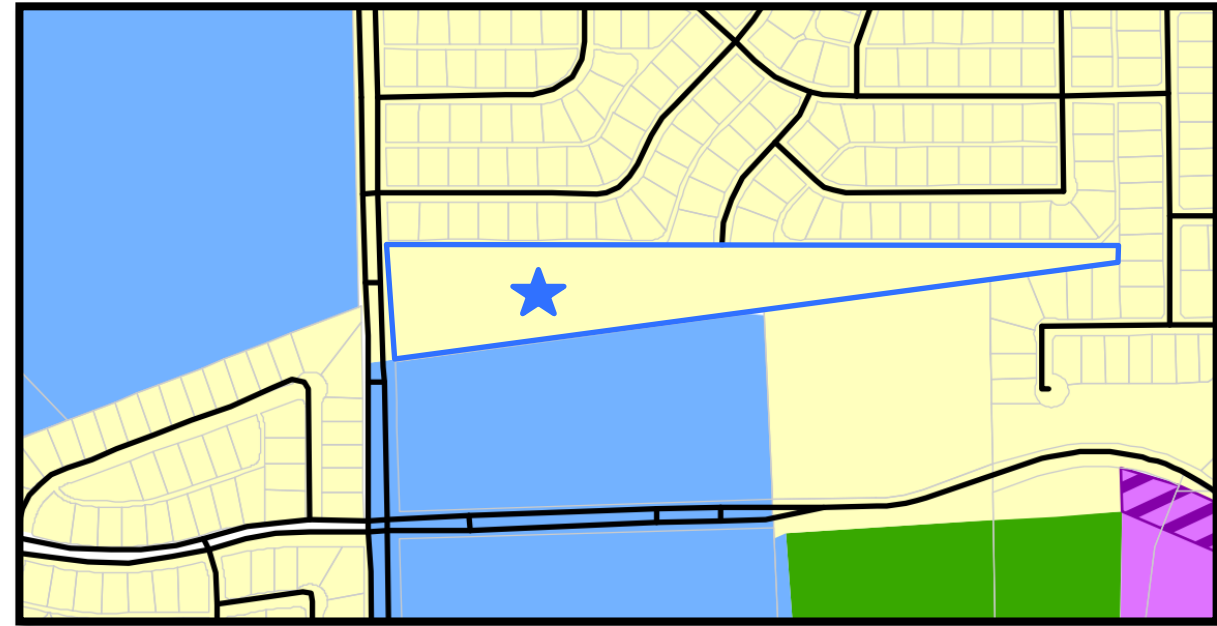


Proposed:



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential Uses, which are described as “neighborhoods with conventional detached single-family dwellings on a range of lot sizes and various setbacks”
- The FLUP does not support the rezoning request. However, the existing zoning allows for this type of use and this building addition would be consistent with the existing development on site



Notices

- Public hearing notices were sent to 331 property owners within 1,000 feet of the property in accordance with City of Sachse notice requirements. On the post card was the Planning and Zoning Commission public hearing date. One phone call was received by staff regarding the request
- Staff also published a public hearing notice in the Sachse News in accordance with state law



Recommendation

Staff does not have any opposition of the proposed Planned Development amendment request for the following reasons:

- This is a minor amendment to allow for an additional building on the site for the functions of the existing commercial use, previously rezoned in 2016 and permitted on the site
- At their October 28 regular meeting, the Planning & Zoning Commission voted 5-0 to recommend approval of the proposed PD amendment request

ORDINANCE NO. O-2024-____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SACHSE, AS HERETOFORE AMENDED, BY AMENDING AND RESTATING PLANNED DEVELOPMENT NO. 35 (“PD-35”) WITH A BASE ZONING OF AGRICULTURAL DISTRICT (“AG”) TO ALLOW FOR THE ADDITIONAL USE OF THE FABRICATION AND RESTORATION OF SPECIALTY, CUSTOM, AND/OR CLASSIC VEHICLES, ON AN APPROXIMATE 10.00-ACRE TRACT OF LAND, LOCATED AT 3904 MILES ROAD, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED AS EXHIBIT “B”; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended by amending Planned Development No. 35 (“PD-35”) with a base zoning of Agricultural District (“AG”) to allow for the additional use of the fabrication and restoration of specialty, custom, and/or classic vehicles, on an approximate 10.00-acre tract of land located at 3904 Miles Road, City of Sachse, Dallas County, Texas (the “Property”), being more particularly described in Exhibit “A”, attached hereto and incorporated herein by reference.

SECTION 2. That the property shall be developed and used only in accordance with the following development standards:

- A. **Purpose.** The purpose of this Planned Development District is to allow for the additional use of the fabrication and restoration of specialty, custom, and/or classic vehicles.

B. **Base Zoning District.** The Property shall be used and developed in accordance with the Agricultural District (“AG”) regulations of the Comprehensive Zoning Ordinance, except as otherwise provided herein:

1. Work on and/or the repair of vehicles outside the building is prohibited;
2. Outside storage of vehicles or excessive parts shall not exceed seventy-two (72) hours;
3. As provided on the site plan, one residential dwelling unit shall be permitted;
4. Business shall be conducted entirely within the buildings on the site plan;
5. The fabrication and restoration of specialty, custom, and/or classic vehicles shall be permitted;
6. No equipment or materials associated with the business can be displayed or stored where visible from anywhere off the premises;
7. A monument sign for the purpose of designating the location of the shop shall be permitted on the property;
8. Existing buildings may be replaced with buildings not to exceed the square footage shown on the Site Plan; and
9. The applicant shall comply with all Fire, Building, Subdivision, Zoning, Engineering, and Health codes and obtain all necessary permits.

C. **Site Plan.** The Property shall be developed and used substantially in accordance with the Site Plan attached hereto as Exhibit “B”, and which is hereby approved.

SECTION 3. That the above Property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and as amended herein.

SECTION 4. That, to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 5. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 18th day of November 2024.

APPROVED:

Jeff Bickerstaff
Mayor

DULY ENROLLED:

Leah K Granger
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(10:17-2024: FINAL 4870-0883-0449 v.1)

EXHIBIT "A"

EXHIBIT A

BEING all that certain tract or parcel of land situated in the McKINNEY & WILLIAMS Survey, Abstract No. 100, Dallas County Texas as evidenced by the deed to Michael Dean Millsap as recorded in Clerk's Document No. 201000161446 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of said Millsap tract, same being on the south line of the Hunters Ridge Addition, an addition to the Town of Sachse as recorded in Volume 84190, Page 2707 of the Map Records of Dallas County, Texas and on the east right of way line of Miles Road, an "X" cut set for corner;

THENCE S 89° 57' 03" E, along said south line of Hunter Ridge Addition, a distance of 2,166.75 feet to the southeast corner of said Hunter Ridge Addition and on the west line of the Heritage Park, Phase 2 Addition as recorded in Clerk's Document No. 201300367528 of said Official Public Records, a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner;

THENCE S 00° 21' 36" E, along said west line of Heritage Park Addition, a distance of 50.30 feet to an ell corner of said Addition, a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner;

THENCE S 81° 58' 06" W, along a northwest line of Heritage Park Addition, passing a ½ inch capped iron rod found at the northwest corner of said Heritage Park Addition and the northeast corner of a Garland I.S.D. tract as recorded in Volume 94150, Page 6273 and Volume 85119, Page 2790 of said Official Public Records, at a distance of 391.81 feet and continuing along the north line of said Garland I.S.D. tracts a total distance of 2,182.13 feet to the northwest corner of said Garland I.S.D. tract and on said east right of way line of Miles Road, a ½ inch iron rod found for corner;

THENCE N 01° 01' 05" W, along said east right of way line, a distance of 357.10 feet to the POINT OF BEGINNING and containing 441,196 square feet or 10.1285 acres of land within these metes and bounds as recited.

I, BRIAN C. WRIGHT OF MAYO-WRIGHT CONSULTANTS, LLC, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF SACHSE PLANNING AND ZONING COMMISSION.

DATED THIS THE 5TH DAY OF SEPTEMBER, 2024

Brian C. Wright



BRIAN C. WRIGHT
REGISTERED PROFESSIONAL LAND SURVEYOR 4560

STATIONARY SIGN

SIGNAGE

GRAPHIC SCALE
1 inch = 20 feet

EXHIBIT D - ZONING CONCEPT PLAN

SACHSE ROAD SHOP ADDITION

MAVO-WRIGHT CONSULTANTS
329 OAKS TRAIL, STE. 222
GARLAND, TEXAS 75043
972-346-5203

PROJECT # 242028

F. Action Items

Subject:	2. Receive an update and consider authorizing the City Manager to execute Change Order #3 for professional services for the design of Merritt Road between the City of Sachse and Halff and Associates in the amount of Four Hundred Twenty-Eight Thousand, Four Hundred and No/100 Dollars (\$428,400.00).
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	\$428,400.00
Budgeted	No
Budget Source	Funded from issuance of Certificates of Obligation, Utility Fund, and State/Federal Funding
Recommended Action	Receive an update and consider authorizing the City Manager to execute Change Order #3 for professional services for the design of Merritt Road between the City of Sachse and Halff and Associates in the amount of Four Hundred Twenty-Eight Thousand, Four Hundred and No/100 Dollars (\$428,400.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The City of Sachse has a major Capital Improvement Project (R-12-13) for the widening and realignment of Merritt Road. This item is to consider an amendment to the professional services agreement with Halff Associates for the design of the project. This project will improve transportation mobility through the city. Additionally, these improvements are critical to the development of future projects along the PGBT district as well as the long-term infrastructure needs of the city.

Contract Amendment #3 provides for additional fees that have been required for right-of-way (ROW) acquisition services to perform additional coordination and negotiation activities with property owners, including preparation of Eminent Domain documents, obtaining lien releases, and preparing reimbursement packages.

This amendment also provides for additional fees required for coordination with Natural Resources Conservation Service (NRCS) and Dalworth Soil Water Conservation District (DSWCD) for revisions to technical studies and project grading calculations associated with the Soil Conservation Service (SCS) reservoir site. Additional design fees are included to revise the project design across the SCS reservoir easement to reduce the amount of fill material by lowering the elevations of the shared use path, adjusting roadway alignment and profile, relocating retaining walls, and reducing the median width in certain sections. This amendment includes all changes to impacted design elements including, but not limited to, pavement markings and signing, landscape and irrigation, illumination, water and sewer relocations, grading, and drainage, as well as preparation of project re-evaluation documents in accordance with TxDOT requirements to extend the project's environmental clearance status.

Finally, this amendment establishes a budget for additional field work as required by the US Army Corps of Engineers (USACE) and the Texas Historical Commission (THC) to conduct surveys for archaeological resources in the areas of project excavation, including performing the archaeological surveys by deep trenching equipment, if necessary, to satisfy USACE permit requirements.

Corey Nesbit, P.E. and Dennis Satre, P.E. from Halff Associates will present an update on this project.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update and consider authorizing the City Manager to execute Change Order #3 for professional services for the design of Merritt Road between the City of Sachse and Halff and Associates in the amount of Four Hundred Twenty-Eight Thousand, Four Hundred and No/100 Dollars (\$428,400.00).

File Attachments

1. Presentation_Merritt Road Briefing 2024.11.18_FINAL

Sachse, Texas

Merritt Road Project Update

City Council Briefing

November 18, 2024

PROJECT SUMMARY

- Pleasant Valley Road to Sachse Road
- Approximately 1.5 miles
- Realign Sachse Road/Woodbridge Parkway intersection
- Two signalized intersections (Hudson Drive and Sachse Road)
- Major drainage and elevated roadway improvements for flooding mitigation



RIGHT OF WAY

- ROW status
 - City has possession of all but one ROW parcel. Should have final parcel possession by end of year.
- ROW acquisition challenges
 - Federal approved process with TxDOT oversight is necessary for full ROW cost reimbursement.
 - Approximately 40 impacted property owners of various sizes and complexity.
 - One residential relocation required.
 - Required extended time for appointed Special Commissioners and increased expenses and time delays to purchase property.
 - Changes in ownership delayed closing on several properties.
 - Eminent Domain chosen by some property owners to maximize compensation amount. Extended closing times and increased professional resources and costs.





USDA/NRCS/DSWCD COORDINATION

- Dalworth Soil and Water Conservation District #519 (DSWCD) is the State entity responsible for the reservoir.
- Natural Resources Conservation Service (NRCS) is considered the Engineer of Record for the reservoir, Willow Lake.
- Initial design submittal submitted for DSWCD approval in **March 2021** and presented at DSWCD Board meeting **July 2021. (Design #1)**
- NRSC responds to City December 2021 with conflicting design criteria. NRCS takes **6 months** to clarify.
- Revised submittal sent to NRCS/DSWCD **November 2022. (Design #2)**
- Repeated attempts to get review of submittal unanswered until **May 2023**. NRCS advises that they recommend DSWCD Board not approve the project based on changes in previously communicated criteria from **March 2021**.
- No quorum of the DSWCD Board in 2023.
- Sachse requests Board meeting action and no response is received for **6 months**. Meeting with NRCS is held in **December 2023**.
- Substantially revised designs to provide additional lake storage excavation are submitted in **June/July 2024**. NRCS approves with additional conditions. **(Design #3)**
- DSWCD tables matter at **July 2024** Board meeting due to lack of NRCS representation at the meeting.
- DSWCD does not reschedule Board meeting until **September 2024** and provides conditional approval.
- At no point have storage calculations been submitted that exceeded the original reservoir design intent of 2' water depth over the earthen spillway.



UTILITY COORDINATION

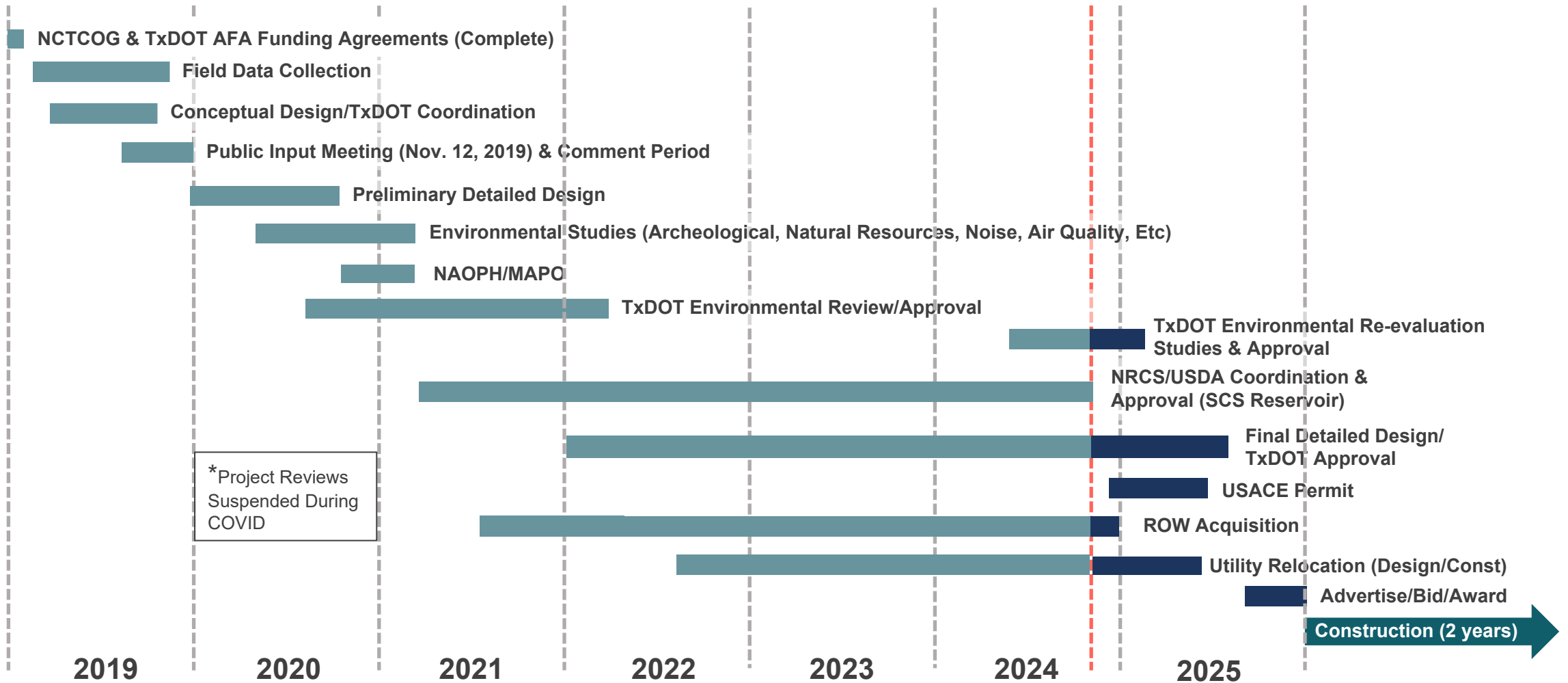
- Eight franchise utilities in corridor
- 80 conflicts with the proposed design
- Design for relocations and coordination ongoing
 - Detailed discussions for relocation work resumed in April 2024.
 - Revised design coordination – Ongoing
 - Anticipated start of relocation work – **January 2025**
 - Complete relocations – **June 2025**
 - Water/sewer adjustments included in roadway project
- Staff and Halff have been working with Dallas County Public Works to improve priority of project with franchise utility representatives. Attending monthly coordination meetings with franchise representatives.
- TxDOT expects all utilities to be clear before authorizing project advertising.



Schedule Update and Timelines

- Submit 90% plans to TxDOT & City of Sachse – **February 2025**; expect month review
- Address comments from TxDOT & Sachse – **April 2025**
- Submit final plans and supporting documentation for TxDOT approval – **June 2025**; includes permits from USACE, NRCS/USDA & FEMA; expect 3 months review
- Obtain Letter of Authority from TxDOT/FHWA – **September 2025**; allows Sachse to proceed with bid advertising

PROJECT TIMELINE



Merritt Road – Halff Contract Change Order #3

- Background
- Contract Change Order #3
- Staff Recommendation
- Discussion and Questions



Background

- Provides for additional fees that have been required for right-of-way (ROW) acquisition services to perform additional coordination and negotiation activities with property owners, including preparation of Eminent Domain documents, obtaining lien releases, and preparing reimbursement packages.
- Provides for additional fees required for coordination with NRCS and DSWCD for multiple design revisions to technical studies and project grading calculations associated with the SCS reservoir site.



Background

- This amendment includes all changes to impacted design elements including preparation of project re-evaluation documents in accordance with TxDOT requirements to extend the project's environmental clearance status.
- Provides for additional field work as required by the US Army Corps of Engineers (USACE) and the Texas Historical Commission (THC) to conduct surveys for archaeological resources in the areas of project excavation to satisfy USACE permit requirements.
- Provides for additional construction phase services, such as reviewing contractor submittals, shop drawings, requests for information, material testing, and coordination.



Contract Change Order #3

- The change order #3 will be funded through the Certificates of Obligation through the City of Sachse General Fund, Utility Funds, Drainage Fund along with State and Federal funding.

Original Contract:	\$2,112,000.00
Change Order #1:	\$199,800.00
Change Order #2:	\$177,000.00
<u>Change Order #3:</u>	<u>\$428,400.00</u>
New Total:	\$2,917,200.00



Staff Recommendation

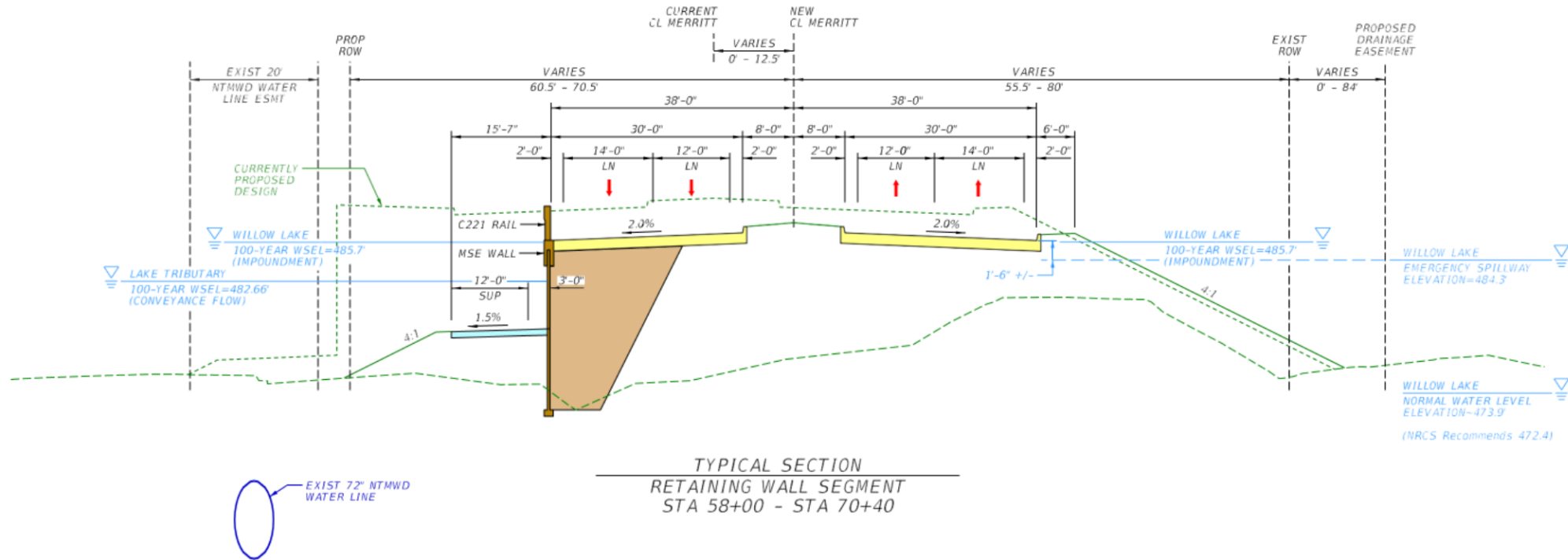
- Staff recommends authorizing the City Manager to execute Change Order #3 for professional services for the design of Merritt Road between the City of Sachse and Halff and Associates in the amount of Four Hundred Twenty-Eight Thousand, Four Hundred and No/100 Dollars (\$428,400.00).



Questions?



Misc. Exhibits



F. Action Items

Subject:	3. Consider approving a resolution of the City Council of the City of Sachse, casting its vote for a member of the Board of Directors of the Collin Central Appraisal District; and providing for an effective date.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Approve a resolution casting Sachse's votes for members of the Board of Directors of the Collin Central Appraisal District.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

On July 24, 2023, Governor Greg Abbott signed Senate Bill 2 into law which added Texas Property Tax Code § 6.0301. In accordance with the new section, the District's Board of Directors' makeup has changed significantly. The Legislature has increased the total number of directors from five (5) appointed and one non-voting tax assessor-collector director, to nine (9) total directors.

Starting January 1, 2024, the Board of Directors will include three (3) publicly elected directors in addition to the five (5) appointed directors which are still elected by the taxing units that participate in the Appraisal District. Each taxing unit may nominate one to five board candidates. Appointed directors will begin four-year terms on January 1 of even-numbered years, and elected directors will begin four-year terms on January 1 of odd-numbered years. Another significant change in this new section is that the tax assessor collector is now an ex officio member.

The number of votes allocated to the City of Sachse is 13.

POLICY CONSIDERATIONS

The resolution for adoption is in compliance with Texas Property Tax Code § 6.0301.

RECOMMENDATION

Approve a resolution casting Sachse's votes for members of the Board of Directors of the Collin Central Appraisal District.

File Attachments

1. CCAD 2024 Board of Directors Letter
2. Resolution_CCAD Board Election 2024 Ballot



Collin Central Appraisal District

October 24, 2024

RECEIVED
OCT 28 2024
CITY OF SACHSE
FINANCE DEPARTMENT

David Baldwin, Director of Finance
Sachse City
3815 Sachse Rd., Building B
Sachse, TX 75048

RE: Board of Directors election, one-year term, beginning January 1, 2025

Dear Mr. Baldwin:

Enclosed you will find the ballot listing the nominees for the Board of Director positions for the Collin Central Appraisal District. The candidates are listed alphabetically by their surname.

Each voting unit must vote in an open meeting, report its vote by written resolution, and submit the resolution to the chief appraiser before December 15, 2024, **except taxing units with 250 or more votes.**

Taxing Units with 250 or more votes MUST determine its votes by Resolution adopted at the FIRST or SECOND open meeting of the governing body held after the chief appraiser delivers the ballot and their voting Resolution must be submitted to the chief appraiser not later than the THIRD day following the date the Resolution was adopted.

Each unit may cast all its votes for one candidate or distribute the votes among any number of the candidates listed. Since there is no provision for write-in candidates, the chief appraiser will not count votes for someone not listed on the official ballot.

Regards,

Marty Wright
Chief Appraiser

Enclosure

RESOLUTION NO. R-2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE,
CASTING ITS VOTE FOR A MEMBER OF THE BOARD OF DIRECTORS
OF THE COLLIN CENTRAL APPRAISAL DISTRICT; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Chief Appraiser has provided the participating taxing units eligible to vote the nominees for the Appraisal District Board of Directors in accordance with the Texas Property Tax Code.

**NOW, TH EREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF SACHSE, THAT:**

Section 1. The City Council of the City of Sachse does hereby cast its votes in accordance with the attached ballot, for a member of the Board of Directors of the Collin Central Appraisal District.

Section 2. This Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, on this the 18th day of November 2024.

CITY OF SACHSE

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary



Collin Central Appraisal District

OFFICIAL BALLOT

ISSUED TO: **Sachse City**

NUMBER OF VOTES: **13**

FOR: BOARD OF DIRECTORS, COLLIN CENTRAL APPRAISAL DISTRICT, TERM
BEGINNING JANUARY 1, 2025.

NOMINEES	VOTES
ALVIN BENTON	
LISA BIDDLE	
MARVIN BOBO	
LINDSAY BUHLER	
AL ELY	
RICHARD GRADY	
ROBERT HALLBERG	
MICHELLE HOWARTH	
BRIAN MANTZEY	
SKIP MIDDLETON	
LEE MILLER	
SHERI SACHS	
JERRY TARTAGLINO	
VERONICA YOST	

October 24, 2024

Marty Wright, Chief Appraiser

Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the chief appraiser, at 250 Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2024, **except taxing units with 250 or more votes.**



Collin Central Appraisal District

2025
COLLIN CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTOR'S NOMINATIONS

ALVIN BENTON	Nominated by the Frisco ISD. Resides in Frisco, TX.
LISA BIDDLE	Nominated by the City of Anna. Resides in Anna, TX
MARVIN BOBO	Nominated by the Lovejoy ISD. Resides in Lucas, TX.
LINDSAY BUHLER	Nominated by the City of Sachse. Resides in Sachse, TX.
AL ELY	Nominated by Plano ISD. Resides in Plano, TX.
RICHARD GRADY	Nominated by the City of Plano. Resides in Plano, TX. Current Board member.
ROBERT HALLBERG	Nominated by City of Anna. Resides in Anna, TX.
MICHELLE HOWARTH	Nominated by the City of Sachse. Resides in Sachse, TX.
BRIAN MANTZEY	Nominated by the City of McKinney. Resides in McKinney, TX. Current Board member.
SKIP MIDDLETON	Nominated by the City of Frisco. Resides in Frisco, TX.
LEE MILLER	Nominated by the City of Anna. Resides in Anna, TX.
SHERI SACHS	Nominated by the City of Anna. Resides in Anna, TX.
JERRY TARTAGLINO	Nominated by Plano ISD. Resides in Parker, TX.
VERONICA YOST	Nominated by City of Allen & Allen ISD. Resides in Allen, TX. Current Board member.

F. Action Items

Subject:	4. Consider approving a resolution of the City Council of the City of Sachse, casting its vote for a member of the Board of Directors of the Dallas Central Appraisal District; and providing for an effective date.
Meeting	November 18, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Approve a resolution casting Sachse's votes for members of the Board of Directors of the Dallas Central Appraisal District.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

Effective January 1, 2025, the five (5) appointed board of directors will be elected according to Tax Code Section 6.03, or the "Levy Method". The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. There are 5,000 total votes to be allocated based on each taxing unit's tax levy as compared to the total levy for all taxing units. **Number of votes allocated to the City of Sachse is 10.**

The five directors appointed by the taxing units serve staggered four-year terms beginning on January 1 of every other even-numbered year. To provide for the transition for the staggered terms, two (2) directors must be appointed to serve a term of one year, and three (3) directors shall be appointed to serve a term of three years. Thereafter, all appointed directors serve four-year terms. Following the election, the Chief Appraiser in conjunction with the elected directors will draw lots to determine which two (2) directors serve a term of one year.

POLICY CONSIDERATIONS

Senate Bill 2 (or "SB 2"), enacted by the 88th Texas Legislature during its Second Called Session, amended several sections of the Texas Property Tax Code regarding the composition of the board of directors for appraisal districts in counties with a population of 75,000 or more (a "populous county"). Dallas County is a 'populous county'. Specifically, Article V, Section 5.03 of SB 2 added Section 6.0301 to the Tax Code that sets forth the amendments relating to the composition and method of selection of appraisal district boards of directors in populous counties.

RECOMMENDATION

Approve a resolution casting Sachse's votes for members of the Board of Directors of the Dallas Central Appraisal District.

File Attachments

1. Dallas CAD Election 2024 Letter
2. Resolution_DCAD Board Election 2024 Ballot



**Dallas Central
Appraisal District**

Date: October 29, 2024

To: Jeff Bickerstaff, Mayor, City of Sachse | jbickerstaff@cityofsachse.com
Sent Via Email

From: Shane Docherty, Executive Director/Chief Appraiser

Re: Election Ballot for Dallas Central Appraisal District Board of Directors
Number of Votes Allocated To: Sachse is 10

I have received all timely submitted nominating resolutions to elect members to the Dallas Central Appraisal District Board of Directors. I have prepared the attached sample Resolution and Ballot listing the candidate names in alphabetical surname order as required by Texas Property Tax Code Section 6.03(j).). The District originally received 16 nominations, however, one nominee withdrew their name; therefore, there are 15 nominees on the official ballot.

The governing body of each taxing unit entitled to vote must cast its votes in an open meeting by resolution and submit the resolution ballot to the Dallas CAD Chief Appraiser **BEFORE** December 15, 2024 (except taxing units with 250 or more votes). In addition to your taxing unit's votes being provided in the Subject line of this memo, I have included an attachment showing the number of votes for each county, city, school district and college district that is entitled to vote.

The governing body of each taxing unit entitled to cast at least five percent of the total votes (taxing units with 250 votes or greater) must determine its vote by resolution adopted at the FIRST or SECOND open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the THIRD day following the date the resolution is adopted.

Please submit the resolution ballot both by email (DcadElections@dcad.org) as well as hardcopy via mail, courier or hand delivery. Taxing units may cast its votes for one candidate or distribute their votes among any number of the candidates listed on the attached official ballot (Page 4).

The Chief Appraiser will count the votes and declare the five candidates who received the largest cumulative votes as elected and submit the results before December 31, 2024, to each of the taxing units and to the candidates.

In addition to the sample resolution and ballot and taxing unit voting entitlement list are the biographies/resumes provided by the candidates and taxing units.

The remaining steps in the appointment process and calendar as prescribed by Texas Property Tax Code Section 6.03 is summarized below:

Before December 15 (since December 15 is a Sunday this due date is the next day that is not Saturday, Sunday or a holiday): In accordance with Texas Property Tax Code Section 6.03 (k) each taxing unit that is entitled to vote shall determine its vote by resolution and submit the same to the Chief Appraiser.

Before December 31: In accordance with Texas Property Tax Code Section 6.03 (k) the Chief Appraiser will count the votes, declare the five candidates who received the largest cumulative vote totals elected, and submit the results to each taxing unit in the District and to the candidates.

On January 1 the five appointed members take office and begin their term.

If you have any questions about this process, please contact Deputy Chief Appraiser, Cheryl Jordan, via email at DcadElections@dcad.org or her direct line, 214-819-2312, or the District's main number, 214-631-0520.

Enclosures/Attachments: Sample Resolution Ballot; Voting Entitlement List; Candidate Biographies/Resumes

Dallas Central Appraisal District 2024 Calculation of Taxing Unit Votes for Board of Directors Per Texas Property Tax Code Section 6.03(d)									
SUPPLEMENTAL #09-2023 EVR DATED 09/13/2023 FOR TAX YEAR 2023 FOR ALL ENTITIES									
ENTITY	2023 Taxable Value As of 09-2023 Supplemental	2023 Tax Rate	2023 Estimated Taxes Imposed	Taxing Unit Percentage of Total Taxes Imposed	1,000 Multiplier	Round	Multiply by Number of Directors (5)	2024 Taxing Unit Voting Entitlement	Taxing Unit Percentage of Total Votes (Yellow Highlight ≥ 5%) TPTC 6.03(k-1)
COUNTYWISE ENTITIES									
Dallas County	\$379,938,404,211	0.215718	\$819,595,527	10.68843%	106.88432	107	535	535	11%
Dallas College	390,920,370,020	0.110028	\$430,121,865	5.60926%	56.09265	56	280	280	6%
GRAND TOTAL OF COUNTYWISE	\$770,858,774,231		\$1,249,717,392	16.29770%	162.97696	163	815	815	
CITIES									
Addison	\$6,166,137,691	0.609822	\$37,602,464	0.49038%	4.90378	5	25	25	1%
Balch Springs	1,875,435,619	0.794629	\$14,902,755	0.19435%	1.94348	2	10	10	0%
Carrollton	9,346,277,268	0.553750	\$51,755,010	0.67494%	6.74943	7	35	35	1%
Cedar Hill	5,855,397,117	0.646525	\$37,856,606	0.49369%	4.93692	5	25	25	1%
Cockrell Hill	209,369,894	0.772596	\$1,617,583	0.02110%	0.21095	0	0	0	0%
Combine	26,022,434	0.350000	\$91,079	0.00119%	0.01188	0	0	0	0%
Coppell	10,298,701,897	0.491818	\$50,650,870	0.66054%	6.60543	7	35	35	1%
Dallas	188,701,821,976	0.735700	\$1,388,279,304	18.10470%	181.04697	181	905	905	18%
DeSoto	7,189,656,103	0.685092	\$49,255,759	0.64235%	6.42350	6	30	30	1%
Duncanville	3,634,349,125	0.646034	\$23,479,131	0.30619%	3.06194	3	15	15	0%
Farmers Branch	9,407,424,339	0.569000	\$53,528,244	0.69807%	6.98067	7	35	35	1%
Ferris	27,391,876	0.494700	\$135,508	0.00177%	0.01767	0	0	0	0%
Garland	23,933,703,437	0.689746	\$165,081,762	2.15285%	21.52849	22	110	110	2%
Glenn Heights	914,831,427	0.564729	\$5,166,318	0.06737%	0.67375	1	5	5	0%
Grand Prairie	12,943,039,011	0.660000	\$85,424,057	1.11402%	11.14024	11	55	55	1%
Grapevine	395,708,326	0.250560	\$991,487	0.01293%	0.12930	0	0	0	0%
Highland Park	8,441,265,923	0.220530	\$18,615,524	0.24277%	2.42767	2	10	10	0%
Hutchins	1,242,023,438	0.630082	\$7,825,766	0.10206%	1.02057	1	5	5	0%
Irving	39,058,006,723	0.589100	\$230,090,718	3.00064%	30.00637	30	150	150	3%
Lancaster	5,374,997,280	0.639004	\$34,346,448	0.44792%	4.47916	4	20	20	0%
Lewisville	120,213,029	0.419079	\$503,788	0.00657%	0.06570	0	0	0	0%
Mesquite	13,534,098,469	0.690000	\$93,385,279	1.21785%	12.17847	12	60	60	1%
Ovita	46,950,260	0.626213	\$294,009	0.00383%	0.03834	0	0	0	0%
Richardson	14,077,745,835	0.560950	\$78,969,115	1.02984%	10.29845	10	50	50	1%
Rowlett	7,278,645,314	0.710400	\$51,707,496	0.67432%	6.74323	7	35	35	1%
Sachse	2,570,038,721	0.650416	\$16,715,943	0.21799%	2.17994	2	10	10	0%
Seagoville	1,294,165,708	0.728004	\$9,421,578	0.12287%	1.22868	1	5	5	0%
Sunnyvale	1,883,883,190	0.453000	\$8,533,991	0.11129%	1.11293	1	5	5	0%
University Park	10,666,870,235	0.236226	\$25,197,921	0.32861%	3.28609	3	15	15	0%
Wilmer	1,774,995,820	0.439130	\$7,794,539	0.10165%	1.01649	1	5	5	0%
Wylie	204,246,408	0.538882	\$1,100,647	0.01435%	0.14354	0	0	0	0%
GRAND TOTAL OF CITIES	\$388,493,413,893		\$2,550,320,700	33.25900%	332.59002	333	1655	1655	
SCHOOL DISTRICTS									
Carrollton-FB ISD	\$25,342,800,795	0.983600	\$249,271,789	3.25078%	32.50780	33	165	165	3%
Cedar Hill ISD	5,386,737,208	1.132600	\$61,010,186	0.79564%	7.95640	8	40	40	1%
Coppell ISD	16,965,761,428	1.053500	\$178,734,297	2.33089%	23.30893	23	115	115	2%
Dallas ISD	177,911,793,431	1.013835	\$1,803,732,031	23.52266%	235.22660	235	1175	1175	24%
DeSoto ISD	4,721,801,802	1.072800	\$50,655,490	0.66060%	6.60604	7	35	35	1%
Duncanville ISD	6,575,027,245	1.082800	\$71,194,395	0.92845%	9.28454	9	45	45	1%
Ferris ISD	48,594,774	1.143100	\$555,487	0.00724%	0.07244	0	0	0	0%
Garland ISD	29,273,671,591	1.053200	\$308,310,309	4.02071%	40.20707	40	200	200	4%
Grand Prairie ISD	12,437,698,152	1.095050	\$136,199,014	1.77619%	17.76186	18	90	90	2%
Grapevine-Colleyville ISD	436,706,741	0.924700	\$4,038,227	0.05266%	0.52663	1	5	5	0%
Highland Park ISD	21,078,412,024	0.892700	\$188,166,984	2.45391%	24.53906	25	125	125	3%
Irving ISD	20,526,676,400	1.028100	\$211,034,760	2.75213%	27.52127	28	140	140	3%
Lancaster ISD	4,950,056,032	1.226700	\$60,722,337	0.79189%	7.91886	8	40	40	1%
Mesquite ISD	13,175,640,868	1.099200	\$144,826,644	1.88870%	18.88700	19	95	95	2%
Richardson ISD	32,914,760,066	1.143100	\$376,248,622	4.90670%	49.06698	49	245	245	5%
Sunnyvale ISD	1,961,222,245	1.189200	\$23,322,855	0.30416%	3.04156	3	15	15	0%
GRAND TOTAL OF ISD'S	\$373,707,360,802		\$3,868,023,427	50.44330%	504.43302	504	2530	2530	
GRAND TOTAL			\$7,668,061,518	100.00000%	1,000.00000	1000	5000	5000	100%
Per TPTC 6.03 (k-1) TU with 5% or greater: 6.03(k-1) This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted.									

RESOLUTION NO. R-2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE,
CASTING ITS VOTE FOR A MEMBER OF THE BOARD OF DIRECTORS
OF THE DALLAS CENTRAL APPRAISAL DISTRICT; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Chief Appraiser has provided the participating taxing units eligible to vote the nominees for the Appraisal District Board of Directors in accordance with the Texas Property Tax Code.

**NOW, TH EREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF SACHSE, THAT:**

Section 1. The City Council of the City of Sachse does hereby cast its votes in accordance with the attached ballot, for a member of the Board of Directors of the Dallas Central Appraisal District.

Section 2. This Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, on this the 18th day of November 2024.

CITY OF SACHSE

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

Dallas Central Appraisal District Official Ballot
Election of Members to the Board of Directors

Below are the candidates for appointment to the five (5) voting positions on the Board, listed alphabetically. Please indicate your taxing unit's vote(s) by entering the number of votes to the right of the candidate(s) of choice.

<u>Nominees</u>	<u>Votes</u>
Kevin Carbo, Sr.	
Brett Franks	
Clyde C. Hairston	
Beth Nunneley Mazziotta	
Pauline Medrano	
Dan Micciche	
Carma R. Morgan	
Elishima Myles	
Debra North	
Demarcus Odum	
Larry Offutt	
William David Palmer	
Cassandra Phillips	
Yemi Salau	
Camile White	

Submit this official ballot before December 15, 2024, to Chief Appraiser, Shane Docherty, via email DcadElections@dcad.org and mail a hardcopy to Shane Docherty, Executive Director/Chief Appraiser, 2949 N. Stemmons Fwy., Dallas, Texas 75247.

Attach this ballot to the resolution passed by your taxing unit authorizing the taxing unit vote.

F. Action Items

Subject: 5. Discuss and consider appointments to the City's boards and commission.

Meeting November 18, 2024 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Discuss and consider appointing members to the City's boards and commission.

Goals

BACKGROUND

Each appointee to a board or commission for the City of Sachse serves a two-year term that expires in October. The City Council reviews applications and conducts interviews to reappoint members or fill vacancies as needed.

During the annual appointment process on October 15, a scrivener's error left Chris Alvarez's name off of the list for reappointment to the Municipal Development District Board. Mr. Alvarez's appointment was discussed during deliberations, but was inadvertently left off of the final reappointment list.

There are currently openings on the following boards. Additional appointments were not made until the interviewees that were unable to attend could be rescheduled. This item is an opportunity for the Council to discuss potential appointments.

Economic Development Board - 1 vacancy
Parks and Recreation Board - 1 vacancy
Municipal Development District Board - 1 vacancy and 1 reappointment
Board of Adjustments - 1 vacancy

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss and consider appointing members to the City's boards and commission.

File Attachments None

G. Executive Session

Subject: 1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072, for the purpose of deliberations regarding the purchase, exchange, lease, or value of real property generally located within the Sachse city limits.

Meeting November 18, 2024 - City Council Meeting

Access Executive Session

Type Closed Session

**Recommended
Action**

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

File Attachments None

H. Action Resulting from Executive Session

Subject: 1. Take any action as a result of Executive Session regarding deliberations for the purchase, exchange, lease, or value of real property generally located within the Sachse city limits.

Meeting November 18, 2024 - City Council Meeting

Access Public

Type Discussion, Action

**Recommended
Action**

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

File Attachments None
