



**Monday, November 5, 2018
Regular Combined City Council Meeting**

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

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

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

A. 6:30 PM WORKSHOP MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, November 5, 2018 at 6:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Conduct interviews for the City of Sachse's Boards and Commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Library Board, the Board of Adjustments, the Animal Shelter Board, the Tax Increment Financing Board, and the Parks and Recreation Board.
3. Discussion of City Council meeting agenda items.
4. Adjournment.

B. 7:30 PM REGULAR MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, November 5, 2018 at 7:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledges of Allegiance.

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

1. Approve the minutes of the October 15, 2018 combined meeting.
2. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 3641 adopted on January 5, 2015, creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 28 (PD-28) to Planned Development District 29 (PD-29), and by amending the Comprehensive Zoning ordinance and map, as heretofore amended; by amending and restating Planned Development 29 (PD-29) to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) with a Turnpike Overlay District to a Planned Development District (PD-29) with a Turnpike Overlay District on an approximately 8.44-acre tract of land located on the southeast corner of Merritt Road and President George Bush Turnpike (PGBT).

3. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 377 adopted on May 21, 1984 creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6); and by amending the Comprehensive Zoning Ordinance and map, as heretofore amended; by amending and restating Ordinance 377 creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract 626.
4. Accept the monthly revenue and expenditure report for the period ending September 30, 2018.
5. Authorize the purchase of Cisco Meraki networking equipment and installation services through the Texas Department of Information Resources Cooperative Contract #DIR-TSO-2542, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse IT Department.
6. Approve the Consent Agenda Items as presented.

D. Special Announcements

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Recognize the 2018 Recycle Art Contest Winners.
3. Proclamation declaring November 15, 2018 as America Recycles Day.

E. Citizen Input

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

F. Regular Agenda Items

1. Consider appointments to the City's Boards and Commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board.
2. Consider appointment(s) of Council liaisons to the City's Boards and Commissions.
3. Consider authorizing the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000.00) for the City of Sachse Parks and Recreation Department.
4. Consider a resolution authorizing purchase orders in the amount not to exceed six hundred twenty-four thousand four hundred and ninety-five dollars (\$624,495.00) to Reynolds Asphalt and Construction Company, for asphalt roadway improvement projects; authorizing its execution by the City Manager; and providing an effective date.
5. Consider a resolution awarding the bid for the construction of the Sachse Water Relocation Project on Sachse Street, 2nd Street, and Dewitt Street to GROD Construction, in an amount not to exceed forty-seven thousand, one hundred dollars (\$47,100.00).
6. Consider a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects.
7. Consider authorizing the City Manager to execute an agreement for professional services with NewGen Strategies and Solutions to provide a Water and Wastewater Cost of Service Rate Study.
8. Receive a presentation regarding Tax Increment Reinvestment Zones and Public Improvement Districts and

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

G. Regular Meeting Closing

1. Adjournment.

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



Michelle Lewis Sirianni, City Secretary

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

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	2. Conduct interviews for the City of Sachse's Boards and Commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Library Board, the Board of Adjustments, the Animal Shelter Board, the Tax Increment Financing Board, and the Parks and Recreation Board.
Access	Public
Type	Discussion

Public Content**BACKGROUND**

Every year, the City Council considers appointments to the City's Boards and Commissions. Interviews of members with expiring terms as well as new applicants are conducted prior to the appointment period. Initial rounds of interviews were conducted on September 25, 2018 and October 16, 2018.

OVERVIEW

These interviews will consist of new applicants who were unable to attend the previous interview sessions.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Conduct interviews as appropriate.

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	1. Approve the minutes of the October 15, 2018 combined meeting.
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the minutes of the October 15, 2018 combined meeting.
Minutes	View Minutes for Oct 15, 2018 - Regular Combined Meeting

Public Content**BACKGROUND**

Minutes of the October 15, 2018 combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the October 15, 2018 combined meeting.

[10.15.18 Combined Minutes.pdf \(250 KB\)](#)

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

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

OCTOBER 15, 2018

The City Council of the City of Sachse held a combined workshop and regular meeting on Monday, October 15, 2018 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Cullen King, Councilmembers Brett Franks, Michelle Howarth, Bill Adams, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Interim Development Services Director, Lata Krishnarao; Director of Public Works and Engineering, Greg Peters; Finance Director, Teresa Savage; Finance Manager, Berna Fitzpatrick; Human Resources Director, Melinda Walter; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester. Councilmember Paul Watkins was absent.

Mayor Felix opened the workshop meeting at 6:30 p.m.

AUDIO-VISUAL SYSTEM: Receive an update and conduct tests on the audio-visual system.

Mrs. Nash stated a series of tests were done with the vendors. The staff has asked Visionality and Swagit to be available to help answer any specific questions the City Council has in regards to the audio-visual system.

The City Council discussed some of the concerns concerning the feedback and live-streaming. Richard Barnett with Visionality explained how the streaming is connected to the system and how it was resolved after the testing.

PUBLIC ENGAGEMENT: Receive a presentation on proposed public engagement opportunities.

Mrs. Nash stated there are several ways to engage with the public and provide the residents with opportunities to interact with local government. Some cities are using Facebook Live or interactive platforms to engage with the community.

Mrs. Rose stated traditional meetings do not always fit the busy schedules of residents. Staff is proposing a series of town hall meetings done on a quarterly basis for about an hour that will encompass a variety of topics. The purpose being to share information about the breadth of City operations. In addition to offering the event, the event can also be live-streamed on the City's Facebook page. This feature is available as an add-on to the current Swagit streaming package, and followers of the City's Facebook account would receive a notification of the event prior to its start, so they can live-stream as soon as it begins. Staff is seeking feedback from the City Council regarding topics they would like to see covered as well as forms of engagement used.

The City Council discussed and expressed their liking to this idea, and agreed to the meetings being held on a quarterly basis. Various topics that they would like to include are 'How to' items, building standards, seasonal items, what residents can do to help the community, and what departments do were some examples provided.

ADJOURNMENT:

At 7:05 p.m., Mayor Felix adjourned the workshop meeting.

Mayor Felix opened the regular meeting at 7:32 p.m.

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

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

- 1. Approve the minutes of the October 1, 2018 City Council combined meeting.**
- 2. Approve the renewal of an agreement with Valley View Consulting for the purpose of investment advisory services for an additional two years.**
- 3. Approve the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, and President George Bush Turnpike Reinvestment Zone Tax Increment Investment Policy ("Sachse Investment Policy").**
- 4. Authorize the purchase of one (1) 2019 Dump Truck F-650 Diesel from Chastang Ford through the Houston-Galveston Area Council purchasing program not to exceed the budgeted funds of seventy-two thousand, four hundred and ninety-four dollars (\$72,494.00) for the City of Sachse Public Works Department.**
- 5. Authorize the purchase of one (1) 2019 Ford 450 El Dorado Advantage passenger bus from Alliance Bus Group through the Texas Smart Buy purchasing program, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse Senior Center.**
- 6. Authorize the purchase of one (1) 2019 Ford 450 El Dorado Advantage passenger bus from Alliance Bus Group through the Texas Smart Buy purchasing program, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse Senior Center.**
- 7. Authorize the purchase of one (1) Case 580 N Backhoe from Associated Supply Company, Inc. through the BuyBoard purchasing program, not to exceed the budgeted**

funds of ninety thousand dollars (\$90,000.00) for the City of Sachse Public Works Department.

8. Authorize the purchase of one (1) John Deere Compact Excavator from RDO Equipment Co. through the BuyBoard purchasing program, not to exceed the budgeted funds of fifty thousand dollars (\$50,000.00) for the City of Sachse Public Works Department.

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King welcomed a Boy Scout from Troop 2121 who was working on two merit badges.

Mayor Felix announced upcoming Library events and City events including the Pumpkin Prowl on October 20; Sachse Chamber Fall Fest on October 27; and the Christmas Extravaganza on December 5.

Mrs. Nash announced that the City recently received a Municipal Excellence Award from the Texas Municipal League under the “City Spirit” category for its Cops and Campers program.

CITIZENS INPUT:

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

Mayor Felix added that on Monday, October 29, Charles Smith Funeral Home will be hosting Public Safety Day.

REGULAR AGENDA ITEMS:

Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and map of the City of Sachse, as heretofore amended, to grant a change of zoning on 4.379 +/- acres of land, located at 3118 Pleasant Valley Road, from Residential-1 (“R-1”) to PGBT Zoning District, with underlying zoning of Turnpike Mixed-Use (“TMU”) and Turnpike Transition (“TT”); and, amending the PGBT Regulating Plan to include the 4.379 +/- acres of land being rezoned into PGBT Zoning District.

Mrs. Krishnarao stated the item before the City Council is a zoning change request from R-1 to PGBT Zoning District with the subject property located at 3118 Pleasant Valley Road. The applicant requested the zoning change since he wanted his property to be part of the PGBT Zoning District, but was unable to participate in the planning when the boundaries were decided. Mrs. Krishnarao stated that the subject’s property is contiguous to the zoning district, the proposed zone change would be an extension of the zone, and is consistent with the goals and objectives of the Future Land Use Plan (FLUP). There would be no adverse impacts to the surrounding properties. The Planning and Zoning Commission unanimously recommended approval at its September 24, 2018 meeting with three people speaking during the public hearing.

Only one spoke in opposition citing concerns over the inadequacy of the 200' wide Turnpike Transition (TT) area, height of buildings permitted in that area, and future uses. Staff is recommending approval.

Mayor Felix opened the public hearing.

Vergel Burress, 3118 Pleasant Valley Road, applicant and owner of the subject property, stated he would like to see his property re-zoned.

Mayor Felix closed the public hearing.

The City Council discussed the permissible building heights, specifically to townhomes, required buffers, and traffic. Mrs. Krishnarao confirmed that no more than three stories could be built on the townhomes, and typical buffers includes landscaping with shrubs and trees. The City Council also raised concerns over the adjacent property owner to the east, and asked if a Planned Development (PD) could be considered. Mrs. Nash commented that a PD could not be used since the property was less than five (5) acres. Mrs. Krishnarao added that conditions cannot be added to a zoning change request.

Fernando Gutierrez, 7515 Summit View Lane, stated it has been expressed that the neighbor to the east is also considering requesting a zoning change.

Councilman Bickerstaff made a motion to approve an ordinance amending the Comprehensive Zoning Ordinance and map of the City of Sachse, as heretofore amended, to grant a change of zoning on 4.379 +/- acres of land, located at 3118 Pleasant Valley Road, from Residential-1 ("R-1") to PGBT Zoning District, with underlying zoning of Turnpike Mixed-Use ("TMU") and Turnpike Transition ("TT"); and, amending the PGBT Regulating Plan to include the 4.379 +/- acres of land being rezoned into PGBT Zoning District. Councilman Adams seconded that motion. The motion passed with a 4-2 vote. Councilman Franks and Mayor Pro Tem King voted no.

Consider the purchase of one (1) 2019 Rosenbauer Commercial Cab Fire Engine from Daco through the Houston-Galveston Area Council purchasing program, not to exceed the budgeted funds of three hundred twenty thousand, three hundred thirty-four and 89 cents (\$320,334.89) for the City of Sachse Fire-Rescue Department.

Chief Wade provided a brief presentation of the differences between the Commercial Cab versus a Custom Cab fire apparatus. The proposed fire engine was approved as a part of the budget process and will replace Engine 3. The apparatus will be used to send out on County calls, which will save wear and tear on the front line apparatuses, as well as provide a dependable and reliable back-up for many years, extending the life of the current front-line vehicles.

Mayor Pro Tem King asked what the main difference was between a Commercial versus Custom Cab engine. Chief Wade stated the extra space as well as the functionality in a Custom Cab are the main differences.

Councilman Bickerstaff made a motion to approve the purchase of one (1) 2019 Rosenbauer Commercial Cab Fire Engine from Daco through the Houston-Galveston Area Council

purchasing program, not to exceed the budgeted funds of three hundred twenty thousand, three hundred thirty-four and 89 cents (\$320,334.89) for the City of Sachse Fire-Rescue Department. Mayor Pro Tem seconded that motion and the motion was unanimously approved.

Consider a resolution for a professional services agreement between the City of Sachse and Hazen and Sawyer, Inc. for engineering services related to the design of a water pump station rehabilitation and improvements for the Maxwell Creek Pump Station.

Mr. Peters showed pictures of Maxwell Creek Pump Station, which is in current need of rehabilitation. The existing buildings, pumps, valves, and electrical components are in need of replacement. The proposed service agreement will allow the City to plan ahead and ensure that the water system continues to serve the needs of the community.

Councilman Bickerstaff made a motion to approve a resolution for a professional services agreement between the City of Sachse and Hazen and Sawyer, Inc. for engineering services related to the design of a water pump station rehabilitation and improvements for the Maxwell Creek Pump Station. Councilman Adams seconded that motion.

Mayor Pro Tem King asked what was included in the cost. Mr. Peters replied it will include the redesign, yard piping, site improvements, electrical design, backup generator, HVAC design, and SCADA coordination.

The motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 8:36 p.m.

MIKE J FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	2. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 3641 adopted on January 5, 2015, creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 28 (PD-28) to Planned Development District 29 (PD-29), and by amending the Comprehensive Zoning ordinance and map, as heretofore amended; by amending and restating Planned Development 29 (PD-29) to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) with a Turnpike Overlay District to a Planned Development District (PD-29) with a Turnpike Overlay District on an approximately 8.44-acre tract of land located on the southeast corner of Merritt Road and President George Bush Turnpike (PGBT).
Access	Public
Type	Action (Consent)
Recommended Action	Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 3641 adopted on January 5, 2015, creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 28 (PD-28) to Planned Development District 29 (PD-29), and by amending the Comprehensive Zoning ordinance and map, as heretofore amended; by amending and restating Planned Development 29 (PD-29) to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) with a Turnpike Overlay District to a Planned Development District (PD-29) with a Turnpike Overlay District on an approximately 8.44-acre tract of land located on the southeast corner of Merritt Road and President George Bush Turnpike (PGBT).

Public Content**BACKGROUND**

The City Council approved an ordinance in January 2015 creating a Planned Development District by granting a change of zoning from R-1 and AG with a Turnpike Overlay District to a Planned Development (PD) with a Turnpike Overlay District on approximately 8.44 acres located on the southeast corner of Merritt Road and the President George Bush Turnpike (PGBT).

OVERVIEW

Ordinance 3641 was named Planned Development 28 (PD-28) when there was a previous ordinance (Ordinance 3597) that had established a Planned Development 28 (PD-28) to the neighborhood market located on Murphy Road and Blackburn Road. Staff located this error upon reviewing the Planned Development ordinances. The proposed ordinance will correct the scrivener's error from the ordinance adopted in January 2015.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve an ordinance of the City of Sachse, Texas, correcting ordinance 3641 adopted on January 5, 2015, creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 28 (PD-28) to Planned Development District 29 (PD-29), and by

amending the Comprehensive Zoning ordinance and map, as heretofore amended; by amending and restating Planned Development 29 (PD-29) to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) with a Turnpike Overlay District to a Planned Development District (PD-29) with a Turnpike Overlay District on an approximately 8.44-acre tract of land located on the southeast corner of Merritt Road and President George Bush Turnpike (PGBT).

Ord. 3641 Rezoning R-1 and AG to PD-28 - 8.44 Acres SE Merritt Road and PGBT - January 2015.pdf (580 KB)

Ordinance Amending Ordinance 3641 to Correct Scrivener's Error (Change to PD-29).pdf (849 KB)

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, CORRECTING ORDINANCE 3641 ADOPTED ON JANUARY 5, 2015, CREATING A PLANNED DEVELOPMENT DISTRICT, TO CORRECT A SCRIVENER'S ERROR IN THE PLANNED DEVELOPMENT DISTRICT NUMBER FROM PLANNED DEVELOPMENT DISTRICT 28 (PD-28) TO PLANNED DEVELOPMENT DISTRICT 29 (PD-29); AND BY AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; BY AMENDING AND RESTATING PLANNED DEVELOPMENT 29 (PD-29) TO GRANT A CHANGE OF ZONING FROM A RESIDENTIAL-1 (R-1) AND AGRICULTURAL (AG) WITH A TURNPIKE OVERLAY DISTRICT TO A PLANNED DEVELOPMENT DISTRICT (PD-29) WITH A TURNPIKE OVERLAY DISTRICT ON AN APPROXIMATELY 8.44-ACRE TRACT OF LAND LOCATED ON THE SOUTHEAST CORNER OF MERRITT ROAD AND PRESIDENT GEORGE BUSH TURNPIKE, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND PARTICULARLY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF THE ZONING CONCEPT PLAN APPROVED AS EXHIBIT "C"; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY 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 City Council of the City of Sachse, Texas adopted Ordinance 3641 on January 5, 2015, amending the Comprehensive Zoning Ordinance and Map by creating a Planned Development District ; and

WHEREAS, a scrivener's error was made in the numbering of the Planned Development District; and

WHEREAS, the City Council has determined that Ordinance No. 3641 shall be amended to correct a scrivener's error by renumbering Planned Development District 28 (PD-28) to Planned Development District 29 (PD-29);

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 to grant a change in zoning from Residential-1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District to a Planned Development District (PD-29) with a Turnpike Overlay District on an approximately 8.44-acre tract of land located at the southeast corner of Merritt Road and President George Bush Turnpike, City of Sachse, Dallas County, Texas, being more particularly described by metes and bounds in Exhibit "A" and as depicted in Exhibit "B", 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:

Tract 1

Base Zoning District: Tract 1 of the property as depicted in Exhibit "B" attached hereto and made a part hereof for all purposes, shall be developed and used in accordance with the C-2 General Commercial Zoning District regulations except as otherwise provided herein; and in accordance with the Concept Plan attached hereto as Exhibit "C" and which is hereby approved and made a part hereof for all purposes.

Permitted Uses: Except as otherwise provided all uses allowed in the C-2 General Commercial Zoning District, shall be permitted. If a use is allowed by SUP in the C-2 District, it shall be allowed by SUP on Tract 1. The following uses are permitted by right on Tract 1: retail sales with a drive-through; restaurant with drive-through; and retail sales with gas pumps (may also include an accessory automated car wash).

Bicycle Lanes; Hike and Bike Trails: Bicycle lanes and hike and bike trails are permitted, but not required.

Parking; Parking Lot Landscaping: Retail development shall require one parking space for every 250 square feet of gross floor area. Office developments shall require one parking space for every 350 square feet of gross floor area. Permissible root barriers include a concrete barrier or other barrier approved by the Director of Community Development.

Tract 2

Base Zoning District: Tract 2 of the property as depicted in Exhibit "B" shall be developed and used in accordance with the R Single Family Dwelling Zoning District regulations except as otherwise provided herein; and in accordance with the Concept Plan attached hereto as Exhibit "C".

Permitted Uses on Tract 2: Single family attached uses are permitted by right on Tract 2.

Bicycle Lanes; Hike and Bike Trails. Bicycle lanes and hike and bike trails are permitted, but not required.

Tract 2 additional Development Standards:

- a. The requirements in Table 1 set forth below shall be the exclusive lot size, setback, height, coverage, and dwelling unit size requirements applicable to single family attached residences on Tract 2. No minimum lot width or street frontage requirements shall apply other than the minimum lot width in Table 1.
- b. Garages may be rear, front, or side entry. Front entry garages are not required to be even with, or recessed behind, the front face of the primary structure.
- c. Publicly or privately owned and maintained alleys are permitted, but not required.
- d. Open space and common areas are permitted, but not required, between the front of a residence and the adjacent street.
- e. At least two shade trees per dwelling unit, of at least three-inch caliper and seven feet tall, shall be required and which may be planted on the platted lot or in the adjacent right-of-way between a lot line and street. Trees are not required to be setback from property lines.
- f. The minimum landscape area requirements of the R Zoning District shall not apply; however, a minimum landscape area of 200 square feet shall be provided in the general location shown on the Development Plan.
- g. A minimum of 75 percent of the exterior facade on the first floor of a residence, excluding windows and doors, shall consist of masonry construction. A minimum of 50 percent of the exterior facade on the second floor of a residence, excluding windows and doors, shall consist of masonry construction.

Table 1	
	Single Family Attached Residence
Minimum lot area	1,500 SF
Minimum lot width at front building line (there is no minimum width at the street ROW)	17 feet
Minimum lot depth	80 feet
Minimum front yard setback measured from front property line (see note 1)	25 feet along Merritt Road & PGBT 10 feet along Harmony Hill Lane

Minimum side yard setback from an exterior wall (applies only on end units adjacent to a street)	5 feet
Minimum side yard setback between attached single family residences	None
Minimum rear yard setback (see note 2)	5 feet
Maximum lot coverage (see note 3)	90%
Maximum building height	42 feet
Maximum number of stories	3
Minimum dwelling unit size (see note 4)	1,200 SF
Maximum floor area ratio	N/A
Minimum off-street parking requirement	2 enclosed parking spaces

Note 1: Corner lots shall be considered to have one front yard consistent with the front yard of adjoining townhomes. The yard facing the side street shall be considered a side yard.

Note 2: The rear setback applies to the entire structure and any detached garage. There is no separate rear setback requirement for rear entry garages.

Note 3: Coverage is defined as the area of the building footprint of the primary building and all accessory buildings, excluding roof overhangs, paved areas, and other improvements on a lot.

Note 4: Dwelling unit size is measured as the air conditioned floor area within a structure.

SECTION 3. 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 4. 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 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision 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 6. 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 7. 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 _____ day of _____, 2018.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(10-19-2018:TM103585)

BEING A 8.443 ACRE TRACT OF LAND SITUATED IN THE MARGARET J. RILEY SURVEY, ABSTRACT NO. 1263 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1015, DALLAS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO BENBROOK WINCHESTER, LP., AS RECORDED IN VOLUME 2008006, PAGE 4621, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF TWO TRACTS OF LAND CONVEYED TO SAGINAW HIGHLAND STATION, LP., AS RECORDED IN VOLUME 2000226, PAGE 2068, AND VOLUME 2001037, PAGE 3096, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A TRACT OF LAND CONVEYED TO BENBROOK WINCHESTER, LP., AS RECORDED IN VOLUME 94194, PAGE 2246, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID MERRITT ROAD THE FOLLOWING:

NORTH 00°42'33" WEST, A DISTANCE OF 149.92 FEET;

NORTH 00°54'04" WEST, A DISTANCE OF 77.20 FEET;

SOUTH 89°48'04" EAST, A DISTANCE OF 14.58 FEET;

NORTH 00°43'56" WEST, A DISTANCE OF 230.90 FEET TO THE MOST SOUTHERLY POINT OF A CORNER-CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MERRITT ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 190 (PRESIDENT GEORGE BUSH TOLLWAY);

THENCE NORTH 52°04'26" EAST, CONTINUING ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE AND ALONG SAID CORNER-CLIP, A DISTANCE OF 60.34 FEET TO A FOUND NITTA ALUMINUM MONUMENT FOR CORNER, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7465.00 FEET AND A CENTRAL ANGLE OF 12°31'19" AND A LONG CHORD WHICH BEARS SOUTH 68°21'06" EAST, 1628.21 FEET, SAID POINT BEING IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TOLLWAY (HAVING A 350 FOOT RIGHT-OF-WAY);

THENCE ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 1631.45 FEET TO A SET 1/2 INCH IRON ROD WITH GAL CAP FOR CORNER, SAID POINT BEING THE APPROXIMATE CITY LIMIT LINE BETWEEN THE CITY OF SACHSE AND THE CITY OF GARLAND;

THENCE SOUTH 87°20'30" WEST, LEAVING SAID EXISTING SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID APPROXIMATE CITY LIMIT LINE, A DISTANCE OF 816.09 FEET TO A SET ½ INCH IRON ROD WITH GAL CAP FOR CORNER, SAID POINT BEING IN THE EAST LINE OF SAID REESE-MERRITT PROPERTIES, LLC, TRACT;

THENCE NORTH 07°02'06" EAST, LEAVING SAID APPROXIMATE CITY LIMIT LINE, AND ALONG SAID EAST LINE, A DISTANCE OF 319.85 FEET TO A SET 1/2 INCH IRON ROD WITH GAL CAP FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID REESE-MERRITT PROPERTIES, LLC TRACT, AND THE SOUTHEAST CORNER OF SAID SAGINAW HIGHLAND STATION, LP TRACT, BEING A COMMON LINE;

THENCE SOUTH 88°15'41" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 618.00 FEET TO A SET 1/2 INCH IRON ROD WITH GAL CAP FOR CORNER:

THENCE SOUTH 00°38'12" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 150.08 FEET TO A SET ½ INCH IRON ROD WITH GALV CAP FOR CORNER;

THENCE SOUTH 88°18'45" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 367.778 SQUARE FEET, 8.443 ACRES OF LAND, MORE OR LESS.



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1181/TBPLS FIRM: 101538-00

EXHIBIT A - LEGAL DESCRIPTION
HARMONY HILL COMMERCIAL
CITY OF SACHSE, DALLAS COUNTY, TEXAS

DRAWN BY: GA

DATE: 10/20/2014

PROJECT NO.: 2345

SHEET 1 OF 1

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	3. Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 377 adopted on May 21, 1984 creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6); and by amending the Comprehensive Zoning Ordinance and map, as heretofore amended; by amending and restating Ordinance 377 creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract 626.
Access	Public
Type	Action (Consent)
Recommended Action	Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 377 adopted on May 21, 1984 creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6); and by amending the Comprehensive Zoning Ordinance and map, as heretofore amended; by amending and restating Ordinance No. 377 creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract 626.

Public Content**BACKGROUND**

The City Council approved an ordinance in May 1984 creating a Planned Development District by granting a change of zoning for 75 single family lots/dwellings.

OVERVIEW

Ordinance 377 was named Planned Development 4 (PD-4) when there was a previous ordinance (Ordinance 342) that had established a Planned Development 4 (PD-4) for the Park Lake Estates subdivision. Staff located this error upon reviewing the Planned Development ordinances. The proposed ordinance will correct the scrivener's error from the ordinance adopted in May 1984.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve an ordinance of the City of Sachse, Texas, correcting Ordinance 377 adopted on May 21, 1984 creating a Planned Development District, to correct a scrivener's error in the Planned Development District number from Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6); and by amending the Comprehensive Zoning Ordinance and map, as heretofore amended; by amending and restating Ordinance No. 377 creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract 626.

O-377 Planned Development District 6 (PD-6) - Holley - May 1984.pdf (476 KB)

Ordinance Amending Ordinance 377 Establishing Planned Development District (Scrivener's Error)
Change to PD-6-LR.docx.pdf (355 KB)

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, CORRECTING ORDINANCE NO. 377 ADOPTED ON MAY 21, 1984 CREATING A PLANNED DEVELOPMENT DISTRICT, TO CORRECT A SCRIVENER'S ERROR IN THE PLANNED DEVELOPMENT DISTRICT NUMBER FROM PLANNED DEVELOPMENT DISTRICT 4 (PD-4) TO PLANNED DEVELOPMENT DISTRICT 6 (PD-6); AND BY AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; BY AMENDING AND RESTATING ORDINANCE NO. 377 CREATING PLANNED DEVELOPMENT DISTRICT 6 (PD-6) FOR SINGLE-FAMILY DWELLINGS, ON ±27.30 ACRES OF LAND OUT OF THE DANIEL HERRING SURVEY, ABSTRACT 626, WHICH IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND THE DEVELOPMENT PLAN ATTACHED AS EXHIBIT "B"; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY 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 City Council of the City of Sachse, Texas adopted Ordinance No. 377 on May 21, 1984, amending the Comprehensive Zoning Ordinance and Map by creating a Planned Development District ; and

WHEREAS, a scrivener's error was made in the numbering of the Planned Development District; and

WHEREAS, the City Council has determined that Ordinance No. 377 shall be amended to correct a scrivener's error by renumbering Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6);

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 creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract No. 626, and being more particularly described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein by reference.

SECTION 2. Planned Development 6 (PD-6) for single family dwellings as more particularly described in Exhibit “A” is approved and granted upon the following express conditions, and adopted as part of the City of Sachse Zoning Ordinances:

- (1) **Development Plan.** The Development Plan is attached hereto as Exhibit “B” and incorporated herein by reference. The Development Plan is composed of one (1) plat for the development titled “Hollandia Village, Preliminary Plat”. All development shall be in general conformance with Exhibit “B” and its attachments.
- (2) **Development Schedule.** Development within Planned Development District 6 (PD-6) may be in phases. with each phase to be submitted to the City Planning and Zoning Commission for its prior approval.
- (3) **Subdivision Plat.** A subdivision plat, meeting the requirements of the City of Sachse Subdivision Ordinances shall be submitted for each phase of development. Said plat shall be filed for record with the County Clerk of Dallas County, Texas.
- (4) **Uses.** All lots shown on Planned Development District 6 (PD-6) shall be used as single-family dwellings.

The zoning of single-family dwellings shall conform to the City of Sachse zoning ordinance #166 except as shown on Exhibit “B”.

SECTION 3. 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 4. 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 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision 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 6. 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 7. 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 _____ day of _____, 2018.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(10-23-2018:TM103694)

EXHIBIT "A"

LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land in the Counties of Dallas and Collin, State of Texas, being out of the Daniel Herring Survey, Abstract No. 626, and being a part of a 27.30 acre tract of land conveyed to Edgar A. Wharton ET UX by Nellie Skinner recorded in Volume 2311, Page 297, Dallas County Deed Records and being more particularly described as follows:

Beginning at a point for corner, said point being the Northeast corner of said 27.30 acre tract and the Northwest corner of a 26.00 acre tract of land conveyed to Orvell F. Mathews and wife, Leona, by Nellie Skinner recorded in Volume 3570, Page 170, Dallas County Deed Records;

THENCE: SOUTH 1620.92 feet to a point in the center of Blackburn Street (60' ROW).

THENCE: S 89 deg. 35 min. 11 sec. W 721.00 feet along the center of Blackburn Street to a point for corner, iron stake off-set in ROW.

THENCE: NORTH 1621.00 feet to an iron stake for corner.

THENCE: N 89 deg. 35 min. 34 min. 34 sec. E 721.00 feet to the Place of Beginning and containing 26.830 acres of land including 0.497 acre of road easement.

EXHIBIT "B"
Planned Development No. 6, Sachse, Texas
Hollandia Village – D. Herring Survey, Abstract No. 626

Zoning District Base #See-Note #1	Lot Area (Sq. Ft.) #See Note #2	Minimum House Area (Sq. Ft.)	Minimum Width at Housing Line (Feet)	Minimum Depth (Feet)
R-2	15,000	1,800	100'	110'
R-2	12,000	1,800	100'	110'
R-3	10,000	1,500	65'	110'

Note #1: Except as noted by this Exhibit, the zoning requirements for this Planned Development District shall be governed by the indicated zoning district of City of Sachse ordinance #166.

Note #2: 15,000 sf lot - 1,800 sf house will be placed on lots 1 thru 5 Blk. A, and lot 1 Blk. B. - 6 lots
 Front Building line will be 40'. These are to meet R-2 zoning.

12,000 sf lot - 1,800 sf house will be placed on lots 6 thru 15 Blk. A, and lots 2 thru 6 Blk. B. These are to meet R-3 zoning with exception of section 4.3 building regulations to meet R-2 section 3.3 building regulations. - 15 lots

10,000 sf lot - 1,500 sf house will be placed on lots 16 thru 40 Blk. A, all lots Blk. C, D, and E. These are to meet R-4 zoning with the exception of section 5.3 building regulations to meet R-3 section 4.3 building regulations. - 54 lots
 75 lots total

Note #3: All garages shall be rear or side entry and their driveways shall originate from the alleys.

Note #4: All utilities shall be underground.

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	4. Accept the monthly revenue and expenditure report for the period ending September 30, 2018.
Access	Public
Type	Action (Consent)
Preferred Date	Nov 05, 2018
Fiscal Impact	No
Recommended Action	Accept the monthly revenue and expenditure report for the period ending September 30, 2018.

Public Content**BACKGROUND**

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

September is the final month of the fiscal year. The current report does not include all accrual and adjusting entries required for year-end.

POLICY CONSIDERATIONS

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

RECOMMENDATION

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

[Sales Tax Analysis for Nov 2018 meeting.pdf \(77 KB\)](#)

[All Funds 9-30-18.pdf \(135 KB\)](#)

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

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

GENERAL FUND

100% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 11,107,591	\$ 6,952	\$ 11,529,698	103.80%	A
Sales Tax	1,434,000	116,474	1,687,143	117.65%	
Franchise Fees	1,694,233	68,840	1,859,978	109.78%	
Licenses and Permits	615,500	22,717	559,249	90.86%	
Service Fees	676,000	65,693	821,316	121.50%	
Fines	250,000	19,146	257,876	103.15%	
Interest Income	25,000	11,347	157,925	631.70%	
Miscellaneous Income	281,118	25,579	322,542	114.74%	
Intergovernmental Revenue	1,078,989	89,916	1,078,989	100.00%	
Total Revenue	\$ 17,162,431	\$ 426,663	\$ 18,274,716	106.48%	
Expenditure Summary					
City Manager	\$ 414,560	\$ 31,430	\$ 418,115	100.86%	
City Secretary	192,072	10,485	189,808	98.82%	
Human Resources	361,047	25,117	331,035	91.69%	
Finance	560,930	33,636	555,341	99.00%	
Municipal Court	231,179	20,884	222,379	96.19%	
Parks & Recreation	1,660,984	112,165	1,653,187	99.53%	
Senior Programs	151,626	10,362	149,636	98.69%	
Library Services	470,203	45,620	459,305	97.68%	
Community Development	879,108	86,016	870,010	98.97%	
Streets & Drainage	2,964,286	1,145,463	2,938,473	99.13%	
Facility Maintenance	539,325	52,125	512,859	95.09%	
Police	5,083,481	374,361	4,808,747	94.60%	
Animal Control	220,972	17,255	204,340	92.47%	
Fire/EMS	4,029,667	256,821	3,916,196	97.18%	
Combined Services	396,672	31,158	384,526	96.94%	
City Engineer	241,594	16,099	231,648	95.88%	
Information Technology	478,270	27,120	380,254	79.51%	
Total Expenditures	\$ 18,875,976	\$ 2,296,118	\$ 18,225,858	96.56%	
Total Revenue Over/Under Expenses	\$ (1,713,545)	\$ (1,869,455)	\$ 48,857		

Explanation of Major Variances:

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

UTILITY FUND

100% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Water Revenue	\$ 6,204,912	\$ 884,016	\$ 8,511,927	137.18%	
Sewer Revenue	4,565,736	387,847	4,760,554	104.27%	
Drainage Revenue	-	17,273	154,476	n/a	
Fees	158,500	6,050	197,491	124.60%	
Interest Income	10,000	31,722	338,741	3387.41%	
Transfer In-Impact Fees	-	-	2,623,480		
Miscellaneous Income	-	(50)	10,181		
Total Revenue	\$ 10,939,148	\$ 1,326,858	\$ 16,596,850	151.72%	
Expenditure Summary					
Utility Administration	\$ 350,365	\$ 36,537	\$ 340,712	97.24%	
Water Operations	7,822,028	648,486	7,555,954	96.60%	A
Sewer Operations	15,687,032	549,281	4,869,351	31.04%	A
Drainage Operations	-	-	68,220	n/a	
Meter Reading	2,457,045	20,148	2,363,829	96.21%	B
Total Expenditures	\$ 26,316,470	\$ 1,254,452	\$ 15,198,067	57.75%	
Total Revenue Over/Under Expenses	\$ (15,377,322)	\$ 72,406	\$ 1,398,782		

Explanation of Major Variances:

- A** Budget includes capital allocations
- B** AMI project expenditures included in budget and actual

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

	Debt Service Fund			100% of Year Completed		Note Reference
	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget		
Revenue Summary						
Property Tax	\$ 3,922,133	\$ 2,442	\$ 4,072,717	103.84%		
Interest Income	1,000	527	5,700	569.95%		
Miscellaneous Receipts		-	3,543			
Total Revenue	\$ 3,923,133	\$ 2,969	\$ 4,081,960	104.05%		
Expenditure Summary						
Fees	\$ 3,500	\$ 900	\$ 3,156	90.18%		
Principal	2,330,000	-	2,330,000	100.00%	A	
Interest	1,433,496	-	1,433,496	100.00%	A	
Transfer Out-Utility Fund						
Total Expenditures	\$ 3,766,996	\$ 900	\$ 3,766,652	99.99%		
Total Revenue Over/Under Expenses	\$ 156,137	\$ 2,069	\$ 315,307			

A Principal payments are due in February and interest payments in February and August

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

SACHSE ECONOMIC DEVELOPMENT CORPORATION

100% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	\$ 700,000	\$ 59,471	\$ 832,982	119.00%	
Other Income	\$ -	\$ 377,295	\$ 400,505		A
Interest Income	1,500	497	5,293	352.84%	
Total Revenue	\$ 701,500	\$ 437,262	\$ 1,238,779	176.59%	
Expenditure Summary					
Expenditures	701,609	71,091	582,293	82.99%	
Total Expenditures	\$ 701,609	\$ 71,091	\$ 582,293	82.99%	
Total Revenue Over/Under Expenses	\$ (109)	\$ 366,171	\$ 656,486		

Explanation of Major Variances:

A Rental income on EDC property

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

MUNICIPAL DEVELOPMENT DISTRICT

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax		\$ 26,604	\$ 115,732		
Other Income	\$ -				
Interest Income					
Total Revenue	\$ -	\$ 26,604	\$ 115,732		
Expenditure Summary					
Expenditures					
Total Expenditures	\$ -	\$ -	\$ -		
Total Revenue Over/Under Expenses	\$ -	\$ 26,604	\$ 115,732		
Explanation of Major Variances:					

CITY OF SACHSE
2017/2018 SALES TAX ANALYSIS

	Total	General Fund	General Fund	YTD Percent		Total	General Fund	General Fund	YTD Percent
FY 2017	Sales Tax	Sales Tax	Year-To-Date	of Budget	FY 2018	Sales Tax	Sales Tax	Year-To-Date	of Budget
October	204,011	116,572	116,572	9.56%	October	192,025	109,723	109,723	9.00%
November	269,073	153,748	270,320	19.53%	November	419,139	239,496	349,219	24.94%
December	195,780	111,868	382,188	27.62%	December	192,626	110,067	459,286	32.81%
January	198,694	113,534	495,722	35.82%	January	208,475	119,123	578,409	41.31%
February	295,944	169,102	664,824	48.04%	February	313,995	179,416	757,825	54.13%
March	202,397	115,649	780,473	56.40%	March	181,691	103,818	861,644	61.55%
April	169,232	96,699	877,172	63.38%	April	185,503	105,996	967,640	69.12%
May	248,537	142,014	1,019,186	73.65%	May	268,970	153,689	1,121,329	80.09%
June	190,343	108,762	1,127,948	81.51%	June	222,767	127,295	1,248,624	89.19%
July	196,493	112,276	1,240,224	89.62%	July	241,223	137,835	1,386,459	99.03%
August	265,411	151,656	1,391,880	100.58%	August	281,001	160,564	1,547,023	110.50%
September	188,666	107,804	1,499,683	108.37%	September	208,158	118,941	1,665,964	119.00%
TOTAL	2,624,580	1,499,683			TOTAL	2,915,572	1,665,964		
BUDGET		1,383,888			BUDGET		1,400,000		

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	5. Authorize the purchase of Cisco Meraki networking equipment and installation services through the Texas Department of Information Resources Cooperative Contract #DIR-TSO-2542, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse IT Department.
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	65,000.00
Budgeted	Yes
Budget Source	IT Hardware-Software
Recommended Action	Authorize the purchase of Cisco Meraki networking equipment and installation services through the Texas Department of Information Resources Cooperative Contract #DIR-TSO-2542, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse IT Department.

Public Content**BACKGROUND**

The City's network equipment is out of warranty and is beginning to fail. This equipment is meant to replace existing City network equipment.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the purchase of Cisco Meraki networking equipment and installation services through the Texas Department of Information Resources Cooperative Contract #DIR-TSO-2542, not to exceed the budgeted funds of sixty-five thousand dollars (\$65,000.00) for the City of Sachse IT Department.

Cisco Sytems Quote.pdf (42 KB)

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



Mark Martin
817.966.2991 cell
214-445-3582 efax
mmartin@flairdata.com

Parts List

Date: October 25, 2018
To: City of Sachse
DIR # DIR-TSO-2542

Valid For:
Warranty:
Shipping & Tax:

30 Days
90 Days
Not Included

Total: **\$64,202.40**

Qty	Part	Description	Price	Disc. %	Extended	Unit Price
4	MA-CBL-40G-1M	Meraki 40GbE QSFP Cable, 1 Meter	200.00	60%	\$320.00	\$80.00
8	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$1,264.00	\$158.00
6	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$948.00	\$158.00
2	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$316.00	\$158.00
1	MA-SFP-1GB-SX	Meraki 1000Base SX Multi-Mode	500.00	60%	\$200.00	\$200.00
3	MS120-48LP-HW	Meraki MS120-48LP 1G L2 Cld Managed 48x GigE	3,925.00	60%	\$4,710.00	\$1,570.00
3	LIC-MS120-48LP-5YR	Meraki MS120-48LP Enterprise License and Support	665.00	60%	\$798.00	\$266.00
6	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$948.00	\$158.00
6	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$948.00	\$158.00
2	MA-SFP-1GB-SX	Meraki 1000Base SX Multi-Mode	500.00	60%	\$400.00	\$200.00
2	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$316.00	\$158.00
3	MS120-48LP-HW	Meraki MS120-48LP 1G L2 Cld Managed 48x GigE	3,925.00	60%	\$4,710.00	\$1,570.00
3	LIC-MS120-48LP-5YR	Meraki MS120-48LP Enterprise License and Support	665.00	60%	\$798.00	\$266.00
6	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$948.00	\$158.00
1	MS120-24P-HW	Meraki MS120-24P 1G L2 Cld -Mngd 24x GigE 370V	2,515.00	60%	\$1,006.00	\$1,006.00
1	LIC-MS120-24P-5YR	Meraki MS120-24P Enterprise License and Support	430.00	60%	\$172.00	\$172.00
1	MA-SFP-1GB-SX	Meraki 1000Base SX Multi-Mode	500.00	60%	\$200.00	\$200.00
1	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$158.00	\$158.00
1	MS120-24P-HW	Meraki MS120-24P 1G L2 Cld -Mngd 24x GigE 370V	2,515.00	60%	\$1,006.00	\$1,006.00
1	LIC-MS120-24P-5YR	Meraki MS120-24P Enterprise License and Support	430.00	60%	\$172.00	\$172.00
1	MA-SFP-1GB-SX	Meraki 1000Base SX Multi-Mode	500.00	60%	\$200.00	\$200.00
2	MS120-48LP-HW	Meraki MS120-48LP 1G L2 Cld Managed 48x GigE	3,925.00	60%	\$3,140.00	\$1,570.00
1	LIC-MS120-48LP-5YR	Meraki MS120-48LP Enterprise License and Support	665.00	60%	\$266.00	\$266.00
1	MA-SFP-1GB-SX	Meraki 1000Base SX Multi-Mode	500.00	60%	\$200.00	\$200.00
6	MA-SFP-1GB-TX	Meraki 1 GbE SFP Copper Module	395.00	60%	\$948.00	\$158.00
6	MA-CBL-TA-1M	Meraki 10 GbE Twinax Cable with SFP+ Modules, 1	100.00	60%	\$240.00	\$40.00
		Adding to existing MS350				
1	MS350-24P-HW	Meraki MS350-24P L3 Stck Cld-Mngd 24x GigE 370V	6,455.00	60%	\$2,582.00	\$2,582.00
1	LIC-MS350-24P-5YR	Meraki MS350-24P Enterprise License and Support	1,140.00	60%	\$456.00	\$456.00
1	CON-RO4-MS35024P	RMA ONLY 24X7X4 Meraki MS350-24P L3Cld-Mngd	2,440.00	25%	\$1,830.00	\$1,830.00
		Replacing Core				
0	MS425-16-HW	Meraki MS425-16 L3 Cld-Mngd 16x 10G SFP+ Switc	14,000.00	60%	\$0.00	\$5,600.00
0	LIC-MS425-16-5YR	Meraki MS425-16 Enterprise License and Support, 5	2,470.00	60%	\$0.00	\$988.00
0	CON-RO4-MS42516H	RMA ONLY 24X7X4 Meraki MS425-16 L3 Cld-Mngd	89.86	25%	\$0.00	\$67.40
40	MR42-HW	Meraki MR42 Cloud Managed AP	1,099.00	60%	\$17,584.00	\$439.60
40	LIC-ENT-5YR	Meraki MR Enterprise License, 5YR	450.00	60%	\$7,200.00	\$180.00
2	MR42E-HW	Meraki MR42E Cloud Managed Indoor AP with Exter	1,099.00	60%	\$879.20	\$439.60
2	LIC-ENT-5YR	Meraki MR Enterprise License, 5YR	450.00	60%	\$360.00	\$180.00
2	MA-ANT-3-E5	Meraki Indoor Dual-band Wide Patch Antenna, 5-po	599.00	60%	\$479.20	\$239.60
1		40 hour Block of time	7,500.00		\$7,500.00	\$7,500.00

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	D. Special Announcements
Subject	2. Recognize the 2018 Recycle Art Contest Winners.
Access	Public
Type	Information, Recognition

Public Content**BACKGROUND**

America Recycles Day is an annual event held nationwide by Keep America Beautiful. This year's America Recycles Day will be held on November 15. This will be the 7th year that the City of Sachse celebrates America Recycles Day. The day is recognized several ways in Sachse including a proclamation, an art contest, tailored story times at the Library, and education materials posted on the City's website.

In honor of America Recycles Day, students at Cheri Cox Elementary were challenged to design art using recycled materials. Rules were not set for this contest other than all artwork should be made from recycled old magazines, boxes, scrap paper, etc. All of the students did an excellent job on creating masterpieces from recycled materials.

More information about the America Recycles Day celebrations, as well as tips for recycling are available on the City's website.

OVERVIEW

The City will recognize one student contest winner from each grade who was selected for having the best recycled art project. The winning projects will be on display in the rotunda of City Hall then moved to be displayed at the Library until November 15, 2018.

RECOMMENDATION

Recognize winners from the 2018 Recycle Art Contest.

Kindergarten Winner: Gabriel Jolay

1st Grade Winner: Maddie Dixon

2nd Grade Winner: Addison Flynn

3rd Grade Winner: Lacey St. Clair

4th Grade Winner: Gavin Umbreit

Honorable Mention: Seya Rivera (in the 3rd Grade)

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	D. Special Announcements
Subject	3. Proclamation declaring November 15, 2018 as America Recycles Day.
Access	Public
Type	Recognition

Public Content**BACKGROUND**

America Recycles Day is an annual event held nationwide by Keep America Beautiful. This year's America Recycles Day will be held on November 15. This will be the 7th year that the City of Sachse celebrates America Recycles Day. The day is recognized several ways in Sachse including a proclamation, an art contest, tailored story times at the Library, and education materials posted on the City's website.

The Library will host a story times in honor of America Recycles Day to be held on November 14 at 1:30 p.m. Park Board members and Library staff will read stories about recycling and will also give out recycling items to the story time participants. An informational table is set up at the Sachse Library where patrons can view helpful information regarding recycling. In addition, staff will post recycling tips on Facebook to promote the importance of recycling, not only in the parks, but also throughout the community.

RECOMMENDATION

Proclaim November 15, 2018 as America Recycles Day.

The Parks and Recreation Department will accept the Proclamation.

[Recycles Day Proclamation .pdf \(147 KB\)](#)

PROCLAMATION

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

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

WHEREAS, by encouraging businesses, state agencies, nonprofit organizations, schools and individuals to celebrate America Recycles Day 2018, we can further promote recycling as an environmentally efficient and economically smart habit; and

WHEREAS, it is important that all Sachse citizens become involved in recycling activities and learn more about the many recycled and recyclable products available to them as consumers; it is also fitting for the City of Sachse to celebrate America Recycles Day 2018 and take action by educating citizens about the recycling options available in our community;

NOW, THEREFORE pursuant to the powers vested in me as Mayor of the City of Sachse, I do hereby proclaim **November 15, 2018 as "America Recycles Day"** in the City of Sachse, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 5th day of November, 2018.

Mike J. Felix
Mayor

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	1. Consider appointments to the City's Boards and Commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board.
Access	Public
Type	Action, Discussion
Recommended Action	Appoint individuals to the City's Boards and Commissions.

Public Content**BACKGROUND**

Every year, the City Council considers appointments to the City's Boards and Commissions. Interviews of members with expiring terms as well as new applicants are conducted prior to the appointment period. Initial rounds of interviews were conducted on September 25, 2018 and October 16, 2018.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Consider appointments to the City's Boards and Commissions:

- Planning and Zoning Commission
- Sachse Economic Development Corporation
- Board of Adjustments
- Library
- Parks and Recreation
- Animal Shelter
- Tax Increment Financing

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	2. Consider appointment(s) of Council liaisons to the City's Boards and Commissions.
Access	Public
Type	Action, Discussion, Information
Recommended Action	Appoint and make any changes to the Council liaison positions for the City's Boards and Commissions.

Public Content**BACKGROUND**

Every year, the City Council reviews the Council appointed liaisons to each Board or Commission.

OVERVIEW

The current liaisons to each Board, Commission or Committee are as follows:

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

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Appoint and make any changes to the Council liaison positions for the City's Boards and Commissions.

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	3. Consider authorizing the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000) for the City of Sachse Parks and Recreation Department.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	Yes
Dollar Amount	210,000.00
Budgeted	Yes
Budget Source	Municipal Development District Fund
Recommended Action	Authorize the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000.00) for the City of Sachse Parks and Recreation Department.
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

Public Content**BACKGROUND**

At the September 6 Municipal Development District (MDD) Board meeting, the Board recommended to the City Council the use of MDD funds to complete as many of the following park projects within the approved MDD fiscal year 2018-2019 budget of \$404,172.49. Projects include inclusive playground structures at Firefighters Park, a sand volleyball court (location to be determined at a future date), Dave Sanford Park playground replacement, Joe and Patricia Stone Park playground replacement, Salmon Park shelter rehabilitation, Cornwall Lane Park playground replacement, and Joe and Patricia Stone Park playground/pavilion lighting. At the October 1 City Council meeting, the City Council approved the requested budget of \$404,172.49 to complete the recommended MDD Projects.

Staff received quotes from multiple playground vendors to complete the playground additions and replacements for Dave Sanford Park, Joe and Patricia Stone Park, Cornwall Lane Park, and Firefighters Park.

RECOMMENDATION

Authorize the purchase of playground equipment from Lea Park and Play for Joe and Patricia Stone Park, Dave Sanford Park, Cornwall Lane Park, and Firefighters Park, not to exceed the budgeted funds of two hundred and ten thousand dollars (\$210,000) for the City of Sachse Parks and Recreation Department.

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	4. Consider a resolution authorizing purchase orders in the amount not to exceed six hundred twenty-four thousand four hundred and ninety-five dollars (\$624,495.00) to Reynolds Asphalt and Construction Company, for asphalt roadway improvement projects; authorizing its execution by the City Manager; and providing an effective date.
Access	Public
Type	Action
Preferred Date	Nov 05, 2018
Absolute Date	Nov 05, 2018
Fiscal Impact	Yes
Dollar Amount	624,495.00
Budgeted	Yes
Budget Source	Street Maintenance Tax, General Fund
Recommended Action	Approve a resolution authorizing purchase orders in the amount not to exceed six hundred twenty-four thousand four hundred and ninety-five dollars (\$624,495.00) to Reynolds Asphalt and Construction Company, for asphalt roadway improvement projects; authorizing its execution by the City Manager; and providing an effective date.

Public Content**BACKGROUND**

The City of Sachse utilizes the PASER system to analyze and score streets based upon pavement condition. This information is utilized by City staff and the City Council on annual basis to rank streets in the community and determine which streets are in need of rehabilitation.

OVERVIEW

During the 2018-2019 budget process, the following asphalt streets/groups of streets were identified to receive funding from the Street Maintenance Tax for rehabilitation:

- Pecan Grove (\$88,000)
- Sable Lane (\$200,000)
- Sachse South Estates (\$455,000)

The PASER information for each street is provided in the attached presentation.

Final Quotes Received (\$544,495.00)

- Sachse South Estates - \$343,967.50
- Pecan Grove - \$60,155.00

- Sable Lane - \$140,372.50

The total quoted cost is \$198,505 under budget. These savings are due to high material quantities resulting in lower unit prices than anticipated.

Staff recommends setting aside \$20,000 of the available \$198,505 to be used for contingency, in case there are additional quantities needed on the projects already budgeted.

Staff also recommends using the available funds to complete patching on minor arterials where rutting and potholes exist:

- Sachse Road Patching (\$30,000)
- Merritt Road Patching (\$30,000)

Finally, staff recommends using the remaining funds (\$108,505) to complete additional street panel replacements on Tina Street. This item will be presented in a separate agenda item.

POLICY CONSIDERATIONS

It is the responsibility of the City of Sachse to maintain, upgrade, and improve public roads as necessary in the City of Sachse.

Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act, and Chapter 271.102 of the Texas Local Government Code, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment, goods, and services.

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

Contract pricing from the City of Grand Prairie Bid 11099 "Pavement Resurfacing Services with Reynolds Asphalt and Construction Company," may be utilized by the City of Sachse for asphalt roadway improvements

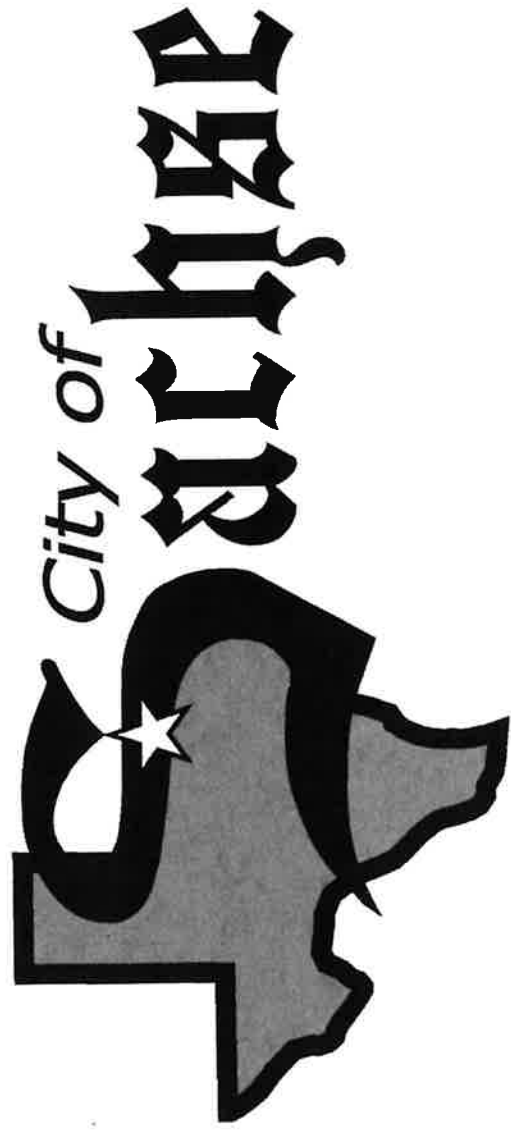
RECOMMENDATION

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

2018-2019 Asphalt Pavement Projects Quote.pdf (327 KB)

Asphalt Street Maintenance Projects.pdf (1,493 KB)

Resolution for Purchase Orders to Reynolds Asphalt.docx (15 KB)



FY 2018-2019 Asphalt Street Maintenance Projects

CITY COUNCIL

NOVEMBER 5, 2018



Overview

- Street Maintenance Overview
- Budgeted Asphalt Street Maintenance Projects for FY 2018-2019
- Potential Additional Asphalt Street Maintenance Projects
- Next Steps



Street Maintenance Methodology

- Identify the lowest scoring streets which have feasible budgets to be improved with Street Maintenance Tax Funds
- Utilize County participation to rehabilitate major roadways
- Utilize Street Department staff to complete smaller, manageable panel replacement projects on streets where it will have the biggest impact
- Utilize private construction companies to handle larger projects
- Focus on raising streets to a PASER rating of 7+

PASER Ratings - Asphalt

Project #	Street Name	Intersections	Replacement Type	PASER Rating
A51	Ben Davis Road	New Ben Davis to Bunker Hill	Full Depth	1
A7	West Creek	Sachse Road to Timber Creek	Full Depth	2
A10	Dewitt Street	Ponderosa Tr. To 3rd St.	Full Depth	2
★ A14	Pecan Grove Dr.	Murphy Road to End	Full Depth	2
★ A15	Hilltop Tr. & Meadow Ln.	Murphy Rd. to Blackburn Rd.	Full Depth	2
A39	Sachse Street	4th to 5th	Full Depth	2
★ A42	Sable Lane	Williford to SH 78	Full Depth	2
A2	Bailey Road	Hooper to Sachse Road	Full Depth	2
★ A4	Sachse Road	SH 78 to 5th Street	Full Depth	3
★ A5	Sachse Road	Public Works to City Limit	Full Depth	3
A16	Anthony Ln.	Williford Rd. to Bailey Rd.	Full Depth	3
★ A20	Vicksburg Drive	Ben Davis to Jefferson	Full Depth	3
★ A23	Greensboro Drive	Vicksburg to Cornwall	Full Depth	3
★ A24	Dixie Circle	Cornwall to End	Full Depth	3
A31	Ben Davis Road	DeWitt to Vicksburg	Full Depth	3
A34	3rd Street	Blackburn to McDearmon	Full Depth	3
A35	3rd Street	McDearmon to DeWitt	Full Depth	3
A36	3rd Street	DeWitt to SH 78	Full Depth	3
A38	Fourth Street	Floyd to DeWitt	Full Depth	3
A40	DeWitt Road	5th to 3rd	Full Depth	3
A41	Coral Lane	Sable to Williford	Full Depth	3
A43	Merritt Road	Sachse Road to Hudson Drive	Full Depth	3
A45	Eastview Drive	Pleasant Valley Road to End	Full Depth	3
A53	Billingsley Street	SH78 to 7th St	Full Depth	3

Budgeted FY 2018-2019 Street Maintenance Projects

- Dallas County Partnership Project (underway)
 - Sachse Road Maintenance (SH 78 to 5th Street & Pinnacle Oaks to City Limit)
 - PASER Rating: 1, 2
 - Cost: \$350,000 (City - \$175,000)
 - Funding Source: Dallas County Match, Street Maintenance Line Item
 - Notes: Project approved by Dallas County and City Council earlier this year
 - Construction began in October
- **City Street Maintenance Projects (proposed)**
 - #1 - Sachse South Estates (\$455,000 budget)
 - #2 - Pecan Grove (\$88,000 budget)
 - #3 - Sable Lane (\$200,000 budget)

Street Maintenance Project #1

- Sachse South Estates Rehabilitation - \$455,000
 - Vicksburg Drive – PASER 3 - \$205,000
 - Greensboro Drive – PASER 3 - \$80,000
 - Dixie Circle – PASER 3 - \$30,000
 - North ½ of Cornwall Lane - \$70,000 (South ½ paved in 2016-17)
 - North ½ of Jefferson Drive - \$70,000 (South ½ paved in 2016-17)



Street Maintenance Project #2

- Pecan Grove- \$88,000
- PASER - 2



Street Maintenance Project #3

- Sable Lane - \$200,000
- PASER - 2



City Street Maintenance Project Costs

- FY 2018-2019 Budgeted Costs (\$743,000)
 - Sachse South Estates (\$455,000 budget)
 - Pecan Grove (\$88,000 budget)
 - Sable Lane (\$200,000 budget)
- **Final Quotes Received (\$544,495.00)**
 - Sachse South Estates - \$343,967.50
 - Pecan Grove - \$60,155.00
 - Sable Lane - \$140,372.50
- **Project cost is \$198,505.00 under budget**
- Savings are due to high material quantities resulting in lower unit prices than anticipated

Recommended Additional Street Maintenance Projects for Consideration

- Staff recommends setting aside \$20,000 of the available \$198,505 to be used for contingency, in case there are additional quantities needed on the projects already budgeted.
- Staff also recommends using the available funds to complete patching on minor arterials where rutting and potholes exist:
 - Sachse Road Patching (\$30,000)
 - Merritt Road Patching (\$30,000)
- Finally, staff recommends using the remaining funds (\$108,505) to complete additional street panel replacement on Tina Street. This item will be presented in a separate agenda item.

Staff Recommendations

- Staff recommends that the City Council approve a resolution funding a total of \$624,495.00 in asphalt rehabilitation projects for construction.
 - Sachse South Estates - \$343,967.50
 - Pecan Grove - \$60,155.00
 - Sable Lane - \$140,372.50
 - \$30,000 for Sachse Road Patching
 - \$30,000 for Merritt Road Patching
 - \$20,000 contingency budget

Next Steps

- Staff will work with the contractor to schedule the work to be completed in FY 18-19.



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING PURCHASE ORDERS IN THE AMOUNT NOT TO EXCEED SIX HUNDRED TWENTY-FOUR THOUSAND FOUR HUNDRED NINETY-FIVE DOLLARS (\$624,495.00) TO REYNOLDS ASPHALT AND CONSTRUCTION COMPANY, INCORPORATED FOR ASPHALT ROADWAY IMPROVEMENT PROJECTS; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Capital Improvement Plan includes asphalt street maintenance projects for Sachse South Estates, Pecan Grove, and Sable Lane; and

WHEREAS, asphalt patching is required on two minor arterial roadways, Sachse Road and Merritt Road; and

WHEREAS, the Street Maintenance Tax Fund and the General Fund shall be the designated funding source for these asphalt street maintenance projects; and

WHEREAS, Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act, and Chapter 271.102 of the Texas Local Government Code authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment, goods and services; and

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

WHEREAS, the City of Sachse desires to utilize contract pricing from the City of Grand Prairie Bid 11099 for Pavement Resurfacing Services with Reynolds Asphalt and Construction Company for asphalt roadway improvements; and

WHEREAS, Purchase Orders need to be authorized by the City Council for said asphalt roadway improvements and the City Manager should be authorized to execute said Purchase Orders not to exceed \$624,495.00 as the total aggregate of all Purchase Orders to be executed.

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

SECTION 1: That the City Council hereby approves Purchase Orders for asphalt roadway improvements and authorizes the City Manager to execute said Purchase Orders not to exceed six hundred twenty-four thousand four hundred ninety-five dollars (\$624,495.00) as the total aggregate of all Purchase Orders to be executed.

SECTION 2: That the funding source for these Purchase Orders is the Street Maintenance Tax Fund and the General Fund.

SECTION 3: That this resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED this 5th day of November, 2018. CITY OF SACHSE,
TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

REYNOLDS ASPHALT & CONSTRUCTION COMPANY

Since 1981

P.O. Box 370 * Euless, TX 76039
Metro (817) 267-3131 * Fax (817) 267-7022

Various Streets
Sachse, Texas
City of Sachse

Item	Description	Estimated Quantity	Unit	Unit Bid	Bid Extension
Pecan Grove					
5	2" Ty "D" HMAC	350.0	TON	\$74.50	\$26,075.00
10	Additional Mileage Hauled more than 10 miles	350.0	TON	\$19.20	\$6,720.00
17	8"-28#/SY Cement Stab Existing	3,100.0	SY	\$7.90	\$24,490.00
26	Backfill Shoulders	2,050.0	LF	\$1.40	\$2,870.00
					<u>\$60,155.00</u>
Sable Lane					
5A	2" Ty "D" HMAC	825.0	TON	\$74.50	\$61,462.50
10A	Additional Mileage Hauled more than 10 miles	825.0	TON	\$19.20	\$15,840.00
17A	8"-28#/SY Cement Stab Existing	7,140.0	SY	\$7.90	\$56,406.00
26A	Backfill Shoulders	4,760.0	LF	\$1.40	\$6,664.00
					<u>\$140,372.50</u>
Sachse South Estates					
5B	2" Ty "D" HMAC	2,025.0	TON	\$74.50	\$150,862.50
10B	Additional Mileage Hauled more than 10 miles	2,025.0	TON	\$19.20	\$38,880.00
17B	8"-28#/SY Cement Stab Existing	16,800.0	SY	\$7.90	\$132,720.00
20B	Hauling Excessive Material	1,150.0	CY	\$18.70	\$21,505.00
					<u>\$343,967.50</u>
Total					\$544,495.00

CITY OF SACHSE

Pecan Grove

		UNIT PRICE	TOTAL	TOTAL
		BID	QUANTITY	COMPLETED TO DATE
1	HMAC Type D Delivered more than 1500 tons	TONS \$ 74.50	350.00	\$ 26,075.00
2	HMAC Type D Delivered 500 to 1499 tons	TONS \$ 80.00		\$ -
3	HMAC Type D Delivered less than 499 tons	TONS \$ 92.00		\$ -
4	HMAC Type C Delivered more than 1500 tons	TONS \$ 74.00		\$ -
5	HMAC Type C Delivered 500 to 1499 tons	TONS \$ 78.30		\$ -
6	HMAC Type C Delivered less than 499 tons	TONS \$ 92.00		\$ -
7	HMAC Type B Delivered more than 1500 tons	TONS \$ 73.50		\$ -
8	HMAC Type B Delivered 500 to 1499 tons	TONS \$ 77.00		\$ -
9	HMAC Type B Delivered less than 499 tons	TONS \$ 91.00		\$ -
10	Additional Mileage Hauled beyond the first 10 from bidders plant Items# 1-9 Per Ton Per Mile	EACH \$ 19.20	350.00	\$ 6,720.00
	**NOTE: \$0.60 per mile @ 32 miles **	PER TON MILE		
11	Move In/Out Charge for projects under 499 tons	EACH \$ 1,200.00		\$ -
12	Thoroughfare Traffic Control Charges Per street	EACH \$ 2,400.00		\$ -
13	Manhole Ring Riser Adjustment/Placement Ring	EACH \$ 240.00		\$ -
14	Valve Ring Riser Adjustment/Placement Ring	EACH \$ 150.00		\$ -
15	Base Repair - 6" Flex Base & 2" HMAC	SY \$ 67.00		\$ -
16	Base Repair - Flex Base installed only	TONS \$ 32.20		\$ -
17	8" Cement Stab Existing - more than 3000 sy	SY \$ 7.90	3,100.00	\$ 24,490.00
18	8" Cement Stab Existing - 1400 to 2999 sy	SY \$ 9.00		\$ -
19	8" Cement Stab Existing - less than 1399 sy	SY \$ 16.50		\$ -
20	Hauling Excessive Material more than 101 cy	CY \$ 18.70		\$ -
21	Hauling Excessive Material 51 to 100 cy	CY \$ 21.00		\$ -
22	Hauling Excessive Material less than 50 cy	CY \$ 30.00		\$ -
23	Wedge Mill	LF \$ 3.80		\$ -
24	Full Depth Milling 0-4"	SY \$ 4.50		\$ -
25	Full Depth Milling Each Additional Inch	SY \$ 0.75		
26	Backfill Shoulders	LF \$ 1.40	2,050.00	\$ 2,870.00
27	8" Pulverization	SY \$ 4.45		\$ -
28	Petromat less than 2500 SY	SY \$ 5.35		\$ -
29	Petromat 2500 - 4999 SY	SY \$ 3.15		\$ -
30	Petromat more 5000 SY	SY \$ 2.60		\$ -

TOTAL FOR PAGE

\$ 60,155.00

CITY OF SACHSE

Sable Lane

		UNIT PRICE		TOTAL	TOTAL
		BID		QUANTITY	COMPLETED TO DATE
1	HMAC Type D Delivered more than 1500 tons	TONS	\$ 74.50	825.00	\$ 61,462.50
2	HMAC Type D Delivered 500 to 1499 tons	TONS	\$ 80.00		\$ -
3	HMAC Type D Delivered less than 499 tons	TONS	\$ 92.00		\$ -
4	HMAC Type C Delivered more than 1500 tons	TONS	\$ 74.00		\$ -
5	HMAC Type C Delivered 500 to 1499 tons	TONS	\$ 78.30		\$ -
6	HMAC Type C Delivered less than 499 tons	TONS	\$ 92.00		\$ -
7	HMAC Type B Delivered more than 1500 tons	TONS	\$ 73.50		\$ -
8	HMAC Type B Delivered 500 to 1499 tons	TONS	\$ 77.00		\$ -
9	HMAC Type B Delivered less than 499 tons	TONS	\$ 91.00		\$ -
10	Additional Mileage Hauled beyond the first 10 from bidders plant Items# 1-9 Per Ton Per Mile	EACH	\$ 19.20	825.00	\$ 15,840.00
	**NOTE: \$0.60 per mile @ 32 miles **	PER TON MILE			
11	Move In/Out Charge for projects under 499 tons	EACH	\$ 1,200.00		\$ -
12	Thoroughfare Traffic Control Charges Per street	EACH	\$ 2,400.00		\$ -
13	Manhole Ring Riser Adjustment/Placement Ring	EACH	\$ 240.00		\$ -
14	Valve Ring Riser Adjustment/Placement Ring	EACH	\$ 150.00		\$ -
15	Base Repair - 6" Flex Base & 2" HMAC	SY	\$ 67.00		\$ -
16	Base Repair - Flex Base installed only	TONS	\$ 32.20		\$ -
17	8" Cement Stab Existing - more than 3000 sy	SY	\$ 7.90	7,140.00	\$ 56,406.00
18	8" Cement Stab Existing - 1400 to 2999 sy	SY	\$ 9.00		\$ -
19	8" Cement Stab Existing - less than 1399 sy	SY	\$ 16.50		\$ -
20	Hauling Excessive Material more than 101 cy	CY	\$ 18.70		\$ -
21	Hauling Excessive Material 51 to 100 cy	CY	\$ 21.00		\$ -
22	Hauling Excessive Material less than 50 cy	CY	\$ 30.00		\$ -
23	Wedge Mill	LF	\$ 3.80		\$ -
24	Full Depth Milling 0-4"	SY	\$ 4.50		\$ -
25	Full Depth Milling Each Additional Inch	SY	\$ 0.75		
26	Backfill Shoulders	LF	\$ 1.40	4,760.00	\$ 6,664.00
27	8" Pulverization	SY	\$ 4.45		\$ -
28	Petromat less than 2500 SY	SY	\$ 5.35		\$ -
29	Petromat 2500 - 4999 SY	SY	\$ 3.15		\$ -
30	Petromat more 5000 SY	SY	\$ 2.60		\$ -

TOTAL FOR PAGE

\$ 140,372.50

CITY OF SACHSE

Sachse South Estates

		UNIT PRICE	TOTAL	TOTAL
		BID	QUANTITY	COMPLETED TO DATE
1	HMAC Type D Delivered more than 1500 tons	TONS \$ 74.50	2,025.00	\$ 150,862.50
2	HMAC Type D Delivered 500 to 1499 tons	TONS \$ 80.00		\$ -
3	HMAC Type D Delivered less than 499 tons	TONS \$ 92.00		\$ -
4	HMAC Type C Delivered more than 1500 tons	TONS \$ 74.00		\$ -
5	HMAC Type C Delivered 500 to 1499 tons	TONS \$ 78.30		\$ -
6	HMAC Type C Delivered less than 499 tons	TONS \$ 92.00		\$ -
7	HMAC Type B Delivered more than 1500 tons	TONS \$ 73.50		\$ -
8	HMAC Type B Delivered 500 to 1499 tons	TONS \$ 77.00		\$ -
9	HMAC Type B Delivered less than 499 tons	TONS \$ 91.00		\$ -
10	Additional Mileage Hauled beyond the first 10 from bidders plant Items# 1-9 Per Ton Per Mile	EACH \$ 19.20	2,025.00	\$ 38,880.00
	**NOTE: \$0.60 per mile @ 32 miles **	PER TON MILE		
11	Move In/Out Charge for projects under 499 tons	EACH \$ 1,200.00		\$ -
12	Thoroughfare Traffic Control Charges Per street	EACH \$ 2,400.00		\$ -
13	Manhole Ring Riser Adjustment/Placement Ring	EACH \$ 240.00		\$ -
14	Valve Ring Riser Adjustment/Placement Ring	EACH \$ 150.00		\$ -
15	Base Repair - 6" Flex Base & 2" HMAC	SY \$ 67.00		\$ -
16	Base Repair - Flex Base installed only	TONS \$ 32.20		\$ -
17	8" Cement Stab Existing - more than 3000 sy	SY \$ 7.90	16,800.00	\$ 132,720.00
18	8" Cement Stab Existing - 1400 to 2999 sy	SY \$ 9.00		\$ -
19	8" Cement Stab Existing - less than 1399 sy	SY \$ 16.50		\$ -
20	Hauling Excessive Material more than 101 cy	CY \$ 18.70	1,150.00	\$ 21,505.00
21	Hauling Excessive Material 51 to 100 cy	CY \$ 21.00		\$ -
22	Hauling Excessive Material less than 50 cy	CY \$ 30.00		\$ -
23	Wedge Mill	LF \$ 3.80		\$ -
24	Full Depth Milling 0-4"	SY \$ 4.50		\$ -
25	Full Depth Milling Each Additional Inch	SY \$ 0.75		
26	Backfill Shoulders	LF \$ 1.40		\$ -
27	8" Pulverization	SY \$ 4.45		\$ -
28	Petromat less than 2500 SY	SY \$ 5.35		
29	Petromat 2500 - 4999 SY	SY \$ 3.15		
30	Petromat more 5000 SY	SY \$ 2.60		

TOTAL FOR PAGE

\$ 343,967.50

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	5. Consider a resolution awarding the bid for the construction of the Sachse Water Relocation Project on Sachse Street, 2nd Street, and Dewitt Street to GROD Construction, in an amount not to exceed forty-seven thousand, one hundred dollars (\$47,100.00).
Access	Public
Type	Action
Preferred Date	Nov 05, 2018
Absolute Date	Nov 05, 2018
Fiscal Impact	Yes
Dollar Amount	47,100.00
Budgeted	Yes
Budget Source	Utility Fund
Recommended Action	Approve a resolution awarding the bid for the construction of the Sachse Water Relocation Project on Sachse Street, 2nd Street, and Dewitt Street to GROD Construction, in an amount not to exceed forty-seven thousand, one hundred dollars and zero cents (\$47,100.00).

Public Content**BACKGROUND**

The project scope includes the abandonment of an old water main in the alley between Dewitt Street and Sachse Street, from 2nd Street to Ben Davis Road. The old 4" cast iron water main is of a sub-standard size and is past its lifespan. There are seven (7) homes on this block that currently utilize the old water main. These homes need to be connected to water mains in the street, which are newer and of a larger size (8" PVC versus 4" cast iron in the alley). Staff has installed new meter boxes and water services from the meter boxes to the water mains in Dewitt Street, Sachse Street, and 2nd Street in order to reduce the project scope for the contractor and save money.

The scope for the contractor will consist of running new water service from the meter box at the street, around to the back side of the homes, and connecting into the existing water service for the home. Staff will notify property owners once the project is approved by the City Council and will be coordinating this work with each individual property owner until the work is complete.

OVERVIEW

The project was advertised for bid in the Sachse News and through an online bid advertising website, www.civcast.com. City staff held a non-mandatory pre-bid meeting on October 11, 2018. Staff opened bids on October 25, 2018. Three (3) bids were received. A tabulation of the bids is provided in Exhibit 1. The lowest qualified bidder is GROD Construction with a bid of forty-seven thousand, one hundred dollars (\$47,100.00).

POLICY CONSIDERATIONS

It is the responsibility of the City to maintain a high level of utility service for our citizens. This project will improve water pressure and volume for the existing homes, and allow the City to take an older problematic water main out of the public water system.

RECOMMENDATION

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

[Exhibit 1.pdf \(25 KB\)](#)[Resolution to Award of Sachse Water Relocation Project-LR.pdf \(63 KB\)](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AWARING THE BID FOR THE CONSTRUCTION OF THE SACHSE WATER RELOCATION PROJECT ON SACHSE STREET, 2nd STREET, AND DEWITT STREET, TO GROD CONSTRUCTION, IN AN AMOUNT NOT TO EXCEED FORTY-SEVEN THOUSAND ONE HUNDRED DOLLARS AND ZERO CENTS (\$47,100.00); AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for a contractor to construct water relocation improvements in the City of Sachse Texas in order to rehabilitate water infrastructure in a residential neighborhood; and

WHEREAS, the project will improve water service for the citizens of the City of Sachse; and

WHEREAS, the project is included in the 2017-2018 Capital Improvement Plan as a rehabilitation projects W-14-05 with a total project budget of \$109,200.00; and

WHEREAS, the project funding source for the project includes funding from the Utility Fund for the City of Sachse, Texas; and

WHEREAS, the total City funding for the project shall not exceed \$47,100.00; and

WHEREAS, the City has taken sealed bids and City staff is recommending award to the lowest responsible bidder meeting the specifications; and

WHEREAS, the City Council of the City of Sachse, Texas desires to award the contract.

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

SECTION 1. That the Bid for the construction of the Water Relocation project on Sachse Street, 2nd Street, and Dewitt Street is hereby awarded to GROD Construction, in an amount not to exceed forty-seven thousand one hundred dollars and zero cents (\$47,100.00).

SECTION 2. That the City Manager is authorized to execute an agreement with GROD Construction, in a form approved by the City Attorney.

SECTION 3. That this resolution shall take effect immediately from and upon its adoption and it is so resolved.

DULY RESOLVED AND ADOPTED this 5th day of November, 2018. City of Sachse,
Texas.

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	6. Consider a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects.
Access	Public
Type	Action
Preferred Date	Nov 05, 2018
Absolute Date	Nov 05, 2018
Fiscal Impact	Yes
Dollar Amount	94,159.02
Budgeted	Yes
Budget Source	Street Maintenance Tax
Recommended Action	Approve a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects; authorizing its execution by the City Manager; and providing an effective date.

Public Content**BACKGROUND**

The 2017-2018 Capital Improvement Plan included funding of \$60,000 for concrete panel replacement on Tina Street. This funding allowed for panel replacement on Tina Street from Sachse Street to just past Leasa Court. In the FY 2018-19 Budget, the Capital Improvement Plan funding for asphalt projects was higher than the final quotes that the City received for Sachse South Estates, Sable Lane, and Pecan Grove Drive. Staff is recommending that these funds be utilized to complete additional panel replacements on Tina Street from Leasa Court to Welch Lane, where there are multiple areas of the street in structural failure.

The City of Sachse utilizes the PASER system to analyze and score streets based upon pavement condition. This information is utilized by City staff and the City Council on annual basis to rank streets in the community and determine which street are in need of rehabilitation. Tina Street is currently ranked as a 3 on the PASER Scale. Completing the work budgeted in FY 17-18, along with the work proposed in this agenda item, will raise the PASER Score to a 7 or 8.

The attached presentation provides site photos of the street, along with the PASER information.

POLICY CONSIDERATIONS

It is the responsibility of the City of Sachse to maintain, upgrade, and improve public roads as necessary in the City of Sachse. Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act, and Chapter 271.102 of the Texas Local Government Code, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment, goods, and services. The City Council of the City of Sachse, Texas has approved the Master Interlocal Cooperative Purchasing Agreement with the

City of Grand Prairie for the purchase of necessary equipment, goods, and services (Resolution No. 3360). Contract pricing from the City of Grand Prairie may be utilized by the City of Sachse for concrete roadway improvements.

RECOMMENDATION

Approve a resolution approving a purchase order in the amount not to exceed ninety-four thousand, one hundred and fifty-nine dollars and two cents (\$94,159.02) to McMahon Contracting L.P. for concrete improvement projects; authorizing its execution by the City Manager; and providing an effective date.

[McMahon Tina 2.pdf \(70 KB\)](#)[Tina Street.pdf \(1,574 KB\)](#)[Resolution for Purchase Orders to McMahon Contracting.docx.pdf \(80 KB\)](#)



Tina Street Pavement Rehabilitation

CITY COUNCIL

NOVEMBER 5, 2018



Overview

- Street Maintenance Overview
- PASER Ratings
- Tina Street – Site Photos
- Phase 1 (FY 17-18) Construction
- Recommended Phase 2 (FY 18-19) Construction
- Funding Source
- Staff Recommendations
- Next Steps



Street Maintenance Overview

- Identify the lowest scoring streets which have feasible budgets to be improved with Street Maintenance Tax Funds
- Utilize County participation to rehabilitate major roadways
- Utilize Street Department staff to complete smaller, manageable panel replacement projects on streets where it will have the biggest impact
- Utilize private construction companies to handle larger projects
- Focus on raising streets to a PASER rating of 7+



PASER Ratings - Concrete

Project #	Street Name	Intersections	Estimated Cost	PASER Rating
★ C13	Brookview Court Alley	N/A	\$ 78,583.33	2
C118	Peachtree Lane	Timber Creek to Cedar Creek	\$ 435,722.22	2
C144	Williams Street	Bryan Street to Jewell Street	\$ 365,700.00	2
★ C34	Tina Street	Sachse Street to Welch Lane	\$ 156,800.00	5
C20	William Street	Jewel St. to Bryan St.	\$ 104,533.33	3
★ C32	Herring Circle	Ingram to Ingram	\$ 496,000.00	3
C66	Seventh Street	Bryan St to Lillie	\$ 405,066.67	3
C67	Seventh Street	Lillie to Salmon	\$ 354,666.67	3
★ C78	Briarcrest Lane	Hunters Ridge Drive to Miles Road	\$ 336,694.44	3
C79	Rustic Ridge Court	Hunters Ridge to Emerson Way	\$ 316,888.89	3
C80	Emerson Way	Gatewood to Rustic Ridge	\$ 198,055.56	3
C81	Gatewood Court	Camden to Emerson Way	\$ 316,888.89	3
C116	Orchard Drive	Timbercreek Circle to Cedar Creek Lane	\$ 435,722.22	3
C117	Orchard Drive	Sachse Road to Timber Creek Circle	\$ 514,944.44	3
C119	Peachtree Lane	Sachse Road to Timber Creek Circle	\$ 475,333.33	3

Tina Street – Site Photos



Phase 1 (FY 17-18 Funding)

- The FY 2017-2018 Budget included \$60,000 in funding for panel replacement on Tina Street
- The contractor was delayed this summer, and is planning to complete the project during the winter months
- This project was limited in scope, and only included panel replacement from Sachse Street to just past Leasa Court



Phase 2 (FY 18-19 Funding)

- Staff is recommending an additional \$94,159.02 in funding for a second phase of panel replacement on Tina Street, to be completed at the same time as the first phase this winter.
- The proposed second phase goes all the way to Welch Lane, including all of the areas of structural failure in the street.
- Since Tina Street is a main access point for the neighborhood, improving the street will benefit all citizens in the neighborhood.



Project Funding

- Funding Status
 - FY 2018-2019 Budgeted Costs (\$743,000)
 - Final Quotes Received (\$544,495.00)
 - **Asphalt Project cost is \$198,505.00 under budget**
- Staff recommends \$94,159.02 be re-allocated to Tina Street (Street Maintenance Tax Funds)

Staff Recommendations

- Staff recommends that the City Council approve a resolution funding a total of \$94,159.02 for concrete street rehabilitation on Tina Street.



Next Steps

- If approved, staff will work with the contractor to schedule the work to be completed in FY 18-19.



PROPOSAL



3019 ROY ORR BLVD

GRAND PRAIRIE , TX 75050

Contact: ERIC MCMAHON

Phone: 972-263-6907

Fax: 972-264-0008

Quote To: Jeremy Wiseman
City of Sachse

Phone:

Fax:

Job Name: Tina Street Physical year 2019

Date of Plans:

Revision Date:

N/A

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	UNCLASSIFIED EXCAVATION	218.00	CY	18.50	4,033.00
	REMOVE 6" TO 10" THICK REINFORCED CONCRETE	973.00	SY	11.59	11,277.07
	8IN CONCRETE PAVEMENT 6.5SK(4500PSI) 1001+SY	973.00	SY	60.25	58,623.25
	6" INTEGRAL CURB	610.00	LF	2.65	1,616.50
	SDHPT GRADE 2, TY A FLEXBASE	410.00	TON	35.62	14,604.20
	SAW CUT FULL DEPTH CONCRETE	710.00	LF	3.00	2,130.00
	TRAFFIC CONTROL	1.00	EA	1,200.00	1,200.00
	SOD BEHIND CURB	135.00	SY	5.00	675.00
GRAND TOTAL					\$94,159.02

NOTES:

Prices quoted exclude:

Safety classes, bonds, testing, staking, barricades, inspection fees.

All work to be performed in one move in per street each additional move in add \$3500.00.

Utility adjustments are to be performed by others.

Retainage withheld is to be a maximum of 5%, with monthly progress payments.

Price good until December 2018, then subject to increase.

Payment on final measured quantities.

THIS PROPOSAL AND CONDITION BECOME PART OF ANY WORK ORDER OR CONTRACT ISSUED RELATING TO THIS PROPOSAL.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING PURCHASE ORDERS IN THE AMOUNT NOT TO EXCEED NINETY-FOUR THOUSAND ONE HUNDRED AND FIFTY NINE DOLLARS AND TWO CENTS (\$94,159.02) TO MCMAHON CONTRACTING, L.P., FOR CONCRETE ROADWAY IMPROVEMENT PROJECTS; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Capital Improvement Plan includes concrete roadway improvements; and

WHEREAS, the 2-17-2018 Capital Improvement Plan includes concrete roadway improvements for Tina Street; and

WHEREAS, City staff has identified a second phase of concrete improvements needed on Tina Street in order to adequately address the segments of the street which are in sub-standard condition; and

WHEREAS, Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act, and Chapter 271.102 of the Texas Local Government Code authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment, goods and services; and

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

WHEREAS, the City of Sachse desires to utilize contract pricing from the City of Grand Prairie Bid 11099 for Pavement Resurfacing Services with McMahon Contracting, L.P. for concrete roadway improvements to Tina Street; and

WHEREAS, Purchase Orders need to be authorized by the City Council for said concrete roadway improvements and the City Manager should be authorized to execute said Purchase Orders not to exceed \$94,159.02 as the total aggregate of all Purchase Orders to be executed.

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

SECTION 1: That the City Council hereby approves Purchase Orders for concrete roadway improvements and authorizes the City Manager to execute said Purchase Order not to exceed ninety-four thousand one hundred fifty-nine dollars and two cents (\$94,159.02).

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

DULY RESOLVED AND ADOPTED this 5th day of November, 2018. CITY OF SACHSE,
TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	7. Consider authorizing the City Manager to execute an agreement for professional services with NewGen Strategies and Solutions to provide a Water and Wastewater Cost of Service Rate Study.
Access	Public
Type	Action
Preferred Date	Nov 05, 2018
Absolute Date	Nov 05, 2018
Fiscal Impact	Yes
Dollar Amount	24,660.00
Budgeted	Yes
Budget Source	Utility Fund
Recommended Action	Authorize the City Manager to execute an agreement for professional services with NewGen Strategies and Solutions to provide a Water and Wastewater Cost of Service Rate Study.

Public Content**BACKGROUND**

The City is entering the final year of a five-year rate plan adopted in 2014. The FY 2018-2019 budget included \$40,000 for funding a review of the current rate structure and update to the cost of service model. The previous study completed in 2014 was conducted by Economists.com; this firm merged with another company in the years since that study was completed. City staff interviewed the newly-merged entity, Willdan, Inc. and NewGen Strategies and Solutions. Staff is recommending approval of a personal services agreement with NewGen Strategies and Solutions.

POLICY CONSIDERATIONS

The Utility Fund operates as an enterprise fund, and all costs are financed through charges to the utility customers. Regular periodic updates to the rate schedule and underlying methodology are necessary to ensure the continued financial stability of the fund.

RECOMMENDATION

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

20181030-SACHSE NewGen Strategies Solutions Professional Services Agreement (Consultant Services)-103901.pdf (911 KB)

Water Rate Study Update Presentation.pdf (304 KB)

WATER/SEWER RATE STUDY UPDATE

CITY COUNCIL

NOVEMBER 5, 2018



BACKGROUND-PURPOSE

- The Utility Fund is operated as an enterprise fund—all costs are covered by customer charges.
 - Operating: Salaries, supplies, maintenance and contractual (NTMWD and Garland Sewer)
 - Capital: Equipment, system and facility expansion and long-term maintenance
 - Debt: Principal and interest payments on debt issued for infrastructure projects
- The basis for the rates charged to customers for services is a cost of service model.
- Cost of service models need to be regularly updated to remain relevant.

BACKGROUND-HISTORY

- Rates in effect prior to 10/1/2014 were not sufficient to cover operating costs and were not able to support routine maintenance of capital expansion.
- Previous study completed July 2014.
- Five-year rate plan adopted for FY 2015-FY2019.
- Adopted plan was designed to provide funding for 50% of capital and maintenance.
- Annual increases to water charges ranged from 25% to 6% in the final year.
- Annual increases to sewer charges ranged from 20% to 4% in the last three years.
- Loosening of NTMWD watering restrictions resulted in increased water usage and provided funding for additional capital and maintenance projects as well as debt coverage.

SCOPE/DELIVERABLES

- Analyze and assess current rate structure
- Determine updated cost of service
- Electronic copy of updated five-year rate model
- Alternative rate structures for consideration
- Four formal meetings
 - Staff kick-off
 - Staff preliminary findings
 - Council workshop covering findings and recommendations
 - Final meeting to adopt chosen plan
- PowerPoint presentation for use in public outreach meetings.

SCHEDULE

- November—Kickoff and data collection
- December/January—Model development, benchmarking, revenue requirements, etc.
- January/February—Rate scenarios
- February—Present preliminary findings to staff
- March—Council work session
- March/April—Public engagement meetings
- May—Adoption of final rate plan



CONSULTANT INFORMATION

- Staff recommends engaging NewGen Strategies and Solutions
- Current and former clients include: Allen, Frisco, Garland, McKinney, Plano, Prosper and Rowlett
- Proposed fee \$24,660



STATE OF TEXAS §
 § **AGREEMENT FOR PROFESSIONAL SERVICES**
COUNTY OF DALLAS §

This Agreement for Professional Services (“Agreement”) is made by and between the City of Sachse, Texas (“City”) and NewGen Strategies & Solutions (“Professional”) (collectively referred to as “Parties” and individually as a “Party”), acting by and through their authorized representatives.

Recitals:

WHEREAS, City desires to engage the services of Professional as an independent consultant and not as an employee in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, Professional desires to render professional services by providing a Water and Wastewater Cost of Service Rate Study and long-term financial plan, as more fully described in Exhibit “A” attached hereto and made a part herein by reference (the “Project”), and in accordance with the terms and conditions set forth in this Agreement;

NOW THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Article I
Term

1.1 This Agreement shall commence on the last date of execution hereof (“Effective Date”), and continue until completion of the services, unless sooner terminated as provided herein.

1.2 Either Party may terminate this Agreement by giving thirty (30) days prior written notice to the other Party. In the event of such termination, Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

Article II
Contract Documents

2.1 This Agreement consists of the following items:

- A. This Agreement; and
- B. Scope of Services (attached as Exhibit “A”).

2.2 In the event there exists a conflict in interpretation, the documents shall control in the order listed above. These documents shall be referred to collectively as “Contract Documents”.

Article III Scope of Services

2.1 Professional shall provide the services specifically set forth in Exhibit "A."

2.2 The Parties acknowledge and agree that any and all opinions provided by Professional represent the best judgment of Professional.

2.3 All materials and reports prepared by Professional in connection with this Agreement are "works for hire" and shall be the property of City. City shall have the right to publish, disclose, distribute and otherwise use such materials and reports. Professional shall upon completion of the services, or earlier termination, provide City with reproductions of all materials reports, and exhibits prepared by Professional pursuant to this Agreement, and in electronic format if requested by City.

Article IV Schedule of Work

Professional agrees to commence services upon written direction from the City and to complete the required services in accordance with a work schedule established by City.

Article V Compensation and Method of Payment

5.1 City shall compensate Professional for the services performed under this Agreement in an amount not to exceed Twenty-Four Thousand Six Hundred Sixty Dollars (\$24,660.00), as set forth in Exhibit "A".

5.2 City shall pay Professional within thirty (30) days of the receipt of a proper invoice provided there are no errors or discrepancies and that all work noted on the invoice has been completed. Any errors, discrepancies or the invoicing of work not completed may result in a delay in payment.

5.3 Professional shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to copying and facsimile charges, reproduction charges, and telephone, internet and e-mail charges.

Article VI Availability of Funds

If monies are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, this Agreement shall be canceled and Professional shall only be reimbursed for the premium payments through the date of termination.

Article VII Devotion of Time; Personnel; and Equipment

7.1 Professional shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should the City require additional services not included under this Agreement, Professional shall make reasonable effort to provide such additional services within the time schedule without decreasing the effectiveness of the performance of services required under this Agreement and shall be compensated for such additional services on a time and materials basis, in accordance with Professional's standard hourly rate schedule, or as otherwise agreed between the Parties.

7.2 To the extent reasonably necessary for Professional to perform the services under this Agreement, Professional shall be authorized to engage the services of any agents, assistants, persons, or corporations that Professional may deem proper to aid or assist in the performance of the services under this Agreement. Professional shall provide written notice to and approval from the City prior to engaging services not referenced in the Scope of Services. The cost of such personnel and assistance shall be included as part of the total compensation to be paid Professional hereunder and shall not otherwise be reimbursed by the City unless provided differently herein.

7.3 Professional shall furnish the facilities, equipment and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

Article VIII Insurance

(a) Professional shall during the term hereof maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage; (ii) policy of automobile liability insurance covering any vehicles owned and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; (iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and (iv) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$2,000,000.00 per claim and \$2,000,000.00 in the aggregate.

(b) All policies of insurance shall be endorsed and contain the following provisions: (1) name the City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance and Professional Liability; and (2) provide for at least thirty (30) days prior written notice to the City for cancellation of the insurance; (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance, except for Professional Liability Insurance. Professional shall provide written notice to the City of any material change of or to the insurance required herein.

(c) All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

(d) A certificate of insurance and copies of the policy endorsements evidencing the required insurance shall be submitted prior to commencement of services and upon written request of the City.

Article IX Miscellaneous

9.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

9.2 Assignment. Professional may not assign this Agreement in whole or in part without the prior written consent of City. In the event of an assignment by Professional to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

9.3 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

9.4 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in Dallas County, Texas.

9.5 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

9.6 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

9.7 Independent Contractor. It is understood and agreed by and between the Parties that Professional in satisfying the conditions of this Agreement, is acting independently, and that

the City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent Contractor, and not as an agent or employee of the City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement.

9.8 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If Intended for City, to:

City of Sachse, Texas
Attn: Gina Nash
City Manager
3815 Sachse Road
Sachse, Texas 75048
Phone 972-495-1212

With Copy to:

Joseph J. Gorfida, Jr.
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 North Akard
Dallas, Texas 75201
Phone: 214-965-9900

If intended for Professional:

Rebecca Schafer
Executive Consultant
NewGen Strategies & Solutions
275 West Campbell Road
Suite 440
Richardson, Texas 75080
Phone: 972-680-2000

9.9 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

9.10 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

9.11 Indemnification. **CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR**

BREACH OF CITY'S OBLIGATIONS HEREUNDER. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY PROFESSIONAL'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF THE CITY, IN WHOLE OR IN PART, IN WHICH CASE PROFESSIONAL SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO PROFESSIONAL AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

9.12 Audits and Records. Professional agrees that during the term hereof the City and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of Professional's records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by the City or date of termination if sooner.

9.13 Conflicts of Interests. Professional represents that no official or employee of the City has any direct or indirect pecuniary interest in this Agreement.

9.14 Force Majeure. No Party will be liable for any default or delay in the performance of its obligations under this Agreement if and to the extent such default or delay is caused, directly or indirectly, by fire, flood, earthquake, elements of nature or acts of God, riots, civil disorders, acts of terrorism or any similar cause beyond the reasonable control of such Party, provided that the non-performing Party is without fault in causing such default or delay. The non-performing Party agrees to use commercially reasonable efforts to recommence performance as soon as possible.

9.15 Prohibition of Boycott Israel. Professional verifies that it does not Boycott Israel and agrees that during the term of this Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.

(signature page to follow)

EXECUTED this _____ day of _____, 2018.

City of Sachse, Texas

By: _____
Gina Nash, City Manager

Approved as to form:

By: _____
Joseph J. Gorfida, Jr., City Attorney
(10-30-2018:TM103901)

EXECUTED this _____ day of _____, 2018.

NewGen Strategies & Solutions

By: _____

Name: _____

Title: _____

EXHIBIT "A"

Scope of Services



275 W. Campbell Road
Suite 400
Richardson, TX 75080
Phone: (972) 688-2000

October 22, 2018

Ms. Gina Nash
City Manager
3815 Sachse Rd. Bldg. B
City of Sachse
Sachse, TX 75048

Re: Proposal and Letter of Engagement for a Water and Wastewater Rate Study for the City of Sachse

Dear Ms. Nash,

NewGen Strategies and Solutions (NewGen) appreciates this opportunity to propose our assistance to the City of Sachse (City) to provide a Water and Wastewater Cost of Service Rate Study and long-term financial plan. Prior to joining NewGen, I was privileged to perform the 2014 Water and Wastewater Rate Study for the City of Sachse while with Economists.com. I would be honored to have the opportunity to work again with the City, in my new position as Executive Consultant with NewGen.

NewGen is a management and economic consulting firm specializing in providing professional services to public and private sector utilities. Originally founded in April 2008 as J. Stowe & Co., LLC the firm reorganized under the name of NewGen Strategies & Solutions, LLC in September 2012. The reorganization complimented the firm's launch of a national consulting practice.

Collectively, the founding members of NewGen possess in excess of one hundred and seventy years of consulting experience. This experience has been acquired while members of recognized national consulting groups such as Touche Ross & Co. (now Deloitte Touche), R. W. Beck, Inc. (now SAIC, Leidos, and Louis Berger), Navigant Consulting, Inc., and CH2M Hill. The firm's experience also includes the regional practices founded by Mr. Jack Stowe which were Reed-Stowe & Co., Inc. and Reed Stowe & Yanke, LLC. The guiding principles of NewGen and its predecessors are the provision of consulting services with foresight, incorporating emerging technologies assuring clients of the highest caliber of consulting services. Each of our clients is served directly by our senior level professionals with decades of experience in utility consulting and economic/financial management.

In conjunction with the extensive experience of my NewGen colleagues, we have a wealth of understanding of the preferences, needs and challenges facing communities in North Texas, and in particular, those that receive services from the North Texas Municipal Water District. This includes water and wastewater rate studies for numerous NTMWD member and customer cities in recent years, including the NTMWD member cities of: **Allen, Frisco, Garland, McKinney, Mesquite, Plano, Princeton, and Royse City**; as well as NTMWD customer cities of: **Crandall, Parker, Prosper, and Rowlett**.

The remainder of this letter summarizes key objectives for the study, as well as the proposed deliverables, timeline and pricing.

Project Understanding

It is the understanding of the NewGen project team that the City seeks a water and wastewater rate study and long-term financial plan. The primary intention of the study is to independently analyze and assess the City's current rate structure, determine an updated cost of service, and provide rate plan recommendations for equitable, sustainable cost recovery by customer class. As in the 2014 study, the goal is the adoption of a multi-year water and wastewater rate plan and structure that will enable the City to recover sufficient funds to meet all operating and capital expenses while minimizing the impact on the ratepayers.

To accomplish these overall goals and objectives, our team's approach will utilize the "generally accepted" Cash Basis rate setting methodology as delineated in the American Water Works Association's Manual M-1.

The project team will employ such standard inputs as account growth projections, historic and forecast adjusted water consumption, account/usage/revenue data from the City's billing system, and current budget information to develop its forecast of future costs. Central to the forecast will be two critical factors: expected cost increases from North Texas Municipal Water District (NTMWD) for the City's water supply and wastewater treatment services, and the City's forecast water and wastewater capital improvement plan (CIP). The CIP used in the study will be the result of discussions between City staff, engineers and the project team to balance system needs with the City and ratepayers' willingness to pay.

Upon finalization of the inputs outlined above, the project team will update the comprehensive 10-year forecast model for the City that will present alternative long-term water and wastewater rate plans sufficient to fund operating expenditures, debt service, NTMWD expenses and the forecast CIP. The model will functionalize costs between treatment, distribution/collection, administration and customer billing, and will allocate costs between customer classes. Historic peaking factors will be used to classify water costs between base and extra capacity. The functionalization, classification and allocation of costs will be fully in accordance with AWWA M-1 Cash Basis guidelines.

The information developed during the course of this rate study will allow the City to choose a financial and capital plan that will minimize the impact on all classes of ratepayers while still allowing it to meet increased expense demands and environmental/water quality standards.

Additionally, as discussed with City Staff recently, this study will also include the development and delivery of an informative presentation for stakeholders designed to promote a greater understanding of the value and costs of water and wastewater services, and the process of rate plan development.

Finally, in listing these objectives it is also important to delineate what are not the objectives of the report. The purpose of many water and wastewater rate studies is to provide a recommended set of rates that are based solely on the cost of service for each customer class. However, in our opinion, the cost of service, while important, will not be the sole factor in setting the rate design for each customer class.

Rate design is more than just a series of mathematical calculations; the proposed rate structure must balance the sometimes-conflicting issues of utility funding requirements, the cost of service to customer classes, and users' ability to pay. We agree with these sentiments and, based on our experience throughout the United States, we believe they are socially and politically acceptable.

The project team will reach these objectives through the use of financially and technically sound approaches resulting in rates and charges that are equitable and consistent with standard industry practices, state and federal regulations, and community needs and values.



Deliverables

Based on the objectives as listed above, the project team will provide the following project deliverables:

1. PowerPoint presentations will be used in each of our presentations. With the approval of staff, we are prepared to conduct the following formal meetings with the City:
 - An Initial staff meeting to review preliminary findings and questions related to the data provided in response to the attached Initial Request for Information. At this time, specific project goals and additional data requirements will be discussed.
 - A formal staff meeting to review preliminary findings and recommendations, and to make adjustments as necessary based on staff input;
 - A workshop with the City Council to review initial findings and recommendations;
 - A final meeting with Council to approve the chosen rate plan.
2. An electronic copy of the updated rate model. The methodology utilized in the rate model will:
 - Determine revenue requirements in the test year and a ten-year forecast. Revenue requirements include the water and wastewater utilities' operations and maintenance costs, capital outlays funded by rates, debt service funded by rates, non-rate revenues, and other pertinent utility costs.
 - Allocate costs between customer classes and functional areas. The revenue requirements will first be allocated to functional areas, including transmission, distribution, customer service, administration, and billing, water system average, peak-day, and peak-hour flows, and wastewater system flows and loading parameters. These costs will then be allocated to the customer classes based on their system demands. The calculation of these costs for the test year will be a crucial stepping-stone in the forecast of these costs over the next ten years.
 - Present alternative rate structures based as stated above on revenue requirements, cost of service, current standards and customers' ability to pay. We anticipate that the final rate plan will be developed as result of consensus between staff, governing bodies and the project team at the close of the public hearings.
3. A copy of the final rate study PowerPoint presentation and accompanying schedules and financial forecasts that document the results of the analysis and the recommendations presented in accordance with the objectives stated above.
4. *Public Outreach - Optional and outside the scope of the Not to Exceed price quoted herein:*
 - *Development of a presentation to be delivered in a public forum to explain to the public the rationale behind and benefits of the proposed rate plan;*
 - *If the City decides to proceed with the public engagement phase, the hourly rates would apply or be negotiated. A ballpark estimate would be \$1,500 per meeting.*

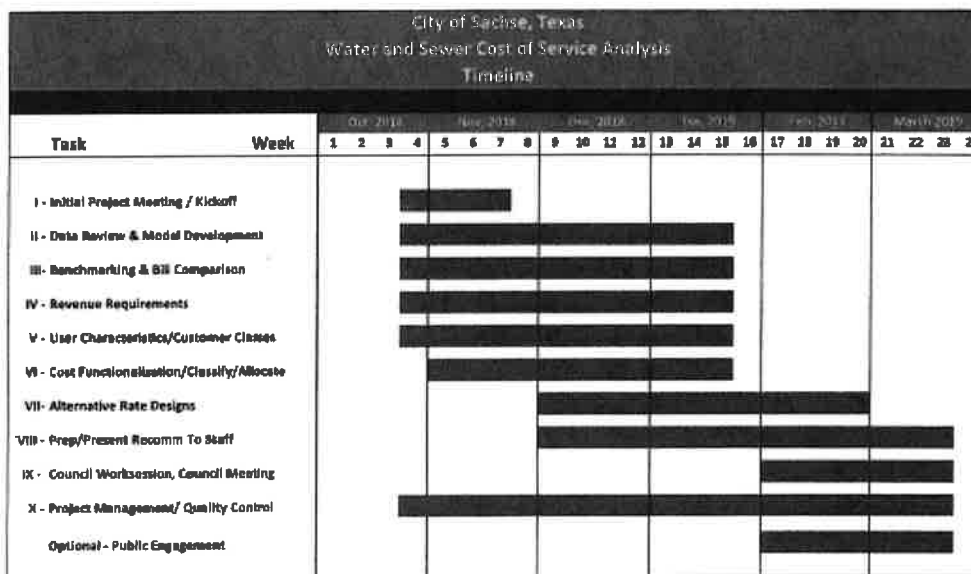
Proposed Schedule

NewGen prides itself on being responsive to customer needs. In line with this core belief, we will strive to meet the timeline the City desires. To facilitate the start of the project, we have included an initial request for information needed for the initial analysis and have included it at the end of this proposal. Once the City has provided the requested data, it will be reviewed prior to our initial kick-off meeting with Staff so that our discussions can be more substantive. Throughout the course of the project, data received by the Project Team will be sampled and tested for accuracy. As discussed in our recent meeting, we will be doing extensive consumption and tier analysis on the historical water account data in order to develop alternative water rate structures for consideration by the City.

Based on our discussion, we have prepared a project timeline targeting the completion of the volumetric and financial analysis, model updates and initial recommendations in December 2018 / early January 2019. This would enable the final rate plan to be established and adopted in February/March 2019 before the FY 2020 budget cycle is underway.

If the City decides to proceed with an optional phase of Public Engagement, then that would be slated for February – March 2019.

The proposed preliminary project schedule as shown on the chart below.



Pricing

Cost of Study

In light of the fact that the City has decided to forego the full written report and at this time is deferring on the optional public engagement activities, we estimate our revised total fees to complete this water and wastewater cost of service study to be \$24,660. We will waive our expenses and are prepared to accept this engagement under a not-to exceed agreement, based upon the scope of services set forth here-in. This pricing includes the following meetings:

- Two meetings with City Staff to be held at the City offices during the project,
- One work session meeting with City Council,
- One final presentation to the City Council.

This price is fully inclusive of all expenses and professional fees. NewGen reserves the right to invoice for services monthly. Payment is requested 30 days after receipt of each invoice.

Additional Services (Such a Public Outreach Program / Presentation)

In summary, every project is unique in terms of the scope, level of effort, travel, on-site time, challenges and deliverables. We believe that we have properly taken into account all aspects of this engagement and have developed a fair and reasonable proposed price that reflects total effort and ensures the production of a top-quality product. Pricing for additional services, presentations, and public hearings would be discussed with City staff in advance and billed at an hourly rates as shown in the table below.

City of Sachse Additional Services Fee Summary (Hourly)	
Proposed Team Member	Hourly Rate
Chris Ekrut	\$ 250
Rebecca Schafer	\$ 195
Michael Sommerdorf	\$ 165
Megan Kirkland	\$ 120

Summary Notes / Signature Page

Sound technical analysis is only one element of this process. It will be equally important to *effectively and transparently communicate results and implications of the proposed rate structure* to City staff, Council members, key stakeholders and, ultimately, to those that will be subject to new rates. In other words, the objective of this study is not simply to write a report, deliver it to the client, and leave. We consider rate studies to be part of an overall process, the ultimate goal of which is to adopt a formal, and final rate and financial plan. This involves far more than the completion of a report – the public involvement process is critical, and we will work with staff to ensure that our



recommended alternatives are successfully implemented. Most of our projects incorporate significant community and/or stakeholder involvement and education efforts, and our experienced consultants are able to communicate complicated technical analysis in a manner that is easy to follow and understand.

We appreciate the sensitivity of rate proposals - Our team understands the fact that the political, social and economic impact of rate alternatives on ratepayers is of critical importance to those who responsible for deciding whether to implement these plans. We recognize that it is never easy to ask ratepayers to pay more for utility service. Therefore, we will work with City staff to design rate alternatives that will recover the revenue the utility requires, while to the best extent possible minimizing the impact of any increases on ratepayers.

In summary, we are very excited about the opportunity to provide such a valuable service to the City of Sachse. We will devote our firm's resources to ensure that each of the City's objectives are achieved with the highest level of quality and satisfaction.

Please feel free to contact either Chris Ekrut or me if you have any questions or require any further clarification. I will personally serve as Project Manager for this engagement and Chris Ekrut will serve as Principal in Charge. I can be reached directly at (972) 832-4543, or via email at BSchafer@NewGenStrategies.net.

If this letter is in agreement with your understanding of the scope of services to be provided and the terms and conditions are acceptable, please execute one copy of this letter and return it to our Richardson, Texas office. We look forward to working with you on this important engagement.

Respectfully Submitted,



Rebecca Schafer
Executive Consultant
NewGen Strategies & Solutions



Chris D. Ekrut
Vice President, Corporate Services Director
NewGen Strategies & Solutions

Project Authorization (\$24,660)

City of Sachse

Signed: _____ Printed: _____

Title: _____ Date: _____



**COMPREHENSIVE COST OF SERVICE STUDY AND RATE MODEL
FOR WATER AND WASTEWATER UTILITIES
INITIAL REQUEST FOR INFORMATION
FOR THE CITY OF SACHSE, TX**

Primary contact for data submission:

Rebecca Schafer – Executive Consultant, NewGen Strategies & Solutions

Phone: 972-832-4543

BSchafer@NewGenStrategies.net

The following list is provided to assist the City in gathering much of the data that will be needed to conduct this utility rate study. Much of the water, wastewater and sanitation account/consumption/revenue data is often obtained through monthly billing summaries from the City's utility billing software.

Please contact us with any questions you may have regarding this list. While we do not require this data to be provided prior to the kick-off meeting, it is always useful to have at least a portion of the data prior to the meeting so that we can do a preliminary review and prepare questions for clarification and follow up.

Much of the data requested in sections A and B which pertain to accounts, volumes and revenues is often contained in monthly billing summaries. While any data that can be provided in Excel format is preferred, we do in some cases also have to work with PDF format data sources.

A. Water Volume/Account and Revenue Data (Note: We would like to discuss the volume data needs and current billing system platform up front in order to streamline the provision of data for analysis):

1. Please provide water consumed for each identified customer class by month for all months from January 2014 to the present.
2. Please provide water consumption by each 1,000 gallon block or by current rate block by month by customer class if the City's billing system is able to generate this type of report.
3. Please provide water pumped or purchased by month for all months from January 2014 to present.
4. Please provide the total number of active water customers for each identified customer class for all months from January 2014 to the present.
5. Please provide water billed revenues for each identified customer class by month from January 2014 to the present.
6. Please provide the number of water meters by size for each identified customer class for the most recent month available.
7. Please provide the name, version and provider of your utility billing software.

B. Wastewater Volume/Account and Revenue Data:

1. Please provide wastewater billed revenues for each identified customer class by month from January 2014 to the present.



2. Please provide the total number of active wastewater customers for each identified customer class for all months from January 2014 to the present.
3. Please provide wastewater active accounts by customer class and by meter size for the most recent month available.
4. Please provide wastewater billing units for each identified customer class by month from January 2014 to the present.

D. Budget and Financial Data:

1. Please provide a copy of the City's FY 2019 water and wastewater utility budgets, including projected revenues from all sources.
2. Please provide the City's most recent audited financial statement.
3. Please provide FY 2018-2019 (projected) beginning fund balances for all relevant funds, (though they may be classified differently for each City, including:
 - a. Water Utility Fund
 - b. Wastewater Utility Fund
 - c. Capital Improvement Fund
4. Please provide debt service schedules for all outstanding water and wastewater debt.
5. Please provide the City's most long-term recent water and wastewater capital improvement plan. The CIP is a very significant component of the rate model. Ideally, within the CIP, projects should be identified as to whether they are growth related or repair/replacement related, projected funding sources and years in which funding is needed per project.
6. Please provide input on capital outlays that may be an adjunct to the Operating budget and /or data (spreadsheet) for Vehicle and Equipment Replacement Fund (VERF)
8. Please provide copies of any notifications from North Texas Municipal Water District regarding water rate changes received in the past twelve months.
9. Please provide copies of any notifications from North Texas Municipal Water District regarding wastewater rate changes received in the past twelve months.

D. Rate and Fee Ordinance, Logo Requests:

1. Please provide a copy of the City's most recent water and wastewater rate ordinance and any related fee schedules.
2. Please provide a copy of the City's current water and wastewater Impact (capacity) fee ordinance.
3. Please provide a current electronic version of the City's logo and/or Utility logo - whatever would be appropriate for us to use in presentations.



**Agenda Item Details**

Meeting	Nov 05, 2018 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	8. Receive a presentation regarding Tax Increment Reinvestment Zones and Public Improvement Districts and schedule a Public Hearing for the Regular City Council Meeting on December 3, 2018 for the creation of Tax Increment Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas.
Access	Public
Type	Action, Discussion, Information
Preferred Date	Nov 05, 2018
Absolute Date	Nov 05, 2018
Recommended Action	Schedule a Public Hearing for the Regular City Council Meeting on December 3, 2018 for the creation of Tax Increment Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas.

Public Content**BACKGROUND**

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

Components of the Development Agreement also include using Tax Increment Reinvestment Zones and a Public Improvement Districts. Jason Hughes, the City's Financial Advisor, will provide an overview of those economic development tools available to municipalities in advance of scheduling the public hearing.

The scheduling of a public hearing for the creation of a Tax Increment Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas, is an item affiliated with the execution of the final Development Agreement.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

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

TIRZ 2 boundaries.JPG (138 KB)

Sachse Notice of Public Hearing for TIRZ Number Two-Final.pdf (97 KB)



Jason Hughes

Managing Director

1201 Elm Street

Suite 3500

Dallas, Texas 75270

214.953.8707

jason.hughes@hilltopsecurities.com

City of Sachse

Development Overview

November 5, 2018

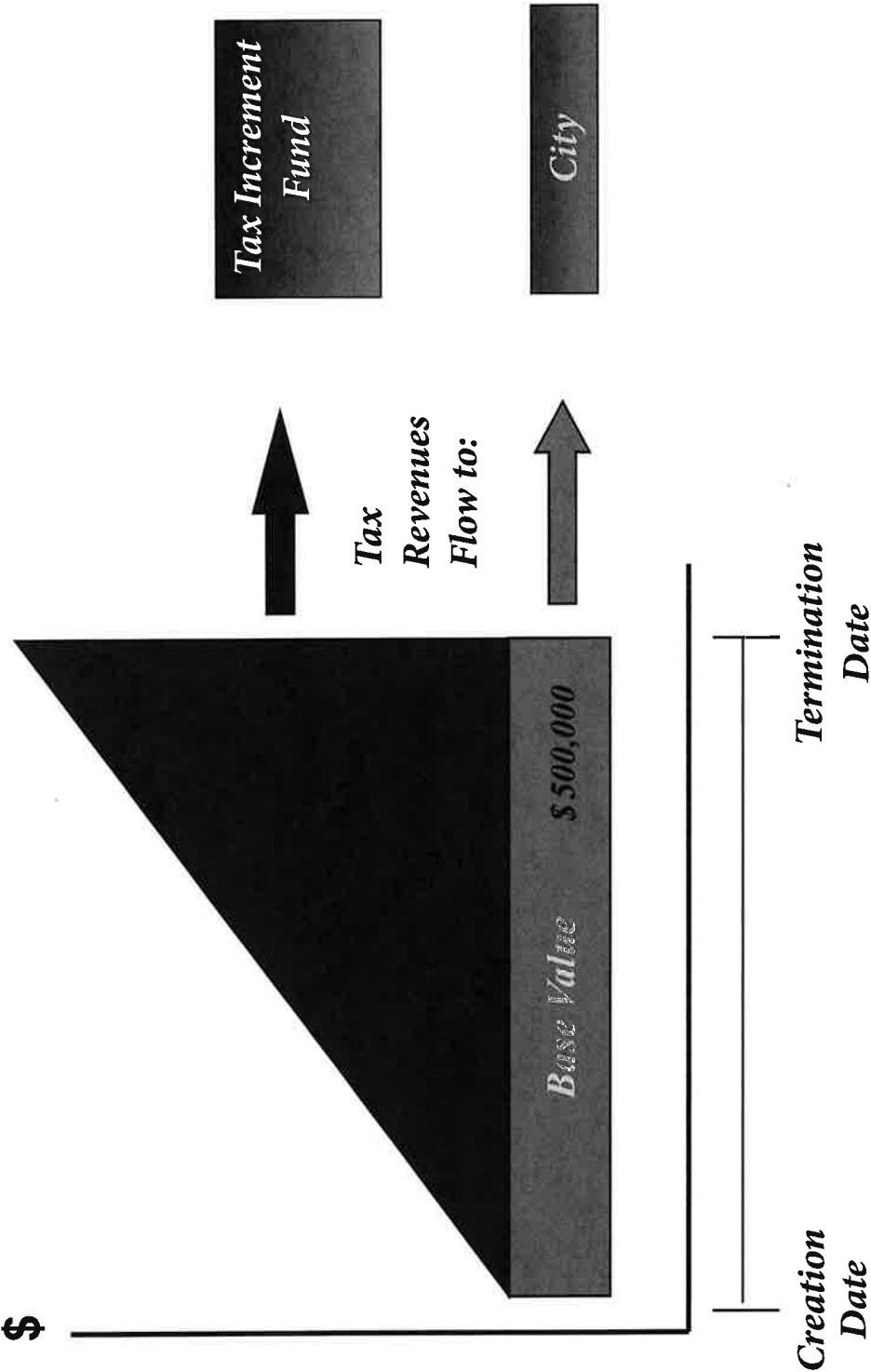
Development Overview

- The City has entered into a Development Agreement for a high quality, mixed-use development located along the PG&T corridor
- Significant infrastructure is required for the development
- Funding for infrastructure will be accomplished using several financial tools
 - TIFs/TIRZs
 - PIDs
- There will be a number of action items for the City Council's consideration at future meetings

Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ)

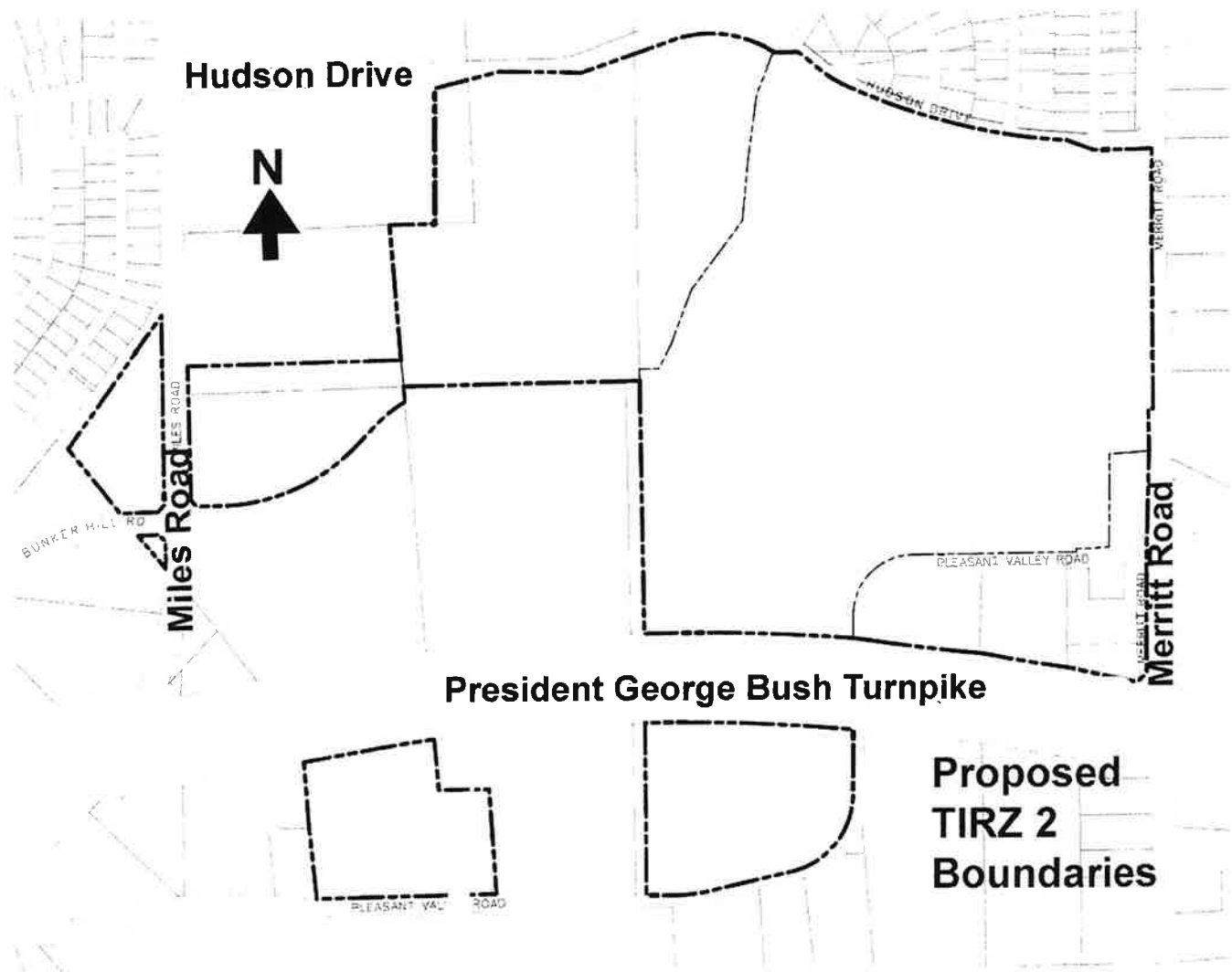
- Defined reinvestment zone within a City or ETJ created by Council action
- Goal is to provide infrastructure improvements to the reinvestment zone
- Base value is established upon creation
 - Any incremental increase in value, the captured value, may be taxed to reimburse for infrastructure or to repay any debt or obligation of the zone
 - **Not an added tax**
- What can be funded from the TIF?
 - Acquire and/or construct public works, including utilities, streets, water and sewer facilities, pedestrian malls, parks, flood and drainage facilities, or parking facilities

Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ)



Public Improvement Districts (“PID”)

- Defined area within a city or its ETJ created by City Council
- Used to promote higher quality or special public improvements and services in a development
- Ability to levy an assessment on a lot
- Goal is to limit repayment for special benefits to the PID (i.e., beneficiaries are the only ones paying the assessment)
 - Unlike TIFs, PIDs are empowered to levy assessments against property within their boundaries without regard to growth in actual assessed valuations
- Fund water, sewer, drainage, roads, public safety, parks, libraries and other development enhancements
- City may issue debt for the PID
 - Debt is repaid by the levy of assessments against all property within the district
 - Does not pledge or encumber any City funds



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

The City Council of the City of Sachse, Texas, will conduct a public hearing at 7:30 p.m. on Monday the 3rd day of December 2018 at the City Council Chambers, Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the designation of Tax Increment Financing Reinvestment Zone Number Two under Chapter 311 of the Texas Tax Code for approximately 158 acres of land situated in the Richard Copeland Survey, Abstract Number 228, within the City of Sachse, Dallas County, Texas. A detailed description and map of the property to be included in the proposed zone are available at the Office of the Sachse City Secretary at Sachse City Hall City Hall, 3815 Sachse Road, Building B, Sachse, Texas.

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

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

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