



**Monday, November 4, 2019
Regular Combined City Council Meeting**

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

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

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

A. 6:30 PM WORKSHOP MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, November 4, 2019 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. Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike.
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 4, 2019 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. Special Announcements

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Proclamation declaring November 15, 2019 as America Recycles Day.
3. Recognize the 2019 Recycle Art Contest Winners.

D. 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.

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

1. Approve the minutes of the October 7, 2019, combined meeting.
2. Approve the minutes of the October 21, 2019, combined meeting.
3. Approve a resolution authorizing Dallas County Elections Department to provide election services and to use approved voting system equipment for elections held by the City.
4. Approve an ordinance calling the January 18, 2020, City Council Special Election.
5. Accept the monthly revenue and expenditure report for the period ending September 30, 2019.
6. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District and President George Bush Turnpike Reinvestment Zone Tax Increment Fund Investment Policy ("Sachse Investment Policy").
7. Approve the Consent Agenda Items as presented.

F. Regular Agenda Items

1. Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike. (Continuation from Workshop if needed.)
2. Conduct a public hearing to consider and act on a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road.
3. Consider approval of an amendment to the construction contract for the of the Southeast Sewer Expansion - Phase 1 project with S.J. Louis Construction of Texas, LTD. in the amount not to exceed seven hundred thirty-seven thousand, four hundred sixteen dollars and twenty-one cents (\$737,416.21) and authorizing the City Manager to execute such agreement.
4. Consider adoption of a resolution accepting for filing a landowner petition requesting the addition of land to Sachse Public Improvement District No. 1 within the City of Sachse pursuant to Chapter 372 Texas Local Government Code; calling a public hearing to consider the addition of land to Sachse Public Improvement District No. 1; authorizing and directing that notices of the public hearing be given as required by law; and providing for an immediate effective date.
5. 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.
6. Consider appointment(s) of Council liaisons to the City's boards and commissions.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Trinity.
2. Take any action necessary as a result of Executive Session.

H. Regular Meeting Closing

1. Adjournment.

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



Michelle Lewis Sirianni, City Secretary

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

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	2. Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike.
Access	Public
Type	Discussion, Information

Public Content**BACKGROUND**

- A hospital and medical office development (Trinity Regional Hospital) is being proposed on approximately 19.9 acres located along the north side of President George Bush Turnpike (PGBT).
- The proposed hospital and medical office development are located within the PGBT Zoning district.

OVERVIEW

- The developer will provide a presentation to go over the proposed details of the project and answer any of the questions the City Council has. The developer presented to the Planning and Zoning Commission on Monday, October 28, 2019.
- As part of the discussion, the developer is seeking feedback on the proposed layout and the potential variances that will be necessary to accommodate the proposed layout.

RECOMMENDATION

- To provide feedback regarding the layout and any potential variances and waiver requests associated with the proposed Trinity Regional Hospital project.

TRHS Presentation.pdf (2,136 KB)





CONTENTS

1. Project Overview
2. Status
3. Schedule
4. Benefits to Sachse
5. TRHS Need
6. Summary



PROJECT OVERVIEW

1. Five Phase Development:

- Hospital (Phase One)
- Medical Office Building I
- Hospital Bed Tower Expansion
- Medical Office Building II
- Post-Acute Care Facility (Rehab / Skilled Nursing / Wellness Center)

2. Anticipated Medical Center Development Costs:

- Hospital Development Cost = **\$81,000,000**
- MOB I (~\$15,000,000) (To be completed prior to Hospital opening)
- Hospital Bed Tower Expansion (~\$90,000,000)
- MOB II (~\$19,000,000)
- Post Acute Care Facility (~\$55,000,000)

Total Development Costs, All Phases ~\$260,000,000

3. Hospital (Phase One) includes:

- 32 inpatient beds
- Emergency Department / Trauma Center (ED) open 24/7/365
- 10 ED Exam Beds + Special Procedure & Trauma Rooms
- 4 Operating Rooms



PROJECT OVERVIEW

3. Hospital (Phase One) (con't.):

- Pre-Op / Post-Op / PACU
- Diagnostic Imaging (MRI, CT, X-Ray, Fluoroscope, Ultra Sound, Densitometry & Nuclear Medicine)
- Pharmacy / Laboratory / Blood Bank
- Cath Lab (Phase Two of Hospital Expansion)
- Outpatient Diagnostic and Treatment Center
- Dietary Department
- Telemedicine Support / Administration
- Will be fully licensed as an acute care hospital by TxDSHS and

4. Hospital Operations:

- Will Be Operated and Managed by Quorum Health Resources (www.qhr.com)
- QHR Currently Operating / Managing ~130 hospitals in Texas and
- Listed by **Forbes** as the Best (Hospital) Management Firm in 20
- Founded in 1977, public traded on NYSE. Based in Brentwood,

5. Hospital Development and Organization:

- Owner – Trinity Regional Hospital Sachse, LLC (TRHS)
- TRHS a wholly owned subsidiary of Sunland Medical Foundation



PROJECT OVERVIEW

5. Hospital Development and Organization (con't.):

- Financed with tax-exempt bonds (therefore, lowest interest rate)
- 5-7 member Board of Directors will oversee operations
- Hospital will lease land (99 year ground lease)
- Hospital will pay ad valorem (property, school, etc. taxes) and
- Will be largest employer in Sachse: ~280 medical professionals alone
- Annual payroll ~ \$21,000,000 / \$80,000 average annual salary

6. Medical Service Demand

- Market and financial feasibility reports prepared by Navigant, QHR indicate current need in service area of 228 inpatient hospital beds
- Navigant, Wipfli and QHR reports also indicate need for **262 inpatient beds** by 2023
- Total population in service area of TRHS currently ~352,721
- Estimated total population by 2023 ~**379,662**

7. Medical Groups That Want to Practice at TRHS:

- Surgery (general / outpatient / specialty)
- Pulmonology
- Cardiology (invasive & interventional)



PROJECT OVERVIEW

7. Medical Groups That Want to Practice at TRHS (con't.):

- Oncology
- Gastroenterology
- Orthopedics
- Emergency Medicine
- Internal Medicine / Family Practice

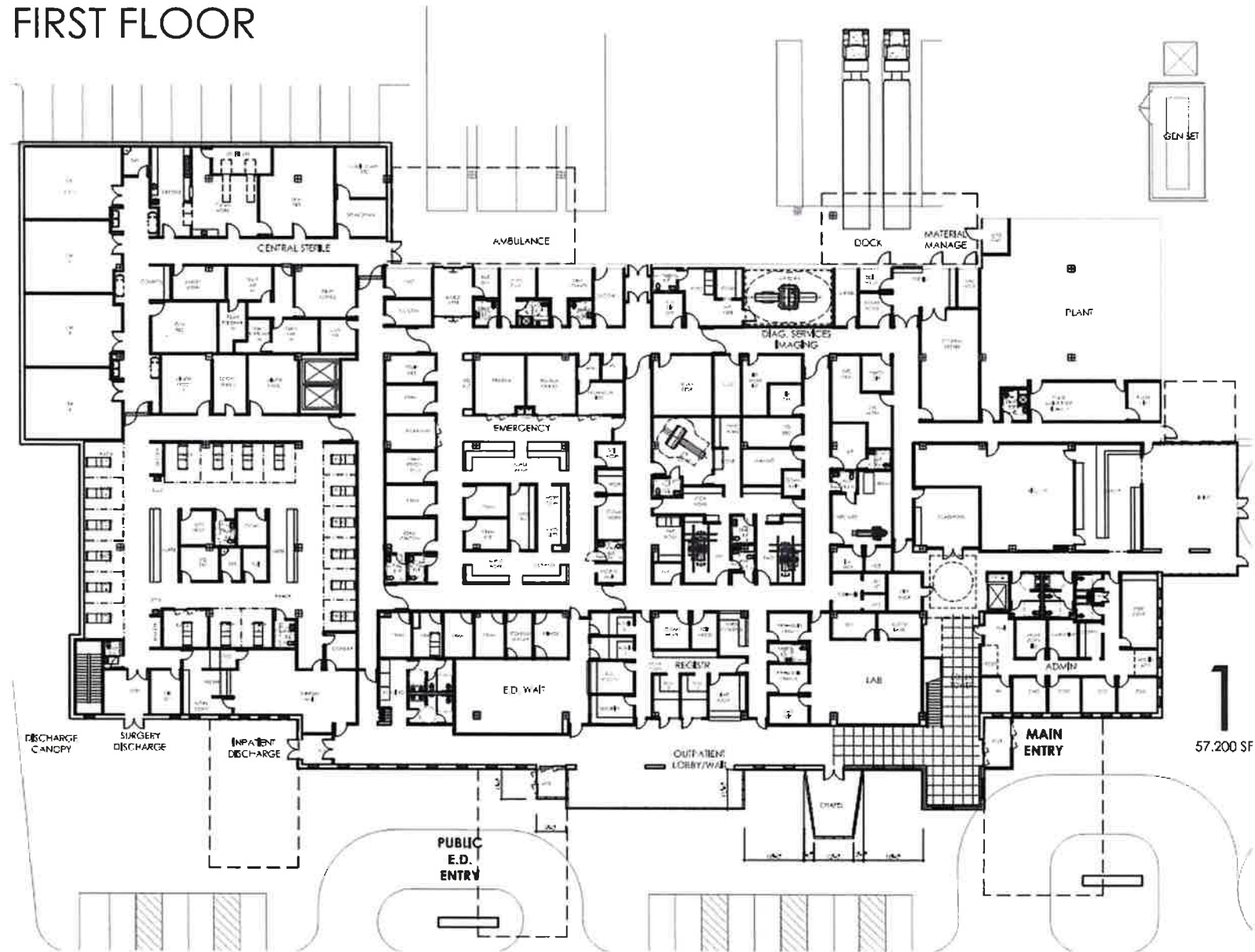
8. Development Team Overview

- Sponsor: Trinity TX Medical Holdings, LLC
 - William W. Persefield, AIA, ACHA, NCARB, Managing Member
 - James R. Campbell, Managing Member
- Investment Banking / Underwriter: NW Financial Group, LLC / Markets, Inc.
- Architect / Engineers:
 - Architect: Grace Hebert Curtis
 - Structural Engineer: Walter P Moore
 - Mechanical / Electrical Engineer: Smith Seckman Reed
 - Civil Engineer: Kimley-Horn
- Medical Planner: Quorum Health Resources
- General Contractor: Rogers-O'Brien Construction Company



PROJECT OVERVIEW

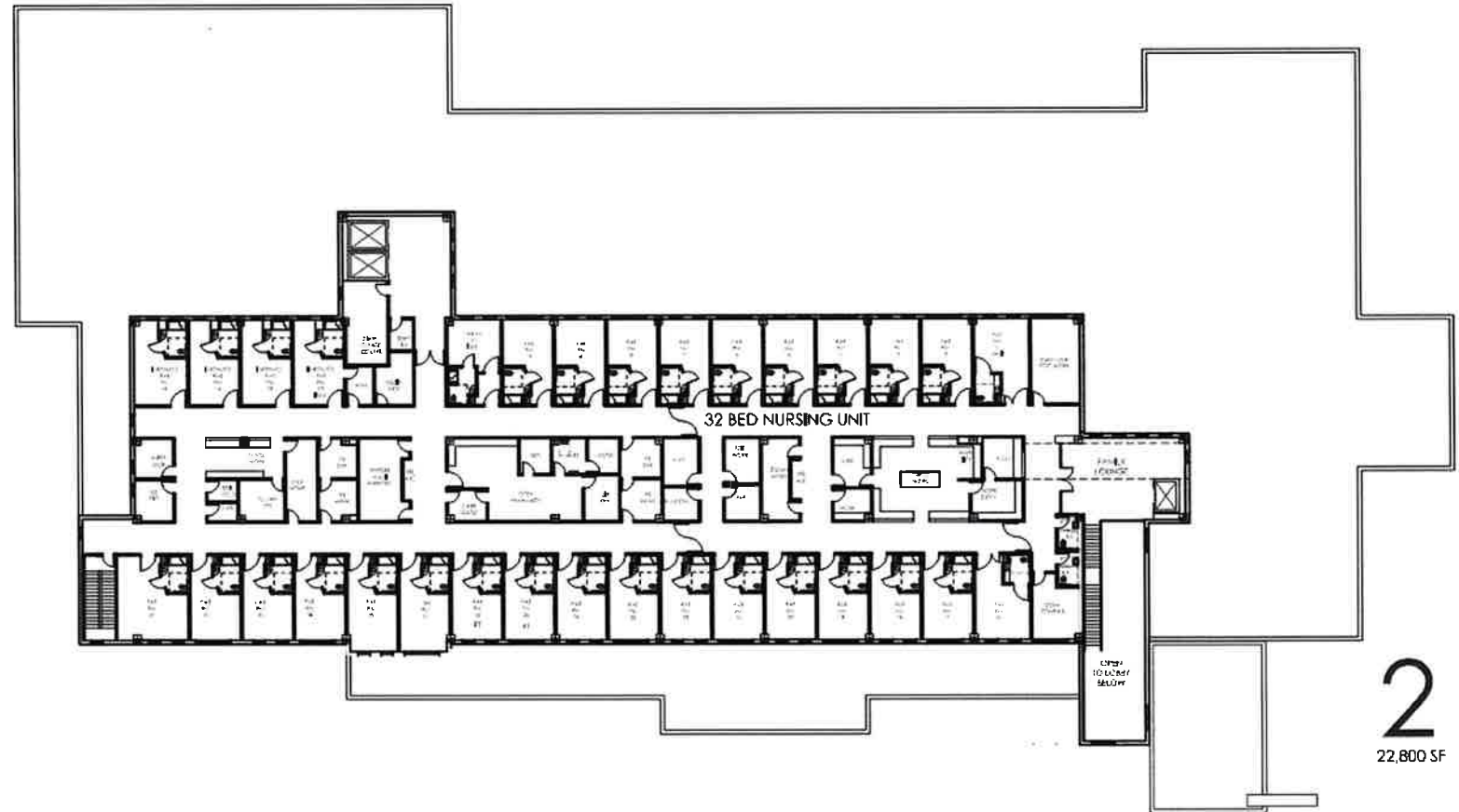
FIRST FLOOR

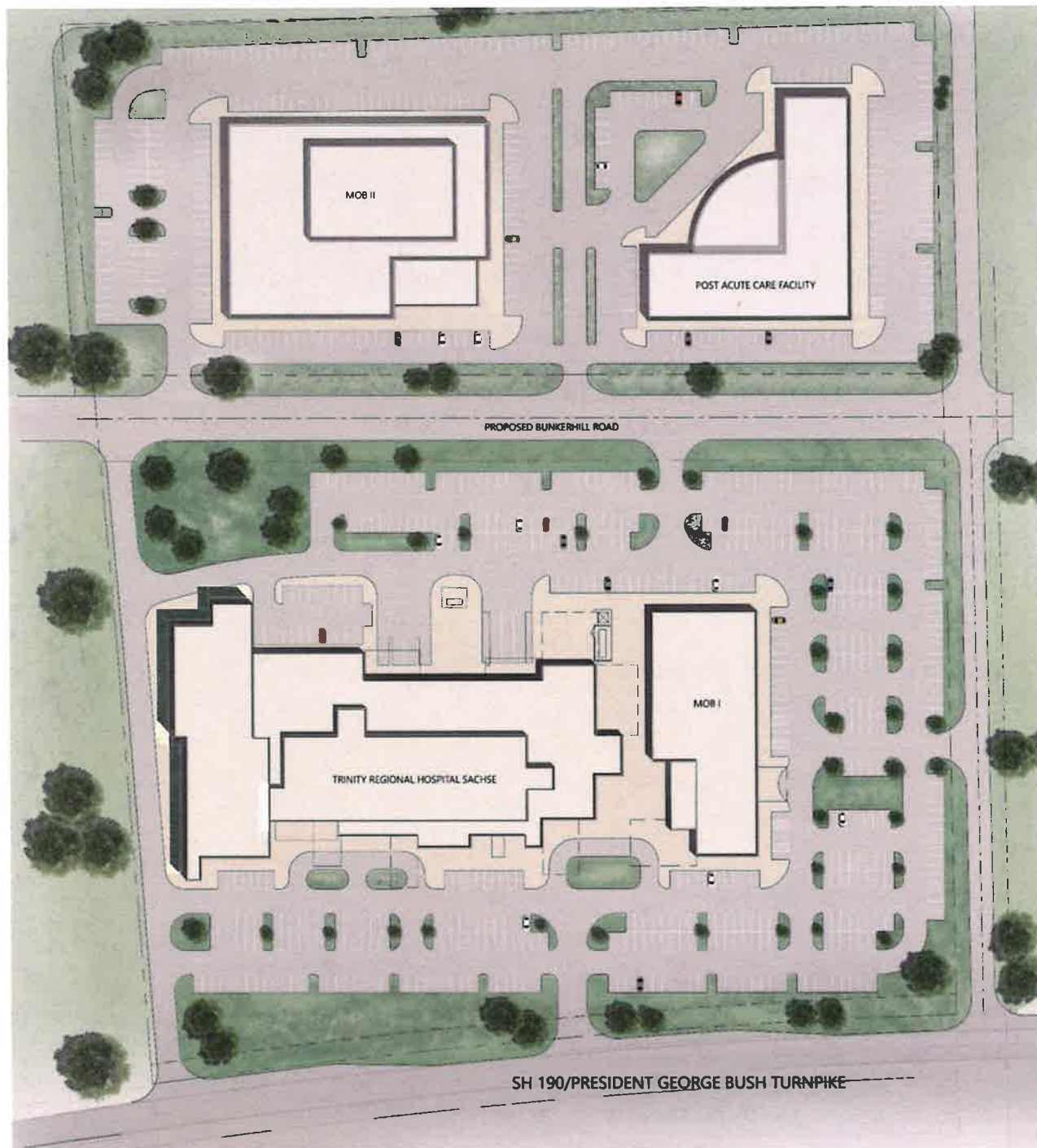




PROJECT OVERVIEW

SECOND FLOOR

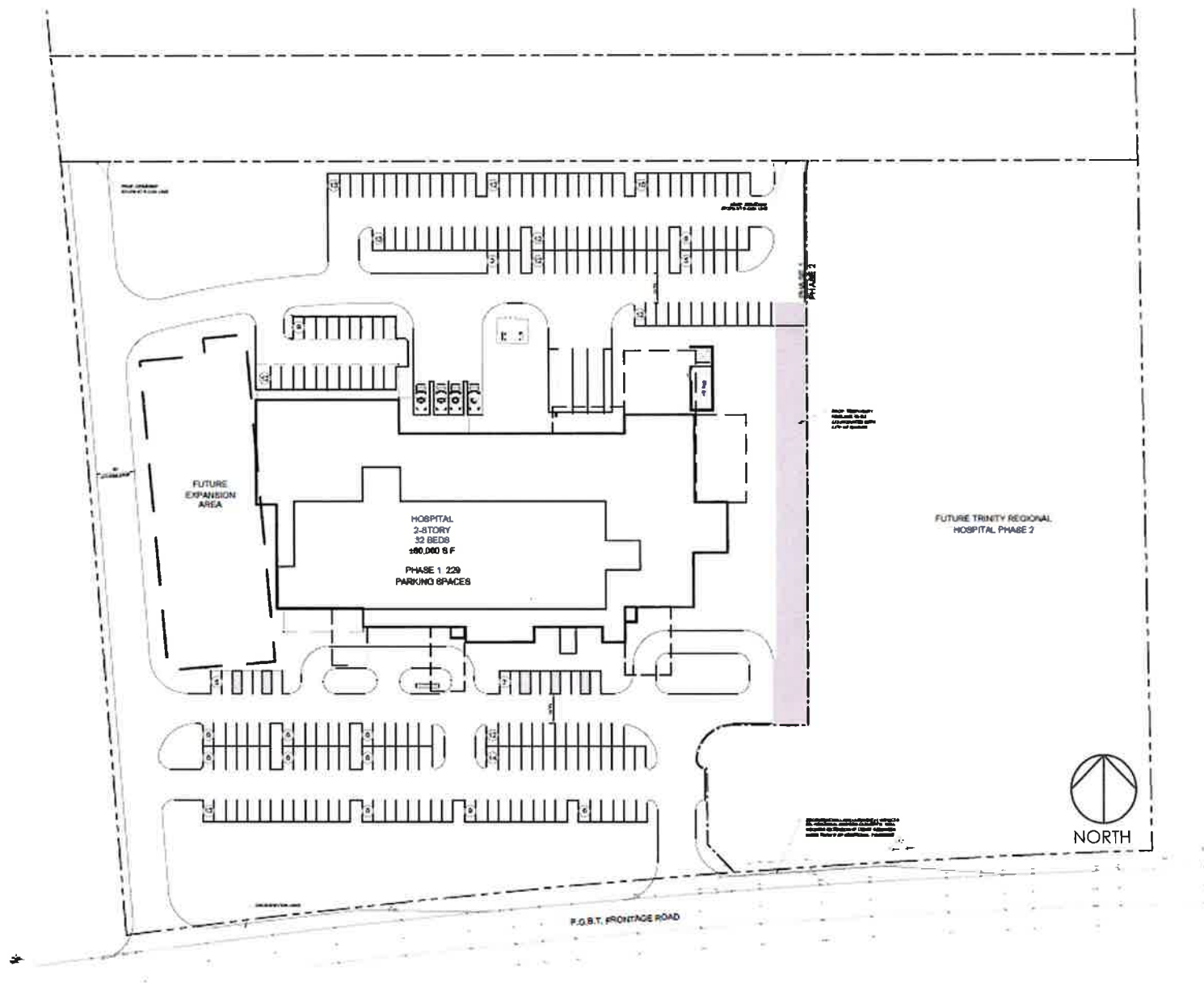






PROJECT OVERVIEW

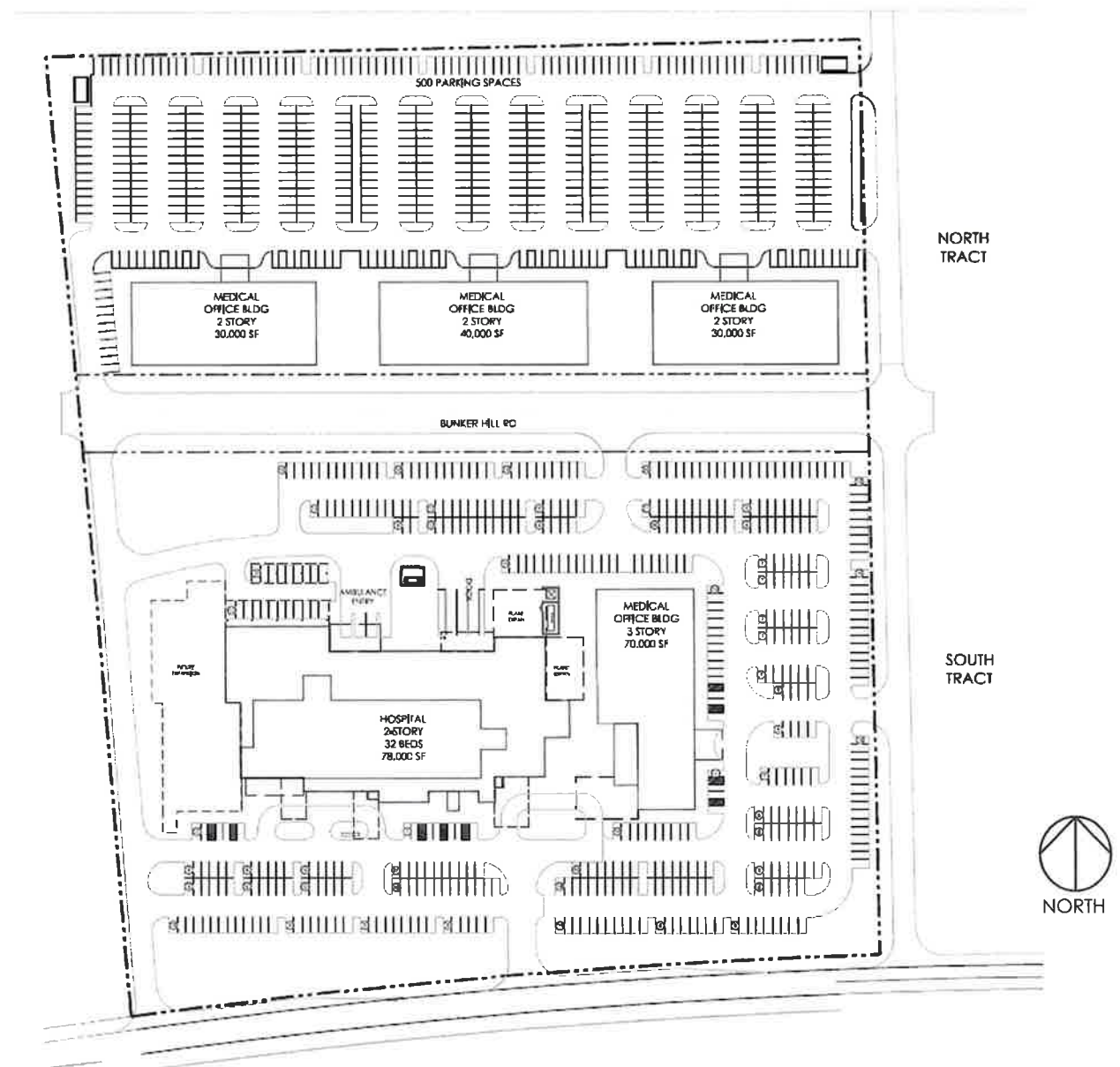
SITE PLAN – PHASE I





PROJECT OVERVIEW

SITE PLAN – PHASE V





EXTERIOR DESIGN CONCEPT DRAWINGS





EXTERIOR DESIGN CONCEPT DRAWINGS



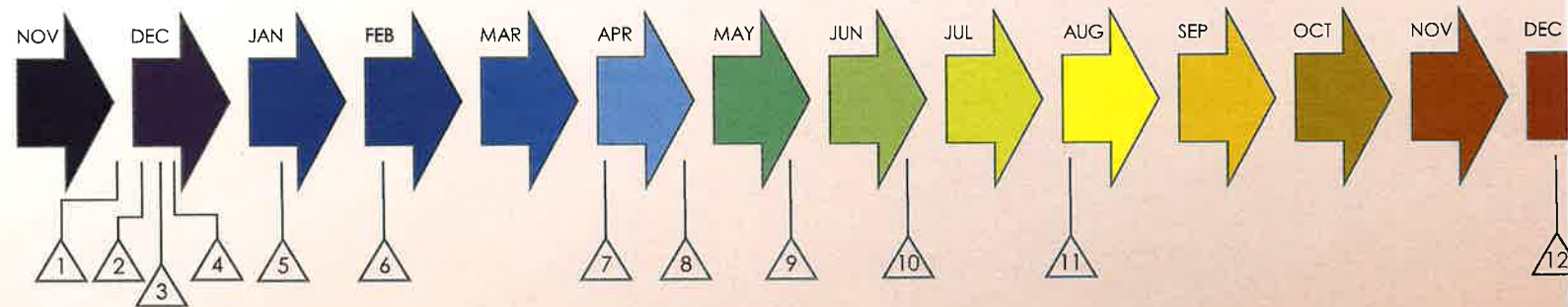


STATUS

1. \$81,000,000 of Development Funding Secured (for Hospital):
 - \$69,000,000 – Senior Debt
 - \$12,000,000 – Subordinated Debt / In-kind Equity
2. Use of Funds:
 - \$33,500,000 - Design and Construction
 - \$4,300,000 – Furnishing and Medical Equipment
 - \$10,100,000 – Start-Up Expenses & Working Capital
 - \$17,300,000 – Capitalized Interest & Debt Service Reserves
 - \$9,900,000 – Development Costs, Fees & Financing Costs
 - \$5,900,000 – Contingencies, Permits, Legal Fees & Special Cor
3. Final Drafts of Closing Documents Completed
 - Closing awaiting issue if first Building Permit (site grading & mo
4. Preliminary Plat Application Complete (to be submitted to City C
5. Complete Civil & Site Engineering (to be submitted to City Octob
6. Guaranteed Maximum (Construction) Price (GMP) Received and
7. Opening (of Hospital & MOB I Scheduled for January 2021



SCHEDULE



1. Amend comprehensive plan / Acceptance of Hospital Campus development
2. Rough grading and mobilization permit issued
3. Ceremonial / actual ground breaking & start of sitework
4. Mobilization (SWPPP) / temporary facilities / site clearing
5. Excavation / grading / utilities / paving
6. Piers / foundation work
7. Structural frame erection
8. Roof installed
9. Exterior cladding
10. Level 1 interior fit-out
11. Level 2 interior fit out
12. Final AHJ Inspections
13. Final Punch list
14. Occupancy / Operations Start



BENEFITS TO SACHSE

1. Hospital will employ 280+ Medical Professionals (Phase I) – easily largest employer in the City
2. Many jobs will be available to Sachse residents
3. Annual Payroll (First Year) ~**\$21,000,000**
4. Average annual salary at Hospital ~**\$80,000** per year
5. Goods & services of Sachse businesses, as well as housing, will be in demand
6. Ad Valorem Taxes (paid by Hospital) will directly benefit City
7. Critical Shortage of Hospital Beds Lessened
8. Sachse EMTs will have far shorter “runs” therefore making more time available without requiring more vehicles and first responders
9. Hospital and Medical Center will help City attract other businesses
10. The Hospital will be an environmentally “clean” business – no smog or pollutants produced
11. Many jobs will be created during construction. These workers will use goods and services of Sachse businesses
12. Full build-out of Medical Center (All Phases ~\$260,000,000) will provide jobs for decades
13. City will have the prestige of being home to a large Medical Center
14. Medical Center will attract many people to the City.



TRHS NEEDS

1. Amendment to the Comprehensive Plan to allow Hospital / Medical Center
 - Patient safety critical
 - Ease and convenience of wayfinding lessens anxiety
 - Parking space allotment within typical hospital planning standards
 - Visibility of entrances from SH 190 crucial
2. Expedited review of Plat Application and Sitework/Civil design documents
3. Issuance of Grading & Mobilization Permit (Funding cannot close until building permit issued)
4. Approval of a Planned Development amendment to current zoning to allow Medical Campus development
5. As soon as possible, the City of Sachse to hold a public hearing on the proposed bonds under Section 147(f) of the Internal Revenue Code of 1986 and the Tax Reform Act of 1986 (TEFRA).

(The tax-exempt bonds used for financing the Hospital will never constitute a general obligation or indebtedness of or general obligation of the City of Sachse, but a TEFRA hearing is required by law to be conducted by the City regardless.)



SUMMARY

The "Bottom Line"

- Explosive population growth driving demand for medical services
- Sachse has the ideal location for a new hospital and medical center
- Area is vastly underserved, medically speaking
- City will be favorably impacted by tax revenues, jobs, and need for services from other businesses
- Hospital services and employment will drive growth in City
- Hospital will be the "anchor" for development of a regional Medical Center
- Ultimately, over 750 professional, high-paying jobs will be created
- Medical Center campus envisioned
- City will enjoy many direct and indirect benefits from the growth of the Center
- TRMC and The Station will enjoy a tremendous symbiotic relationship that will benefit residents and visitors alike



TRINITY REGIONAL HOSPITAL SACHS

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	C. Special Announcements
Subject	2. Proclamation declaring November 15, 2019 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 8th 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 13 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, 2019, as America Recycles Day.

The Parks and Recreation Department will accept the Proclamation.

[America Recycles Proclamation.pdf \(8 KB\)](#)

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 2019, 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 2019 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, 2019 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 4th day of November, 2019.

Mike J. Felix
Mayor

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	C. Special Announcements
Subject	3. Recognize the 2019 Recycle Art Contest Winners.
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 8th 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 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, 2019.

RECOMMENDATION

Recognize winners from the 2019 Recycle Art Contest.

Kindergarten Winner: Autumn Brasher
1st Grade Winner: Gabriel Jolay
2nd Grade Winner: Stella Schaefer
3rd Grade Winner: Olivia Williams
4th Grade Winner: Harper A. McDanal
Honorable Mention: Lyla Fontenot (3rd Grade)

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	1. Approve the minutes of the October 7, 2019, combined meeting.
Access	Public
Type	

Public Content**BACKGROUND**

Minutes of the October 7, 2019, combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the October 7, 2019, combined meeting.

10.07.19 Combined Minutes.pdf (66 KB)

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

OCTOBER 7, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, October 7, 2019 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Bill Adams, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, and Cullen King; City Manager, Gina Nash; City Attorney, Joe Gorfida; City Secretary, Michelle Lewis Sirianni; Strategic Services Manager, Lauren Rose; Finance Director, Teresa Savage; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Recreation Manager, Cynthia Wiseman; Public Works and CIP Director, Corey Nesbit; Development Services Director, Matt Robinson; Human Resources Director, Melinda Walter; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; and Police Chief, Bryan Sylvester. Councilmember Jeff Bickerstaff was absent.

Mayor Felix opened the workshop meeting at 6:31 p.m.

CWD UPDATE: Receive a six-month update on services from Community Waste Disposal (CWD), the City's new solid waste and recycling provider.

Jason Roemer, Municipal Coordinator for the City, provided an update on services. Mr. Roemer reviewed service inquiries, the education campaign, community participation, and the current investments being made by CWD into Sachse.

Mayor Felix commented that numerous issues have been brought to his attention. However, he is grateful for the response by CWD.

The City Council discussed how the City compares overall with CWD's other city clients in terms of missed pick-ups and customer calls. The City Council also discussed the weight of the trash carts. The City Council then exited the Chambers to view the City's newest automated side-loader (ASL) truck, which was parked outside.

COMMUNITY CENTER POLICIES AND PROCEDURES: Discuss the policies and procedures for the Michael J. Felix Community Center and the facility rental policies for the Community Center and Senior Center.

Mrs. Wiseman reviewed the hours of operation and membership rates that the Council previously approved. She then provided an overview of the proposed general policies, which covers membership types, dress code, supervision requirements, rules for the gymnasium, rules for the walking track, and game zone policies.

Councilman King asked if they would consider a time for mothers with strollers to use the track if there was interest.

Mrs. Wiseman then presented the facility rental policies for both the Community Center and the Senior Center, which included reservation fees, general use policies, payments and cancellations, decorations, kitchen use, set-up and clean-up, and other general rules. She noted that reservations need to be made two weeks prior to the event. Each rental period is available for a maximum of six hours and payments must be made within seven days of the event.

Staff is seeking feedback with this item to be presented to the Park and Recreation Board at its October 10, 2019 meeting. Staff will present the board's feedback and final recommendations to the City Council in November.

No further discussion or comments were made.

CITY COUNCIL MEETING ITEMS: Discussion of City Council meeting agenda items.

Mrs. Nash requested that the City Council pull item F3 off the regular agenda. "Consider approval of an ordinance amending Chapter 9 of the City of Sachse Code of Ordinances titled "Traffic Regulations" to prohibit a person to Stop, Stand, or Park a motor vehicle along Woodcreek Way a distance 40 feet south of Meadow Bluff Lane and along Woodcreek Way a distance of 100 feet south of Meadow Creek Court."

She stated that the item needs amendments. Therefore, staff is requesting the withdrawal of the item. It will return at the next City Council meeting for Council's consideration.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 7:39 p.m.

Mayor Felix opened the regular meeting at 7:40 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS:
Councilman King offered the invocation and Councilman Watkins led the pledges.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King announced the upcoming CERT Emergency Preparedness classes on October 12 and October 22, the Sachse Chamber Fallfest on October 26, and thanked the Animal Shelter staff and volunteers for the success of the shot clinic.

Councilwoman Howarth announced upcoming Library events.

Councilman Franks announced the Pumpkin Prowl on October 19 at Salmon Park beginning at 6:00 p.m.

Mayor Pro Tem Adams announced the open houses at Fire Station #1 and Fire Station #2 on October 9 from 6:00 to 9:00 p.m. He also reminded everyone about the upcoming First Responders Cookout on October 15 at the Charles Smith and Sons Funeral Home. The cookout starts at 6:30 p.m.

CITIZENS INPUT:

Butch Kemper, 7107 Longmeadow Drive, requested for the City Council to place an item back on an agenda regarding the four way stop sign at 3rd Street along Blackburn/Ingram Road.

Diana Smith, 4802 Sachse Road, invited citizens to attend the Veteran's Day Event being held by the Sachse Historical Society on November 9 at 11:00 a.m. at the museum.

Tricia Lindsey, 3718 Rockhouse Road, shared a resident concern and then suggested that CWD come to the Senior Center to provide education on how to receive handicapped trash can delivery.

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 September 16, 2019, combined meeting.**
- 2. Approve a resolution authorizing the City Manager to negotiate and execute the terms and conditions of an agreement, by and between the City of Sachse and DataVox for the purchase and installation of video surveillance and access control equipment for the Sachse Community Center in an amount not to exceed eighty-five thousand dollars and zero cents (\$85,000.00).**
- 3. Approve a resolution authorizing the City Manager to negotiate and execute the terms and conditions of an agreement, by and between the City of Sachse and Visionality-Designs That Compute (DTC) for the purchase and installation of audio-visual equipment for the Sachse Community Center in an amount not to exceed one hundred and ten thousand dollars and zero cents (\$110,000.00).**
- 4. Authorize the remodel of Salmon Park restrooms with Henneberger Construction, Inc., through the BuyBoard purchasing program, in an amount not to exceed the eighty thousand dollars and zero cents (\$80,000.00) and authorize the City Manager to execute necessary documents for such remodel.**
- 5. Approve an Interlocal Agreement renewing the Food Establishment and Inspection and Environmental Health Services between Dallas County, on behalf of Dallas County Health and Human Services, and the City of Sachse.**
- 6. Accept the monthly revenue and expenditure report for the period ending August 31, 2019.**

7. Approve a resolution authorizing the purchase, design, and installation of furniture with Workplace Solutions for the Michael J. Felix Community Center in an amount not to exceed one hundred thousand dollars and zero cents (\$100,000.00).

8. Approve a Memorandum of Agreement regarding electrical service between the City of Sachse and the Sachse Historical Society.

9. Approve an amendment to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse.

Councilman Watkins requested to pull item 7.

Councilman King made a motion to approve the consent agenda items as presented with the exception of the outdoor furniture totaling \$24,874.00 included in item #7. Councilman Watkins seconded that motion and the motion was unanimously approved.

Councilman Watkins stated he would like a clarification of cost regarding the outdoor pieces, particularly the benches which seems expensive.

Ron Hobbs and Wadona Stich with Ron Hobbs Architects commented that they had looked for similar items that matched what was already on the campus, as well as outdoor chairs that would be durable and withstand the elements.

The City Council discussed the quality and the pricing of the outdoor furniture. Mr. Hobbs suggested approving the item less the outdoor furniture. He indicated that they would look for other pieces for comparison, and bring options back to the City Council for consideration.

REGULAR AGENDA ITEMS:

Receive a six-month update on services from Community Waste Disposal (CWD), the City's new solid waste and recycling provider. (Continuation from workshop, if necessary)

This item was discussed and completed in the workshop. No further comments were made.

Conduct a public hearing to consider and act on an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning".

Mr. Robinson stated this item is to amend the zoning ordinance based on the revisions in State law made under House Bill 2439, which limits the ability of cities to regulate building materials, and cleans up errors in the code, outdated references, and provisions. Mr. Robinson stated the most notable changes include the removal of building material restrictions, the creation of administrative adjustments, and added clarifications to definitions. The Planning and Zoning Commission voted 5-0 to recommend approval of the proposed ordinance amendment at its September 23, 2019 meeting. Staff recommends approval.

Mayor Felix opened the public hearing.

No comments were made.

Mayor Felix closed the public hearing.

Councilman King made a motion to approve an amendment to the Code of Ordinances by amending Chapter 11 titled "Zoning". Mayor Pro Tem Adams seconded that motion and the motion was unanimously approved.

Consider approval of an ordinance amending Chapter 9 of the City of Sachse Code of Ordinances titled "Traffic Regulations" to prohibit a person to Stop, Stand, or Park a motor vehicle along Woodcreek Way a distance 40 feet south of Meadow Bluff Lane and along Woodcreek Way a distance of 100 feet south of Meadow Creek Court.

Councilman Watkins made a motion to withdraw this item. Councilman King seconded that motion and the motion was unanimously approved.

Consider an ordinance adopting the 2019 Water Resource and Emergency Management Plan.

Mr. Nesbit stated every five years, public water suppliers must submit a Water Conservation Plan and a Water Resource and Emergency Management Plan to the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Development Board (TWDB). The companion document, the Water Conservation Plan was recently approved by City Council on September 16, 2019. The purpose of this plan is to have multiple methods and strategies to provide short-term and long-term plans for water savings during drought or emergency conditions. Mr. Nesbit outlined the differences between the three stages of the Water Conservation Plan.

Mayor Pro Adams made a motion to approve an ordinance adopting the 2019 Water Resource and Emergency Management Plan. Councilman Watkins seconded that motion and the motion was unanimously approved.

Consider a resolution to submit projects for inclusion into the Dallas County Master Agreement Governing Major Capital Transportation Improvements Projects 7th Call for Projects.

The City is partnering with Dallas County on the next series of major capital improvements. The next submittal for projects to be included into the Dallas County Master Agreement Governing Major Capital Transportation Improvements Projects is the 7th Call for Projects. Staff recommends including a funding request for the design and construction of Sachse Road from Miles Road to Merritt Road, and an additional funding request be added for the construction costs associated with the Merritt Road project, which is currently under design.

Councilman King made a motion to approve a resolution to submit projects for inclusion into the Dallas County Master Agreement Governing Major Capital Transportation Improvements Projects 7th Call for Projects. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Consider a resolution to submit projects for inclusion into the 2019 Collin County Call for City Projects.

The City is partnering with Collin County on the next series of major capital improvements. Collin County is now accepting requests for project submissions to be included into the 2019 Collin County Call for City Projects. Staff recommends including a funding request for the design and construction of three traffic signals located at Ranch Road and Dewitt Road, Woodbridge Parkway and Cody Lane, and Woodbridge Parkway and Creek Crossing.

Councilman Watkins made a motion to approve a resolution to submit projects for inclusion into the 2019 Collin County Call for City Projects. Councilman King seconded that motion and the motion was unanimously approved.

Consider authorizing the City Manager to execute an amended and revised development agreement with Main Street TH, Ltd. for the Sable Hills Estates Subdivision.

Mr. Nesbit stated that since the original agreement, several additional items for utilities, pavement, and drainage infrastructure have been required to complete the development. The developer has installed additional items at the direction of staff in order to help facilitate infrastructure, drainage, and erosion concerns for the proposed development. Staff worked with the adjacent property owners and the developer to address remaining outstanding items and complete the development. These items were not included in the previous agreement. This revised agreement provides for the developer to be compensated for the additional items installed at the request of the City.

Jackie Eichelberger, 7121 Bailey Road, stated she attended the meeting held with the residents and appreciated the cooperation of the developers.

Councilman King made a motion to approve authorizing the City Manager to execute an amended and revised development agreement with Main Street TH, Ltd. for the Sable Hills Estates Subdivision. Councilman Watkins seconded that motion and the motion was unanimously approved.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to Texas Government Code §551.071(2) to consult with the City Attorney regarding legal matters related to (1) Vicksburg Drive and Anthony Lane drainage improvements and (2) a construction agreement between the City and KIK Underground for Vicksburg Drive and Ponderosa drainage improvements.

At 8:47 p.m., the City Council recessed into Executive Session.

At 9:23 p.m., the City Council reconvened into regular session.

Councilman Watkins made a motion to authorize the City Manager to terminate the agreement for the construction of the Vicksburg-Ponderosa Drainage Improvement Project with KIK Underground, LLC. Mayor Pro Tem Adams seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 9:25 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	2. Approve the minutes of the October 21, 2019, combined meeting.
Access	Public
Type	Action (Consent)
Recommended Action	Approve as presented.

Public Content**BACKGROUND**

Minutes of the October 21, 2019, combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the October 21, 2019, combined meeting.

10.21.19 Combined Minutes.pdf (45 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 21, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, October 21, 2019 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Jeff Bickerstaff and Cullen King; City Attorney, Joe Gorfida; City Secretary, Michelle Lewis Sirianni; Public Works and CIP Director, Corey Nesbit; Police Chief, Bryan Sylvester; and Assistant Police Chief, Steven Baxter. City Manager, Gina Nash, was absent. Police Chief Bryan Sylvester sat in her place at the dais.

Mayor Felix opened the workshop meeting at 6:31 p.m.

BOARD/COMMISSION INTERVIEWS: Conduct interviews for the Sachse boards and commissions including the Animal Shelter Board, Board of Adjustments, Economic Development Corporation, Library Board, Parks and Recreation Board, Planning and Zoning Commission, and the Tax Increment Financing (TIF) Board.

The City Council interviewed candidates wishing to serve on a City board or commission.

No further discussion or action was taken.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 7:23 p.m.

Mayor Felix opened the regular meeting at 7:30 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS:
Councilman Watkins offered the invocation and Councilman Bickerstaff led the pledges.

CITIZENS INPUT:

Butch Kemper, 7107 Long Meadow Drive, stated he was disappointed not to see the four way stop sign at Longmeadow Drive/Third Street and Blackburn/Ingram Road on the agenda for discussion. He requested again to have the item placed on an upcoming agenda.

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 14, 2019, special meeting.**
- 2. Approve the minutes of the October 16, 2019, workshop meeting.**
- 3. Accept the resignation of Mayor Pro Tem Bill Adams, Place 4.**

Councilman Bickerstaff made a motion to approve the consent agenda items as presented. Councilman King seconded that motion and the motion was unanimously approved.

REGULAR AGENDA ITEMS:

Consider approval of an ordinance amending Chapter 9 of the City of Sachse Code of Ordinances titled "Traffic Regulations" to prohibit a person to stop, stand, or park a motor vehicle along any curb along Woodcreek Way from a distance of 40 feet south of Meadow Bluff Lane and Meadow Bluff Court, and along Woodcreek Way from a distance of 100 feet south of Meadow Wood Court.

Mr. Nesbit stated the area surrounding Whitt Elementary has become extremely congested during drop-off and pick-up times. Vehicles are parking too close to crosswalks, blocking pedestrian access and sidewalks, restricting visibility. In order to provide a safer route for students, staff is recommending parking restrictions on Woodcreek Way at Meadow Bluff Lane, Meadow Bluff Court, and Meadow Wood Court. Signs will be installed at designated locations to help with education and enforcement. Staff is recommending approval.

Councilwoman Howarth asked if this would be extended all the way to Ranch Road. Mr. Nesbit responded that it will not. The focus is on locations where crossing guards are not present. Chief Sylvester added they are trying to improve site line visibility due for safety when crossing. They also have recently added LED lighted stop signs to help make crossing guards and the crosswalks more visible when in use.

Councilman Franks asked who initiated the item. Chief Sylvester stated the item was initiated by the principal and concerns from parents.

Councilman Franks made a motion to approve an ordinance amending Chapter 9 of the City of Sachse Code of Ordinances titled "Traffic Regulations" to prohibit a person to stop, stand, or park a motor vehicle along any curb along Woodcreek Way from a distance of 40 feet south of Meadow Bluff Lane and Meadow Bluff Court, and along Woodcreek Way from a distance of 100 feet south of Meadow Wood Court. Councilman King seconded that motion and the motion was unanimously approved.

Consider appointment of a Mayor Pro Tem.

Mrs. Lewis Sirianni stated due to the acceptance of the resignation by Mr. Adams, the City Council has the option to consider appointment of a Mayor Pro Tem. The councilmember appointed to this role would serve until the next General Election, which will occur in May 2020. Mrs. Lewis Sirianni noted that the City Council historically appoints a Mayor Pro Tem in June of each year.

Councilman King made a motion to nominate Councilwoman Howarth. Councilman Franks seconded that motion and was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 7:49 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	3. Approve a resolution authorizing Dallas County Elections Department to provide election services and to use approved voting system equipment for elections held by the City.
Access	Public
Type	Action (Consent)
Recommended Action	Approve a resolution authorizing Dallas County Elections Department to provide election services and to use approved voting system equipment for elections held by the City.

Public Content**BACKGROUND**

On May 7, 2019, the Dallas County Commissioners Court approved the purchase of election voting tabulation systems and services manufactured and provided by ES&S (Court Order 2019-0460) to Dallas County. This system has been certified by the Texas Secretary of State as of November 11, 2018, and by the United States Election Assistance Commission as of October 4, 2018. This equipment and accompanying services will be utilized in all elections in Dallas County, including joint contracted elections beginning on November 5, 2019.

OVERVIEW

The Texas Election Code §123.001 requires that, before joint participating political subdivisions can use Dallas County's voting system in their elections, each political subdivision must take action to officially adopt the system for use in and for its elections. The Dallas County Elections Department ("DCED") is therefore asking that each Dallas County political subdivision that will or may need to contract with DCED to provide elections services to provide an order, resolution, or other official action to adopt the above described voting equipment system for use in all of its joint and/or special elections.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve a resolution authorizing Dallas County Elections Department to provide Election services and to use approved voting system equipment for elections held by the City.

Election Vote System Resolution.pdf (30 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.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING DALLAS COUNTY ELECTIONS DEPARTMENT TO PROVIDE ELECTION SERVICES AND APPROVED VOTING SYSTEM EQUIPMENT FOR ELECTIONS HELD BY THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 7, 2019, the Dallas County Commissioners Court approved the purchase of election voting tabulation systems and services manufactured and provided by ES&S (Court Order 2019-0460); and

WHEREAS, Dallas County procured the ES&S Express Vote Universal Voting System (Ballot Marking Devices), EVS 6.0.2.0, Firmware 2.4.0.0; the ES&S DS200 Digital Precinct Scanner, EVS6.0.2.0, Firmware 2.17.0.0; and ES&S Model DS850 High-Speed Scanner/Tabulator, Version 1, EVS 6.0.2.0, along with the required ancillary parts and services required for this voting tabulation system equipment; and

WHEREAS, this system has been certified by the Texas Secretary of State as of November 11, 2018, and by the United States Election Assistance Commission as of October 4, 2018; and

WHEREAS, the Texas Election Code §123.001 requires joint participating political subdivisions to officially adopt the system for use in and for its elections.

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

SECTION 1. The City of Sachse, Texas jointly contracts with Dallas County Elections Department to conduct elections held by the City and officially adopt the Dallas County Elections Department voting system for use in and for its elections.

SECTION 2. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 4th day of November, 2019.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	4. Approve an ordinance calling the January 18, 2020, City Council Special Election.
Access	Public
Type	Action (Consent)
Recommended Action	Approve as presented.

Public Content**BACKGROUND**

The City Council accepted resignation of former Councilmember Bill Adams on Monday, October 21, 2019. In accordance with state law and the City's Charter, the City is required to order and hold an election within 120 days. The City of Sachse will contract with Dallas County to conduct the election. Dallas County has indicated that a contract and cost estimate would be received the week of November 15, 2019.

The Special Election will be held in City Hall for both Dallas and Collin County. The Collin County Elections Administrator will provide the voters list to Dallas County in order for those residents. The City is permitted to use one polling location because the City is the only election scheduled for this date.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve an ordinance calling the January 18, 2020, City Council Special Election.

Ordinance Calling for Special Election to Replace Councilmember Place 4.docx (20 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 COUNCIL OF THE CITY OF SACHSE, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON THE 18TH DAY OF JANUARY, 2020, IN THE CITY OF SACHSE FOR THE PURPOSE OF ELECTING A COUNCILMEMBER TO FILL THE VACANCY FOR THE UNEXPIRED TERM FOR COUNCILMEMBER PLACE 4; DESIGNATING LOCATION OF POLLING PLACE; ORDERING NOTICE OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; AUTHORIZING THE CITY MANAGER TO EXECUTE ELECTION AGREEMENTS WITH DALLAS COUNTY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

IT IS ORDERED THAT a special election be held for City Officers (City Council) in the City of Sachse, Texas on the 18th day of January, 2020, for the purpose of electing a Councilmember Place 4 to fill the unexpired term created by the resignation of Bill Adams. The Councilmember Place 4 shall be elected for a term of approximately four (4) months. The candidate for each such office, receiving a majority of all votes cast for all the candidates for an office, shall be elected to serve such term.

SECTION II.

That the polling place for both early voting and Election Day for said election shall be the Sachse City Hall, 3815-B Sachse Road, Sachse, Texas, for all Dallas and Collin County legally qualified voters residing in the City of Sachse. Early voting locations will also include polling places Dallas County-wide, including early voting days and hours as shown on the attached "Exhibit A".

SECTION III.

That none but legally qualified voters shall be entitled to vote at said election. Legally qualified voters shall be those persons having a current voter registration and shall be residents of the City of Sachse according to the Texas Election Code for said municipal election.

SECTION IV.

That notice of said election shall be posted in three public places within the limits of the city according to the Texas Election Code. A return of such posting shall be documented by the City Secretary. Said notice to prescribe early voting by mail, early voting places and hours of operation, and Election Day hours of operation. Publication of said notice of the election shall be in accordance with the Texas Election Code.

SECTION V.

That the City Manager and City Secretary are authorized to execute an agreement for an Election with the Dallas County Election Department and other entities that will provide for all election appointments, early voting by mail, the voting location as Sachse City Hall and hours of operation, payments for election officials, necessary election arrangements and a runoff election (if applicable).

SECTION VI.

That the City Secretary shall have the authority to approve any minor modifications as may be necessary in the best interest of the City and within the regulations of the Texas Election Code. The early voting mail clerk is: Toni Pippins-Poole, Early Voting Clerk, Dallas County Elections Department, 2377 N. Stemmons Freeway, Suite 820, Dallas, Texas 75207.

SECTION VII.

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

SECTION VIII.

That the provisions of this ordinance are severable, so that the invalidity of one or more provisions shall not affect the validity of those valid portions.

SECTION IX.

That this ordinance shall become and be effective immediately upon its adoption and publication as required by law, and it is accordingly so ORDAINED.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ON THIS THE 4TH DAY OF NOVEMBER, 2019.

APPROVED:

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(10-30-2019:TM 111846)

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	5. Accept the monthly revenue and expenditure report for the period ending September 30, 2019.
Access	Public
Type	Action (Consent)
Preferred Date	Nov 04, 2019
Fiscal Impact	No
Recommended Action	Accept the monthly revenue and expenditure report for the period ending September 30, 2019.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content**BACKGROUND**

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

POLICY CONSIDERATIONS

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

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending September 30, 2019.

[Sales Tax Analysis November 2019.pdf \(79 KB\)](#)[All Funds 9-30-19.pdf \(305 KB\)](#)

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

CITY OF SACHSE
2018/2019 SALES TAX ANALYSIS

FY 2018	Total Sales Tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget	FY 2019	Total Sales tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget
October	192,025	109,723	109,723	9.00%	October	208,112	118,915	118,915	9.75%
November	419,139	239,496	349,219	24.94%	November	295,677	168,950	287,865	19.52%
December	192,626	110,067	459,286	32.81%	December	216,610	123,771	411,635	27.91%
January	208,475	119,123	578,409	41.31%	January	230,470	131,690	543,326	36.84%
February	313,995	179,416	757,825	54.13%	February	337,215	192,685	736,011	49.90%
March	181,691	103,818	861,644	61.55%	March	209,463	119,687	855,698	58.01%
April	185,503	105,996	967,640	69.12%	April	200,166	114,375	970,073	65.77%
May	268,970	153,689	1,121,329	80.09%	May	290,146	165,789	1,135,862	77.01%
June	222,767	127,295	1,248,624	89.19%	June	186,681	106,670	1,242,532	84.24%
July	241,223	137,835	1,386,459	99.03%	July	233,228	133,266	1,375,798	93.27%
August	281,001	160,564	1,547,023	110.50%	August	309,283	176,724	1,552,523	105.26%
September	208,158	118,941	1,665,964	119.00%	September	239,512	136,857	1,689,380	114.53%
TOTAL	2,915,572	1,665,964			TOTAL	2,956,564	1,689,380		
BUDGET		1,400,000			BUDGET		1,475,000		

City of Sachse
Monthly Revenue and Expenditure Report
September 30, 2019
(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	\$ 12,019,803	\$ 2,254	\$ 12,100,580	100.67%	
Sales Tax	1,508,000	136,857	1,727,809	114.58%	
Franchise Fees	1,710,775	57,521	1,818,281	106.28%	
Licenses and Permits	566,500	28,236	456,901	80.65%	
Service Fees	709,600	302,729	1,250,179	176.18%	A
Fines	250,000	25,413	259,146	103.66%	
Interest Income	50,000	18,293	268,225	536.45%	B
Miscellaneous Income	326,618	8,958	342,273	104.79%	
Intergovernmental Revenue	1,182,205	98,517	1,182,205	100.00%	
Total Revenue	\$ 18,323,501	\$ 678,779	\$ 19,405,601	105.91%	
Expenditure Summary					
City Manager	\$ 444,658	\$ 36,635	\$ 438,596	98.64%	
City Secretary	193,198	11,819	176,367	91.29%	
Human Resources	374,546	30,854	349,519	93.32%	
Finance	592,461	35,153	576,305	97.27%	
Municipal Court	236,104	21,685	214,422	90.82%	
Parks & Recreation	1,224,007	120,841	1,113,696	90.99%	
Senior Programs	167,466	10,565	160,087	95.59%	
Library Services	468,323	49,140	454,907	97.14%	
Community Development	908,890	45,323	773,017	85.05%	
Streets & Drainage	1,988,077	168,475	1,931,409	97.15%	
Facility Maintenance	522,749	51,352	518,221	99.13%	
Police	5,238,314	386,341	5,116,003	97.67%	
Animal Control	232,199	16,390	225,448	97.09%	
Fire/EMS	4,254,812	378,020	4,113,269	96.67%	
Combined Services	390,630	21,498	376,041	96.27%	
City Engineer	253,981	21,224	220,779	86.93%	
Information Technology	753,684	74,278	756,665	100.40%	
Total Expenditures	\$ 18,244,099	\$ 1,479,594	\$ 17,514,752	96.00%	
Total Revenue Over/Under Expenses	\$ 79,402	\$ (800,815)	\$ 1,890,849		

Explanation of Major Variances:

- A** Ambulance Service Fees and Developer Fees are 45% over budgeted
- B** Investment rates higher than expected

City of Sachse
Monthly Revenue and Expenditure Report
September 30, 2019
(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	\$ 6,421,324	\$ 1,010,999	\$ 7,628,398	118.80%	
Sewer Revenue	4,768,010	404,837	4,870,867	102.16%	
Drainage Revenue	204,000	17,563	209,459	102.68%	
Fees	159,500	21,382	206,666	129.57%	
Interest Income	100,000	32,150	465,779	465.78%	A
Transfer In-Impact Fee	30,000	-	30,000	100.00%	
Miscellaneous Income	-	-	597		
Total Revenue	\$ 11,682,834	\$ 1,486,931	\$ 13,411,767	114.80%	
Expenditure Summary					
Utility Administration	\$ 428,484	\$ 23,436	\$ 383,535	89.51%	
Water Operations	6,195,391	309,117	5,760,840	92.99%	
Sewer Operations	3,902,224	250,444	4,088,490	104.77%	
Drainage Projects	255,000	35,775	119,957	47.04%	
	-	-	-		
Total Expenditures	\$ 10,781,099	\$ 618,772	\$ 10,352,822	96.03%	
Total Revenue Over/Under Expenses	\$ 901,735	\$ 868,159	\$ 3,058,945		

Explanation of Major Variances:

A Investment rates higher than expected; principal includes unexpended bond funds

City of Sachse
Monthly Revenue and Expenditure Report
September 30, 2019
(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	\$ 4,474,801	\$ 832	\$ 4,504,439	100.66%	B
Interest Income	1,000	3,299	27,608	2760.79%	
Miscellaneous Receipts					
Total Revenue	\$ 4,475,801	\$ 4,132	\$ 4,532,047	101.26%	
Expenditure Summary					
Fees	\$ 3,000	\$ 900	\$ 2,556	85.21%	A
Principal	3,033,558	1,010,000	3,040,000	100.21%	
Interest	1,430,051	8,216	1,438,267	100.57%	
Transfer Out-Utility Fund					
Total Expenditures	\$ 4,466,609	\$ 1,019,116	\$ 4,480,823	100.32%	
Total Revenue Over/Under Expenses	\$ 9,192	\$ (1,014,984)	\$ 51,224		

A Defeasance of 2009 GO Bonds posted 9/30/2019

B Investment rates higher than expected; principal includes funds set aside for defeasance

City of Sachse
Monthly Revenue and Expenditure Report
September 30, 2019
(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 0%
Revenue Summary					
Sales Tax	\$ 737,500	\$ 68,429	\$ 844,690	114.53%	
Other Income	\$ 27,550	\$ 598	\$ 30,965	112.40%	
Interest Income	2,500	1,609	12,066	482.64%	A
Total Revenue	\$ 767,550	\$ 70,635	\$ 887,721	115.66%	
Expenditure Summary					
Expenditures	767,183	57,572	606,328	79.03%	
Total Expenditures	\$ 767,183	\$ 57,572	\$ 606,328	79.03%	
Total Revenue Over/Under Expenses	\$ 367	\$ 13,064	\$ 281,393		

Explanation of Major Variances:

A Investment rates higher than expected

City of Sachse
Monthly Revenue and Expenditure Report
September 30, 2019
(Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

100% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Sales Tax	\$ 350,000	\$ 31,921	\$ 385,655	110.19%	
Other Income	\$ -	-	-		
Interest Income	1,000	1	90	9.03%	
Total Revenue	\$ 351,000	\$ 31,922	\$ 385,745	109.90%	
Expenditure Summary					
Expenditures	455,000	-	262,144	57.61%	
Total Expenditures	\$ 455,000	\$ -	\$ 262,144	57.61%	
Total Revenue Over/Under Expenses	\$ (104,000)	\$ 31,922	\$ 123,601		

Explanation of Major Variances:



Agenda Item Details

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	E. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	6. Approve a resolution adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District and President George Bush Turnpike Reinvestment Zone Tax Increment Fund Investment Policy ("Sachse Investment Policy").
Access	Public
Type	Action (Consent)
Preferred Date	Nov 04, 2019
Absolute Date	Nov 04, 2019
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District and President George Bush Turnpike Reinvestment Zone Tax Increment Fund Investment Policy ("Sachse Investment Policy").
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

Public Content

BACKGROUND

The City's current Investment Policy was reviewed by City Council on October 15, 2018 in accordance with the Public Funds Investment Act (PFIA), the City's Investment Policy is to be reviewed on an annual basis, and the City Council must approve any modifications made thereto. The purpose of this agenda item is to present all recommendations for changes to policy and to comply with the annual review provision of the PFIA whereby each entity shall adopt a resolution annually attesting to an annual review.

OVERVIEW

No changes to the Investment Policy, as approved on October 15, 2018, are proposed for FY 2019-2020; however, annual review and approval by the City Council and the governing boards of the Sachse Economic Development Corporation, Municipal Development District, and President George Bush Turnpike TIF Zone are required.

XX. Investment Policy Adoption

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

POLICY CONSIDERATIONS

The recommended policy for adoption is in compliance with the Public Funds Investment Act (PFIA).

RECOMMENDATION

Approve a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District and President George Bush Turnpike Reinvestment Zone Tax Increment Fund Investment Policy ("Sachse Investment Policy").

Investment Policy 2019-2020 Resolution .pdf (88 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.

RESOLUTION NO. _____

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

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

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

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

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

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

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

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 5. That this Resolution shall become effective immediately from and after its passage.

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

DULY RESOLVED AND APPROVED by the City Council of the City of Sachse, Texas, this the 4th day of November, 2019.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

Exhibit “A”

**CITY OF SACHSE
SACHSE ECONOMIC DEVELOPMENT CORPORATION
SACHSE MUNICIPAL DEVELOPMENT DISTRICT
PRESIDENT GEORGE BUSH TURNPIKE REINVESTMENT ZONE TAX INCREMENT
FUND
INVESTMENT POLICY**

I. Policy

Throughout this Investment Policy, the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, and President George Bush Turnpike Reinvestment Zone Tax Increment Fund shall be singularly referred to as “ENTITY” and collectively referred to as “SACHSE.”

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

II. Scope

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

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

III. Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by Investment Officers shall be the “prudent person” standard and shall be applied in the context of managing an overall portfolio.

Investment Officers, acting in accordance with written procedures and the Investment Policy and exercising due diligence, shall be relieved of personal responsibility for an individual investment's credit risk or market price changes, provided deviation from expectations are reported immediately upon knowledge of the deviation and appropriate action is taken to control adverse developments.

IV. Objective

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

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

V. Delegation of Authority

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

VI. Ethics and Conflicts of Interest

Investment Officers involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Investment Officers shall disclose to SACHSE any material financial interest in financial institutions

that conduct business within this jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of SACHSE, particularly with regard to the time of purchases and sales.

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

VII. Authorized Broker/Dealers

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

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

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

VIII. Investment Strategy

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

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

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

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

SACHSE funds shall seek to achieve a competitive yield appropriate for each strategy. Yield objectives shall at all times be subordinate to the objectives of safety and liquidity.

Tax-exempt debt proceeds shall be invested to maximize the interest earnings retained by SACHSE, while at the same time fully complying with all applicable State laws and federal regulations, including the arbitrage rebate regulations. A competitive yield environment shall be achieved by soliciting quotes from multiple investment providers, monitoring comparable investment alternatives, and reviewing general market conditions.

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

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

A. Governmental Funds – the funds through which most governmental functions are financed and the primary operating funds of SACHSE. The investment strategy must allow for the investment of anticipated cash flows to meet the anticipated expenditures of the following funds:

1. General Fund
2. Debt Service Fund
3. Special Revenue Fund
4. Capital Projects Fund
5. Sachse Economic Development Corporation Fund
6. President George Bush Reinvestment Zone Tax Increment Fund

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

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

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

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

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

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

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

IX. Authorized & Suitable Investments

SACHSE is empowered by statute to invest in the following:

A. Obligations of, or guaranteed by, governmental entities:

1. obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
2. direct obligations of this State or its agencies and instrumentalities;
3. other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of this State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; and
4. obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

B. Financial Institution Deposits: A financial institution deposit is an authorized investment under this Policy if the deposit is with a state or national bank, a savings and loan association, or credit union that is:

1. guaranteed or insured by the Federal Deposit Insurance Corporation or its successor, or the National Credit Union Share Insurance Fund, or its successor;
2. secured by obligations that are described in Section XII Collateralization; and
3. executed through a depository institution or broker that has its main office or a branch office in Texas and meets the requirements of the PFIA.

C. Repurchase Agreements:

1. A fully collateralized repurchase agreement is an authorized investment if the repurchase agreement:
 - (a) has a defined termination date;
 - (b) is secured by cash or obligations described by Section IX.A1;
 - (c) requires the cash or securities being purchased by SACHSE to be delivered versus payment to SACHSE, held in SACHSE's account with a third party selected and approved by SACHSE; and
 - (d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State.
2. "Repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date, obligations described by Section IX.A1 at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.

D. Mutual Funds:

1. A no-load money market mutual fund is an authorized investment under this Policy if the mutual fund:
 - (a) is registered with and regulated by the Securities and Exchange Commission;
 - (b) provides SACHSE with a prospectus and other information as required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);
 - (c) has a dollar-weighted average stated maturity in compliance with regulations;
 - (d) includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 for each share; and
 - (e) is continuously rated no lower than AAAm or at an equivalent rating by one nationally recognized rating service.
2. SACHSE is not authorized by this section to invest its funds or funds under its control, including bond proceeds and reserves and other funds held for

debt service, in any one mutual fund in an amount that exceeds 10 percent of the total assets of the mutual fund.

E. Investment Pools:

1. SACHSE may invest its funds and funds under its control through an eligible investment pool if each ENTITY's governing body by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by the PFIA 2256.016.
2. To be eligible to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, an investment pool must furnish to the Investment Officers or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains at a minimum, the following information:
 - (a) the types of investments in which money is allowed to be invested;
 - (b) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;
 - (c) the maximum stated maturity date any investment security within the portfolio has;
 - (d) the objectives of the pool;
 - (e) the size of the pool;
 - (f) the names of the members of the advisory board of the pool and the dates their terms expire;
 - (g) the custodian bank that will safekeep the pool's assets;
 - (h) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;
 - (i) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;
 - (j) the name and address of the independent auditor of the pool;
 - (k) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating

policies required for the entity to invest funds in and withdraw funds from the pool; and

- (l) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.

3. To maintain eligibility to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, at a minimum an investment pool must furnish to the Investment Officer or other authorized representative of the entity:

- (a) investment transaction confirmations; and
- (b) a monthly report that contains, at a minimum, the following information:
 - (1) the types and percentage breakdown of securities in which the pool is invested;
 - (2) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;
 - (3) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;
 - (4) the book value versus the market value of the pool's portfolio, using amortized cost valuation;
 - (5) the size of the pool;
 - (6) the number of participants in the pool;
 - (7) the custodian bank that is safekeeping the assets in the pool;
 - (8) a listing of daily transaction activity of the entity participating in the pool;
 - (9) the yield and expense ratio of the pool;
 - (10) the portfolio managers of the pool; and
 - (11) any changes or addenda to the offering circular.

4. SACHSE, by contract, may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.

5. Investment Pool "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.
6. A public funds investment pool utilized as a cash-equivalent investment must mark its portfolio to market daily and, to the extent reasonably possible, stabilize at a \$1.00 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings may be sold as necessary to maintain the ratio between 0.995 and 1.005.
7. An Investment pool must have an advisory board composed:
 - (a) Equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for pools created under Chapter 791 Texas State Code and managed by a state agency; or
 - (b) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.
8. A public funds investment pool must be continuously rated no lower than AAA or AAAM or at an equivalent rating by one nationally recognized rating service.
9. If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.
10. To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.
11. If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

X. Unauthorized Investments

The following are not authorized investments under this section:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; and
- C. Collateralized mortgage obligations.

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

XI. Depository

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

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

XII. Collateralization

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

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

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

- The agreement must be in writing;

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

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

XIII. Safekeeping and Custody

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

XIV. Electronic Fund Transfer

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

XV. Diversification

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

XVI. Maximum Maturities and Weighted Average Maturity

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

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

XVII. Internal Control

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

XVIII. Performance Standards

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

XIX. Reporting

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

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

XX. Investment Policy Adoption

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

XXI. Auditor

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

XXII. Training

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

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

XXIII. Donated Investments

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

XXIV. Investment Policy Certification

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

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this 4th day of November, 2019.

Mayor
City of Sachse, Texas

ATTEST:

City Secretary
City of Sachse, Texas

Acknowledged by the Sachse Economic Development Corporation, Texas this _____ day of _____, 2019.

President
Sachse Economic Development Corporation

ATTEST:

CEO
Sachse Economic Development Corporation

Acknowledged by the Sachse Municipal Development District, Texas this _____ day of _____, 2019.

President
Sachse Municipal Development District

ATTEST:

Secretary
Sachse Municipal Development District

Acknowledged by the President George Bush Turnpike Reinvestment Zone Tax Increment Fund, Texas this _____ day of _____, 2020.

Chairman
President George Bush Turnpike Reinvestment

Zone Tax Increment Fund

ATTEST:

Board Secretary
President George Bush Turnpike Reinvestment Zone Tax Increment Fund

Appendix A

Authorized Broker/Dealer Firms

FTN Financial

Hilltop Securities

Oppenheimer

Raymond James

Wells Fargo

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	 Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike. (Continuation from Workshop if needed.)
Access	Public
Type	Discussion, Information

Public Content**BACKGROUND**

- A hospital and medical office development (Trinity Regional Hospital) is being proposed on approximately 19.9 acres located along the north side of President George Bush Turnpike (PGBT).
- The proposed hospital and medical office development are located within the PGBT Zoning district.

OVERVIEW

- The developer will provide a presentation to go over the proposed details of the project and answer any of the questions the City Council has. The developer presented to the Planning and Zoning Commission on Monday, October 28, 2019.
- As part of the discussion, the developer is seeking feedback on the proposed layout and the potential variances that will be necessary to accommodate the proposed layout.

RECOMMENDATION

- To provide feedback regarding the layout and any potential variances and waiver requests associated with the proposed Trinity Regional Hospital project.

TRHS Presentation.pdf (2,136 KB)



Agenda Item Details

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	47 Conduct a public hearing to consider and act on a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Conduct the public hearing and take action on the rezoning request.

Public Content

BACKGROUND

- The subject property consists of two tracts
- Zone change request from AG to PD
- Applicant: Jonathan Hake, Cross Engineering
- Owner: Tony & Ashley Fikes
- Size: Approximately 13.95 acres
- Noticing: 12 property owners were notified of the proposed request. Staff has not received any inquiries in support or opposition to the request

OVERVIEW

- The subject property is currently identified as Parks and Open Spaces on the Future Land Use Plan.
- Property to the north and east is located outside the city limits of Sachse and consists of the North Texas Municipal Water District (NTMWD) wastewater treatment plant and acreage home sites. Property to the west and south is designated for Parks and Open Spaces and Estate Residential uses.
- The proposed zone change would only allow for a RV, boat, and car storage facility.
- Development standards proposed include:
 - Base zoning of I-1, Restricted Manufacturing with the only permitted use being an RV, boat, and car storage facility;
 - Development in accordance with a concept plan;
 - Screening buffer along the south side of the property consisting of a minimum 14' tall masonry wall (backside of building used as screen wall) and landscape plantings.
 - Use of an on-site sewer system.

CONSIDERATION

- Property is not currently served by sewer and the extension of service is not likely to occur in the future due to cost and the subject property being located at the edge of the city limits.
- The subject properties are located at the city limits and are not at a prime location for future commercial/non-residential development.
- Given the significant amount of floodplain located on the property, the overall development potential is limited.
- In staff's opinion, given the above mentioned considerations, the property lends itself to either low density residential (acreage size lots) or a very low intensity non-residential/office type use that does not generate significant traffic.

RECOMMENDATION

- At the September 23, 2019, Planning and Zoning Commission meeting, the Commission voted 3-2 to approve the rezoning request.

Staff Presentation Rezoning 13.95 Acres - 5350 Pleasant Valley Road.pdf (1,120 KB)

Ordinance Rezoning 13.95 Acres F.T. Gaines from AG to PD-38 (Creating PD-38).pdf (757 KB)

5350 Pleasant Valley Rezone

CITY COUNCIL

NOVEMBER 4, 2019



Background

Conduct a public hearing to consider and act on a request by **Tony & Ashley Fikes**, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road, within Sachse city limits.



Overview

- The subject property is located at 5350 Pleasant Valley Road, at the southwest corner of the intersection of Pleasant Valley Road and Elm Grove Road.
- The subject property is currently zoned AG, which allows for a single-family residence and agricultural uses.
- Proposed zoning would permit an RV, boat and car storage facility on the property.

Aerial Map

The subject property is located at 5350 Pleasant Valley Road, at the southwest corner of the intersection of Pleasant Valley Road and Elm Grove Road.



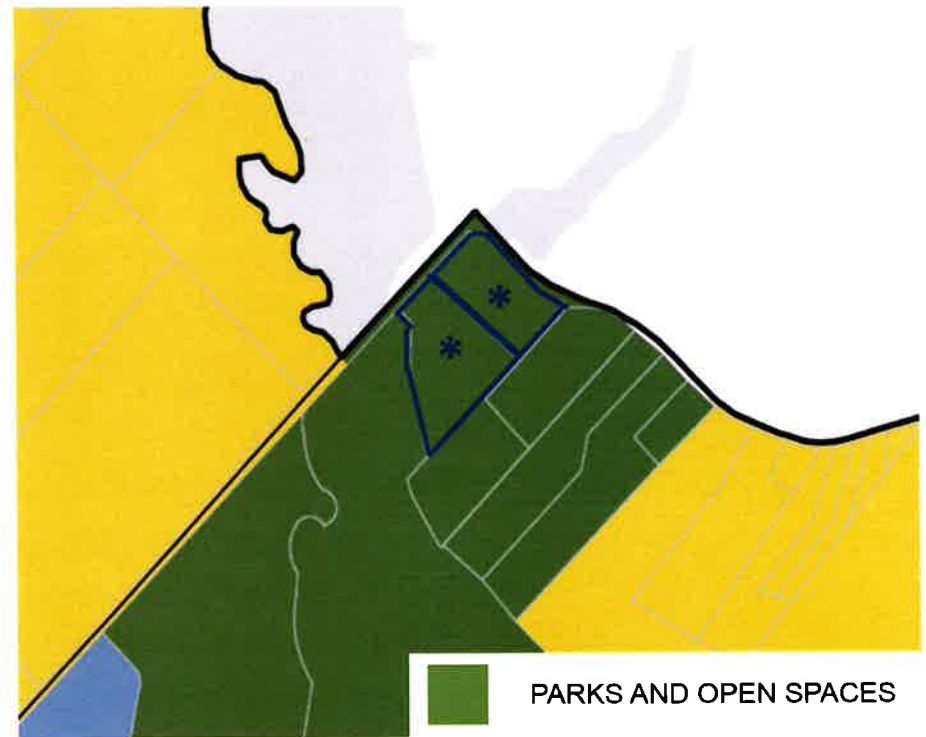
Zoning Map



The property is zoned AG. The blue dots indicate the subject property.

FLUP

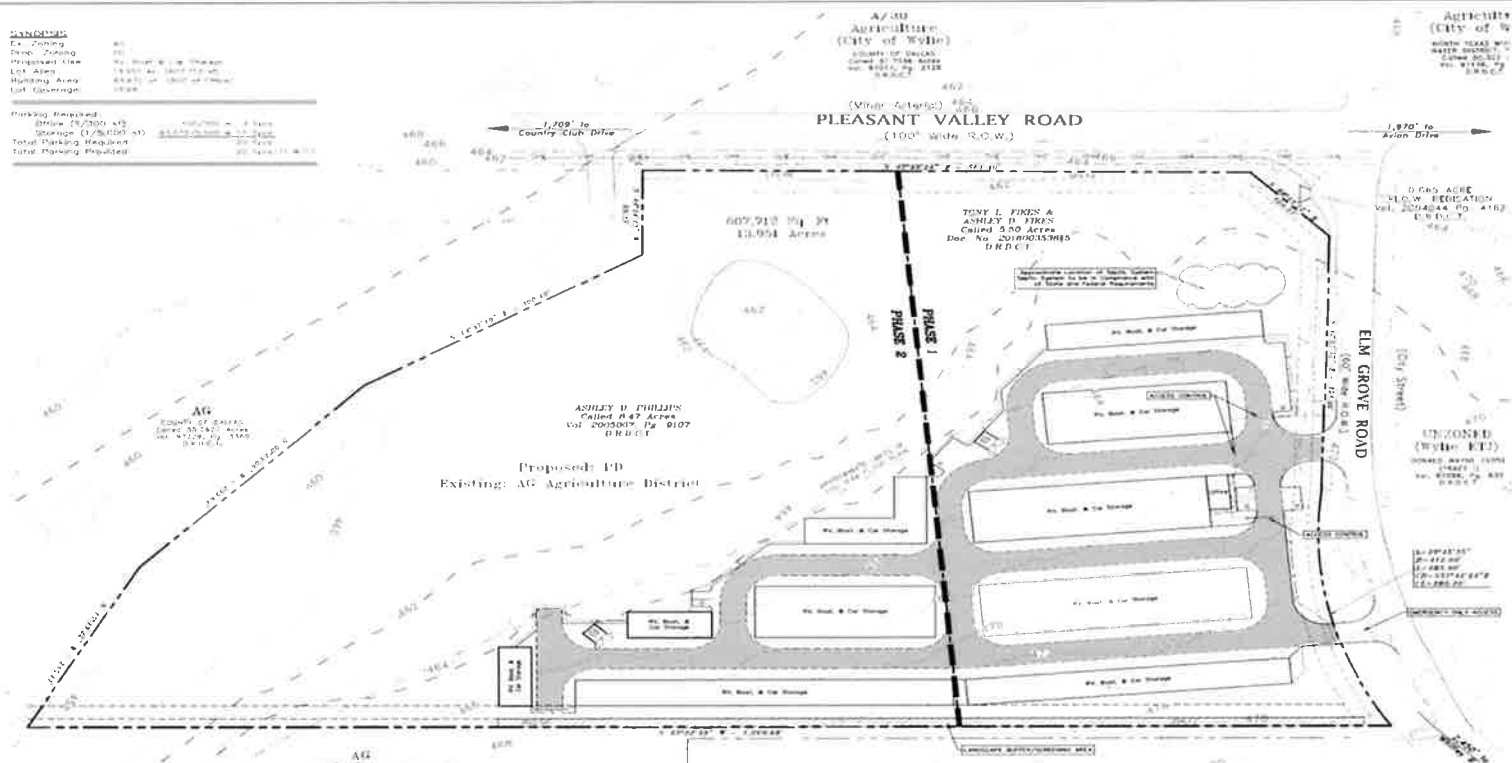
- The Future Land Use Plan (FLUP) designates the subject property for Parks and Open Spaces.
- The FLUP does not support the proposed rezoning request, however the FLUP land use designation only calls for parks, trails, floodways and golf courses.
- Given location and surrounding development, low density residential (1-acre lots) or low intensity/low traffic generating nonresidential uses could be appropriate for the property.



Applicant's Request

- The applicant desires to rezone the subject property from AG to PD.
- If the rezoning is approved the subject property could only be used for an RV, boat and car storage facility.
- As proposed:
 - Base zoning district of I-1 Restricted Manufacturing with a limitation on use.
 - Screening buffer along the south side of the property to consist of masonry wall and landscape plantings.
 - Allow the use of an on-site sewer system due to the minimal intensity of the proposed facility.

STANDARD	
Ex. Zoning	RM
Prop. Zoning	RM
Proposed Use	Res. Single-Family Detached
Lot Area	4,341 sq. ft.
Building Area	4,882 sq. ft. (100% lot coverage)
Lot Coverage	11.2%
Parking Required:	
Office (8,300 sq. ft.)	4 spaces
Storage (17,000 sq. ft.)	4 spaces
Total Parking Required	8 spaces
Total Parking Provided	8 spaces (100%)





Considerations

- Property is not currently served by sewer and the extension of service is not likely to occur in the future;
- Property is located at the city limits and is not at a prime future commercial/non-residential corner;
- Property has a significant amount of floodplain, which limits the overall development potential;
- Given these considerations, in staff's opinion the property lends itself to either low density residential (1-acre residential lots) or a very low intensity non-residential/office use that does not generate significant traffic.

Recommendation

- The Planning & Zoning Commission voted 3-2 to recommend approval of the rezoning request at their September 23, 2019 meeting.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; BY CHANGING THE ZONING RELATING TO THE USE AND DEVELOPMENT OF A 13.95± ACRE TRACT OF LAND OUT OF THE F.T. GAINES SURVEY, CITY OF SACHSE, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO FROM AGRICULTURAL (“AG”) TO PLANNED DEVELOPMENT NO. 38 (“PD- 38”) FOR DEVELOPMENT OF A RV, BOAT AND STORAGE FACILITY WITH A BASE ZONING OF I-1 RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT; APPROVING THE CONCEPT PLAN ATTACHED AS EXHIBIT “B”; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended by changing the zoning relating to the use and development of a 13.95± acre tract of land out of the F.T. Gaines Survey, City of Sachse, Dallas County, Texas, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”) from Agricultural (“R-1”) to Planned Development No. 38 (“PD-38”) with a base zoning of I-1 Restricted Manufacturing and Warehousing District subject to the provisions of Section 2 of this Ordinance.

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

- A. Purpose.** The purpose of this Planned Development District is to allow the Property to be developed and used for auto (motorized)/boat/rv storage.
- B. Concept Plan.** The property shall generally develop in accordance with Exhibit “B” – Concept Plan.
- C. Base Zoning District.** The Property shall be used and developed in accordance with the regulations of the Comprehensive Zoning Ordinance applicable to property

located within a I-1 Restricted Manufacturing and Warehousing District, except as otherwise provided in this Ordinance:

D. Uses

- a. The Property may only be developed and used for the following purposes:
 - i. Auto (motorized)/Boat/RV storage;

E. Miscellaneous Development Standards

- a. The exterior wall of the auto (motorized)/boat/RV storage shall be used as the screen wall between the site and adjacent properties to the southeast. The wall shall be a minimum of 14' tall and utilize 100% masonry material. Wrought iron fencing with masonry columns and living screen shall be used to screen non-building areas from adjacent property. Screening is required along the development footprint only and shall consist of a minimum 25' wide buffer yard.
- b. One tree per 50 lineal feet shall be planted in a compatibility buffer between the subject property and the adjacent properties to the southeast along the development footprint only.
- c. The use of an on-site sewer system (septic system) will be allowed due to the minimal sewer intensity of an auto/boat/rv storage facility. The facility will include a public restroom, private restroom and shower facility for on-site attendant, and a sewer dump station for stored RV's.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Sachse and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. 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 5. 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 6. 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 7. 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 _____, 2019.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(06-10-2019:TM108661)

EXHIBIT "A"
Description of Property

LEGAL DESCRIPTION

SITUATED in the City of Sachse, in the F.T. Gaines Survey, Abstract No. 497 of Dallas County, Texas and being all of that certain called 8.47 acre tract of land described in deed to Ashley D. Phillips, dated December 31, 2004 and recorded in Volume 2005007, Page 9107, Deed Records, Dallas County, Texas (D.R.D.C.T.) and also being all of that certain called 5.50 acre tract of land described in a deed to Tony L. Fikes and Ashley D. Fikes, dated November 21, 2016 and recorded in Document No. 201600353815, D.R.D.C.T. and the consolidation of the two above described tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southeast right-of-way of Pleasant Valley Road (100' wide right-of-way), for the northwest corner of the above described 8.47 acre tract and same being the most northerly corner of that certain called 55.0627 acre tract, described in a deed to County of Dallas, recorded in Volume 97229, Page 3360, D.R.D.C.T.;

THENCE: North 45 deg. 49 min. 24 sec. East, along the common line of said Pleasant Valley Road and said 8.47 acre tract, at 235.98 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "R&CT" found for the northeast corner of said 8.47 acre tract and the northwest corner of the above described 5.50 acre tract and continuing along the common line of said Pleasant Valley Road and 5.50 acre tract for a total distance of 561.40 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Pacheco Koch", found at the west side of a 0.065 acre tract described in a right-of-way deed to the City of Garland, recorded in Volume 2004044, Page 4162, D.R.D.C.T.;

THENCE: South 88 deg. 33 min. 12 sec. East, continuing along said Pleasant Valley Road right-of-way, a distance of 104.57 feet to a 1/2 inch iron rod (bent) found for the east corner of said 0.065 acre tract, on the southwesterly right-of-way line of Elm Grove Road (60' wide right-of-way);

THENCE: South 42 deg. 57 min. 57 sec. East, along the common line of said 5.50 acre tract and said Elm Grove Road, a distance of 303.46 feet to a 1/2 inch iron rod found for corner at the beginning of a non-tangent curve to the left, having a radius of 412.00 feet, a central angle of 39 deg. 45 min. 35 sec. and a chord that bears South 57 deg. 42 min. 24 sec. East – 280.20 feet;

THENCE: Continuing along the common line of said 5.50 acre tract and Elm Grove Road and with said curve to the left, an arc distance of 285.90 feet to a point for the most easterly corner of said 5.50 acre tract and same being the northerly northwest corner of that certain called 6.213 acre tract of land described in a deed to Christopher Kamilar and Heidi Kamilar, recorded in Volume 2004094, Page 1306, D.R.D.C.T.;

EXHIBIT "A" Continued

THENCE: South 45 deg. 22 min. 39 sec. West, along the common line of said 5.50 acre tract and 6.213 acre tract, at 398.12 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "R&CI" found for the south corner of said 5.50 acre tract and the east corner of the above described 8.47 acre Phillips tract and continuing along the common line of said 8.47 acre Phillips tract and 6.213 acre Kamilar tract for a total distance of 1,260.68 feet to a 5/8 inch iron rod found for the south corner of said 8.47 acre tract, the west corner of said 6.213 acre tract and same being an angle corner on the east line of the above described 55.0627 acre County of Dallas tract;

THENCE: Along the common line of said 8.47 acre tract and said 55.0627 acre County of Dallas tract, as follows:

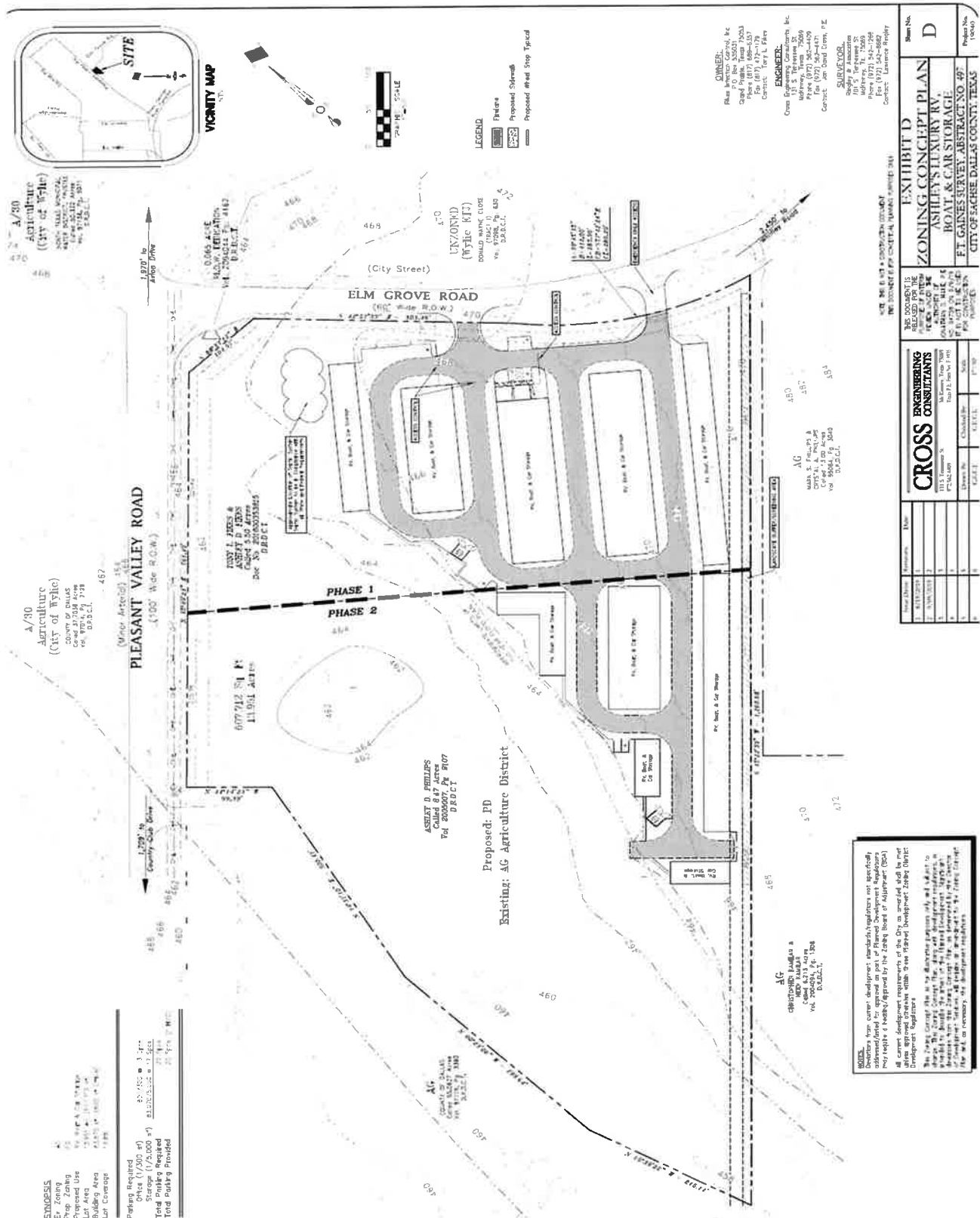
North 15 deg. 39 min. 22 sec. West, a distance of 215.11 feet to a 1/2 inch iron rod, topped with a yellow cap, stamped "PL" found for an angle corner;

North 00 deg. 23 min. 06 sec. West, a distance of 299.64 feet to a 1/2 inch iron rod, topped with a yellow cap, stamped "PL" found for an angle corner;

North 14 deg. 37 min. 10 sec. East, a distance of 300.47 feet to a 1/2 inch iron rod, topped with a yellow cap, stamped "PL" found for an angle corner;

THENCE: North 44 deg. 14 min. 23 sec. West, continuing along the common line of said 8.47 acre tract and said 55.0627 acre County of Dallas tract, a distance of 99.39 feet to the POINT OF BEGINNING and containing 607,712 square feet or 13.951 acres of land.

7



**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	3. Consider approval of an amendment to the construction contract for the of the Southeast Sewer Expansion - Phase 1 project with S.J. Louis Construction of Texas, LTD. in the amount not to exceed seven hundred thirty-seven thousand, four hundred sixteen dollars and twenty-one cents (\$737,416.21) and authorizing the City Manager to execute such agreement.
Access	Public
Type	Action (Consent)
Preferred Date	Nov 04, 2019
Absolute Date	Nov 04, 2019
Fiscal Impact	Yes
Dollar Amount	737,416.21
Budgeted	Yes
Budget Source	Construction of the project is funded through Certificates of Obligation through the Utility Fund.
Recommended Action	Staff recommends approval of the proposed contract amendment to the Southeast Sanitary Sewer Expansion - Phase 1 with S.J. Louis Construction of Texas, LTD. in the amount not to exceed seven hundred thirty-seven thousand, four hundred sixteen dollars and twenty-one cents (\$737,416.21) and authorizing the City Manager to execute such agreement.
Goals	Strategically invest in the City's existing and future infrastructure.

Public Content**BACKGROUND**

On August 8, 2018, City Council awarded the original contract to S.J. Louis Construction of Texas, LTD. in the amount of \$5,665,179.49. This project helps to address the need for sewer in the southeast portion of the City. These improvements are critical to the development of future projects along the PG&T district as well as the long-term infrastructure needs of the City. Phase 1 construction primarily traverses commercial properties from Miles Road to Eastview Drive, with several residential properties at the end of the corridor along Eastview Drive. The project is currently 98% complete.

OVERVIEW

Throughout the project, several changes were required to facilitate construction. This contract adjusts project quantities (over and under), adds new construction items, requests by residents, and unforeseen issues encountered in the field. This amendment will allow staff to complete the project and move forward with final acceptance.

The largest change in the construction contract was to address the change in the alignment of the force main and gravity sewer lines. At the time of construction, the City was not able to acquire all the required easements per the original design. In order to keep the project on track, an alternate alignment had to be designed and new easements had to be purchased.

POLICY CONSIDERATIONS

Construction of this project is in accordance with the 2017 Comprehensive Plan recommendations, the 10-year Capital Improvement Plan, and the FY 2017-2018 Capital Improvement Plan.

RECOMMENDATION

Staff recommends approval of the proposed contract amendment to the Southeast Sanitary Sewer Expansion - Phase 1 with S.J. Louis Construction of Texas, LTD. in the amount not to exceed seven hundred thirty-seven thousand, four hundred sixteen dollars and twenty-one cents (\$737,416.21) and authorizing the City Manager to execute such agreement.

Presentation - Southeast Sewer Expansion Phase 1.pptx (1,223 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.

Southeast Sewer Expansion – Phase 1 Contract Change Order #1

CITY COUNCIL

NOVEMBER 4, 2019



Project Location Map



Background

- On August 8, 2018, City Council awarded the original contract to S.J. Louis Construction of Texas, LTD. in the amount of \$5,665,179.49.
 - This project helps to address the need for sewer in the southeast portion of the City. These improvements are critical to the development of future projects along the PGBT district as well as the long-term infrastructure needs of the City.
 - Phase 1 construction primarily traverses commercial properties from Miles Road to Eastview Drive, with several residential properties at the end of the corridor along Eastview Drive.
 - The project is currently 98% complete.
- 

Construction Contract Changes

- CMR#4 – Force Main and Gravity Sewer Line Realignment:
 - During the design process, properties were identified and easements were obtained based on the proposed alignment. The project started construction without all of the easements obtained.
 - Based on the inability to obtain one easement, the project had to be redesigned and a new alignment was created.
 - This required additional construction items and changes to the plan quantities.
 - Having a contractor mobilized and under construction created a critical situation based on time and sequence of construction events.
 - This item will add an increase in plan quantities to the contract at a cost of \$455,024.42.

Construction Contract Changes

- **Utility Additions and Revisions:** There are several items in which changes were made in the field to address changes in the design, provide for additional future development, and to benefit the residents. This includes water and sewer improvements.
 - **CMR#1:** This item is to increase the pipe size from 8" to 10" to accommodate future development. This item will add an increase in plan quantities to the contract at a cost of \$21,234.50.
 - **CMR#8:** This item is to provide additional sewer connections along Eastview Drive at multiple locations accommodate residents a future connection to a City sewer line. This item will add an increase in plan quantities to the contract at a cost of \$110,109.30.
 - **CMR#9:** This item is to add an additional fire hydrant along Eastview Drive. This item will add an increase in plan quantities to the contract at a cost of \$7,361.54.
 - **CMR#10:** This item is to provide a sewer service line for a property. This item will add an increase in plan quantities to the contract at a cost of \$6,000.00.
 - **Quantity Adjustments:** This item is to adjust increases and decreases in plan quantities. This item is a summary of changes and will add a decrease in plan quantities to the contract at a cost of \$-1,552.56.

Construction Contract Changes

- **Private Repairs and Reconstruction:** The location of the sewer line went through and adjacent to private properties. During construction several items were damaged and needed to be repaired.
 - **CMR#5:** This item was added to compensate a property owner for time and use of their property. This item will add an increase in plan quantities to the contract at a cost of \$63,084.48.
 - **CMR#7:** This item is to address the existing driveway that was removed and replaced to facilitate the installation of the sewer line along the Covington Property. A drainage pipe was also added to help with the stormwater draining from Eastview along the property line to the creek. This item will add an increase in plan quantities to the contract at a cost of \$35,634.75.
 - **Quantity Adjustments:** This item is to adjust increases and decreases in plan quantities. This item is a summary of changes and will add a decrease in plan quantities to the contract at a cost of \$40,519.78.

Project Funding

- In 2017, the City Council authorized Certificates of Obligation through the Utility Fund in order to facilitate the construction of this project.

COST SUMMARY

Original Contract Price: \$5,665,179.49

Change Order #1: \$737,416.21

Revised Contract Price: \$6,402,595.70

- Additional funding will be utilized from the Utility Fund to cover the cost of this change order.

Next Steps

- Staff recommends approval of the proposed contract amendment to the Southeast Sanitary Sewer Expansion - Phase 1 with S.J. Louis Construction of Texas, Ltd. in the amount not to exceed seven hundred thirty-seven thousand, four hundred sixteen dollars and twenty-one cents (\$737,416.21) and authorizing the City Manager to execute such agreement.

**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	4. Consider adoption of a resolution accepting for filing a landowner petition requesting the addition of land to Sachse Public Improvement District No. 1 within the City of Sachse pursuant to Chapter 372 Texas Local Government Code; calling a public hearing to consider the addition of land to Sachse Public Improvement District No. 1; authorizing and directing that notices of the public hearing be given as required by law; and providing for an immediate effective date.
Access	Public
Type	Action, Discussion, Information
Preferred Date	Nov 04, 2019
Absolute Date	Nov 04, 2019
Recommended Action	Approve a resolution accepting for filing a landowner petition requesting the creation of a public improvement district; calling a public hearing during the regular City Council meeting on Monday, December 2, 2019 to consider the creation of the public improvement district; authorizing and directing that notices of the public hearing be giving as required by law; and providing for an immediate effective date.

Public Content**BACKGROUND**

During the September 17, 2019, 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 President George Bush Turnpike (PGBT) Zoning District and related financing with further authority to finalize the remaining terms to be negotiated, all subject to approval as to form by the City Attorney. Upon authorization from the City Council, a final Development Agreement was executed and approved as to form by the City Attorney.

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

Staff recommends that the public hearing be held during the regular City Council meeting on Monday, December 2, 2019

POLICY CONSIDERATIONS

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

RECOMMENDATION

Approve a resolution accepting for filing a landowner petition requesting the creation of a public improvement district; calling a public hearing during the regular City Council meeting on Monday, December 2, 2019 to consider the creation of the public improvement district; authorizing and directing that notices of the public hearing be giving as required by law; and providing for an immediate effective date.

Sachse PID No. 1 - Resolution Calling Public Hearing on the Addition of Lands.pdf (151 KB)

Sachse PID - Petition for Addition of Lands.pdf (7,753 KB)

RESOLUTION NO. _____

A RESOLUTION ACCEPTING FOR FILING A LANDOWNER PETITION REQUESTING THE ADDITION OF LAND TO SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 WITHIN THE CITY OF SACHSE PURSUANT TO CHAPTER 372 TEXAS LOCAL GOVERNMENT CODE; CALLING A PUBLIC HEARING TO CONSIDER THE ADDITION OF LAND TO SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; AUTHORIZING AND DIRECTING THAT NOTICES OF THE PUBLIC HEARING BE GIVEN AS REQUIRED BY LAW; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City Council (the “City Council”) of the City of Sachse, Texas (the “City”) has received a petition (the “Petition”) requesting the addition of approximately 14.933 acres of land (the “Property for Addition”) to the Sachse Public Improvement District No. 1 (the “District”) created on January 22, 2019 within the corporate limits of the City pursuant to Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Dallas County) in the Property for Addition and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the Property for Addition under the proposal; and

WHEREAS, the Petition, a copy of which is attached as Exhibit A, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, Section 372.012 of the Act authorizes the addition of the Property for Addition to the District after notice is given and a public hearing is held pursuant to Section 372.009 of the Act; and

WHEREAS, the boundaries of the proposed Property for Addition are described in the attachment to the Petition and shown on the map attached hereto as Exhibit B, said area for the Property for Addition being within the corporate limits of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the addition of the Property for Addition to the District;

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

SECTION 1. The City Council finds that the Petition complies with the Act.

SECTION 2. The City Council hereby calls a public hearing for 7:30 p.m., December 2, 2019 in the Council Chambers of the Sachse City Hall, 3815 Sachse Road, Sachse, Texas 75048, giving notice thereof as required by law and hold such hearing on the advisability of the addition

of the Property for Addition to the District and the improvements and services therefor, as specified in the Petition.

SECTION 3: Notice of said public hearing, in the substantially final form presented herewith in Exhibit C, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act.

SECTION 4: Written notice of said public hearing, in the substantially final form presented herewith in Exhibit C, with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the Property for Addition before the 15th day prior to the date set for the hearing.

SECTION 5. This Resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

[Signature page follows]

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on this 4th day of November, 2019.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

APPROVED AS TO FORM:

Peter G. Smith, City Attorney

Exhibit A to Resolution
[Landowner Petition]

Exhibit B to Resolution
[Map of Property]

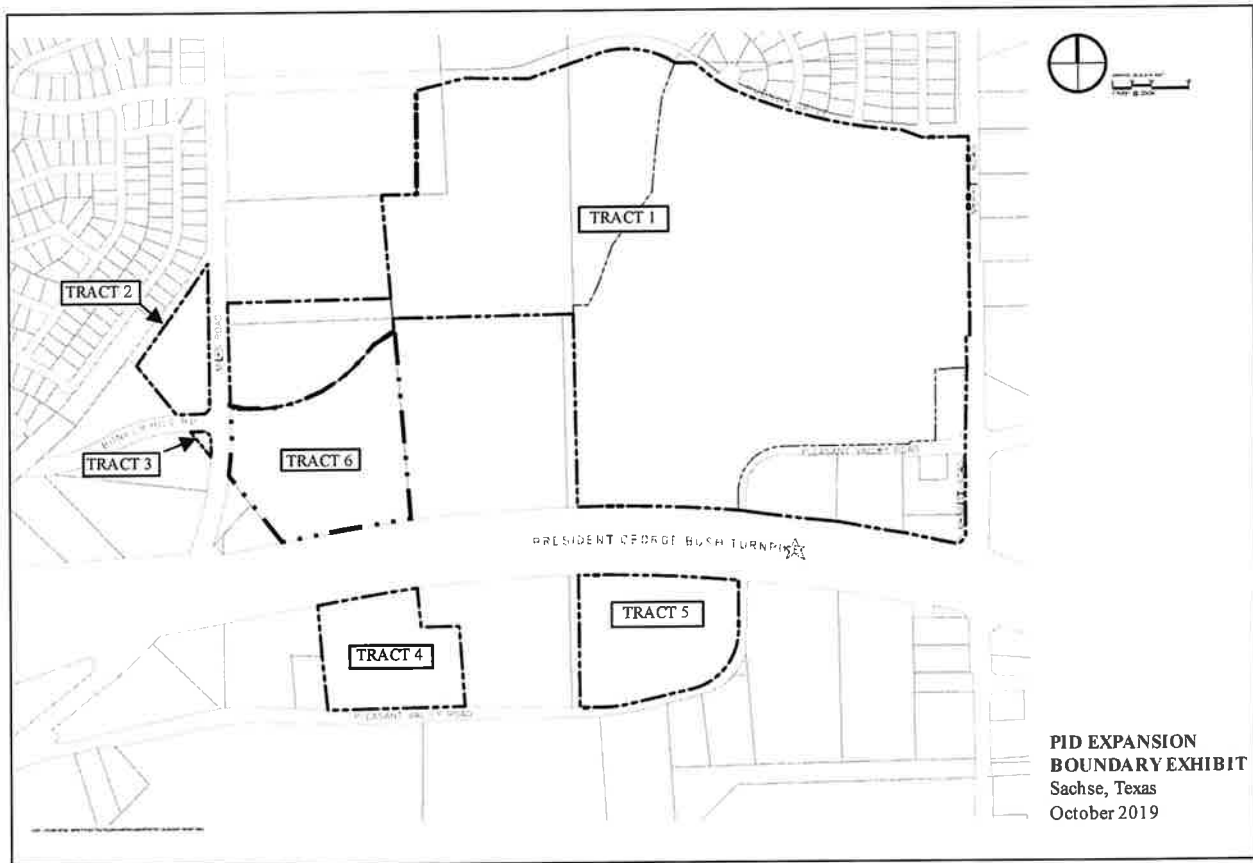


Exhibit C to Resolution**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Sachse, Texas (the "City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by PMB Station Land, LP., a Texas limited partnership (the "Petitioner"), requesting that the City add approximately 14.933 acres of land (the "Property for Addition") to the Sachse Public Improvement District No. 1 (the "District") located entirely within the corporate limits of the City.

Time and Place of Public Hearing. The public hearing will start at or after 7:30 P.M. on December 2, 2019, in the regular meeting place of the City Council in the Council Chambers in City Hall located at 3815 Sachse Road, Sachse, Texas 75048.

General Nature of the Proposed Improvements. The public improvement projects to be designed, acquired and constructed in the Property for Addition (the "Additional Improvements") are of the same general nature as those previously approved by the City (the "Initial Improvements" and, together with the Additional Improvements, the "Authorized Improvements") in Resolution No. 3905, adopted by the City Council of the City on January 22, 2019 (the "Creation Resolution"), authorizing the creation of the District, which Creation Resolution is available at the City Secretary's office in City Hall located at 3815 Sachse Road, Sachse, Texas 75048 and available for public inspection during regular business hours.

Estimated Cost of the Improvements. The estimated costs of designing, constructing and acquiring all of the Additional Improvements is \$2,006,878, which when added to the \$28,390,976 of estimated costs of the Initial Improvements, results in a total estimated cost of \$30,397,854 for designing, constructing and acquiring all Authorized Improvements to be undertaken in the District.

Proposed District Boundaries. The Property for Addition consists of approximately 14.933 acres of land generally located north of the President George Bush Turnpike ("PGBT") on the corner of Miles Road and the PGBT and, after the addition of the Property for Addition, the District will generally be located north of the PGBT between Merritt Road and Miles Road and including parcels west of Miles Road and south of the PGBT, all as more particularly described by a metes and bounds description available at the City Secretary's office in City Hall located at 3815 Sachse Road, Sachse, Texas 75048 and available for public inspection during regular business hours.

Proposed Method of Assessment. The City shall levy an assessment on each parcel within the District, including the parcels within the Property for Addition, to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Proposed Apportionment of Cost between the District and City. The City shall not be obligated to provide any funds to finance the Additional Improvements. The cost of the Additional Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner. The estimated costs of the Initial Improvements to be assessed against the property in the District approved by the City in the Creation Resolution will remain the same.

STATE OF TEXAS § PETITION FOR ADDITION OF LAND TO SACHSE
 § PUBLIC IMPROVEMENT DISTRICT NO. 1
COUNTY OF DALLAS §

TO THE HONORABLE GOVERNING BODY OF THE CITY OF SACHSE:

COMES NOW PMB Station Developer LLC, a Texas limited liability company ("Petitioner"), and hereby requests and petitions the City of Sachse (the "City") to add the land described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property") to the Sachse Public Improvement District No. 1 (the "District") under and pursuant to the provisions of Chapter 372, Texas Local Government Code, and in support thereof respectfully shows:

I.

The Property totals approximately 14.933 acres and is located in Dallas County, Texas. The public improvement projects to be designed, acquired and constructed in the Property (the "Additional Improvements") are of the same general nature as those previously approved by the City in Resolution No. 3905, adopted by the City Council of the City on January 22, 2019 (the "Creation Resolution"), authorizing the creation of the District.

II.

The estimated costs of designing, constructing and acquiring all of the Additional Improvements is \$2,006,878, which when added to the \$28,390,976 of estimated costs of the public improvements approved by the City in the Creation Resolution (the "Initial Improvements" and, together with the Additional Improvements, the "Authorized Improvements"), results in a total estimated cost of \$30,397,854 for designing, constructing and acquiring all Authorized Improvements to be undertaken in the District.

III.

The boundaries of the Property are described in Exhibit "A" hereto and the revised boundaries of the District, reflecting the addition of the Property, are fully described in Exhibit "B" and depicted in Exhibit "C", attached hereto and made a part hereof for all purposes.

IV.

The proposed method of assessment in the Property will be identical to the proposed method of assessment approved by the City in the Creation Resolution. A revised report will be prepared showing the special benefits accruing to property within the District, including the Property, and how the costs of the Authorized Improvements are assessed to property on the basis of special benefit received by the property from the Authorized Improvements, including the Property.

V.

The City shall not be obligated to provide any funds to finance the Additional Improvements. The cost of the Additional Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner. The proposed apportionment of the costs approved by the City in the Creation Resolution shall remain the same.

VI.

The Petitioner proposes that, following the addition of the Property to the District, the City continue to manage and administer the District. The ability of the City to contract from time to time with a private company for District administrative services shall not be affected by the addition of the Property to the boundaries of the District.

VII.

The entities executing this Petition are duly authorized and have the corporate authority to execute this Petition and the undersigned request the addition of the Property to the boundaries of the District.

VIII.

The Petitioner proposes that, following the addition of the Property to the District, the District continues to be managed without the creation of an advisory body.

IX

The Petitioner is the record owner of (i) taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as shown by the current roll of the Dallas Central Appraisal District) in the Property and (ii) taxable real property that constitutes more than fifty percent (50%) of all of the area of all taxable real property that is liable for assessment in the Property. This Petition shall be filed with the City Secretary.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that the City:

(1) duly consider this Petition and adopt a Resolution finding that this Petition complies with all legal requirements; and that (i) the improvements to be provided by the District, (ii) the method of assessment, and (iii) the apportionment of costs between the District and the City, in each case, will not be affected by the addition of the Property to the boundaries of the District, while the costs of improvements will be updated to provide for improvements to serve the land to be added to the District;

(2) call a public hearing and give notice thereof in the manner prescribed by Section 372.009 of the Texas Local Government Code, and hold such hearing on the advisability of the improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner shall show itself to be entitled.

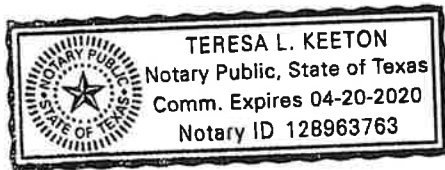
RESPECTFULLY SUBMITTED, on this 30th day of October, 2019.

PMB STATION DEVELOPER LLC
a Texas limited liability company

By: [Signature]
Name: K. Taylor Baird
Its: Manager

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 30th day of October, 2019, by K. Taylor Baird, Manager of PMB Station Developer LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public in and for the State of Texas

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "WAI" found for witness bears North 73°54' East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 14.933 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped

“KHA” set for corner at the end of said curve;

North 01°02'31" West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 41°40' East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South 46°17'27" East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped “TNP” found for corner;

North 88°57'30" East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 45°49' East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of 45°57'00", having a radius of 755.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 69°15' East, 0.3 feet;

North 43°00'31" East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped “KHA” set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 68°18' East, 0.3 feet;

Northeasterly, along said tangent curve to the right through a central angle of 16°00'32", having a radius of 555.00 feet, a chord bearing of North 51°00'47" East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped “KHA” set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 58°28' East, 0.5 feet;

South 04°26'52" East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT B

REVISED BOUNDARIES OF THE DISTRICT

170.686 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees

58 minutes 52 seconds East, a distance of 180.78 feet point for corner for the beginning of a compound curve to the left;

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

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

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

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

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

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

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

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

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

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central angle of 03 degrees 53 minutes 34 seconds, an arc length of 39.80 feet, a chord bearing of North 34 degrees 51 minutes 58 seconds East, a distance of 39.80 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said 4.07-acre tract, also lying on the west line of Miles Road a variable width right-of-way;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of Miles Road, a

distance of 708.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

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

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

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

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

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

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

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

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

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

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

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of said Miles Road,

a distance of 2.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

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

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

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

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

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

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

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

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

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

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

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

southwest corner of said 8.68-acre tract;

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

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

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

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

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

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

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

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

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

with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01 minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped "HALFF" found for corner;

North 89 degrees 46 minutes 07 seconds West, a distance of 96.34 feet to 1/2-inch iron rod with cap stamped "JBI" found for the southwest corner of said 11.27-acre tract, also lying on the east line of a tract of land described by deed to the City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 55 minutes 31 seconds West, along the common line of said 11.27-

acre tract and said City of Sachse tract, a distance of 678.28 feet to 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 11.27-acre tract, also lying on the south line of the aforementioned President George Bush Turnpike, also for the beginning of a non-tangent curve to the right;

THENCE along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 06 degrees 18 minutes 35 seconds, an arc length of 822.09 feet, a chord bearing of South 88 degrees 21 minutes 02 seconds East, a distance of 821.67 feet to the **POINT OF BEGINNING**, containing 490,729 Square Feet, or 11.266 Acres of land.

LEGAL DESCRIPTION - Tract 6: 14.933 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "WAI" found for witness bears North 73°54' East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 14.933 acre tract,

said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 01°02'31" West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 41°40' East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South 46°17'27" East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped "TNP" found for corner;

North 88°57'30" East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 45°49' East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of 45°57'00", having a radius of 755.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 69°15' East, 0.3 feet;

North 43°00'31" East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 68°18' East, 0.3 feet;

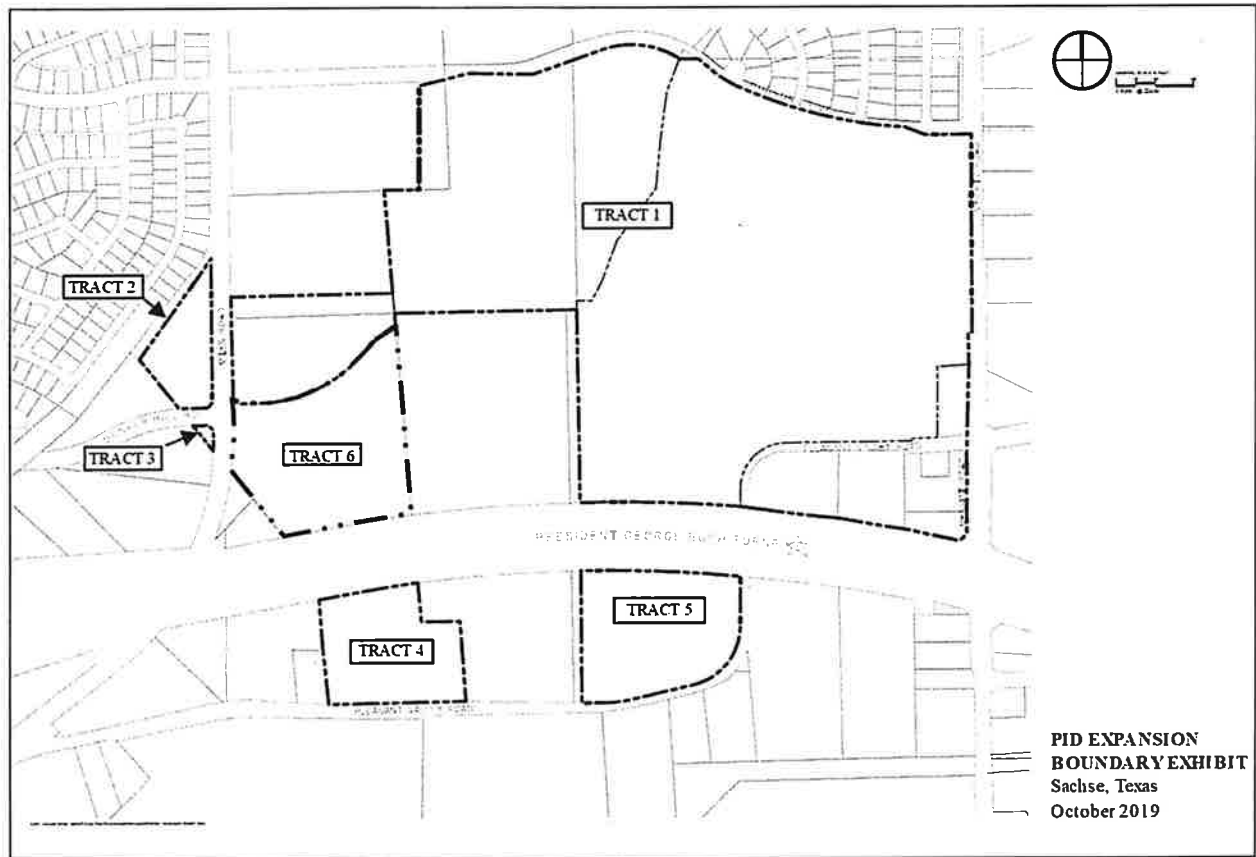
Northeasterly, along said tangent curve to the right through a central angle of 16°00'32", having a radius of 555.00 feet, a chord bearing of North 51°00'47" East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped "KHA" set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 58°28' East, 0.5 feet;

South 04°26'52" East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT C
DEPICTION OF THE DISTRICT



**Agenda Item Details**

Meeting	Nov 04, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	6. 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	Make appointments to various boards/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 interviews of new applicants are conducted prior to the appointment period. Initial rounds of interviews were conducted on October 16 and October 21, 2019.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Consider appointments to the City's boards and commissions, which include:

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

**Agenda Item Details**

Meeting Nov 04, 2019 - Regular Combined City Council Meeting

Category F. Regular Agenda Items

Subject ~~6.~~ Consider appointment(s) of Council liaisons to the City's boards and commissions.

Access Public

Type Action, Discussion

Recommended Action Motion to appoint any changes as Council deems fit.

Public Content**BACKGROUND**

Every year, the City Council reviews the Council appointed liaisons to each board and 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
- Councilmember King: Animal Shelter Advisory Committee, Animal Shelter Board, voting member of the Tax Increment Financing (TIF) Board
- Councilmember Franks: Parks and Recreation Board, voting member of the Municipal Development District Board
- Mayor Pro Tem Howarth: Library Board, Tax Increment Financing Board
- Councilmember Watkins: Planning and Zoning Commission, voting member of the TIF Board and Board of Adjustments
- Councilmember Bickerstaff: Liaison to the Garland Independent School District, voting member of the Sachse Economic Development Corporation

There is currently a vacancy for the liaison to the Wylie Independent School District.

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 04, 2019 - Regular Combined City Council Meeting
Category	G. Executive Session
Subject	1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Trinity.
Access	Public
Type	Closed Session

Public Content