



**TOWN OF SUNNYVALE  
SUNNYVALE TOWN COUNCIL  
REGULAR MEETING  
MONDAY, MARCH 26, 2012  
7:00 P.M.**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CALL MEETING TO ORDER**

Mayor calls the Meeting to order, state the date and time. State Councilmember's present and declare a quorum present.

**PUBLIC FORUM**

Citizens may speak on any matter other than personnel matters or matters under litigation. No Town Council actions or discussion will be taken until such matter is placed on the agenda and posted in accordance with law.

**CONSENT AGENDA ITEM #1 THROUGH #5**

All items on the consent agenda are routine items and may be approved with one motion; should any member of the Town Council or any individual wish to discuss any item, said item may be removed from the consent agenda by motion of the Town Council.

**CONSIDER APPROVAL OF THE FOLLOWING MINUTES:**

1. **SPECIAL MEETING OF 10/20/2011.**
2. **JOINT TOWN COUNCIL & 4A DEVELOPMENT CORPORATION MEETING OF 01/05/2012.**
3. **JOINT TOWN COUNCIL & PLANNING AND ZONING COMMISSION MEETING OF 01/30/2012.**
4. **SPECIAL MEETING OF 02/13/2012.**
5. **REGULAR MEETING OF 02/13/2012.**

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

6. **APPLICATION FOR FINAL PLAT**  
APPLICANT: RICHARD HOVAS  
AT OR ABOUT: STONEY CREEK BLVD.  
REQUEST: STONEY CREEK PHASE 2-D

- 7. APPLICATION FOR SITE PLAN**  
APPLICANT: ECI ACADEMY  
AT OR ABOUT: 302 TOWN EAST BLVD  
REQUEST: CHANGE OF USE

**DISCUSSION/ACTION ITEMS**

- 8. DISCUSS AND CONSIDER ORDINANCE 12-04:** AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING THE CODE OF ORDINANCES APPENDICES ARTICLE 8.000, UTILITY RELATED FEES, TO AMEND SECTION 8.1900, COMMERCIAL GARBAGE COLLECTION FEES, TO INCREASE COMMERCIAL GARBAGE COLLECTION FEES AND PROVIDING AN EFFECTIVE DATE.
- 9. PRESENTATION AND DISCUSSION REGARDING TAX INCREMENT REINVESTMENT ZONE #1 PARTICIPATION RATES AND PROCESS.**
- 10. DISCUSS AND CONSIDER AWARDING BID FOR MOWING OF WEEDS AND GRASS ON GROUNDS WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUNNYVALE TO WELDON'S LAWN & TREE.**
- 11. DISCUSSION/STAFF PRESENTATION AND UPDATE:**
- **FY 2012 Road Reconstruction and Maintenance Projects**
  - **Water and Sewer Capital Improvement Projects**
  - **Street Lights**
  - **Comprehensive Plan Update**

**MAYOR AND COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**EXECUTIVE SESSION**

Recess into executive session pursuant to Chapter 551, Subchapter D of the Texas Government Code:

**SECTIONS 551.072 – DELIBERATION REGARDING REAL PROPERTY**

**PROPERTY AT OR ABOUT THE 600 BLOCK OF E. US HWY 80**

**END OF EXECUTIVE SESSION**

Reconvene into open session and take any action necessary as a result of the Executive Session.

- 12. CONSIDER ANY OFFICIAL ACTION ON THE EXECUTIVE SESSION CLOSED MEETING ITEMS:**

**SECTIONS 551.072 – DELIBERATION REGARDING REAL PROPERTY**

**PROPERTY AT OR ABOUT THE 600 BLOCK OF E. US HWY 80**

## **ADJOURN**

ALL LOCATIONS IDENTIFIED ARE IN THE TOWN OF SUNNYVALE UNLESS OTHERWISE INDICATED. FOR A DETAILED PROPERTY DESCRIPTION, PLEASE CONTACT THE BUILDING OFFICIAL AT TOWN HALL. ALL ITEMS ON THE AGENDA ARE FOR POSSIBLE DISCUSSION AND ACTION. PLEASE TURN OFF ALL TELEPHONES AND HANDHELD COMMUNICATION DEVICES WHILE IN ATTENDANCE AT THIS MEETING.

THE SUNNYVALE TOWN COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.086 (ECONOMIC DEVELOPMENT).

THE TOWN OF SUNNYVALE IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED TO THOSE WHO PROVIDE NOTICE TO THE DIRECTOR OF COMMUNITY SERVICES AT 972-226-7177 AT LEAST 48 HOURS PRIOR TO THE MEETING.

THE FOREGOING NOTICE WAS POSTED IN THE FOLLOWING LOCATIONS:

SUNNYVALE ISD 417 E. TRIPP ROAD  
SUNNYVALE LIBRARY AT 402 TOWER PLACE

**I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON MARCH 23, 2012, IN THE FOLLOWING LOCATION AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING:**

**TOWN HALL AT 127 N. COLLINS ROAD**

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**LESLIE MALONE, TOWN SECRETARY**



# Town of Sunnyvale Council Agenda Item

**Meeting Date:** 03/26/2012

**Item #:** 1 - 5

**Department:** Administration

**Subject:**

**CONSIDER APPROVAL OF THE FOLLOWING MINUTES:**

1. SPECIAL MEETING OF 10/20/2011.
2. JOINT TOWN COUNCIL & 4A DEVELOPMENT CORPORATION MEETING OF 01/05/2012.
3. JOINT TOWN COUNCIL & PLANNING AND ZONING COMMISSION MEETING OF 01/30/2012.
4. SPECIAL MEETING OF 02/13/2012.
5. REGULAR MEETING OF 02/13/2012.

**Background:**

The Minutes from the Town Council Special Meeting held on October 20, 2011, were tabled at last month's meeting. The attached minutes have been revised to reflect the changes mentioned.

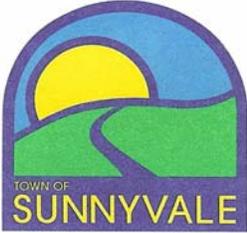
Staff is still in the process of finalizing several sets of minutes from meetings held over the past few months, and anticipates Council to review and consider these sets in the next several meetings.

**Recommendation:**

Approval

**Attachments:**

1. SPECIAL MEETING OF 10/20/2011.
2. JOINT TOWN COUNCIL & 4A DEVELOPMENT CORPORATION MEETING OF 01/05/2012.
3. JOINT TOWN COUNCIL & PLANNING AND ZONING COMMISSION MEETING OF 01/30/2012.
4. SPECIAL MEETING OF 02/13/2012.
5. REGULAR MEETING OF 02/13/2012.



**MINUTES  
TOWN OF SUNNYVALE  
SUNNYVALE TOWN COUNCIL  
SPECIAL MEETING  
OCTOBER 20, 2011  
6:30 P.M.**

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS CONDUCTED A SPECIAL MEETING ON OCTOBER 20, 2011 AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTIONS 551.0411. THOSE PRESENT WERE:

ABSENT	MAYOR	JIM PHAUP
	MAYOR PRO-TEM	KAREN HILL
ABSENT	COUNCILMEMBER	PAULA YATES
	COUNCILMEMBER	SAJI GEORGE
ABSENT	COUNCILMEMBER	RONNIE HENDERSON, JR
	COUNCILMEMBER	PAT WILEY

• **CALL TOWN COUNCIL MEETING TO ORDER**

Mayor Pro-Tem Hill called the meeting to order at 6:30 p.m.

• **INVOCATION**

• **PLEDGE OF ALLEGIANCE**

• **DISCUSSION/ACTION ITEM**

**1. CONSIDER ORDINANCE NO. 546:** AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, CALLING A JOINT PUBLIC HEARING OF THE TOWN PLANNING AND ZONING COMMISSION AND TOWN COUNCIL TO CONSIDER RECOMMENDATIONS TO THE TOWN COUNCIL FOR AMENDING THE TEXT OF THE TOWN'S ZONING ORDINANCE REGARDING PROVISIONS DEFINING AND REGULATING CERTAIN RETAIL USES INCLUDING THE SALE OF PRE-PACKAGED AND SEALED BEVERAGES FOR DRIVE-THROUGH ESTABLISHMENTS, AND CLASSIFYING ALL RETAIL USES AUTHORIZED UNDER THE ZONING ORDINANCE AS CONDITIONAL USES; AND TO CONSIDER ANY AND ALL AMENDMENTS REGARDING THE SALE OF ALCOHOLIC BEVERAGES

Scott Campbell, Town Manager, explained Ordinance #546.

Motion was made by Councilmember Wiley to approve Ordinance #546. Motion seconded by Councilmember George. Motion carried 3/0.

• **ADJOURN**

Mayor Pro-Tem Hill adjourned the meeting at 6:33 p.m.

*The undersigned presiding officer certifies that this is a true and correct record of the proceedings.*

\_\_\_\_\_  
Mayor Jim Phaup

ATTEST:

\_\_\_\_\_  
Scott Campbell  
Town Manager/ Assistant Town Secretary

A TAPE RECORDING OF THIS MEETING IS ON FILE AT TOWN HALL. THESE MINUTES ARE CONDENSED THEREFROM.



**MINUTES  
TOWN OF SUNNYVALE  
SUNNYVALE TOWN COUNCIL  
SUNNYVALE 4A DEVELOPMENT CORPORATION  
SPECIALLY CALLED JOINT MEETING  
JANUARY 5, 2012  
6:00 P.M.**

THE TOWN COUNCIL AND 4A DEVELOPMENT CORPORATION OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A SPECIALLY CALLED JOINT MEETING ON THURSDAY, JANUARY 5, 2012 AT 6:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.041. THOSE PRESENT WERE:

TOWN COUNCIL MEMBERS:

	MAYOR	JIM PHAUP
	MAYOR PRO-TEM	KAREN HILL
	COUNCILMEMBER	PAULA YATES
	COUNCILMEMBER	SAJI GEORGE
	COUNCILMEMBER	RONNIE HENDERSON, JR
ABSENT	COUNCILMEMBER	PAT WILEY

4A DEVELOPMENT CORPORATION MEMBERS:

PRESIDENT	TERRI SHATTER
VICE PRESIDENT	RACHEL DOYLE
SECRETARY	HARI PILLAI
TREASURER	DAVID CARLILE
MEMBER	BILL METZGER

CALL MEETING TO ORDER

Mayor Phaup called the Town Council meeting to order at 6:03 p.m.  
President Shatter called the 4A Development Corporation meeting to order at 6:03 p.m.

- RECESS INTO EXECUTIVE SESSION PURSUANT TO CHAPTER 551, SUBCHAPTER D OF THE TEXAS GOVERNMENT CODE:

**Sec. 551.074. PERSONNEL MATTERS**

(1) TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE - ECONOMIC DEVELOPMENT COORDINATOR/PLANNER POSITION

Councilmember Yates made a motion to recess the Town Council into Executive Session pursuant to Chapter 551, Subchapter D of the Texas Government Code. Mayor Pro-Tem Hill seconded the motion. Mayor Phaup called for a vote with all members voting affirmative, the motion carried 3/0.

President Shatter called the 4A Development Corporation meeting to order at 6:03 p.m.

- **RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION**

Mayor Phaup reconvened the Town Council meeting into Open Session at 6:50 p.m. with no action to be taken as a result of the Executive Session.

President Shatter reconvened the 4A Development Corporation meeting into Open Session at 6:50 p.m. with no action to be taken as a result of the Executive Session.

- **ADJOURN**

Mayor Phaup adjourned the Town Council meeting at 6:51 p.m.

President Shatter adjourned the 4A Development Corporation meeting at 6:51 p.m.

*The undersigned presiding officer certifies that this is a true and correct record of the proceedings.*

\_\_\_\_\_  
Mayor Jim Phaup

\_\_\_\_\_  
President Terri Shatter

ATTEST:

\_\_\_\_\_  
Scott Campbell  
Town Manager/ Assistant Town Secretary

A TAPE RECORDING OF THIS MEETING IS ON FILE AT TOWN HALL. THESE MINUTES ARE CONDENSED THEREFROM.



**MINUTES  
TOWN OF SUNNYVALE TOWN COUNCIL  
PLANNING AND ZONING COMMISSION  
JOINT WORKSHOP SESSION  
JANUARY 30, 2012  
7:00 P.M.**

THE TOWN COUNCIL AND PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE MET IN JOINT WORKSHOP SESSION ON JANUARY 30, 2012, AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.041 AND GOVERNMENT CODE SECTION 551.071. THOSE PRESENT WERE:

**TOWN COUNCIL MEMBERS:**

MAYOR	JIM PHAUP
MAYOR PRO-TEM	KAREN HILL
COUNCILMEMBER	PAULA YATES
COUNCILMEMBER	SAJI GEORGE
COUNCILMEMBER	RONNIE HENDERSON, JR
COUNCILMEMBER	PAT WILEY

**PLANNING AND ZONING COMMISSION MEMBERS:**

CHAIRPERSON	MARK EGAN
CO-CHAIRPERSON	RICKEY HOFFMAN
MEMBER	KEN WILSON
MEMBER	JOS JOSEPH
MEMBER	CHRIS MCNEILL
MEMBER	DIANE TURNER
MEMBER	JACK KIRKLAND
ALTERNATE MEMBER	KEN DEMKO
ALTERNATE MEMBER	ANTHONY OKAFOR

• **CALL MEETING TO ORDER**

Mayor Phaup called the Town Council meeting to order at 7:00 p.m.

Chairperson Egan called the Planning and Zoning Commission meeting to order at 7:00 p.m.

• **WORKSHOP DISCUSSION:**

PRESENTATION AND DISCUSSION REGARDING TOWN PLANNER/STAFF RECOMMENDATIONS RELATED TO CURRENT AND PROPOSED INDUSTRIAL (I) USES ALLOWED BY RIGHT AND AS CONDITIONAL USE IN GENERAL BUSINESS (GB), HIGHWAY COMMERCIAL (H C), AND INDUSTRIAL (I) ZONED DISTRICTS; AND PROPOSED AMENDMENTS TO CURRENT DEFINITIONS FOR SUCH USES.

THIS ITEM IS FOR PRESENTATION AND DISCUSSION ONLY AND NO FORMAL ACTION WILL BE TAKEN AT THIS WORKSHOP.

Town Attorney Terry Morgan gave a short presentation regarding the moratorium on Industrial Uses. No map changes are proposed.

Town Manager Scott Campbell stated staff hopes to update terms to make the zoning ordinance easier to interpret.

Town Planner Sherry Sefko, 1701 S. Market Street, stated this exercise is intended to begin the process of updating land-use terminology. Sefko gave a presentation regarding recommendations pertaining to the Town's Zoning Ordinance.

- **ADJOURN**

Chairperson Egan adjourned the Planning and Zoning Commission at 8:41 p.m.  
Mayor Phaup adjourned the Town Council at 8:41 p.m.

*The undersigned presiding officer certifies that this is a true and correct record of the proceedings.*

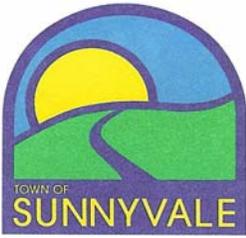
\_\_\_\_\_  
Mayor Jim Phaup

\_\_\_\_\_  
Chairperson Mark Egan

ATTEST:

\_\_\_\_\_  
Leslie Malone, Town Secretary

A TAPE RECORDING OF THIS MEETING IS ON FILE AT TOWN HALL. THESE MINUTES ARE CONDENSED THEREFROM



**MINUTES  
TOWN OF SUNNYVALE  
SUNNYVALE TOWN COUNCIL  
SPECIAL MEETING  
FEBRUARY 13, 2012  
6:00 P.M.**

**MAYOR  
MAYOR PRO-TEM  
COUNCILMEMBER  
COUNCILMEMBER  
COUNCILMEMBER  
COUNCILMEMBER**

**JIM PHAUP  
KAREN HILL  
PAULA YATES  
SAJI GEORGE  
RONNIE HENDERSON, JR  
PAT WILEY**

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, WILL CONDUCT A SPECIAL MEETING ON FEBRUARY 13, 2012, AT 6:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTIONS 551.041. ITEMS TO BE DISCUSSED:

**CALL TOWN COUNCIL MEETING TO ORDER**

Mayor Phaup called the meeting to order at 6:01 p.m. Mayor Phaup, Mayor Pro-Tem Hill, Councilmembers Yates, and Henderson, were present. Councilmember George arrived at 6:02 p.m., and Councilmember Wiley arrived at 6:03 p.m. Also present were Town Manager Scott Campbell, Director of Community Development Steve Gilbert, Director of Public Works Mark Bland, and Town Secretary Leslie Malone.

**CONVENE INTO EXECUTIVE SESSION PURSUANT TO V.T.C.A. GOVERNMENT CODE SECTIONS 551.071 – PENDING LITIGATION AND SECTIONS 551.072 – DELIBERATION REGARDING REAL PROPERTY.**

**EXECUTIVE SESSION AGENDA:**

- 1. DEWS VS. TOWN OF SUNNYVALE**
- 2. ICP VS. TOWN OF SUNNYVALE**
- 3. VULCAN VS. TOWN OF SUNNYVALE**
- 4. PROPERTY AT OR ABOUT THE 600 BLOCK OF E. US HWY 80**

Mayor Pro-Tem Hill made a motion to convene into Executive Session pursuant to Government Codes 551.071 Pending Litigation and Section 551.072 Deliberation of Real Property. Councilmember Yates seconded the motion. Mayor Phaup called for a vote, with Councilmembers Henderson, Yates, and Hill voting affirmative, the motion carried 3/0. Councilmember George arrived at 6:02 p.m., and Councilmember Wiley arrived at 6:03 p.m.

**RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION**

Mayor Phaup reconvened into Open Session at 7:11 p.m. and stated no action was necessary as a result of the Executive Session.

**ADJOURN**

*The undersigned presiding officer certifies that this is a true and correct record of the proceedings.*

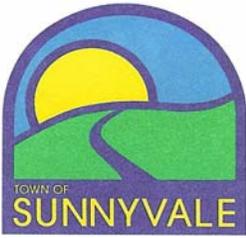
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Mayor Jim Phaup

ATTEST:

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Leslie Malone, Town Secretary



**MINUTES  
TOWN OF SUNNYVALE  
SUNNYVALE TOWN COUNCIL  
REGULAR MEETING  
FEBRUARY 13, 2012  
7:00 P.M.**

MAYOR  
MAYOR PRO-TEM  
COUNCILMEMBER  
COUNCILMEMBER  
COUNCILMEMBER  
COUNCILMEMBER

JIM PHAUP  
KAREN HILL  
PAULA YATES  
SAJI GEORGE  
RONNIE HENDERSON, JR  
PAT WILEY

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, CONDUCTED A REGULAR MEETING ON FEBRUARY 13, 2012, AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTIONS 551.0411. ITEMS TO BE DISCUSSED:

**CALL TOWN COUNCIL MEETING TO ORDER**

Mayor Phaup called the meeting to order at 7:12 p.m. Mayor Phaup, Mayor Pro-Tem Hill, Councilmembers Yates, Henderson, George, and Wiley were present. Also present were Town Manager Scott Campbell, Director of Community Development Steve Gilbert, Director of Public Works Mark Bland, Finance Administrator Elizabeth Hopkins, Interim Fire Chief Trent Mackey, and Town Secretary Leslie Malone.

**INVOCATION**

Mayor Pro-Tem Hill led the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Phaup led the Pledge of Allegiance. Mayor Phaup then introduced new Town Secretary Leslie Malone.

**1. CONSENT AGENDA**

(ALL ITEMS ON THE CONSENT AGENDA ARE ROUTINE ITEMS AND MAY BE APPROVED WITH ONE MOTION; SHOULD ANY MEMBER OF THE TOWN COUNCIL OR ANY INDIVIDUAL WISH TO DISCUSS ANY ITEM, SAID ITEM MAY BE REMOVED FROM THE CONSENT AGENDA BY MOTION OF THE TOWN COUNCIL)

**A. APPROVAL OF MINUTES**

SPECIAL MEETING OF 12/22/12

Councilmember George made a motion to approve Consent Agenda. Mayor Pro-Tem Hill seconded the motion. Mayor Phaup called for a vote and with all Councilmembers voting affirmative, the motion carried 5/0.

## **END OF CONSENT AGENDA**

### **PUBLIC FORUM**

(CITIZENS MAY SPEAK ON ANY MATTER OTHER THAN PERSONNEL MATTERS OR MATTERS UNDER LITIGATION. NO TOWN COUNCIL ACTIONS OR DISCUSSION WILL BE TAKEN UNTIL SUCH MATTER IS PLACED ON THE AGENDA AND POSTED IN ACCORDANCE WITH LAW.)

No public comments were made.

### **PUBLIC HEARING**

OPEN OR CONTINUE PUBLIC HEARING, CONSIDER TESTIMONY AND OTHER INFORMATION PROVIDED, CLOSE PUBLIC HEARING, AND TAKE NECESSARY ACTION WITH RESPECT TO THE FOLLOWING:

#### **2. APPLICATION FOR PRELIMINARY PLAT AND SITE PLAN**

APPLICANT: VASQUEZ ENGINEERING  
AT OR ABOUT: 2800 BLK OF N BELTLINE  
REQUEST: MEDICAL OFFICE BUILDING

Director of Community Development Steve Gilbert informed the Mayor and Council this was the second phase of the Villages of Sunnyvale development. The Planning and Zoning Commission recommended approval of the preliminary plat and site plan, and the Board of Adjustments has approved two variances including deleting the required ten foot landscape buffer along the east and north property lines and reducing the parking lot buffer on the east side of the building to five feet. All responses received from neighboring property owners were in support of the preliminary plat and site plan.

Applicant Juan Vasquez, of Vasquez Engineering, located at 705 W. Avenue B, Suite 316, Garland, Texas, introduced himself and stated he was available to answer any questions the Council may have.

Mayor Pro-Tem Hill suggested some added elements such as an arch might improve the facade facing Beltline Road. She stated Beltline Road is a showplace drive and any improvements to the side of the building facing the Road would be appreciated.

Mayor Phaup opened the Public Hearing. No comments were made. Mayor Phaup closed the Public Hearing.

Mayor Pro-Tem Hill verified the second variance request was to reduce the parking lot buffer on the east side of the property. Hill also asked if the drainage on site would be underground.

Director of Community Development Gilbert confirmed the reduction of the parking lot buffer and stated the five feet would still meet the Americans with Disabilities Act requirements. The drainage on the property will be underground. It will not be a pond.

Councilmember Yates asked if the ratio of handicapped parking spaces needed to be adjusted as medical offices would typically see more handicapped patrons than other types of businesses.

Director of Community Development Gilbert stated the standards are set by the Texas Accessibility Code. The ratio can be changed to include additional handicapped spaces, but the applicant met requirements set by the Texas Accessibility Code.

Mayor Phaup asked how many physicians or practices would be located in the building.

The applicant, Juan Vasquez, stated there would be three physicians in the office.

Mayor Pro-Tem Hill made a motion to approve the preliminary plat and site plan for a medical office building located at or about the 2800 Block of North Beltline. Councilmember Wiley seconded the motion. Mayor Phaup called for a vote. With all Councilmembers voting affirmative, the motion carried 5/0.

### **DISCUSSION/ACTION**

- 3. CONSIDER ORDINANCE NO. 12-01** AN ORDINANCE OF THE TOWN OF SUNNYVALE ORDERING AN ELECTION TO BE HELD IN SAID TOWN AT THE NEXT REGULAR MUNICIPAL ELECTION DATE ON THE 12TH DAY OF MAY 2012, FOR THE PURPOSE OF ELECTING THREE COUNCILMEMBERS; DESIGNATING THE PLACE AT WHICH SAID ELECTION IS TO BE HELD, MAKING PROVISIONS FOR THE CONDUCT OF THAT ELECTION AND OTHER PROVISIONS INCIDENT AND RELATING TO THE PURPOSE OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Phaup informed the Council this Ordinance is required by state statutes to order the May General Election.

Councilmember Yates made a motion to approve Ordinance 12-01: An Ordinance of the Town of Sunnyvale ordering an election to be held in said town at the next regular municipal election date on the 12th day of May 2012, for the purpose of electing Three Councilmembers; designating the place at which said election is to be held, making provisions for the conduct of that election and other provisions incident and relating to the purpose of this Ordinance; providing a severability clause; and providing an effective date. Councilmember George seconded the motion. Mayor Phaup called for a vote. With all Councilmembers voting affirmative, the motion carried 5/0.

- 4. CONSIDER ORDINANCE NO. 12-02:** AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, EXTENDING THE SUSPENSION OF THE ACCEPTANCE, PROCESSING AND APPROVAL OF APPLICATIONS FOR PERMITS FOR DEVELOPMENT OR CONSTRUCTION OF HEAVY INDUSTRIAL USES IN THE GENERAL BUSINESS, HIGHWAY COMMERCIAL AND INDUSTRIAL DISTRICTS IN THE TOWN OF SUNNYVALE, TEXAS, AND OF REZONING APPLICATIONS FOR SUCH USES FOR A PERIOD OF 60 DAYS; PROVIDING

FOR A SEVERABILITY CLAUSE; PROVIDING FOR A TERM; PROVIDING FOR EXEMPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Phaup reminded the Council that some questions and issues remained unresolved after the Town Council met in a joint workshop with the Planning and Zoning Commission on January 30, 2012.

Mayor Phaup suggested changing the term "60 days" to state April 30, 2012, in the caption of the Ordinance, under the second "Whereas" in the Ordinance, and under Section 2.

Councilmember Henderson made a motion to approve Ordinance 12-02: an Ordinance of the Town of Sunnyvale, Texas, extending the suspension of the acceptance, processing and approval of applications for permits for development or construction of heavy industrial uses in the general business, highway commercial and industrial districts in the Town of Sunnyvale, Texas, and of rezoning applications for such uses until April 30, 2012; providing for a severability clause; providing for a term; providing for exemptions; and providing for an effective date, and including changing the term "60 days" to April 30, 2012. Councilmember Wiley seconded the motion. Mayor Phaup called for a vote. With all Councilmembers voting affirmative, the motion carried 5/0.

**5. CONSIDER RESOLUTION NO. 12-07: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, APPOINTING THE TOWN SECRETARY.**

Councilmember Henderson made a motion to approve Resolution 12-07: A Resolution of the Town Council of the Town of Sunnyvale, Texas, appointing the Town Secretary. Mayor Pro-Tem Hill seconded the motion. Mayor Phaup called for a vote. With all Councilmembers voting affirmative, the motion carried 5/0.

**6. DISCUSSION AND STAFF PRESENTATION REGARDING SOLID WASTE AND RECYCLING CITIZEN'S SURVEY.**

Town Manager Scott Campbell informed the Council the Citizen's Survey regarding solid waste and recycling had been available for around thirty days. As you can see in the final tabulation, we received 202 responses with 51 submissions for Option 1; 144 for Option 2; and 7 not indicating a preference (but including a comment). Staff is requesting a recommendation from Council to bring forward at the next Council meeting. Option 1 would keep the same services residents currently use and the price would be \$10.36 per month. Option 2 would reflect the same services excluding recycling. Instead of residents using the recycling bin behind Town Hall, curbside recycling would be provided to the residents. The cost to the residents for Option 2 is \$11.34 per month.

Mayor Pro-Tem Hill recommended staff move forward with amending the contract to reflect Option 2. Hill also stated an education process would be helpful for the residents. Hill also verified that the current location residents place their trash to be picked up will be the same location they are to use for their recycling.

Councilmember Yates stated that participation in the recycling program is not mandatory. To hear from citizens that people were bringing in refuse from outside of town was surprising.

Councilmember Henderson stated he was concerned the size of the recycling containers were too large.

Councilmember George stated this was a good first step.

Councilmember Wiley recommended Option 2.

Mayor Phaup pointed out two common comments from citizens that included the large size of the recycling containers, and asked staff to see if any smaller sizes were available, and to make clear that residents who currently have their garbage picked up from the alley will also have their recycling picked up from the same location.

Town Manager Campbell stated he would place information regarding recycling pick-up in the education materials produced.

## **7. STAFF UPDATE – FIRE DEPARTMENT REPORT ON YEAR TO DATE ACTIVITY**

Interim Fire Chief Mackey gave a report on year to date activity. Several items that will need to be further discussed in the future include converting to narrow band radios, SCBA (Breathing Apparatus) upgrades, and other equipment purchases.

Discussion was made concerning ambulance fees for citizens and noncitizens of Sunnyvale. The current rate for citizens is \$300, while the rate for noncitizens is \$450. Both are flat fees that are subject to additional material fees. Interim Chief Mackey stated this is well below the average fees of around \$600 in surrounding cities and may need to be reviewed in the future.

Mayor Pro-Tem Hill stated the Council did not want to damage the citizens. A flat fee for material costs could be considered but Hill would like to see average material costs for calls before making that type of decision.

Councilmember Yates pointed out that citizens are already paying their share through taxes.

Councilmember George stated that the previous Chief pointed out that a 5 minute response time was the "magic number" and if Interim Chief Mackey knew of any way the Council could act to help reduce response times to please pass on that information.

Town Manager Campbell asked about Automated External Defibrillator training for Town Hall employees, and asked Interim Chief Mackey to address frequency issues with the Sheriff's Department.

Interim Chief Mackey stated he was currently working to set up another training class. Last week, the Fire Department responded to call that required a mutual aid request. Mackey tried to radio Dallas County Sheriff's Department Dispatch, but received no answer. The Sheriff's Department is still unsure why the communication was not received. Another issue with the Sheriff's Department is that Mackey is unable to monitor their channels when an accident occurs. Even with these issues, the Sheriff's Office is doing a much better job than the system that was previously used.

Mayor Phaup asked Interim Chief Mackey to stay on top of the issues and not let them lapse.

## **COUNCIL REPORTS AND REQUESTS.**

Councilmember Yates stated the Friends of the Library Gala would take place on March 3rd at 7 p.m. The Sunnyvale Education Foundation Gala would take place on March 23rd at Double D Ranch.

## **MAYOR REPORTS AND REQUESTS.**

Mayor Phaup stated that he and the Town Manager were currently looking into water quality complaints at Deer Creek. Three different agencies have tested samples of the water with mixed results. He will keep everyone informed as the process continues.

Mayor Phaup also stated there would be Town Hall Meeting on Thursday, March 1, at 7 p.m. Representatives from Sunnyvale I.S.D. will be in attendance as well.

## **RECESS INTO EXECUTIVE SESSION PURSUANT TO CHAPTER 551, SUBCHAPTER D OF THE TEXAS GOVERNMENT CODE:**

### **Sec. 551.074. PERSONNEL MATTERS**

(1) TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE:

#### TOWN MANAGER POSITION

Councilmember Yates made a motion to convene into Executive session pursuant to Section 551.074 of the Texas Government Code to discuss personnel matters at 7:20 p.m. Mayor Pro-Tem Hill seconded the motion. Mayor Phaup called for a vote. With all Councilmembers voting affirmative, the motion carried 5/0.

## **RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION.**

Mayor Phaup reconvened into Open Session at 8:56 and stated there would be no action as a result of the Executive Session.

## **ADJOURN.**

Mayor Phaup adjourned the meeting at 8:58 p.m.

*The undersigned presiding officer certifies that this is a true and correct record of the proceedings.*

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Mayor Jim Phaup

ATTEST:

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Leslie Malone, Town Secretary



## STAFF REPORT

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DATE: March 22, 2012  
TO: Town Council  
FROM: Community Development Department  
SUBJECT: Stoney Creek Phase 2-D  
File Number 1304  
PAGES: 1

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Stoney Creek Properties has made application for a final plat for Stoney Creek Phase 2-D. This project is located south of the extension of Stoney Creek Blvd. and west of Redstone Drive which would be on the west side of Collins Road. The plat consists of 34 single family residential lots and 2 open space lots. The property is zoned PRO, Ordinance no. 403. The preliminary plat was approved on January 11, 2010 by Town Council.

There were forty three (43) notices mailed and none returned as of February 16, 2012.

Staff has worked with the applicant to arrive at a final plat that conform to Town regulations and the approved preliminary plat. We have the following comments regarding the project:

- Final lot corners need to be set.
- Need to complete final construction paperwork.
- All construction items need to be completed.
- Payment of Traffic Mitigation Fee of \$36,000 needs to be paid.
- Record Drawings need to be provided
- Staff reserves the right to add to the list stated above until project is completed.

Based on staff's review, staff is recommending approval of the final plat subject to the above items being completed.

Planning and Zoning Commission approved the final plat on February 20, 2012.



**TOWN OF SUNNYVALE**  
 127 N Collins Road  
 Sunnyvale, Texas 75182  
 (972) 203-4188

*pd 2 = 2-20-12 @ 7:00 PM.  
 Council = 2-27-12*

DEVELOPMENT APPLICATION	
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Replat
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Amending Plat
<input type="checkbox"/> Preliminary Site/Concept Plan	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Landscape	<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Tree survey	

**PROPERTY INFORMATION**

FILE NO: 1304

Addition Name: <u>STONEY CREEK PHASE 2-D</u>		Address/Location: <u>STONEY CREEK BLVD.</u>	
Lot(s):	Block:	Current Zoning:	<u>PRO</u>
# of Acres: <u>21.8787 AC.</u>	# of Lots: <u>36</u>	# of Units:	<u>34</u>

**APPLICANT INFORMATION**

Name: <u>RICHARD HOVAS</u>		Company: <u>TIPTON ENGINEERING INC.</u>	
Mailing Address: <u>6330 BROADWAY BLVD. SUITE C</u>			
City: <u>GARLAND</u>	State: <u>TX.</u>	Zip: <u>75043</u>	
Phone: <u>972-226-2967</u>	Fax: <u>972-226-1946</u>	Email: <u>RHOVAS@TIPTONENG.COM</u>	

**OWNER INFORMATION**

Name: <u>DARREL AMEN</u>		Company: <u>STONEY CREEK PROPERTIES</u>	
Mailing Address: <u>14755 PRESTON ROAD SUITE 710</u>			
City: <u>DALLAS</u>	State: <u>TX.</u>	Zip: <u>75254</u>	
Phone: <u>972-341-2924</u>	Fax:	Email: <u>DARRELAMEN@FORESTARGROUP.COM</u>	

**SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS**

(Check those that apply)

- Preliminary Plat & Checklist 24"x36", 4 copies (folded)
- Final Plat & Checklist 24"x36", 4 copies (folded)
- Amended Plat & Checklist\* 24"x36", 4 copies (folded)
- Minor Plat & Checklist\* 24"x36", 4 copies (folded)
- Replat & Checklist\* 24"x36", 4 copies (folded)
- Preliminary Site/Concept Plan & Checklist 24"x36", 4 copies (folded)
- Site Plan & Checklist 24"x36", 4 copies (folded)
- Landscape Plan & Checklist 24"x36", 4 copies (folded)
- Building Elevations 24"x36", 4 copies (folded)
- Photometric/Lighting 24"x36", 2 copies (folded)
- Tree Survey & Checklist 24"x36", 4 copies (folded)
- Civil Engineering Plans 2 Sets (rolled)

\*Use final plat checklist

(See Fee Schedule for all Amounts)

Fee: \_\_\_\_\_  
 Fee: \$680.00 *pd 1-25-12*  
 Fee: \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 Fee: \_\_\_\_\_

OWNER AUTHORIZATION

Check one of the following:

- I will represent the application myself; or
- I authorize RICHARD HOVAS (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

I waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

Owner's Signature: [Signature] Date: 1-24-12

STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Darrel Amen the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 24<sup>th</sup> day of January, 2012.



Siromi C. R. Nadarajah  
Notary Public in and for the State of Texas

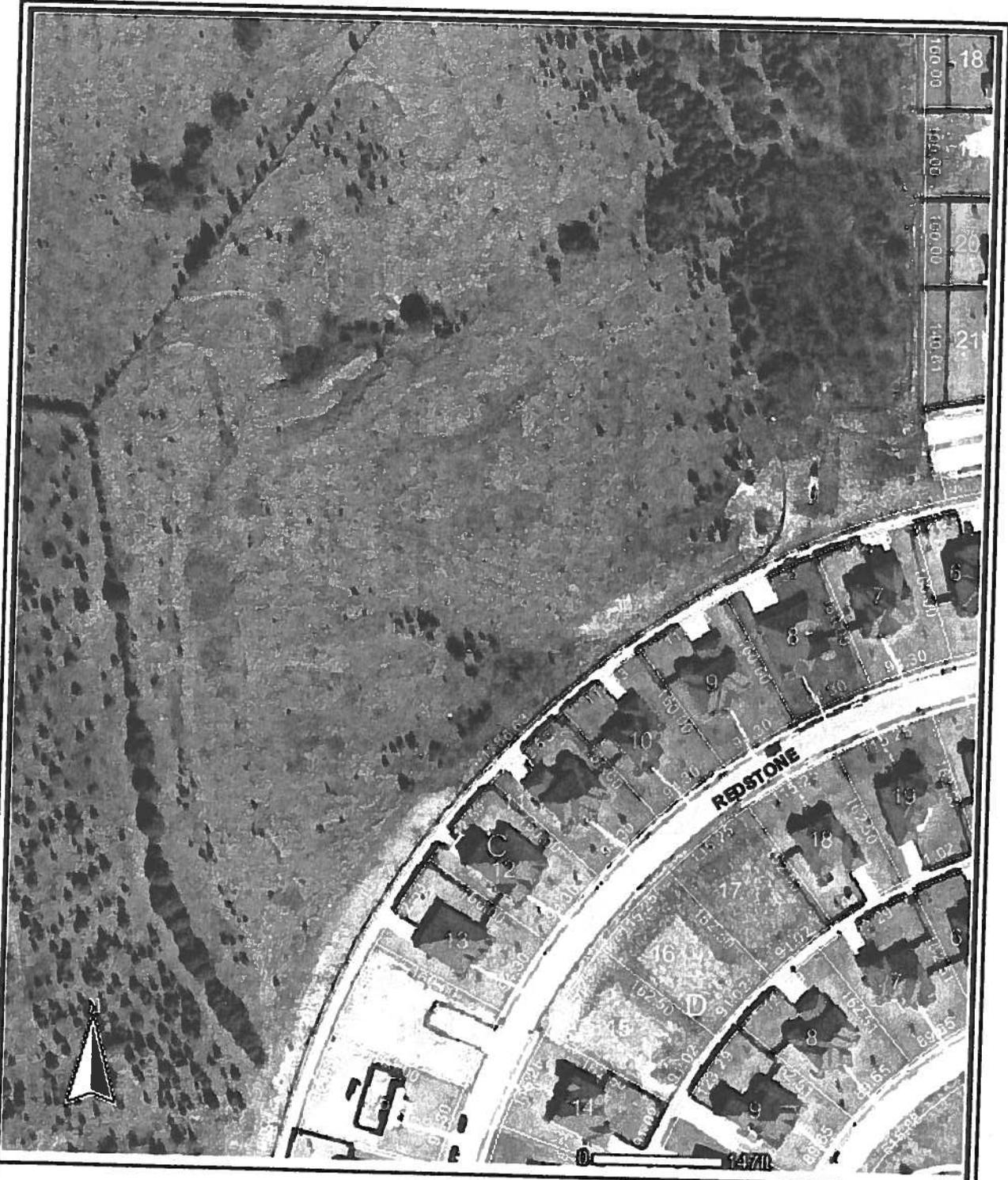
This application is not considered accepted by the Town until the Town Engineer or Chief Building Official has signed below.

\_\_\_\_\_  
Town Engineer

[Signature]  
Chief Building Official







**Dallas Central  
Appraisal District**  
[www.dallascad.org](http://www.dallascad.org)

*Stoney Creek 2-D*

**DISCLAIMER**  
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Notice of Application for Final Plat  
Town of Sunnyvale

The Town of Sunnyvale has received a request by Richard Hovas/ Tipton engineering for approval of the Final Plat for Stoney Creek Phase 2-D. The property being platted is located at Stoney Creek Blvd and is shown on the attached exhibit.

Plat Description - - - STONEY CREEK PHASE 2-D, Zoned PRO (ordinance No. 403) C. HAUGHT SURVEY, ABSTRACT NO. 593 - 6.9267 ACRES, WILLIAM REED SURVEY, ABSTRACT NO. 1194 - 14.9534 ACRES, TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS.

The Town Council will consider the application on March 26, 2012. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings. (this is a re-notice that was previously sent changing the date of the meeting)

The Final Plat application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact the development department at 972-203-4188.

If you wish to submit a written response, please fill out and return this notice as soon as possible.

- I am in favor of the Final Plat
- I am opposed to the Final Plat

Explanation:

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Signature:

Printed Name:

Address:

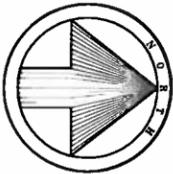
Date:

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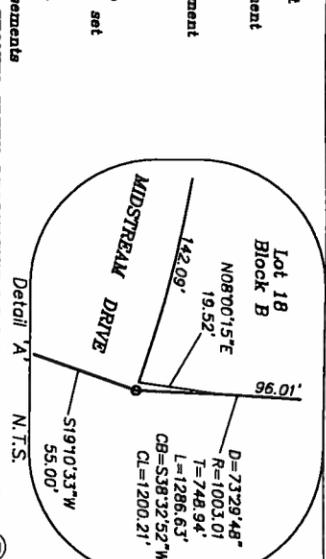
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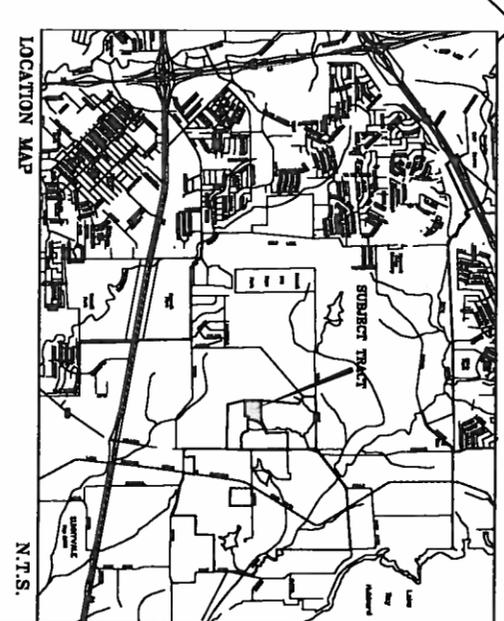
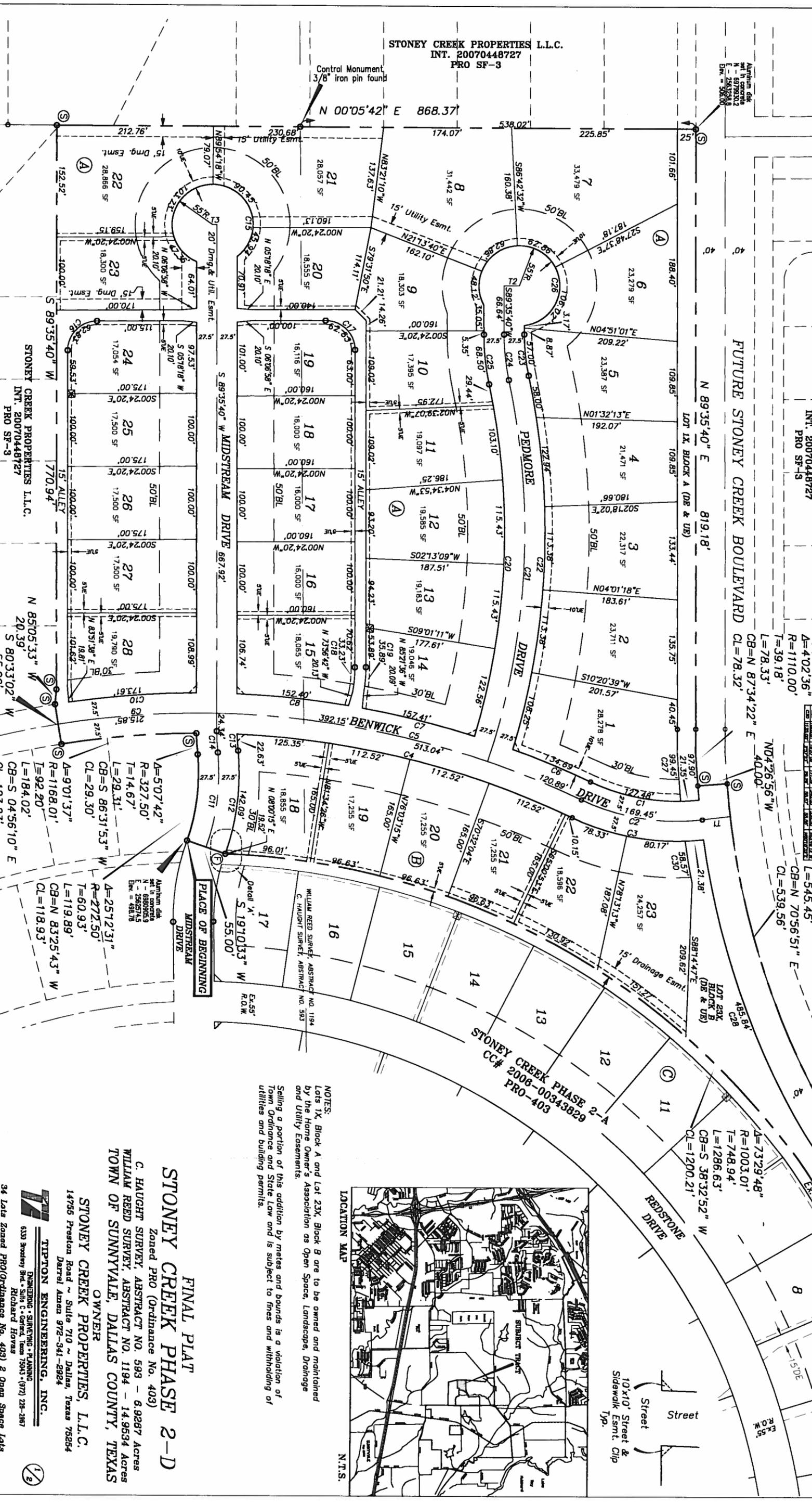
SCALE: 1" = 60'  
0 30 60 120

BEARINGS BASED ON STATE PLANE  
COORDINATES (NAD 83) AND TIED TO THE  
CITY OF GARLAND GPS MONUMENT SYSTEM

- LEGEND**
- SSE - Sanitary Sewer Easement
  - DE - Drainage Easement
  - DUE - Drainage & Utility Easement
  - BL - Building Line
  - UE - Utility Easement
  - FME - Fence Maintenance Easement
  - Indicates Street
  - Name Change
  - ⑨ - 1/2" Iron pin with a cap stamped Tipton Eng. Inc. set
  - ⑩ - 1/2" Iron pin found
  - ⊗ - 10' x 10' Transformer Easements



LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 00°05'42\"	868.37'		
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97	N 00°05'42\"	868.37'		
98	N 00°05'42\"	868.37'		
99	N 00°05'42\"	868.37'		
100	N 00°05'42\"	868.37'		



**NOTES:**  
 Lots 1X, Block A and Lot 23X, Block B are to be owned and maintained by the Home Owner's Association as Open Space, Landscape, Drainage and Utility Easements.  
 Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

**FINAL PLAT**  
**STONEY CREEK PHASE 2-D**

Zoned PRO (Ordinance No. 403)  
 C HAUGHT SURVEY, ABSTRACT NO. 593 - 6.9287 Acres  
 WILLIAM REED SURVEY, ABSTRACT NO. 1194 - 14.9534 Acres  
**TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS**

**OWNER**  
**STONEY CREEK PROPERTIES, L.L.C.**  
 14755 Preston Road ~ Suite 710 ~ Dallas, Texas 75254  
 Darrell Amen 972-341-8924

**TIPTON ENGINEERING, INC.**  
 ENGINEERING - SURVEYING - PLANNING  
 6333 Sweedley Blvd., Suite C, Dallas, Texas 75241 (972) 228-2837  
 Richard Hoyas  
 94 Lots Zoned PRO (Ordinance No. 403) 2 Open Space Lots  
 953,039 Square Feet / 21.8787 Acres 02/10/12 #4978



OWNERS CERTIFICATE

WHEREAS STONEY CREEK PROPERTIES, L.L.C. is the owner of a tract of land situated in the C. Haught Survey, Abstract No. 583, and the William Reed Survey, Abstract No. 1194, Town of Sunnyvale, Dallas County, Texas, the subject tract being a portion of a tract of land conveyed to Stoney Creek Properties L.L.C., according to the Deed recording in CC# 2007-0448727 of the Deed Records of Dallas County, Texas (DRDC1), the subject tract being more particularly described as follows:

BEGINNING, at an Aluminum disk set in concrete at the southwest corner of STONEY CREEK PHASE 2-A on existing addition to the Town of Sunnyvale, Dallas County, Texas, CC# 2006-00343829;

THENCE, along a non-tangent curve to the left having a central angle of 25°12'31", a radius of 272.50 feet, and a chord of N 83°25'43" W-118.93 feet, an arc distance of 119.89 feet;

THENCE, around a tangent curve to the right having a central angle of 05°07'42", a radius of 327.50 feet, and a chord of S 86°31'53" W-29.30 feet, an arc distance of 29.31 feet;

THENCE, along a non-tangent curve to the left having a central angle of 09°01'37", a radius of 1168.01 feet, and a chord of S 04°56'10" E-183.83 feet, an arc distance of 184.02 feet;

THENCE, S 80°33'02" W, a distance of 55.00 feet;

THENCE, N 85°05'33" W, a distance of 20.39 feet;

THENCE, S 89°35'40" W, a distance of 770.94 feet;

THENCE, N 00°05'42" E, a distance of 868.37 feet;

THENCE, N 89°35'40" E, a distance of 819.18 feet;

THENCE, around a tangent curve to the left having a central angle of 04°02'36", a radius of 1110.00 feet, and a chord of N 87°34'22" E-78.32 feet, an arc distance of 78.33 feet;

THENCE, N 04°26'56" W, a distance of 40.00 feet;

THENCE, around a non-tangent curve to the left having a central angle of 29°12'27", a radius of 1070.00 feet, and a chord of N 70°56'51" E-539.56 feet, an arc distance of 545.45 feet;

THENCE, around a tangent curve to the right having a central angle of 18°57'09", a radius of 1068.01 feet, and a chord of N 65°49'12" E-351.67 feet, an arc distance of 353.28 feet to the west property line of said STONEY CREEK PHASE 2-A;

THENCE, S 14°42'14" E, along said west property line of STONEY CREEK PHASE 2-A, a distance of 65.00 feet;

THENCE, around a non-tangent curve to the left having a central angle of 73°29'48", a radius of 1003.01 feet, and a chord of S 38°32'52" W-1200.21 feet, an arc distance of 1286.63 feet;

THENCE, S 19°10'33" W, a distance of 55.00 feet to the PLACE OF BEGINNING with the subject tract containing 953,036 square feet of 21.8787 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That STONEY CREEK PROPERTIES, L.L.C., acting by and through its duly authorized officers does hereby adopt this plat, designating the herein above described property as STONEY CREEK PHASE 2-D, an addition to the Town of Sunnyvale, Dallas County, Texas, and does hereby dedicate and convey, in fee simple to public use forever, the streets and alleys as shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The easements, and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Sunnyvale shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger safety, interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Owner hereby grants and conveys to the Town of Sunnyvale and the general public use forever an access easement for ingress, egress, park and recreation use in, on and under all Open Space shown hereon. Owner hereby grants and conveys to the Town of Sunnyvale and the general public a drainage easement in, on and under all Open Space shown hereon. The Town of Sunnyvale shall have the right but not the obligation to maintain drainage facilities, public trails and landscaped areas within all said easements.

Owner hereby grants the Town of Sunnyvale the irrevocable option which option is coupled with an interest, runs with the land and which option shall expire twenty (20) years from the date of this plat, to receive by dedication in fee simple for park recreation and drainage purposes all Open Space shown hereon, landscaped buffers and trail improvements associated therewith of no cost to the Town of Sunnyvale. This option may be exercised by notice from the Town to Owner or its successors or assigns. The easement, rights, and privileges granted by this conveyance are exclusive, and Owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns one and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property.

Water main and wastewater easement shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services on wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Sunnyvale, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

STONEY CREEK PROPERTIES, L.L.C.

a Delaware limited liability company

By: Forrester (USA) Real Estate Group Inc.,

a Delaware corporation,

its Managing Member

Name: Darlene L. Louk

Title: Vice President

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Darlene L. Louk, Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer of such corporation, for the purposes and consideration therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, in and for the State of Texas

SURVEYORS CERTIFICATE

I, Gregory A. McCall, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in June 2008, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Sunnyvale, Texas. No interior lot corners were staked for the filing of this plat:

DATE: This is the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

TIPTON ENGINEERING, INC.

Gregory A. McCall  
Registered Professional Land Surveyor No. 4396

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS  
on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Chairman, Planning and Zoning Commission

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS  
on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Mayor

ATTEST:

Town Secretary

FINAL PLAT  
STONEY CREEK PHASE 2-D

Zoned PRO (Ordinance No. 409)

C. HAUGHT SURVEY, ABSTRACT NO. 593 - 6.9267 Acres  
WILLIAM REED SURVEY, ABSTRACT NO. 1194 - 14.9534 Acres  
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

OWNER

STONEY CREEK PROPERTIES, L.L.C.

14765 Preston Road ~ Suite 710 ~ Dallas, Texas 75254

Darrel Anzen 872-341-2924

TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING  
6330 Broadway Blvd. • Suite C • Dallas, Texas 75243 • (972) 228-2857  
Richard Hoyes

34 Lots Zoned PRO(Ordinance No. 409) & Open Space Lots  
953,036 Square Feet / 21.8787 Acres 02/10/12 #4878



## Town Council

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**Meeting date 03-26-12 @ 7:00 PM**

**Applicant/ property**

Berean Baptist Church/ECIA Charter School District – 302 Town East Blvd.

**Request**

- **Site plan submittal for change in use from a church to a charter school.**

**Staff Comment**

There will be no expansion or new construction to the site, other than the interior of the facility being updated to meet the requirements of an E occupancy classification.

There are no apparent issues that would prevent the change in use however; there are a few recommendations we have for the site.

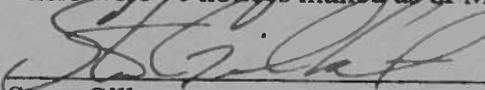
1. Concrete failure in fire lane on north side of property should be replaced
2. All fire lanes should be re-established and painted
3. The section of fire lane on the south side of building should meet the minimum 24 foot width requirements or be eliminated and create alternate fire lane.
4. Due to the volume of traffic along Town East Blvd and to increase efficiency too the site we recommend that the west drive to the property be utilized for incoming traffic and the east drive be utilized for outgoing traffic

For Local Retail (LR) zoned property, the Zoning Ordinance identifies 'public' schools as allowed by right, and 'private' schools allowed with a Conditional Use Permit. The Zoning Ordinance does not specifically address 'charter' schools, however they are identified by the Texas Education Agency as public schools as they do receive public funding. Staff did discuss this with the Town's land use attorney who agreed that a charter school is a form of public school, and should be treated within the same definition as public school. Therefore, public school/open enrollment charter school is an allowed use by right in Local Retail Zoning, and no zoning change is required. This application is for site plan consideration only.

With the acknowledgement of these items and the compliance to the building codes to meet the needs of the new use, we recommend approval of this application.

Planning and Zoning Commission approved the Site Plan on March 19, 2012

There were 71 notices mailed as of March 23, 2012 we have 5 opposed



Steve Gilbert,  
Director of Community Development  
Building Official

pt 2 = 3-19-12  
 Council = 3-26-12 @ 7:00 pm.



**TOWN OF SUNNYVALE**  
 127 N Collins Road  
 Sunnyvale, Texas 75182  
 (972) 203-4188

DEVELOPMENT APPLICATION	
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Replat
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Amending Plat
<input type="checkbox"/> Preliminary Site/Concept Plan	<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Landscape	<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Tree survey	

FILE NO: 1307

**PROPERTY INFORMATION**

Addition Name: <u>Berean Baptist Church</u>	Address/Location: <u>302 Town East</u>
Lot(s): <u>1</u> Block: <u>1</u>	Current Zoning: <u>Commercial</u>
# of Acres: <u>15.682</u>	# of Lots: <u>1</u> # of Units: <u>0</u>

**APPLICANT INFORMATION**

Name: <u>Jackie Whitaker</u>	Company: <u>A.R.I.S.E., Inc./dba Education Center Int'l Academy</u>
Mailing Address: <u>P.O. Box 852337</u>	
City: <u>Mesquite</u> State: <u>Texas</u>	Zip: <u>75185-2337</u>
Phone: <u>214-703-9008</u> Fax: <u>214-628-9124</u>	Email: <u>Jackie.dwhitaker@yahoo.com</u>

**OWNER INFORMATION**

Name: <u>Berean Baptist Church</u>	Company:
Mailing Address: <u>302 Town East</u>	
City: <u>Sunnyvale</u> State: <u>TX</u>	Zip: <u>75182</u>
Phone:	Fax:
	Email:

**SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS**

(Check those that apply)

- |  |                            |
|--|----------------------------|
| <input type="checkbox"/> Preliminary Plat & Checklist              | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Final Plat & Checklist                    | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Amended Plat & Checklist*                 | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Minor Plat & Checklist*                   | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Replat & Checklist*                       | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Preliminary Site/Concept Plan & Checklist | 24"x36", 4 copies (folded) |
| <input checked="" type="checkbox"/> Site Plan & Checklist          | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Landscape Plan & Checklist                | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Building Elevations                       | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Photometric/Lighting                      | 24"x36", 2 copies (folded) |
| <input type="checkbox"/> Tree Survey & Checklist                   | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Civil Engineering Plans                   | 2 Sets (rolled)            |
- \*Use final plat checklist

(See Fee Schedule for all Amounts)

Fee:	_____

2-22-12



*"They received the word with all readiness of mind, and searched the scriptures daily..." Acts 17:11*

February 6, 2012

*David Mills*  
Pastor

*Mike Harper*  
Pastor

*Ken Case*  
Pastor

To whom it may concern:

Berean Baptist Church, 302 N. Town East Blvd., Sunnyvale TX 75182, authorizes Education Center International Academy, their administration and consultants, to research our property with the potential for purchase, including information provided by the Town of Sunnyvale.

Education Center International Academy will:

- (1) Employ only trained and qualified inspectors and assessors;
- (2) Notify Don Tillery, Service Realty, in advance, who will make appointments with Berean Baptist Church for inspectors or assessors to be on the property;
- (3) Abide by any reasonable entry rules or requirements of Berean Baptist Church;
- (4) Not interfere with existing operations or occupants of the property;
- (5) Request approval from Berean Baptist Church prior to engaging in any alterations or modifications to the property, and
- (6) Restore the Property to the original condition if altered due to inspections, studies, or assessments that Education Center International Academy completes or causes to be completed.

*Rusty Ferguson*  
Children's Minister

*Cindy Gregory*  
Administrative Assistant

302 N. Town East Blvd.  
Sunnyvale, TX 75182

Mailing:  
P.O. Box 850921  
Mesquite, TX 75185

972.226.7803  
Fax: 972.203.2901

Email:  
[cindy@iamberean.com](mailto:cindy@iamberean.com)

Website:  
[iamberean.com](http://iamberean.com)

*Warren F. Lynch*

Trustee - Berean Baptist Church

**Steve Gilbert**

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**From:** Jackie Whitaker [jackiedwhitaker@yahoo.com]  
**Sent:** Thursday, February 23, 2012 9:05 AM  
**To:** Steve Gilbert  
**Cc:** Ula Davis  
**Subject:** ECIA CSD

Steve,

Education Center International Academy Charter School District (ECIA CSD) was awarded their charter by Texas Education Agency in 2001. ECIA CSD currently serves grades K-8. Student population at present is approximately 200. Staff of ECIA CSD totals 27 full-time employees plus contract personnel as needed.

It is exciting that Texas parents and students have choices in how and where their students can receive education. Students can attend their community's ISD or choose from home school, and private or charter schools. ECIA CSD is looking forward to the opportunity to bring the choice of a charter school to the citizens of the City of Sunnyvale.

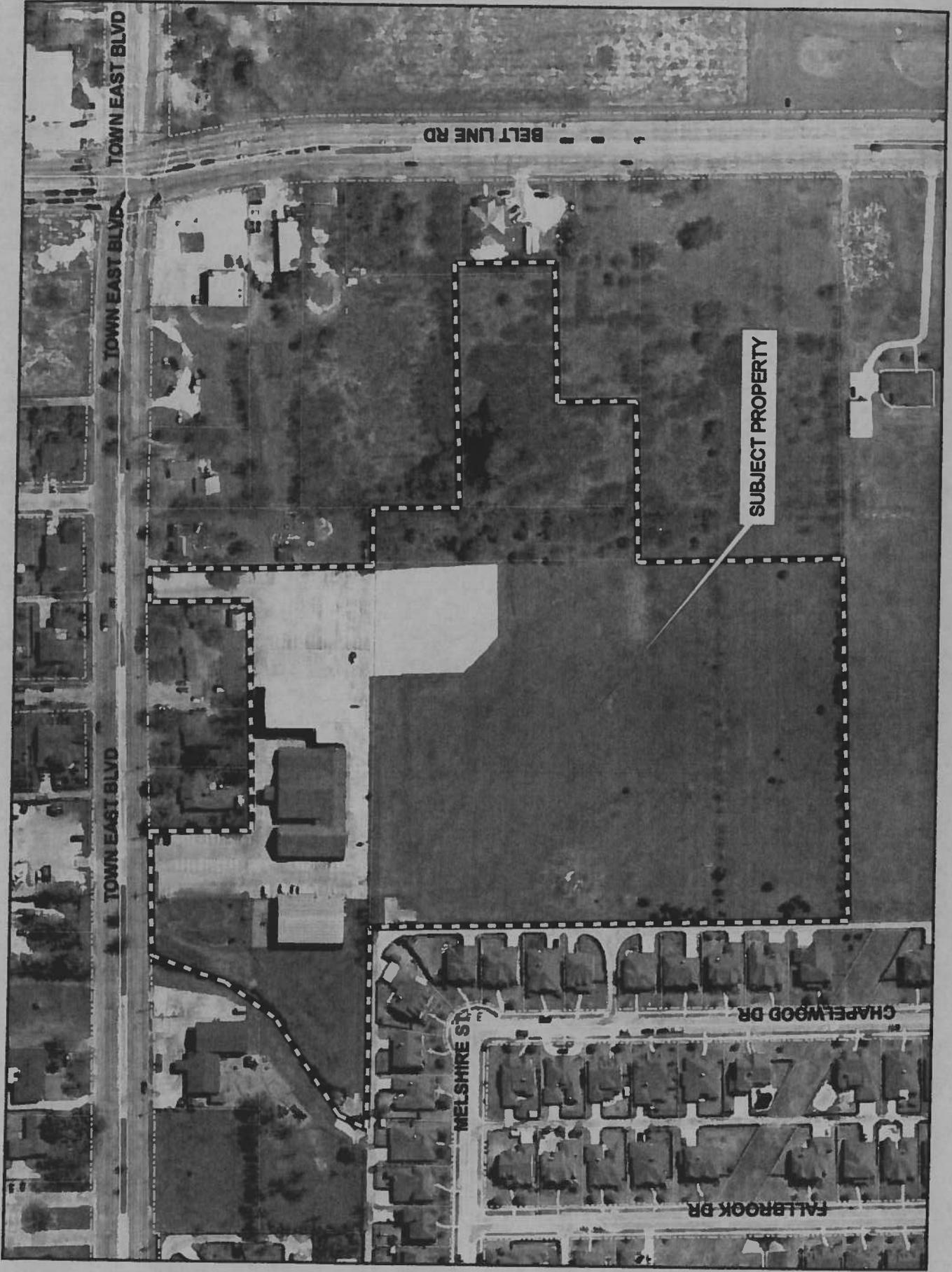
Let me know if you need further information.

Thanks,

*Jackie Whitaker*

**Education Center Int'l Academy CSD**  
**(P) 214-703-9008**  
**(F) 214-628-9124**





TOWN EAST BLVD

TOWN EAST BLVD

TOWN EAST BLVD

BELT LINE RD

SUBJECT PROPERTY

MELSHIRE ST

CHAPELWOOD DR

FALLBROOK DR



BEREAN BAPTIST CHURCH





**Notice of Application for Site Plan  
Town of Sunnyvale**

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This site is currently the Berean Baptist church. This application is for a change of use at this location for an open enrollment charter school.

The Planning and Zoning Commission will hear this application on March 19, 2012 and the Town Council will consider the application on March 26, 2012. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

The Site Plan application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact the development department at 972-203-4188.

If you wish to submit a written response, please fill out and return this notice as soon as possible.

I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation: TO MUCH NOISE + HEAVY TRAFFIC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: *Anita Presley*  
Printed Name: ANITA PRESLEY  
Address: 230 + 240 TOWN EAST / SUNNYVALE  
Date: 3/13/12



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*Steve G. Hart*

I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation:

*Already a very busy traffic area,  
worried about adding to that.*

Signature:

*Mrs. A. R. Henson*

Printed Name:

*A. R. & Dorothy Henson*

Address:

*200 N. Town East Blvd.*

Date:

*March 13, 2012*



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I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation:

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Signature:

Printed Name:

Address:

Date:



Ms. Erin Gray  
3403 Fallbrook Dr.  
Sunnyvale, TX 75182-4019



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I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation:

*It is already loud in that area from the day care. Am also concerned about elder kids and driving. We already have loud & fast cars on Town East with no light at Glenwick & Town East.*

Signature:

*Cheryl Morris Mike Mad*

Printed Name:

*Cheryl Morris + Mike Morris*

Address:

*342 Chatham Sunnyvale*

Date:

*March*



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I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation:

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Signature:

*Barbara Brown*

Printed Name:

BARBARA BROWN

Address:

3404 FALLBROOK DR

Date:

3-14-2012



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I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation:

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Signature:

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Printed Name:

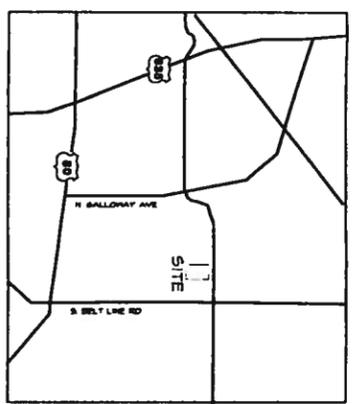
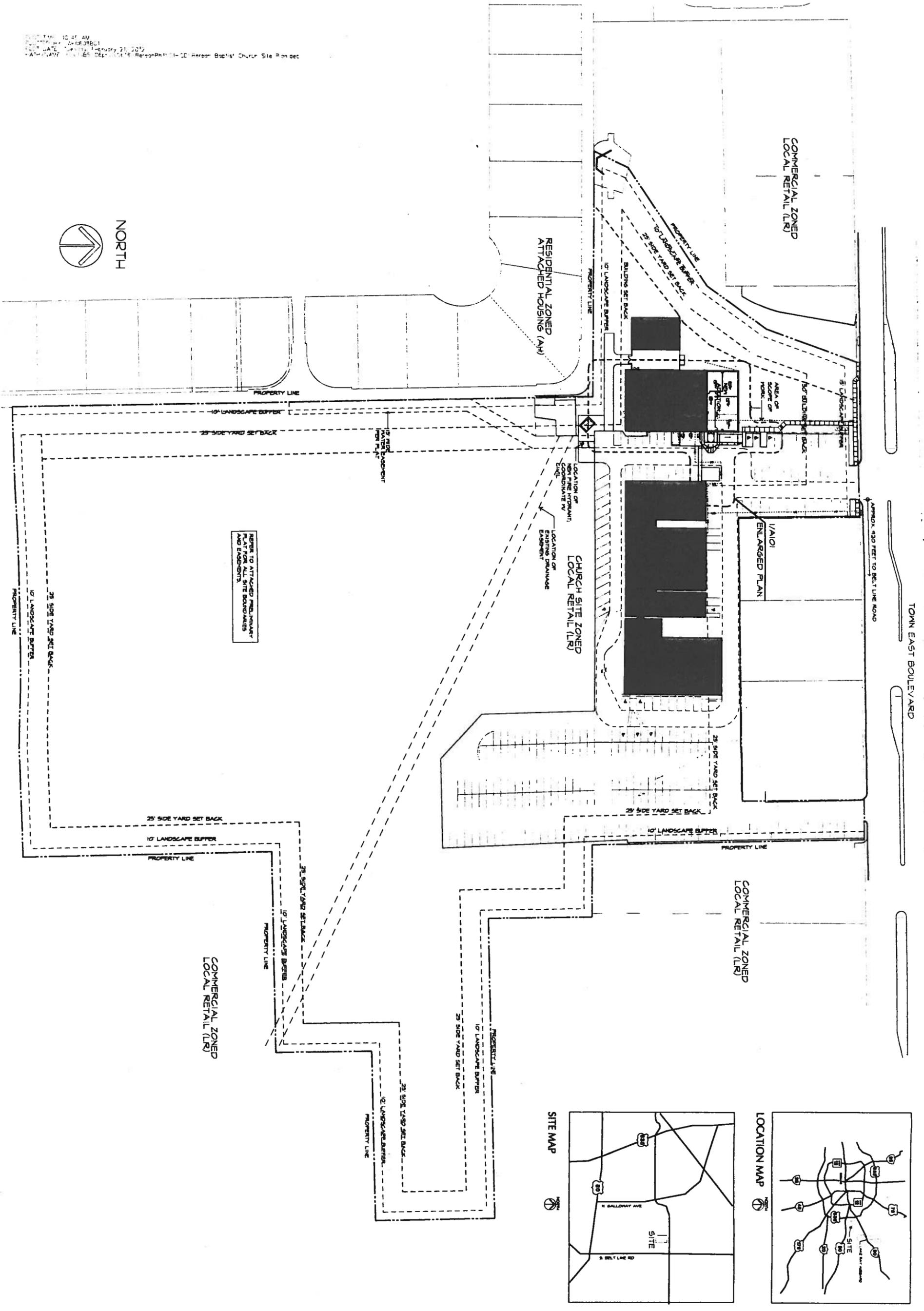
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Address:

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Date:

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**BEREAN BAPTIST CHURCH**  
**302 N. TOWN EAST BLVD., SUNNYVALE, TX 75185**  
**PHASE 1 - YOUTH BUILDING RENOVATION & ENTRY**

  
**WRA Architects, Inc.**  
 13377 Merit Drive  
 Suite 1000  
 Dallas, Texas 75251  
 214.750.0077 voice  
 214.750.0531 fax  
 www.wraarchitects.com

REVISIONS 9/30/07	JOB NO. 0818 DATE 02/21/07 SHEET NO. <b>A100</b> OF
© WRA Architects, Inc. 2007	



# Town of Sunnyvale Council Agenda Item

**Meeting Date:** 03/26/2012

**Item #:** 8

**Department:** Town Mgr.

**Subject:**

**DISCUSS AND CONSIDER ORDINANCE 12-04:** AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING THE CODE OF ORDINANCES APPENDICES ARTICLE 8.000, UTILITY RELATED FEES, TO AMEND SECTION 8.1900, COMMERCIAL GARBAGE COLLECTION FEES, TO INCREASE COMMERCIAL GARBAGE COLLECTION FEES AND PROVIDING AN EFFECTIVE DATE.

**Background:**

At the March 5, 2012, Special Town Council Meeting, Council directed Staff to prepare an ordinance to update commercial solid waste collection fees. Staff has prepared the attached Ordinance, which will update the Code of Ordinances to reflect Commercial fees of \$18.06. The fees were calculated in the same manner as the residential fees adopted on March 5, 2012, by the Council. Republic Services charges the town a unit price of \$17.38. The Town has an administrative cost of approximately 3.9%. Thus, the new rate is proposed at \$18.06 plus applicable sales tax.

The Ordinance provides an effective date of May 1, 2012.

**Attachments:**

Ordinance 12-04

**TOWN OF SUNNYVALE, TEXAS**

**ORDINANCE NO 12-04**

**AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING THE CODE OF ORDINANCES APPENDICES ARTICLE 8.000, UTILITY RELATED FEES, TO AMEND SECTION 8.1900, COMMERCIAL GARBAGE COLLECTION FEES, TO INCREASE COMMERCIAL GARBAGE COLLECTION FEES AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Sunnyvale Council has been advised by staff that it is necessary to raise commercial garbage collection fees in order to better ensure the fiscal and operational integrity of providing solid waste services to commercial customers; and,

**WHEREAS**, the Town of Sunnyvale Council finds that the rate schedules herein proposed are no more than what is required in order to preserve fiscal and operational integrity of solid waste services to commercial customers.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Sunnyvale, Texas:

**Section 1** That the Code of Ordinances, Town of Sunnyvale, Texas, Appendices Article 8.000 is hereby amended by amending Section 8.1900 to read as follows

The fee for commercial garbage collection shall be \$18.06 plus applicable sales tax.

**Section 2** This Ordinance shall be effective April 1st, 2012.

**PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS THE 26th DAY OF MARCH, 2012.**

APPROVED:

By: \_\_\_\_\_  
Mayor Jim Phaup, Town of Sunnyvale

ATTEST:

\_\_\_\_\_  
Leslie Malone, Town Secretary



# Town of Sunnyvale Council Agenda Item

Meeting Date: 03/26/2012

Item #: 9

Department: Admin

**Subject:**

Presentation/Discussion Regarding TIRZ # 1 Participation Rates and Process

**Background:**

Recently the 4A and 4B Corporations took action to approve their respective rates of participation in TIRZ #1. 4A approved a participation rate of 75% and 4B, 25% (resolutions attached). 4A requested Insight Research to update the financial plan and forecasts to reflect these participation rates. Additionally, they have included three (3) scenarios for the Town's participation rate (50%, 60%, and 70% of the incremental ad valorem value and sales tax revenue) as part of this update. Elizabeth Morris with Insight Research will present this information Monday night. The participation rates are effectuated by ordinance (draft attached), scheduled for action at one of the April council meetings to allow adequate review time.

**Recommendation:**

Presentation and discussion only - no recommended action for this item

**Attachments:**

4A Resolution  
4B Resolution  
Memorandum from Insight Research  
Financial Plan  
Draft Ordinance



## **Council Memorandum**

**Date:** March 21, 2012

**To:** Members of the Town of Sunnyvale's City Council  
and City Manager Scott Campbell

**From :** Elizabeth Morris, CEO /Chief Economist  
Insight Research Corporation

**Subject:** Three Cash Flow Scenarios Based on Varying City  
Participation, Sunnyvale TIRZ #1

Attached please find the following documents for your review, as an appendix under separate cover to the Economic Impact Analysis prepared for the Sunnyvale TIRZ #1. For the Council's review, the three scenarios are numbered as 1, 2 and 3 and illustrate TIRZ participation options for the City of 50%, 60% and 70% in the new ad valorem and sales tax values to be created from taxable improvements in Sunnyvale TIRZ #1, including the following:

1. **Scenario Comparison:** An Excel Spreadsheet comparing the three scenarios,
2. **Cash Flow Comparison:** A Cash Flow graphic comparing the cash flow expectations of these three scenario examinations.
3. **Detailed Scenario Documents (One set for each of the three scenarios):** The detailed cash flow documents supporting each of the scenario options, including the following for each:

- (a) Public Project List:
- (b) Break Even Spreadsheet: Showing the year in which the principal and interest are paid off for the associated public project list.
- (c) Debt Payment Schedule: A bond release schedule paralleling each project list showing 20 year bonds at a fixed, assumed interest rate
- (d) P&I Summary: A comparison of principal and interest under each different public project list.
- (e) TIRZ Detail by Scenario: A spreadsheet showing financial outcomes after principal and interest payments.

**Methodology:** To recap the forecast methodology, please find Insight's summary of the following:

- Development is assumed through 15 years, and TIRZ Revenue forecast carried through 40 years.
- All assumptions are expected be modified by the TIRZ Board once the TIRZ is constituted.
- A "Constant Dollar" analysis used for these revenue forecasts, required for investment-grade documents, assumes constant 2011 tax rate and taxable property values, excluding any increases in the forecast based on cost of living or inflation factors. All increases include the assumed business case for development and expansions only. The City's financial advisor will add inflation factors at a later time, which like the interest rate, may be adjusted for each bond "tranche," or separate bond issue and fund release.

- Rollback taxes, if applicable, are due to be paid when property comes out of agricultural exemption status and is readied for development. These taxes are not included in the calculations provided. When properties move from agriculturally exempt status to a different land use, five years of back taxes on the new land value are due.
- Coupled with the constant dollar methodology required for investment-grade documents, these forecasts result in conservative revenue expectations from assumed development. Changes in any of the assumptions will result in changes to the outcomes.

I am available at your convenience for your comments or questions at 972-238-8838. Our continuing thanks for the opportunity to be of service to the Sunnyvale 4A Board and the Town of Sunnyvale.

M. Elizabeth Morris  
CEO / Chief Economist

Attachments (One summary sheet, one line graph, three (3) detailed document sets, one for each scenario)

# SUNNYVALE TIRZ #1 PARTICIPATION SCENARIOS

20-Mar-12

Scenarios		
1	2	3

## Variable Assumptions

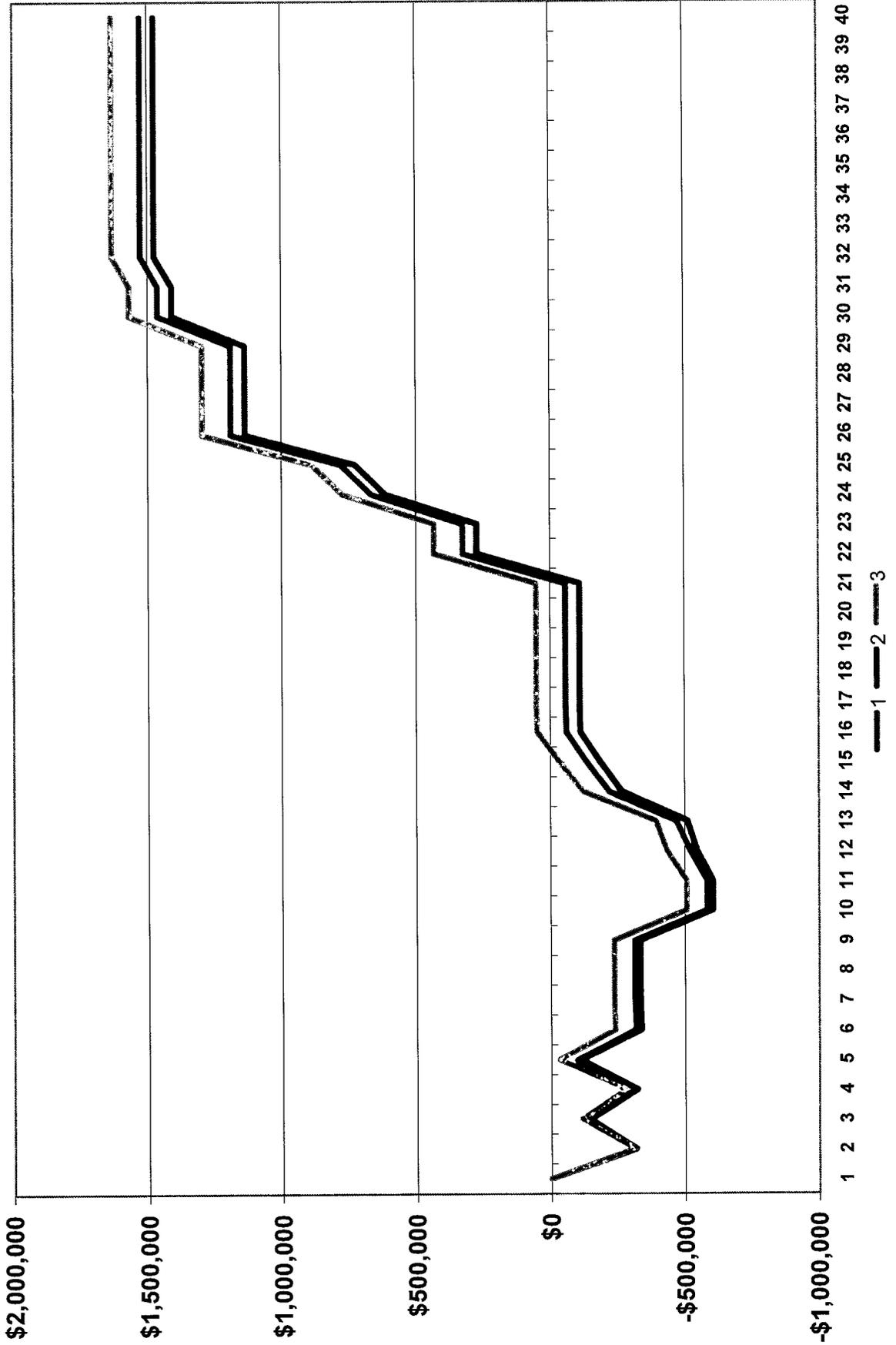
Public Investment (Principal in Millions)	28	29	26
County Ad Valorem Participation	25%	0%	0%
City Ad Valorem Participation	50%	60%	70%
City Sales Tax Participation	50%	60%	70%
4A Sales Tax Participation	75%	75%	75%
4B Sales Tax Participation	25%	25%	25%

## TIRZ Bond Break Even Year

### 40 Year Findings

Direct New TIRZ Tax Impact (Millions) to All Jurisdictions	\$463.07	\$463.07	\$463.07
Total TIRZ Participation	\$50.16	\$48.56	\$53.79
% of TIRZ Taxes to Total Taxes All Jurisdictions	10.8%	10.5%	11.6%

**Sunnyvale TIRZ #1**  
**Net Cash Flow Using Tax Increment on Land and Building Values**  
**and Applicable Sales Taxes**  
**Scenarios 1, 2 & 3**



**Sunnyvale TIRZ #1 Preliminary Financing Plan  
Scenario 1**

**Sunnyvale TIRZ Preliminary Financing Plan Scenario 1**  
**Phasing of Public Infrastructure Investments**  
**WORKING DRAFT, in Constant 2011 Dollars (3-20-12)**

<i>Public Development Projects</i>	<i>Owner/Entity</i>	<i>Construction Est.</i>	<i>Project Includes</i>	<i>Goal Start Year</i>
<b>2012</b>				
Pad @ S. Collins & Clay	Hardy Fields	\$10,000	Access Rd from S. Collins across Clay Property	2012
Collins Corner further development	Fry St. LP Rob Parades	\$2,000,000	Ring Rd, Sanitary & Storm Sewer, Water	2012
Sunnyvale Centre	FC Properties	\$3,000,000	Ring Road, All utilities, Natural Gas	2012
Subtotal TIRZ Funding #1 Released in 2012		\$5,010,000		
<b>2014</b>				
S. Collins Road, Funding Phase 1	TXDOT/County/City	\$3,000,000	Widening/Turning Lanes/Sidewalks	2014
N. Collins Road, Funding Phase 1	Sunnyvale/Dallas County	\$1,500,000	Widening/Turning Lanes/Sidewalks	2014
Subtotal TIRZ Funding #1 Released in 2014		\$4,500,000		
<b>2015</b>				
Nat. Gas on N and S Side of Highway 80		\$500,000	Gas Line Extension	2015
Sewer Extensions N & S Frontage Rds of Hwy 80		\$500,000		2015
Motley Property at West Town Limits / Hwy 80		\$500,000	Gas Extensions, Water, Sewer, Storm	2015
Subtotal TIRZ Funding #2 Released in 2015		\$1,500,000		
<b>2016</b>				
N. Collins Road, Funding Phase 2	Sunnyvale/Dallas County	\$1,500,000	Widening/Turning Lanes/Sidewalks	2016
T.C. Lupton	Sunnyvale	\$3,000,000	Reconstruction/Turning Lanes/Sidewalks	2016
E. Riverstone Dr.	Sunnyvale	\$500,000		2016
300 S. Collins Commercial Property	David Goodhart/ Paul Cash	\$375,000	Streets, Utilities, Gas, Electric, St. Lighting	2016
Subtotal TIRZ Funding #3 Released in 2016		\$5,375,000		
<b>2020</b>				
FC Properties		\$1,800,000	Storm Drainage, \$1.8m	2020
FC Properties		\$175,000	Sanitary Sewer Line Z \$50,000, Line X 125,000	2020
FC Properties		\$610,000	Water Improvements \$610,000	2020
Entrance Park at SW corner of Collins/ 80	TXDOT	\$500,000	Park landscaping	2020
Entrance Park at SE corner of Collins/80	TXDOT	\$500,000	Park landscaping	2020
Subtotal TIRZ Funding #5 Released in 2020		\$3,585,000		
<b>2022</b>				
N. Collins Road Sewer Line		\$100,000	8" sewer line	2022
Daniel and Henard Sewer Line	Daniel & Henard	\$250,000	Line C-2 \$250,000 from under Hwy 80	2022
Bicycle/Walking Path north of Hwy 80 on old RR	Luminant/Sunnyvale	\$500,000	12' Bicycle & Pedestrian Trail to Tripp Rd & Hwy80	2022
Balance of Infrastructure Funding #6 in 2022		\$850,000		
<b>Subtotal Prioritized Public Improvements</b>		<b>Total</b>	<b>\$20,820,000</b>	
<b>Current Total of Public Investment Options</b>		<b>\$20,820,000</b>		

### Sunnyvale TIRZ Preliminary Financing Plan Scenario 1

Loan Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
Amount	\$5,010,000	\$0	\$4,500,000	\$1,500,000	\$5,375,000	\$0	\$0	\$0	\$3,585,000	\$0	\$850,000	\$0	\$0	\$0	\$0	\$20,820,000
2012																\$0
2013	\$380,349															\$380,349
2014	\$380,349	\$0														\$380,349
2015	\$380,349	\$0	\$341,631													\$721,979
2016	\$380,349	\$0	\$341,631	\$113,877												\$835,856
2017	\$380,349	\$0	\$341,631	\$113,877	\$408,059											\$1,243,915
2018	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0										\$1,243,915
2019	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0									\$1,243,915
2020	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0								\$1,516,081
2021	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0						\$1,516,081
2022	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530					\$1,580,611
2023	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0				\$1,580,611
2024	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0			\$1,580,611
2025	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2026	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2027	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2028	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2029	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2030	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2031	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2032	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2033	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2034					\$408,059	\$0			\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,200,262
2035					\$408,059	\$0			\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$868,632
2036					\$408,059	\$0			\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$744,755
2037									\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$336,696
2038									\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$336,696
2039									\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$336,696
2040									\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$64,530
2041											\$64,530	\$0	\$0	\$0		\$64,530
2042												\$64,530	\$0	\$0		\$64,530
2043													\$64,530	\$0		\$64,530
2044														\$64,530		\$64,530
2045															\$64,530	\$64,530
2046	\$7,606,976	\$0	\$6,832,613	\$2,277,538	\$8,161,177	\$0	\$0	\$0	\$5,443,315	\$0	\$1,290,606	\$0	\$0	\$0	\$0	\$31,612,224

**Sunnyvale TIRZ Preliminary Financing Plan Scenario 1**  
**Summary of Principal and Interest on Each Loan Amount**

	<b>Total P &amp; I</b>	<b>Interest</b>	<b>Principal</b>
<b>2012</b>	\$ 7,606,976	\$ 2,596,976	\$ 5,010,000
<b>2013</b>	\$ -	\$ -	\$ -
<b>2014</b>	\$ 6,832,613	\$ 2,332,613	\$ 4,500,000
<b>2015</b>	\$ 2,277,538	\$ 777,538	\$ 1,500,000
<b>2016</b>	\$ 8,161,177	\$ 2,786,177	\$ 5,375,000
<b>2017</b>	\$ -	\$ -	\$ -
<b>2018</b>	\$ -	\$ -	\$ -
<b>2019</b>	\$ -	\$ -	\$ -
<b>2020</b>	\$ 5,443,315	\$ 1,858,315	\$ 3,585,000
<b>2021</b>	\$ -	\$ -	\$ -
<b>2022</b>	\$ 1,290,605	\$ 440,605	\$ 850,000
<b>Totals</b>	<b>\$ 31,612,224</b>	<b>\$ 10,792,224</b>	<b>\$ 20,820,000</b>
		34%	66%

**BREAK EVEN YEAR - SCENARIO 1 (3-20-12)**

	Cumulative P & I	Cumulative Revenue		Cumulative P & I	Cumulative Revenue
<b>1</b>	\$0	\$0	<b>15</b>	\$16,648,801	\$12,013,796
<b>2</b>	\$380,349	\$65,231	<b>16</b>	\$18,229,412	\$13,535,827
<b>3</b>	\$760,698	\$301,953	<b>17</b>	\$19,810,023	\$15,061,659
<b>4</b>	\$1,482,677	\$703,261	<b>18</b>	\$21,390,635	\$16,587,491
<b>5</b>	\$2,318,533	\$1,443,159	<b>19</b>	\$22,971,246	\$18,113,323
<b>6</b>	\$3,562,449	\$2,370,034	<b>20</b>	\$24,551,857	\$19,639,154
<b>7</b>	\$4,806,364	\$3,302,409	<b>21</b>	\$26,132,468	\$21,164,986
<b>8</b>	\$6,050,279	\$4,234,784	<b>22</b>	\$27,332,731	\$22,690,818
<b>9</b>	\$7,294,194	\$5,167,159	<b>23</b>	\$28,532,993	\$24,216,650
<b>10</b>	\$8,810,275	\$6,099,534	<b>24</b>	\$29,391,625	\$25,742,482
<b>11</b>	\$10,326,356	\$7,031,908	<b>25</b>	\$30,136,380	\$27,268,314
<b>12</b>	\$11,906,967	\$8,092,166	<b>26</b>	\$30,473,076	\$28,794,146
<b>13</b>	\$13,487,579	\$9,204,597	<b>27</b>	\$30,809,772	\$30,319,978
<b>14</b>	\$15,068,190	\$10,566,632	<b>28</b>	<b>\$31,146,468</b>	<b>\$31,845,810</b>

TABLE 1 - DRAFT

SUNNYVALE TIRZ DISTRICT #1, SCENARIO 1 (3-20-12)

CASH FLOW SUMMARY - PRELIMINARY FINANCING PLAN IN CONSTANT 2011 DOLLARS

Year	Date	Annual City Property Tax Contribution on Added Land & Bldg.		Annual City Sales Tax Contribution	Annual County Property Tax Contribution on Added Land & Bldg.		TOTAL NEW DIRECT TAXES INCLUDING SCHOOL DISTRICT & STATE OF TEXAS			NEW NON-TIRZ TAX REVENUE	
		50%	75%		25%	75%	25%	75%	25%		
1	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,500	\$217,500
2	2013	\$380,349	\$10,403	\$23,438	\$7,953	\$17,578	\$5,859	\$66,231	\$908,878	\$628,530	\$528,530
3	2014	\$380,349	\$26,777	\$94,798	\$20,471	\$71,053	\$23,684	\$236,722	\$2,686,193	\$2,305,845	\$2,305,845
4	2015	\$721,979	\$51,903	\$154,963	\$39,680	\$116,147	\$38,716	\$401,308	\$4,344,982	\$3,623,003	\$3,623,003
5	2016	\$335,856	\$116,279	\$267,363	\$88,895	\$200,522	\$66,841	\$739,899	\$7,570,219	\$6,734,362	\$6,734,362
6	2017	\$1,243,915	\$149,561	\$331,488	\$114,339	\$248,616	\$82,872	\$926,875	\$8,187,951	\$7,042,907	\$7,042,907
7	2018	\$1,243,915	\$152,678	\$331,488	\$116,722	\$248,616	\$82,872	\$932,375	\$8,187,951	\$6,944,036	\$6,944,036
8	2019	\$1,243,915	\$152,678	\$331,488	\$116,722	\$248,616	\$82,872	\$932,375	\$8,187,951	\$6,944,036	\$6,944,036
9	2020	\$1,243,915	\$152,678	\$331,488	\$116,722	\$248,616	\$82,872	\$932,375	\$8,187,951	\$6,944,036	\$6,944,036
10	2021	\$1,516,081	\$152,678	\$331,488	\$116,722	\$248,616	\$82,872	\$932,375	\$8,187,951	\$6,671,870	\$7,150,370
11	2022	\$1,516,081	\$152,678	\$331,488	\$116,722	\$248,616	\$82,872	\$932,375	\$8,187,951	\$6,671,870	\$7,150,370
12	2023	\$1,580,611	\$175,565	\$375,238	\$134,218	\$281,428	\$93,809	\$1,060,258	\$10,849,410	\$9,288,799	\$9,288,799
13	2024	\$1,580,611	\$205,133	\$375,238	\$156,823	\$281,428	\$93,809	\$1,112,431	\$11,336,834	\$9,756,222	\$9,756,222
14	2025	\$1,580,611	\$245,288	\$464,613	\$187,522	\$348,459	\$116,153	\$1,362,035	\$13,549,270	\$11,968,659	\$11,968,659
15	2026	\$1,580,611	\$263,071	\$481,488	\$201,117	\$368,616	\$122,872	\$1,447,163	\$13,977,711	\$12,387,089	\$12,387,089
16	2027	\$1,580,611	\$274,331	\$518,988	\$209,725	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,372,999	\$12,372,999
17	2028	\$1,580,611	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,372,999	\$12,372,999
18	2029	\$1,580,611	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,372,999	\$12,372,999
19	2030	\$1,580,611	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,372,999	\$12,372,999
20	2031	\$1,580,611	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,372,999	\$12,372,999
21	2032	\$1,580,611	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,372,999	\$12,372,999
22	2033	\$1,200,262	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,753,348	\$12,753,348
23	2034	\$1,200,262	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$12,753,348	\$12,753,348
24	2035	\$853,632	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,094,979	\$13,094,979
25	2036	\$744,755	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,208,855	\$13,208,855
26	2037	\$336,696	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,616,914	\$13,616,914
27	2038	\$336,696	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,616,914	\$13,616,914
28	2039	\$336,696	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,616,914	\$13,616,914
29	2040	\$336,696	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,616,914	\$13,616,914
30	2041	\$64,530	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,889,080	\$13,889,080
31	2042	\$64,530	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,889,080	\$13,889,080
32	2043	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
33	2044	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
34	2045	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
35	2046	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
36	2047	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
37	2048	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
38	2049	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
39	2050	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
40	2051	\$0	\$276,485	\$518,988	\$211,372	\$389,241	\$129,747	\$1,525,832	\$13,953,610	\$13,953,610	\$13,953,610
Total		\$31,612,224	\$8,917,348	\$17,210,588	\$6,817,270	\$17,907,941	\$4,302,647	\$50,155,793	\$463,072,610	\$431,460,566	\$431,460,566

**Sunnyvale TIRZ #1 Preliminary Financing Plan  
Scenario 2**

**Sunnyvale TIRZ Preliminary Financing Plan Scenario 2**  
**Phasing of Public Infrastructure Investments**  
**WORKING DRAFT, in Constant 2011 Dollars (3-20-12)**

<i>Public Development Projects</i>	<i>Owner/Entity</i>	<i>Construction Est.</i>	<i>Project Includes</i>	<i>Goal Start Year</i>
<b>2012</b>				
Pad @ S. Collins & Clay	Hardy Fields	\$10,000	Access Rd from S. Collins across Clay Property	2012
Collins Corner further development	Fry St. LP Rob Parades	\$2,000,000	Ring Rd, Sanitary & Storm Sewer, Water	2012
Sunnyvale Centre	FC Properties	\$3,000,000	Ring Road, All utilities, Natural Gas	2012
Subtotal TIRZ Funding #1 Released in 2012			\$5,010,000	
<b>2014</b>				
S. Collins Road, Funding Phase 1	TXDOT/County/City	\$3,000,000	Widening/Turning Lanes/Sidewalks	2014
N. Collins Road, Funding Phase 1	Sunnyvale/Dallas County	\$1,500,000	Widening/Turning Lanes/Sidewalks	2014
Subtotal TIRZ Funding #1 Released in 2014			\$4,500,000	
<b>2015</b>				
Nat. Gas on N and S Side of Highway 80		\$500,000	Gas Line Extension	2015
Sewer Extensions N & S Frontage Rds of Hwy 80		\$500,000		2015
Motley Property at West Town Limits / Hwy 80		\$500,000	Gas Extensions, Water, Sewer, Storm	2015
Subtotal TIRZ Funding #2 Released in 2015			\$1,500,000	
<b>2016</b>				
N. Collins Road, Funding Phase 2	Sunnyvale/Dallas County	\$1,500,000	Widening/Turning Lanes/Sidewalks	2016
T.C. Lupton	Sunnyvale	\$3,000,000	Reconstruction/Turning Lanes/Sidewalks	2016
E. Riverstone Dr.	Sunnyvale	\$500,000		2016
300 S. Collins Commercial Property	David Goodhart/ Paul Cash	\$375,000	Streets, Utilities, Gas, Electric, St. Lighting	2016
Subtotal TIRZ Funding #3 Released in 2016			\$5,375,000	
<b>2020</b>				
FC Properties		\$1,800,000	Storm Drainage, \$1.8m	2020
FC Properties		\$175,000	Sanitary Sewer Line Z \$50,000, Line X 125,000	2020
FC Properties		\$610,000	Water Improvements \$610,000	2020
Entrance Park at SW corner of Collins/ 80	TXDOT	\$500,000	Park landscaping	2020
Entrance Park at SE corner of Collins/80	TXDOT	\$500,000	Park landscaping	2020
Subtotal TIRZ Funding #5 Released in 2020			\$3,585,000	
<b>2022</b>				
N. Collins Road Sewer Line		\$100,000	8" sewer line	2022
Daniel and Henard Sewer Line	Daniel & Henard	\$250,000	Line C-2 \$250,000 from under Hwy 80	2022
Bicycle/Walking Path north of Hwy 80 on old RR	Luminant/Sunnyvale	\$500,000	12' Bicycle & Pedestrian Trail to Tripp Rd & Hwy80	2022
Balance of Infrastructure Funding #6 in 2022			\$850,000	
<b>Subtotal Prioritized Public Improvements</b>	<b>Total</b>	<b>\$20,820,000</b>		
<b>Current Total of Public Investment Options</b>		<b>\$20,820,000</b>		

## Sunnyvale TIRZ Preliminary Financing Plan Scenario 2

Loan Year Amount	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
	\$5,010,000	\$0	\$4,500,000	\$1,500,000	\$5,375,000		\$0	\$0	\$3,585,000	\$0	\$850,000	\$0	\$0	\$0	\$0	\$0
2012																\$0
2013	\$380,349															\$380,349
2014	\$380,349	\$0														\$380,349
2015	\$380,349	\$0	\$341,631													\$721,979
2016	\$380,349	\$0	\$341,631	\$113,877												\$835,856
2017	\$380,349	\$0	\$341,631	\$113,877	\$408,059											\$1,243,915
2018	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0									\$1,243,915
2019	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0								\$1,243,915
2020	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0								\$1,243,915
2021	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166							\$1,516,081
2022	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530					\$1,516,081
2023	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0				\$1,580,611
2024	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0			\$1,580,611
2025	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2026	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2027	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2028	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2029	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2030	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2031	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2032	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2033	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2034			\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,200,262
2035				\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,200,262
2036					\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$858,632
2037					\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$744,755
2038						\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2039							\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2040								\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2041									\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2042										\$0	\$64,530	\$0	\$0	\$0	\$0	\$64,530
2043											\$64,530	\$0	\$0	\$0	\$0	\$64,530
2044												\$0	\$0	\$0	\$0	\$0
2045													\$0	\$0	\$0	\$0
2046	\$7,606,976	\$0	\$6,832,613	\$2,277,538	\$8,161,177		\$0	\$0	\$5,443,315	\$0	\$1,290,605	\$0	\$0	\$0	\$0	\$31,612,224

**Sunnyvale TIRZ Preliminary Financing Plan Scenario 2**  
**Summary of Principal and Interest on Each Loan Amount**

	<b>Total P &amp; I</b>	<b>Interest</b>	<b>Principal</b>
<b>2012</b>	\$ 7,606,976	\$ 2,596,976	\$ 5,010,000
<b>2013</b>	\$ -	\$ -	\$ -
<b>2014</b>	\$ 6,832,613	\$ 2,332,613	\$ 4,500,000
<b>2015</b>	\$ 2,277,538	\$ 777,538	\$ 1,500,000
<b>2016</b>	\$ 8,161,177	\$ 2,786,177	\$ 5,375,000
<b>2017</b>	\$ -	\$ -	\$ -
<b>2018</b>	\$ -	\$ -	\$ -
<b>2019</b>	\$ -	\$ -	\$ -
<b>2020</b>	\$ 5,443,315	\$ 1,858,315	\$ 3,585,000
<b>2021</b>	\$ -	\$ -	\$ -
<b>2022</b>	\$ 1,290,605	\$ 440,605	\$ 850,000
<b>Totals</b>	<b>\$ 31,612,224</b>	<b>\$ 10,792,224</b>	<b>\$ 20,820,000</b>
		34%	66%

**BREAK EVEN YEAR - SCENARIO 2 (3-20-12)**

	Cumulative P & I	Cumulative Revenue		Cumulative P & I	Cumulative Revenue
<b>1</b>	\$0	\$0	<b>16</b>	\$18,229,412	\$13,198,795
<b>2</b>	\$380,349	\$64,046	<b>17</b>	\$19,810,023	\$14,672,349
<b>3</b>	\$760,698	\$304,601	<b>18</b>	\$21,390,635	\$16,145,904
<b>4</b>	\$1,482,677	\$707,582	<b>19</b>	\$22,971,246	\$17,619,459
<b>5</b>	\$2,318,533	\$1,435,314	<b>20</b>	\$24,551,857	\$19,093,014
<b>6</b>	\$3,562,449	\$2,344,060	<b>21</b>	\$26,132,468	\$20,566,569
<b>7</b>	\$4,806,364	\$3,256,546	<b>22</b>	\$27,332,731	\$22,040,123
<b>8</b>	\$6,050,279	\$4,169,032	<b>23</b>	\$28,532,993	\$23,513,678
<b>9</b>	\$7,294,194	\$5,081,518	<b>24</b>	\$29,391,625	\$24,987,233
<b>10</b>	\$8,810,275	\$5,994,005	<b>25</b>	\$30,136,380	\$26,460,788
<b>11</b>	\$10,326,356	\$6,906,491	<b>26</b>	\$30,473,076	\$27,934,343
<b>12</b>	\$11,906,967	\$7,942,691	<b>27</b>	\$30,809,772	\$29,407,897
<b>13</b>	\$13,487,579	\$9,014,373	<b>28</b>	\$31,146,468	\$30,881,452
<b>14</b>	\$15,068,190	\$10,330,866	<b>29</b>	<b>\$31,483,164</b>	<b>\$32,355,007</b>
<b>15</b>	\$16,648,801	\$11,727,825			

TABLE 1 - DRAFT

SUNNYVALE TIRZ DISTRICT #1, SCENARIO 2 (3-20-12)

CASH FLOW SUMMARY - PRELIMINARY FINANCING PLAN IN CONSTANT 2011 DOLLARS

Year	Date	Annual City Property Tax Contribution on Added Land & Bldg.	Annual City Sales Tax Contribution	Annual County Property Tax Contribution on Added Land & Bldg.	75%	25%	TOTAL NEW DIRECT TAXES INCLUDING SCHOOL DISTRICT & STATE OF TEXAS	NEW NON-TIRZ TAX REVENUE
1	2012	\$0	\$0	\$0	\$0	\$0	\$217,500	\$217,500
2	2013	\$380,349	\$28,125	\$0	\$17,578	\$5,859	\$908,878	\$528,530
3	2014	\$380,349	\$113,685	\$0	\$71,053	\$23,684	\$2,686,193	\$2,305,845
4	2015	\$721,979	\$185,835	\$0	\$116,147	\$38,716	\$4,344,982	\$3,623,003
5	2016	\$835,856	\$320,835	\$0	\$200,522	\$66,841	\$7,570,219	\$6,734,362
6	2017	\$1,243,915	\$397,785	\$0	\$248,616	\$82,872	\$8,286,822	\$7,042,907
7	2018	\$1,243,915	\$397,785	\$0	\$248,616	\$82,872	\$8,187,951	\$6,944,036
8	2019	\$1,243,915	\$397,785	\$0	\$248,616	\$82,872	\$8,187,951	\$6,944,036
9	2020	\$1,243,915	\$397,785	\$0	\$248,616	\$82,872	\$8,187,951	\$6,944,036
10	2021	\$1,516,081	\$397,785	\$0	\$248,616	\$82,872	\$8,187,951	\$6,944,036
11	2022	\$1,516,081	\$397,785	\$0	\$248,616	\$82,872	\$8,187,951	\$6,944,036
12	2023	\$1,580,611	\$450,285	\$0	\$281,428	\$93,809	\$10,849,410	\$9,268,799
13	2024	\$1,580,611	\$450,285	\$0	\$281,428	\$93,809	\$11,336,834	\$9,756,222
14	2025	\$1,580,611	\$557,535	\$0	\$348,459	\$116,153	\$13,040,089	\$11,459,478
15	2026	\$1,580,611	\$589,785	\$0	\$368,616	\$122,872	\$13,549,270	\$11,968,659
16	2027	\$1,580,611	\$622,785	\$0	\$389,241	\$129,747	\$13,977,711	\$12,397,089
17	2028	\$1,580,611	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
18	2029	\$1,580,611	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
19	2030	\$1,580,611	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
20	2031	\$1,580,611	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
21	2032	\$1,580,611	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
22	2033	\$1,200,262	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
23	2034	\$1,200,262	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
24	2035	\$356,632	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
25	2036	\$744,755	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
26	2037	\$336,696	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
27	2038	\$336,696	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
28	2039	\$336,696	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
29	2040	\$336,696	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
30	2041	\$64,530	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
31	2042	\$64,530	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
32	2043	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
33	2044	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
34	2045	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
35	2046	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
36	2047	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
37	2048	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
38	2049	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
39	2050	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
40	2051	\$0	\$622,785	\$0	\$389,241	\$129,747	\$13,953,610	\$12,372,999
Total		\$10,700,617	\$20,652,705	\$0	\$12,907,941	\$4,302,647	\$463,072,810	\$431,460,566

**Sunnyvale TIRZ #1 Preliminary Financing Plan  
Scenario 3**

**Sunnyvale TIRZ Preliminary Financing Plan Scenario 3**  
**Phasing of Public Infrastructure Investments**  
**WORKING DRAFT, in Constant 2011 Dollars (3-20-12)**

<i>Public Development Projects</i>	<i>Owner/Entity</i>	<i>Construction Est.</i>	<i>Project Includes</i>	<i>Goal Start Year</i>
<b>2012</b>				
Pad @ S. Collins & Clay	Hardy Fields	\$10,000	Access Rd from S. Collins across Clay Property	2012
Collins Corner further development	Fry St. LP Rob Parades	\$2,000,000	Ring Rd, Sanitary & Storm Sewer, Water	2012
Sunnyvale Centre	FC Properties	\$3,000,000	Ring Road, All utilities, Natural Gas	2012
Subtotal TIRZ Funding #1 Released in 2012			\$5,010,000	
<b>2014</b>				
S. Collins Road, Funding Phase 1	TXDOT/County/City	\$3,000,000	Widening/Turning Lanes/Sidewalks	2014
N. Collins Road, Funding Phase 1	Sunnyvale/Dallas County	\$1,500,000	Widening/Turning Lanes/Sidewalks	2014
Subtotal TIRZ Funding #1 Released in 2014			\$4,500,000	
<b>2015</b>				
Nat. Gas on N and S Side of Highway 80		\$500,000	Gas Line Extension	2015
Sewer Extensions N & S Frontage Rds of Hwy 80		\$500,000		2015
Motley Property at West Town Limits / Hwy 80		\$500,000	Gas Extensions, Water, Sewer, Storm	2015
Subtotal TIRZ Funding #2 Released in 2015			\$1,500,000	
<b>2016</b>				
N. Collins Road, Funding Phase 2	Sunnyvale/Dallas County	\$1,500,000	Widening/Turning Lanes/Sidewalks	2016
T.C. Lupton	Sunnyvale	\$3,000,000	Reconstruction/Turning Lanes/Sidewalks	2016
E. Riverstone Dr.	Sunnyvale	\$500,000		2016
300 S. Collins Commercial Property	David Goodhart/ Paul Cash	\$375,000	Streets, Utilities, Gas, Electric, St. Lighting	2016
Subtotal TIRZ Funding #3 Released in 2016			\$5,375,000	
<b>2020</b>				
FC Properties		\$1,800,000	Storm Drainage, \$1.8m	2020
FC Properties		\$175,000	Sanitary Sewer Line Z \$50,000, Line X 125,000	2020
FC Properties		\$610,000	Water Improvements \$610,000	2020
Entrance Park at SW corner of Collins/ 80	TXDOT	\$500,000	Park landscaping	2020
Entrance Park at SE corner of Collins/80	TXDOT	\$500,000	Park landscaping	2020
Subtotal TIRZ Funding #5 Released in 2020			\$3,585,000	
<b>2022</b>				
N. Collins Road Sewer Line		\$100,000	8" sewer line	2022
Daniel and Henard Sewer Line	Daniel & Henard	\$250,000	Line C-2 \$250,000 from under Hwy 80	2022
Bicycle/Walking Path north of Hwy 80 on old RR	Luminant/Sunnyvale	\$500,000	12' Bicycle & Pedestrian Trail to Tripp Rd & Hwy80	2022
Balance of Infrastructure Funding #6 in 2022			\$850,000	
<b>Subtotal Prioritized Public Improvements</b>	<b>Total</b>	<b>\$20,820,000</b>		
<b>Current Total of Public Investment Options</b>		<b>\$20,820,000</b>		

### Sunnyvale TIRZ Preliminary Financing Plan Scenario 3

Loan Year Amount	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
	\$5,010,000	\$0	\$4,500,000	\$1,500,000	\$5,375,000	\$0	\$0	\$0	\$3,585,000	\$0	\$850,000	\$0	\$0	\$0	\$0	\$20,820,000
2012	\$380,349															\$0
2013	\$380,349	\$0														\$380,349
2014	\$380,349	\$0	\$341,631													\$380,349
2015	\$380,349	\$0	\$341,631	\$113,877												\$721,979
2016	\$380,349	\$0	\$341,631	\$113,877	\$408,059											\$835,656
2017	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0										\$1,243,915
2018	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0									\$1,243,915
2019	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0								\$1,516,081
2020	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0						\$1,516,081
2021	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530					\$1,580,611
2022	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0				\$1,580,611
2023	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0			\$1,580,611
2024	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0		\$1,580,611
2025	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2026	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2027	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2028	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2029	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2030	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2031	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2032	\$380,349	\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,580,611
2033		\$0	\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,200,262
2034			\$341,631	\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$1,200,262
2035				\$113,877	\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$858,632
2036					\$408,059	\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$744,755
2037						\$0	\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2038							\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2039							\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2040							\$0	\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$336,696
2041								\$0	\$272,166	\$0	\$64,530	\$0	\$0	\$0	\$0	\$64,530
2042										\$0	\$64,530	\$0	\$0	\$0	\$0	\$64,530
2043												\$0	\$0	\$0	\$0	\$0
2044													\$0	\$0	\$0	\$0
2045														\$0	\$0	\$0
2046	\$7,606,976	\$0	\$6,832,613	\$2,277,538	\$8,161,177	\$0	\$0	\$0	\$5,443,315	\$0	\$1,290,605	\$0	\$0	\$0	\$0	\$31,612,224

**Sunnyvale TIRZ Preliminary Financing Plan Scenario 3**  
**Summary of Principal and Interest on Each Loan Amount**

	<b>Total P &amp; I</b>	<b>Interest</b>	<b>Principal</b>
<b>2012</b>	\$ 7,606,976	\$ 2,596,976	\$ 5,010,000
<b>2013</b>	\$ -	\$ -	\$ -
<b>2014</b>	\$ 6,832,613	\$ 2,332,613	\$ 4,500,000
<b>2015</b>	\$ 2,277,538	\$ 777,538	\$ 1,500,000
<b>2016</b>	\$ 8,161,177	\$ 2,786,177	\$ 5,375,000
<b>2017</b>	\$ -	\$ -	\$ -
<b>2018</b>	\$ -	\$ -	\$ -
<b>2019</b>	\$ -	\$ -	\$ -
<b>2020</b>	\$ 5,443,315	\$ 1,858,315	\$ 3,585,000
<b>2021</b>	\$ -	\$ -	\$ -
<b>2022</b>	\$ 1,290,605	\$ 440,605	\$ 850,000
<b>Totals</b>	<b>\$ 31,612,224</b>	<b>\$ 10,792,224</b>	<b>\$ 20,820,000</b>
		34%	66%

**BREAK EVEN YEAR - SCENARIO 3 (3-20-12)**

	Cumulative P & I	Cumulative Revenue		Cumulative P & I	Cumulative Revenue
<b>1</b>	\$0	\$0	<b>14</b>	\$15,068,190	\$11,428,609
<b>2</b>	\$380,349	\$70,814	<b>15</b>	\$16,648,801	\$12,976,479
<b>3</b>	\$760,698	\$335,671	<b>16</b>	\$18,229,412	\$14,606,112
<b>4</b>	\$1,482,677	\$780,006	<b>17</b>	\$19,810,023	\$16,238,762
<b>5</b>	\$2,318,533	\$1,584,466	<b>18</b>	\$21,390,635	\$17,871,411
<b>6</b>	\$3,562,449	\$2,589,422	<b>19</b>	\$22,971,246	\$19,504,060
<b>7</b>	\$4,806,364	\$3,598,741	<b>20</b>	\$24,551,857	\$21,136,710
<b>8</b>	\$6,050,279	\$4,608,060	<b>21</b>	\$26,132,468	\$22,769,359
<b>9</b>	\$7,294,194	\$5,617,380	<b>22</b>	\$27,332,731	\$24,402,009
<b>10</b>	\$8,810,275	\$6,626,699	<b>23</b>	\$28,532,993	\$26,034,658
<b>11</b>	\$10,326,356	\$7,636,018	<b>24</b>	\$29,391,625	\$27,667,307
<b>12</b>	\$11,906,967	\$8,782,379	<b>25</b>	\$30,136,380	\$29,299,957
<b>13</b>	\$13,487,579	\$9,970,135	<b>26</b>	<b>\$30,473,076</b>	<b>\$30,932,606</b>

TABLE 1 - DRAFT

SUNNYVALE TIRZ DISTRICT #1, SCENARIO 3 (3-20-12)

CASH FLOW SUMMARY - PRELIMINARY FINANCING PLAN IN CONSTANT 2011 DOLLARS

Year	Date	Annual City Property Tax Contribution on Added Land & Bldg.	Annual City Sales Tax Contribution	Annual County Property Tax Contribution on Added Land & Bldg.	70%	75%	25%	TOTAL NEW DIRECT TAXES INCLUDING SCHOOL DISTRICT & STATE OF TEXAS	NEW NON-TIRZ TAX REVENUE
1	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$217,500	\$217,500
2	2013	\$380,349	\$14,564	\$32,813	\$5,859	\$17,578	\$70,814	\$908,878	\$528,530
3	2014	\$380,349	\$37,487	\$12,633	\$71,053	\$23,684	\$264,857	\$2,686,193	\$2,305,845
4	2015	\$721,979	\$72,664	\$216,808	\$116,147	\$38,716	\$444,334	\$4,344,982	\$3,623,003
5	2016	\$835,856	\$162,790	\$374,308	\$200,522	\$66,841	\$804,460	\$7,570,219	\$6,734,362
6	2017	\$1,243,915	\$209,396	\$464,083	\$248,616	\$82,872	\$1,004,956	\$9,286,822	\$7,042,907
7	2018	\$1,243,915	\$213,749	\$464,083	\$248,616	\$82,872	\$1,009,319	\$8,187,951	\$6,944,036
8	2019	\$1,243,915	\$213,749	\$464,083	\$248,616	\$82,872	\$1,009,319	\$8,187,951	\$6,944,036
9	2020	\$1,243,915	\$213,749	\$464,083	\$248,616	\$82,872	\$1,009,319	\$8,187,951	\$6,944,036
10	2021	\$1,516,081	\$245,791	\$525,333	\$281,428	\$93,809	\$1,187,756	\$10,849,410	\$9,268,799
11	2022	\$1,580,611	\$287,186	\$650,458	\$348,459	\$116,163	\$1,458,474	\$13,040,089	\$9,756,222
12	2023	\$1,580,611	\$343,404	\$650,458	\$368,616	\$122,872	\$1,647,870	\$13,549,270	\$11,968,659
13	2024	\$1,580,611	\$384,064	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,977,711	\$12,387,089
14	2025	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
15	2026	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
16	2027	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
17	2028	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
18	2029	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
19	2030	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
20	2031	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
21	2032	\$1,580,611	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
22	2033	\$1,200,262	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
23	2034	\$1,200,262	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,372,989
24	2035	\$858,632	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$12,753,348
25	2036	\$744,765	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,094,979
26	2037	\$336,696	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,208,855
27	2038	\$336,696	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,616,914
28	2039	\$336,696	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,616,914
29	2040	\$336,696	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,616,914
30	2041	\$64,530	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,889,080
31	2042	\$64,530	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,889,080
32	2043	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
33	2044	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
34	2045	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
35	2046	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
36	2047	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
37	2048	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
38	2049	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
39	2050	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
40	2051	\$0	\$387,079	\$726,583	\$389,241	\$129,747	\$1,632,649	\$13,953,610	\$13,953,610
Total		\$31,612,224	\$12,484,287	\$24,094,823	\$12,907,941	\$4,302,647	\$53,789,637	\$463,072,810	\$431,460,566

*This report may be based in part on information obtained from sources deemed reliable. **Insight Research Corporation** cannot guarantee or warrant the validity or accuracy of such information.*

***Insight Research Corporation** has no financial or vested interest in the outcome of decisions which may be influenced by this analysis.*

**Tax Increment Reinvestment Zone #1  
Sunnyvale, Texas  
Twenty-Five Year Impact Analysis  
and Financial Plan**

***Analysis of Economic, Employment and  
Tax Revenue Impact  
2012 - 2036***

*February 2, 2012*

*Prepared for:*  
Sunnyvale 4A Development Corporation  
127 N. Collins Road  
Sunnyvale, Texas 75182

*Prepared by:*  
Insight Research Corporation  
Administrative Offices  
P.O. Box 61, Allen, Texas 75013  
(972) 238-8838



**INSIGHT RESEARCH  
CORPORATION**

**Tax Increment Reinvestment Zone #1  
Sunnyvale, Texas  
Twenty-Five Year Impact Analysis  
and Financial Plan**

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3. Total Taxable Value Estimates
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Under Separate Cover:

1. TIRZ Boundary Maps
2. Preliminary Cash Flow Scenario Alternatives

February 2, 2012

Ms. Terri Shatter, President, and  
Members of the Board  
Sunnyvale 4A Development Corporation  
127 N. Collins Road  
Sunnyvale, Texas 75182

**Subject: Economic, Employment and Investment-Grade Tax Revenue Impact  
Analysis and Project Financing Plan, Sunnyvale TIRZ District #1**

Dear Ms. Shatter and Member of the 4A Board:

Insight Research Corporation has completed an impact analysis which examines the economic, employment and tax revenue impact of developments within the newly established Tax Increment Reinvestment Zone #1 (TIRZ #1) served by the intersection of Collins and US-80 in Sunnyvale, Texas. This letter transmits investment-grade findings of the public benefit impact of the potential development, showing employment and revenue potential to the Town of Sunnyvale, Dallas County, the Sunnyvale Independent School District (ISD) and the State of Texas.

#### **BACKGROUND AND PROJECT DESCRIPTION**

US-80 has long been an important transportation corridor for the Town of Sunnyvale. Construction nears completion of the Collins Street underpass at US-80 that will improve access to several key sites, highlighting their development potential. In an effort to encourage private development in this area, the Town of Sunnyvale has created its first TIRZ to fund specific public infrastructure improvements, yet to be determined.

A preliminary TIRZ boundary currently includes 461 privately owned, taxable acres, and an additional 12.5 acres that are City-owned for a total of just over 473 acres. Located both north and south of US-80 at Collins Street, the majority of this property is undeveloped at this time, but owners have plans for development in various conceptual stages. Current public sector improvements to US-80 and Collins Street are underway, and the TIRZ would supplement needed infrastructure to the area which could encourage privately owned properties in the TIRZ to proceed with planned development and advance development timing over that expected without TIRZ support.

The designated TIRZ currently includes 53 separate properties with a total assessed ad valorem value of \$81.16 million. The estimate of new value added by the potential development within this TIRZ over 15 years could add \$152 million in added land, building and equipment (BPP). New development in the TIRZ district, with boundaries shown in a separate attachment, is not expected to take place within this timeframe if these public infrastructure improvements are not constructed, and perhaps would not occur at all but for achievement of this needed infrastructure.

## **DEVELOPMENT ASSUMPTIONS WITHIN THE SUNNYVALE TIRZ #1**

All assumptions for development use constant 2011 dollars for construction, operating, payroll and tax values. As currently allowed under existing zoning, private sector development in the TIRZ is envisioned to be take place over the next fifteen years as follows based on owner interviews and market potential:

- **Retail:** Retail development currently proposed includes a grocery store of approximately 80,000 square feet (sf) and additional retail 311,500 sf by 2016. Potential for another 300,000 sf of traditional retail space is expected by 2026.

Expected investment for construction of this retail space is \$82.6 million, with an additional \$18.6 million to be invested in furniture, fixtures and equipment based on industry averages. Over the 15 year study period, retail employment could be added for 1,223 persons. With an average annual salary of \$28,000 (excluding benefits), a total annual retail payroll at full development could yield \$34.2 million in constant 2011 dollars.

- **Office and Medical Office:** Construction is also under consideration for approximately 122,500 square feet (sf) of traditional office space and 8,000 sf of medical office space. The expected investment for these facilities is estimated at \$18.2 million, with an additional \$3.7 million to be invested in furniture, fixtures and equipment. These offices may provide employment for 417 persons, with an average salary of \$34,000 yielding a total annual payroll of \$14.2 million.
- **Restaurant and Fast Food Locations:** Over the 15-year period of development, an expected investment for construction of eight or more restaurants, could total approximately 44,000 sf is \$7.3 million. Including some facilities with seated service and others emphasizing fast food, an additional \$3.3 million may be invested in furniture, fixtures and equipment. Restaurant employment could add jobs for 280 persons with an average salary of \$26,000, netting a total annual restaurant payroll of \$7.3 million.

- **Hotels:** An extended stay hotel with 120 rooms, plus a business class hotel with 200 rooms are also expected in the development. Capital investment for construction of these hotels could be \$18.8 million, with an additional \$2.7 million invested in furniture, fixtures and equipment. Hotel employment could provide jobs for 97 persons with an average salary of \$25,000, and the total annual payroll expected to be \$2.4 million.
- **Multi-Family:** A multi-family development of approximately 96 units is expected in 2014 with an investment for construction of \$6.7 million. This complex is slated for development in the northwest quadrant of the TIRZ.
- **Hospital Expansion:** An expansion of Texas Regional Medical Center at Sunnyvale, located in the TIRZ, is expected within the next 15 years, and is modeled for year 2015. This estimated \$10 million expansion could add as many as 50 employees with an average salary of \$50,000, and yield a total annual payroll of some \$2.5 million.

The development potential within the newly established Sunnyvale TIRZ #1 is summarized below:

<b>Summary of Full TIRZ District Development</b>	
<b>Development Type</b>	<b>Size in Square Feet, Units Expansion Percent or Rooms</b>
Retail (Including Grocery in SF)	691,500
Restaurants and Fast Food SF	44,000
Office and Medical Office SF	130,500
Hotel Rooms	320
Multi-Family Units	96
Hospital Expansion	Approximately 20%

## FINDINGS

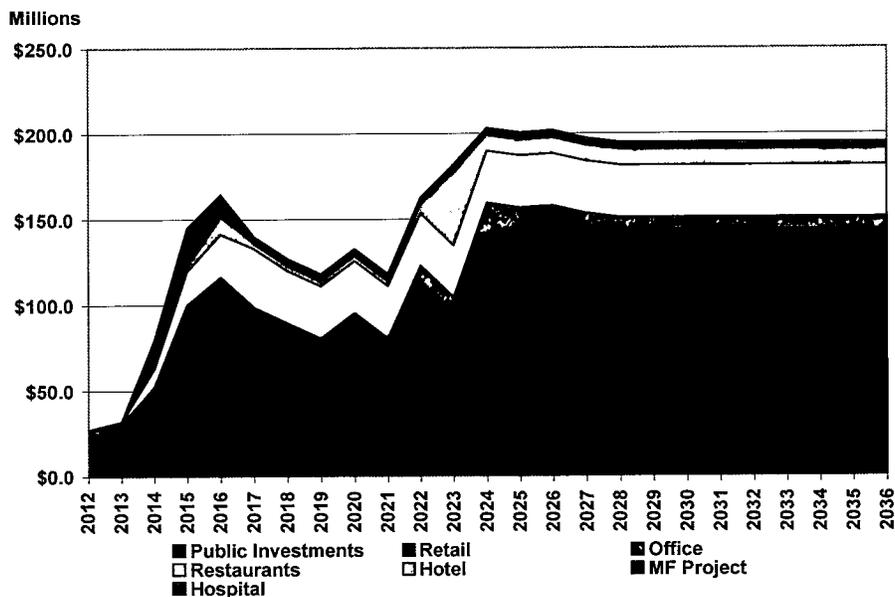
### ***Economic Impact - 2012 through 2036: \$3.985 Billion***

Economic impact is the benefit to the general economy of the entire eight-county Dallas Metropolitan Division (MD), obtained using a standardized local multiplier and generally referred to as the "economic ripple effect." The economic impact of construction and operation of these developments over a 25-year period from 2012 through 2036 is expected to be **\$3.985 Billion**. This impact is widely experienced and driven by all areas of construction, payroll, maintenance and operating activities from new development within the TIRZ as follows:

#### ***Economic Impact, Sunnyvale TIRZ #1 Cumulative 2012 through 2036 (in billions of \$)***

Public Investments	\$0.090	Billion
Retail	\$2.737	Billion
Office	\$0.157	Billion
Restaurants	\$0.669	Billion
Hotel	\$0.198	Billion
MF Project	\$0.017	Billion
Hospital	\$0.117	Billion
<b>Total</b>	<b>\$3.985</b>	<b>Billion</b>

*Totals may vary slightly due to rounding.*



**Employment Impact by 2027: 2,067 new direct jobs**

These facilities are expected to employ **2,067** persons at full development in new direct employment within the TIRZ boundaries as noted in the table below. Additional temporary construction jobs will occur throughout the construction period, but are not shown in the table below, which reflects only permanent, full time employment.

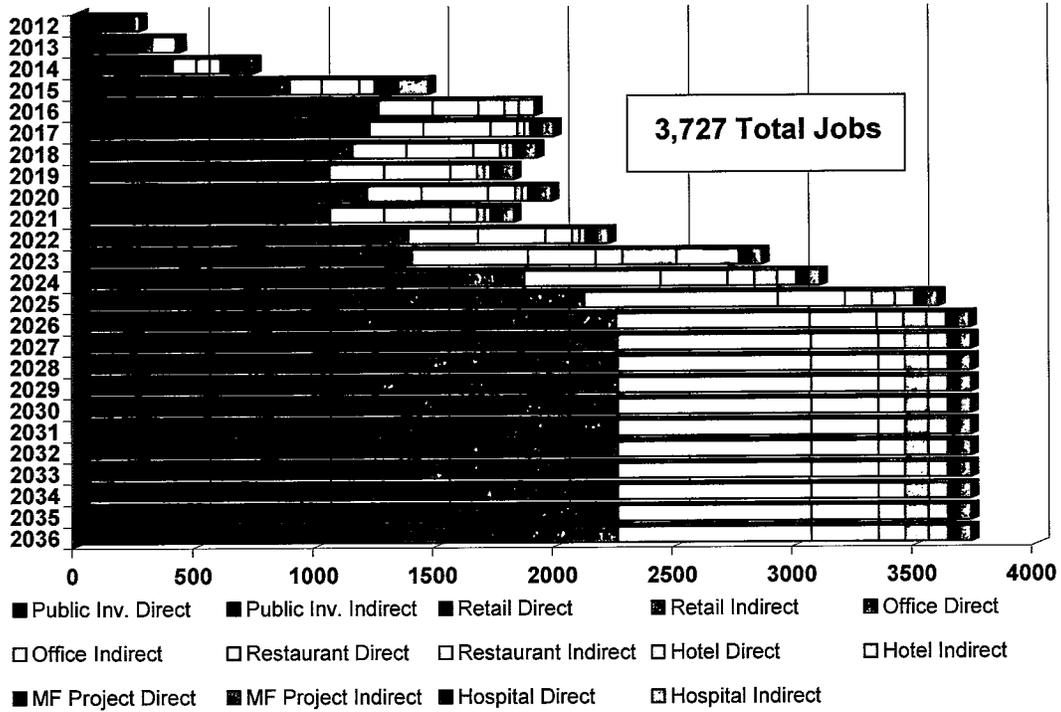
Direct employment refers to persons on the payroll of businesses located within the TIRZ boundaries, while indirect employment is generated by the purchase of goods and services by the development and the associated employees. Indirect employment can take place anywhere within the six-county Dallas Metropolitan Division (MD). Indirect employment as shown in the table below could add another 1,660 jobs, resulting in a total employment impact to the Dallas region of 3,727 new jobs.

The following employment totals are associated with each type of investment in the TIRZ:

**Sunnyvale TIRZ #1  
Employment Impact at Full Development by 2027**

<b>Employment at 2027</b>			
	<b>New Direct Jobs</b>	<b>Indirect Jobs</b>	<b>Total</b>
<b>Public Investments</b>	0	0	0
<b>Retail</b>	1,223	612	1,835
<b>Office</b>	417	809	1,226
<b>Restaurants</b>	280	111	391
<b>Hotel</b>	97	82	178
<b>Multi-Family</b>	0	0	0
<b>Hospital Expansion</b>	50	47	97
<b>Total</b>	<b>2,067</b>	<b>1,660</b>	<b>3,727</b>

**Employment Impact, Sunnyvale TIRZ #1 at Full Development**  
**2,067 New Direct Jobs, 1,660 Indirect Jobs, Total 3,727 jobs**



**Tax Revenue Impact - Cumulative 2012 through 2036: \$344.1 Million**

Direct tax revenue impact refers to the taxes paid directly to applicable jurisdictions by the various businesses in the TIRZ, while indirect taxes are tax benefits to the state and local jurisdictions as a result of employment and other taxable spending.

Direct tax revenue streams may be available to investment or financing commitments under certain agreements, such as TIRZ financing. Indirect revenue streams are not investment-grade, but reflect the “ripple effect” of additional taxes which can potentially flow to each jurisdiction from the expenditures of businesses and employees.

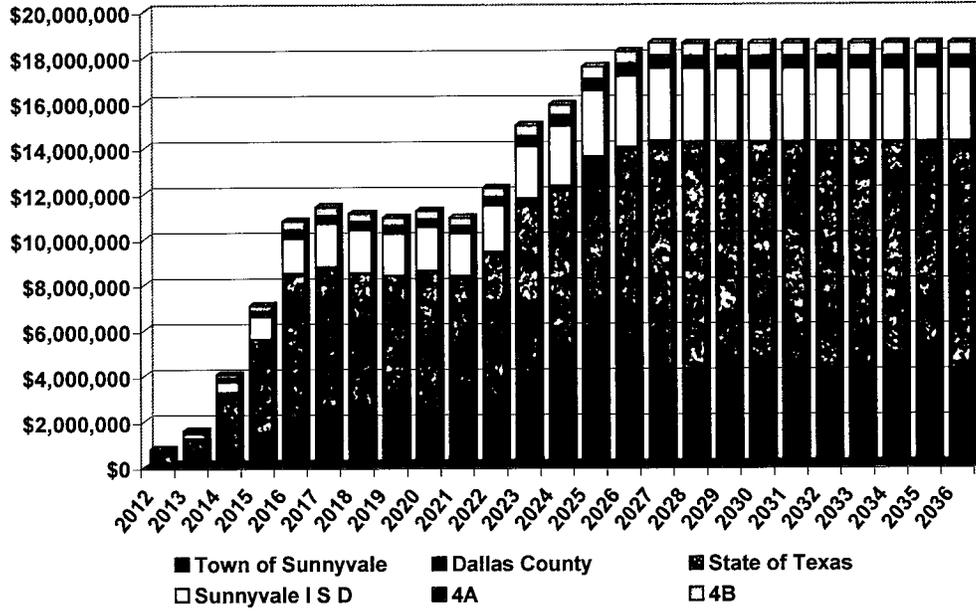
Revenue forecasts are based on 15 years of private development, also using constant 2011 dollars and tax rates, resulting in a conservative estimate of public revenue potential. As summarized in the following table, new tax revenue which could result from the assumed development activities over the next 25 years are as shown below, with direct and indirect taxes as generated by the facilities and staffing yielding **\$344.1 Million** in cumulative tax revenues to the following jurisdictions from 2012 through 2036:

**Sunnyvale TIRZ #1  
Direct and Indirect Taxes  
Cumulative 2012 through 2036**

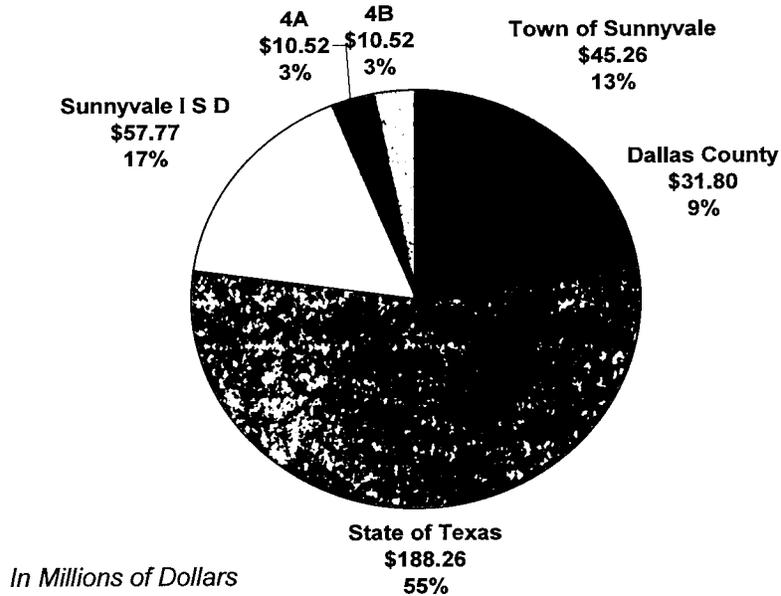
	<b>Direct</b>	<b>Indirect</b>	<b>Total</b>
Town of Sunnyvale	\$40,506,000	\$4,758,000	\$45,264,000
Dallas County	\$16,815,000	\$14,986,000	\$31,801,000
State of Texas	\$139,066,000	\$49,194,000	\$188,260,000
Sunnyvale I S D	\$38,009,000	\$19,761,000	\$57,770,000
4A	\$9,686,000	\$835,000	\$10,521,000
4B	\$9,686,000	\$835,000	\$10,521,000
<b>TOTAL</b>	<b>\$253,768,000</b>	<b>\$90,369,000</b>	<b>\$344,137,000</b>

Tax revenue potential from 15 years of development, shown over a 25-year horizon is also illustrated in the following graphics.

**Sunnyvale TIRZ #1  
New Direct and Indirect Taxes, 2012 through 2036**



**Cumulative Direct and Indirect Taxes to Applicable Jurisdictions  
Sunnyvale TIRZ #1 : \$344.1 Million**



## METHODOLOGY

Detailed assumptions used for these analyses are provided as noted in Section 2 for this analysis. The types of impact examined in this report are defined as follows:

1. ***Economic Impact.*** Economic impact is the benefit to the general economy of the entire eight-county Dallas Metropolitan Division (MD) shown as a multiplier and generally referred to as the "economic ripple effect." This calculation uses U.S. Bureau of Economic Analysis Regional Input-Output Modeling System (RIMS II) multipliers specific to the Dallas MD.
2. ***Direct and Indirect Employment Impact.*** This economic impact analysis includes direct and indirect employment for both construction and operating phases. Direct employment refers to persons on the payroll of the facilities within the TIRZ, while indirect employment is generated by the purchases of goods and services by the facilities within the TIRZ and their employees.
3. ***Direct and Indirect Tax Revenue Impact.*** Direct tax revenue impact refers to the taxes paid by the TIRZ businesses, while indirect taxes are tax benefits to the state and local jurisdictions as a result of employment and other taxable spending. Direct tax revenue streams may be available to investment or financing commitments under certain agreements. Indirect revenue streams are not investment-grade, but reflect the "ripple effect" of potential taxes which can flow to each jurisdiction.

## LIMITATIONS OF THE ASSUMPTIONS

- Total economic impact of the development extends beyond the Town of Sunnyvale and the Dallas MD, as some purchases are made outside the region.
- Employment of any part-time workers has been converted to "full time equivalent" positions (FTE) using a standard workweek and benefits.

- Models use a “constant dollar” analysis in 2012 dollar values, with no property value or tax increases, no depreciation, and no Consumer Price Index (CPI) or Cost of Living Adjustment (COLA) increases assumed.
- Analysis assumes local point of sale on taxable equipment and construction materials.
- Tax revenue impact does not include federal income tax on payroll or on the activities of the businesses in the TIRZ, which are determined as a tax on annual net profits or book values.
- No tax deferrals such as incentives, abatements or TIRZ participation are included in these calculations.

Flexible econometric models are now in place which may be modified at your request as you evaluate development and financing alternatives within the new TIRZ.

Thank you for the opportunity to be of service to the Town of Sunnyvale and the Sunnyvale 4A Economic Development Corporation. I look forward to our further discussions and may be reached at your convenience at (972) 238-8838.

Sincerely,



M. Elizabeth Morris  
CEO / Chief Economist

Under Separate Cover:

1. TIRZ Boundary Maps
2. Financing Scenario Alternatives

### **Assumptions Used for this Analysis**

**Assumptions were compiled based on interviews with the property owner where possible, on land use category under existing zoning classification, and on potential market timing.**

**Any change in the assumptions will change the expected economic, employment and tax revenue outcome.**

**Proposed TIRZ # 1  
Sunnyvale, Texas  
Impact Analysis  
Preliminary Assumptions**

**Public Investments**

**Added Capital Investments**

Construction	\$40,320,000
Construction Workers	403

**Retail**

**Added Capital Investments**

Land	63.50 Acres	\$15,380,000
Building Construction	691,500 Square Feet	\$67,269,000
Furniture, Fixtures & Equipment		<u>\$18,647,500</u>
Total		\$101,296,500
Construction Workers		673

**Annual Operating Costs at Full Development**

Gross Retail Sales	\$88,597,500
Inventory	\$3,876,141
Wholesale Purchases	\$35,439,000

**Annual Employment**

Number of Employees as FTEs	1,223
Average Wages	\$28,000
Annual Payroll	\$34,244,000

**Annual Purchases**

Taxable Purchases & Services	\$2,323,700
Non Taxable Purchases	<u>\$2,904,625</u>
Total Purchases	\$5,228,325

**Proposed TIRZ # 1  
Sunnyvale, Texas  
Impact Analysis  
Preliminary Assumptions**

**Office**

**Added Capital Investments**

Land	11.25 Acres	\$2,205,000
Building Construction	130,500 Square Feet	\$16,020,000
Furniture, Fixtures & Equipment		<u>\$3,666,667</u>
Total		\$21,891,667
Construction Workers		160

**Annual Operating Costs**

**Annual Employment at Full Development**

Number of Employees as FTEs	417
Average Wages	\$34,149
Annual Payroll	\$14,240,000

**Annual Purchases**

Taxable Purchases	\$2,193,333
Non Taxable Purchases	<u>\$926,667</u>
Total Purchases	\$3,120,000

**Proposed TIRZ # 1  
Sunnyvale, Texas  
Impact Analysis  
Preliminary Assumptions**

**Restaurants**

**Added Capital Investments**

Land	4.04 Acres	\$1,216,000
Building Construction	44,000 Square Feet	\$6,040,000
Furniture, Fixtures & Equipment		<u>\$3,280,000</u>
Total		\$10,536,000

Construction Workers	60
----------------------	----

**Annual Operating Costs**

Gross Retail Sales	\$15,200,000
Wholesale Purchases	\$6,080,000

**Annual Employment**

Number of Employees as FTEs	280
Average Wages	\$26,000
Annual Payroll	\$7,280,000

**Annual Purchases**

Taxable Purchases	\$892,000
Non Taxable Purchases	<u>\$1,728,000</u>
Total Purchases	\$2,620,000

**Proposed TIRZ # 1  
Sunnyvale, Texas  
Impact Analysis  
Preliminary Assumptions**

**Hotel**

**Added Capital Investments**

Land	16.0 Acres	\$2,787,840
Building Construction	320 Rooms	\$16,000,000
Furniture, Fixtures & Equipment		<u>\$2,720,000</u>
Total		\$21,507,840

Construction Workers		160
----------------------	--	-----

**Annual Operating Costs**

Hotel Room Revenue		\$9,044,700
Extended Stay (\$90, 70% Occ)		
Business Class (\$120, 70% Occ)		

**Annual Employment**

Number of Employees as FTEs		97
Average Wages		\$25,000
Annual Payroll		\$2,416,667

**Annual Purchases**

Taxable Purchases		\$723,576
Non Taxable Purchases		<u>\$904,470</u>
Total Purchases		\$1,628,046

**MF Project**

**Added Capital Investments**

Land	16.435 Acres	\$1,789,772
Multi-Family Building Construction	96 Units	\$4,896,000

Construction Workers		49
----------------------	--	----

**Proposed TIRZ # 1 Scenario 1  
Sunnyvale, Texas  
Impact Analysis  
Preliminary Assumptions**

**Hospital**

**Added Capital Investments**

Construction	\$9,500,000
Furniture, Fixtures & Equipment	<u>\$5,400,000</u>
Total	\$14,900,000

Construction Workers	95
----------------------	----

**Annual Operating Costs at Full Development**

**Annual Employment**

Number of Employees as FTEs	50
Average Wages Excluding Benefits	\$50,000
Annual Payroll	\$2,500,000

**Proposed TIRZ # 1 Scenario 1  
Sunnyvale, Texas  
Impact Analysis  
Preliminary Assumptions**

**Employee Residence Assumptions**

State of Texas	100%
Dallas County	60%
City of Sunnyvale	20%
Sunnyvale I S D	35%
4A	20%
4B	20%

**Tax Assumptions**

<b>Property Taxes (per \$100 of Value)</b>	<b>Residential</b>	<b>Business Real Estate</b>	<b>Business Personal Property</b>
Dallas County	\$0.62377	\$0.62377	\$0.62377
City of Sunnyvale	\$0.40796	\$0.40796	\$0.40796
Sunnyvale I S D	\$1.41000	\$1.41000	\$1.41000
Total	\$2.44173	\$2.44173	\$2.44173

**Sales Taxes**

State of Texas	6.25%
City of Sunnyvale	1.00%
4A	0.50%
4B	<u>0.50%</u>
Total	8.25%

**Hotel Taxes**

State of Texas	6.0%
City of Sunnyvale	<u>7.0%</u>
Total	13.0%

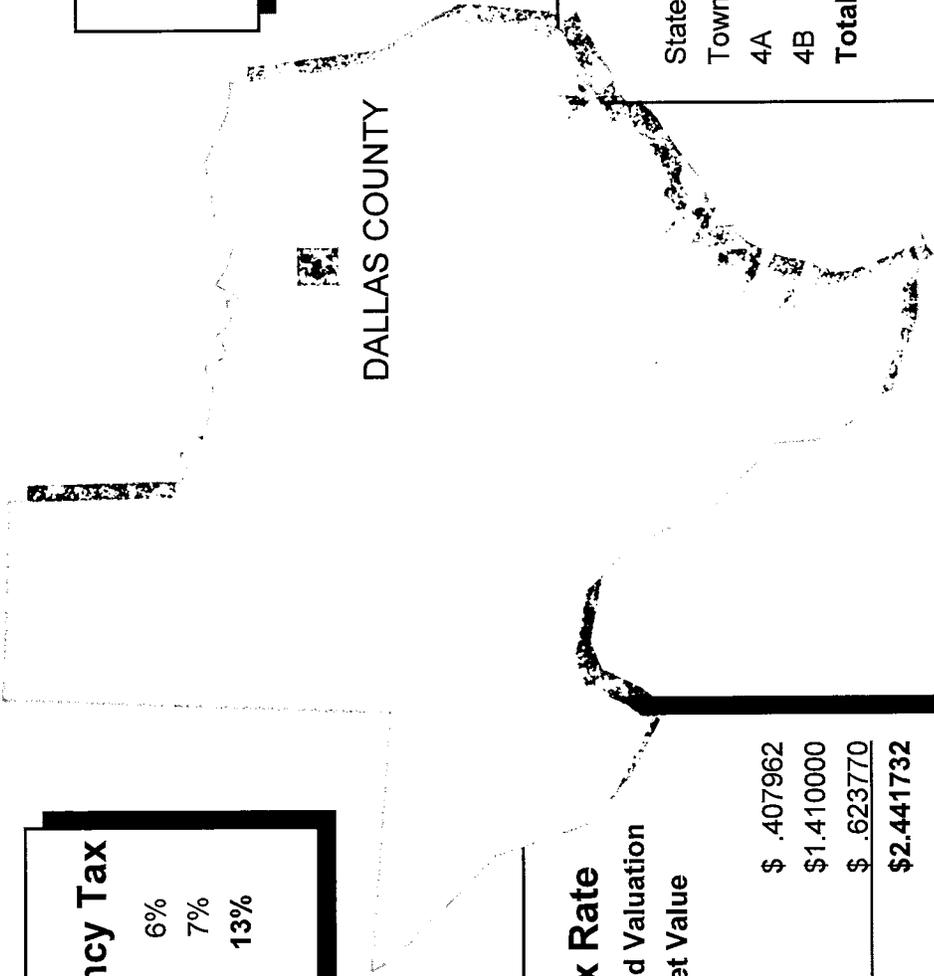
*Assessed valuation is based on 100% of market value*

*Source: Dallas County Appraisal District website*

*Source: Texas Comptroller's Office, Sales Tax Dept, 1-800-252-5555*

# Town of Sunnyvale, Texas

## Applicable Tax Structure



### Hotel Occupancy Tax

State of Texas	6%
City of Dallas	7%
<b>Total</b>	<b>13%</b>

### Income Tax Rate

No Personal or  
Corporate Income Tax

### Property Tax Rate

Per \$100 of Assessed Valuation  
at 100% of Market Value

Town of Sunnyvale	\$ .407962
Sunnyvale ISD.	\$1.410000
<u>Dallas County</u>	<u>\$ .623770</u>
<b>Total</b>	<b>\$2.441732</b>

### Sales Tax Rate

State of Texas Sales Tax	6.25%
Town of Sunnyvale Sales Tax	1.00%
4A	.50%
4B	.50%
<b>Total Sales Tax</b>	<b>8.25%</b>

No sales tax is charged on  
manufacturing equipment.

## **Total Taxable Value Estimates**

**SUNNYVALE TIRZ #1  
TOTAL TAXABLE VALUE ESTIMATES**

<b>TOTAL TAXABLE VALUE</b>					
	Total Land	Total Building	Total Equipment	Total Inventory	Total Value
2012	\$0	\$0	\$0	\$0	\$0
2013	\$0	\$5,100,000	\$0	\$0	\$5,100,000
2014	\$1,125,000	\$12,002,000	\$635,417	\$205,078	\$13,967,495
2015	\$2,053,000	\$23,392,000	\$2,725,417	\$758,953	\$28,929,370
2016	\$5,562,772	\$51,442,000	\$3,927,917	\$1,005,047	\$61,937,735
2017	\$11,985,172	\$61,336,000	\$9,504,583	\$1,989,422	\$84,815,177
2018	\$13,513,172	\$61,336,000	\$10,907,083	\$2,235,516	\$87,991,770
2019	\$13,513,172	\$61,336,000	\$10,907,083	\$2,235,516	\$87,991,770
2020	\$13,513,172	\$61,336,000	\$10,907,083	\$2,235,516	\$87,991,770
2021	\$13,513,172	\$61,336,000	\$10,907,083	\$2,235,516	\$87,991,770
2022	\$13,513,172	\$61,336,000	\$10,907,083	\$2,235,516	\$87,991,770
2023	\$13,513,172	\$72,556,000	\$10,907,083	\$2,235,516	\$99,211,770
2024	\$16,958,612	\$83,606,000	\$13,315,417	\$2,618,328	\$116,498,356
2025	\$16,958,612	\$103,292,000	\$13,315,417	\$2,618,328	\$136,184,356
2026	\$21,290,612	\$107,678,000	\$15,769,583	\$3,400,359	\$148,138,554
2027	\$22,322,612	\$112,166,000	\$16,307,083	\$3,635,516	\$154,431,210
2028	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2029	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2030	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2031	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2032	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2033	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2034	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2035	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835
2036	\$23,378,612	\$112,166,000	\$16,857,083	\$3,876,141	\$156,277,835

<b>ANNUAL ADDED VALUE</b>					
	Added Land	Added Building	Added Equipment	Added Inventory	Total Added Value
2012	\$0	\$0	\$0	\$0	\$0
2013	\$0	\$5,100,000	\$0	\$0	\$5,100,000
2014	\$1,125,000	\$6,902,000	\$635,417	\$205,078	\$8,867,495
2015	\$2,053,000	\$11,390,000	\$2,090,000	\$553,875	\$14,961,875
2016	\$3,509,772	\$28,050,000	\$1,202,500	\$246,094	\$33,008,365
2017	\$6,422,400	\$9,894,000	\$5,576,667	\$984,375	\$22,877,442
2018	\$1,528,000	\$0	\$1,402,500	\$246,094	\$3,176,594
2019	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$11,220,000	\$0	\$0	\$11,220,000
2024	\$3,445,440	\$11,050,000	\$2,408,333	\$382,813	\$17,286,586
2025	\$0	\$19,686,000	\$0	\$0	\$19,686,000
2026	\$4,332,000	\$4,386,000	\$2,454,167	\$782,031	\$11,954,198
2027	\$1,032,000	\$4,488,000	\$537,500	\$235,156	\$6,292,656
2028	\$1,056,000	\$0	\$550,000	\$240,625	\$1,846,625
2029	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0
<b>2036</b>	<b>\$23,378,612</b>	<b>\$112,166,000</b>	<b>\$16,857,083</b>	<b>\$3,876,141</b>	<b>\$156,277,835</b>

## **Taxable Retail and Hotel Sales Estimates**

**SUNNYVALE TIRZ #1  
TAXABLE RETAIL AND HOTEL SALES ESTIMATES**

	<b>Retail</b>	<b>Restaurant</b>	<b>Total Retail Sales</b>	<b>Hotel Room Sales</b>
2012	\$0	\$0	\$0	\$0
2013	\$4,687,500	\$0	\$4,687,500	\$0
2014	\$17,347,500	\$1,600,000	\$18,947,500	\$0
2015	\$22,972,500	\$8,000,000	\$30,972,500	\$0
2016	\$45,472,500	\$8,000,000	\$53,472,500	\$2,912,700
2017	\$51,097,500	\$15,200,000	\$66,297,500	\$2,912,700
2018	\$51,097,500	\$15,200,000	\$66,297,500	\$2,912,700
2019	\$51,097,500	\$15,200,000	\$66,297,500	\$2,912,700
2020	\$51,097,500	\$15,200,000	\$66,297,500	\$2,912,700
2021	\$51,097,500	\$15,200,000	\$66,297,500	\$2,912,700
2022	\$51,097,500	\$15,200,000	\$66,297,500	\$2,912,700
2023	\$59,847,500	\$15,200,000	\$75,047,500	\$9,044,700
2024	\$59,847,500	\$15,200,000	\$75,047,500	\$9,044,700
2025	\$77,722,500	\$15,200,000	\$92,922,500	\$9,044,700
2026	\$83,097,500	\$15,200,000	\$98,297,500	\$9,044,700
2027	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2028	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2029	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2030	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2031	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2032	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2033	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2034	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2035	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700
2036	\$88,597,500	\$15,200,000	\$103,797,500	\$9,044,700

**TIRZ Revenue Detail**

**Direct Tax Revenue Only**  
**By Applicable Jurisdiction**  
**and In Summary**

**Town of Sunnyvale  
Proposed TIRZ # 1  
All Direct Taxes by Type**

Town of Sunnyvale	\$0.4080	\$0.4080	\$0.4080	1.00%	7.00%	
	Ad Valorem	Business Personal Property	Inventory	Sales Tax	Hotel Occupancy Tax	TOTAL
Year						
2012	\$0	\$0	\$0	\$15,000	\$0	\$15,000
2013	\$20,806	\$0	\$0	\$67,609	\$0	\$88,415
2014	\$53,553	\$2,592	\$837	\$224,067	\$0	\$281,049
2015	\$103,806	\$11,119	\$3,096	\$370,684	\$0	\$488,705
2016	\$232,558	\$16,024	\$4,100	\$567,165	\$203,889	\$1,023,737
2017	\$299,123	\$38,775	\$8,116	\$665,007	\$203,889	\$1,214,910
2018	\$305,356	\$44,497	\$9,120	\$664,446	\$203,889	\$1,227,308
2019	\$305,356	\$44,497	\$9,120	\$664,446	\$203,889	\$1,227,308
2020	\$305,356	\$44,497	\$9,120	\$664,446	\$203,889	\$1,227,308
2021	\$305,356	\$44,497	\$9,120	\$664,446	\$203,889	\$1,227,308
2022	\$305,356	\$44,497	\$9,120	\$697,446	\$203,889	\$1,260,308
2023	\$351,130	\$44,497	\$9,120	\$786,134	\$633,129	\$1,824,010
2024	\$410,265	\$54,322	\$10,682	\$810,571	\$633,129	\$1,918,969
2025	\$490,577	\$54,322	\$10,682	\$946,008	\$633,129	\$2,134,717
2026	\$526,143	\$64,334	\$13,872	\$999,373	\$633,129	\$2,236,851
2027	\$548,662	\$66,527	\$14,832	\$1,041,261	\$633,129	\$2,304,411
2028	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2029	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2030	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2031	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2032	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2033	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2034	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2035	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
2036	\$552,971	\$68,770	\$15,813	\$1,041,041	\$633,129	\$2,311,724
<b>TOTALS</b>	<b>\$9,540,138</b>	<b>\$1,193,930</b>	<b>\$263,255</b>	<b>\$19,217,481</b>	<b>\$10,291,029</b>	<b>\$40,505,833</b>

**Dallas County  
Proposed TIRZ # 1  
All Direct Taxes by Type**

Dallas County	\$0.6238	\$0.6238	\$0.6238			
	Ad Valorem	Business Personal Property	Inventory	Sales Tax	Hotel Occupancy Tax	TOTAL
Year						
2012	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$31,812	\$0	\$0	\$0	\$0	\$31,812
2014	\$81,882	\$3,964	\$1,279	\$0	\$0	\$87,125
2015	\$158,718	\$17,000	\$4,734	\$0	\$0	\$180,453
2016	\$355,579	\$24,501	\$6,269	\$0	\$0	\$386,349
2017	\$457,355	\$59,287	\$12,409	\$0	\$0	\$529,052
2018	\$466,887	\$68,035	\$13,944	\$0	\$0	\$548,866
2019	\$466,887	\$68,035	\$13,944	\$0	\$0	\$548,866
2020	\$466,887	\$68,035	\$13,944	\$0	\$0	\$548,866
2021	\$466,887	\$68,035	\$13,944	\$0	\$0	\$548,866
2022	\$466,887	\$68,035	\$13,944	\$0	\$0	\$548,866
2023	\$536,874	\$68,035	\$13,944	\$0	\$0	\$618,853
2024	\$627,292	\$83,058	\$16,332	\$0	\$0	\$726,682
2025	\$750,087	\$83,058	\$16,332	\$0	\$0	\$849,477
2026	\$804,468	\$98,366	\$21,210	\$0	\$0	\$924,044
2027	\$838,900	\$101,719	\$22,677	\$0	\$0	\$963,296
2028	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2029	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2030	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2031	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2032	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2033	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2034	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2035	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
2036	\$845,487	\$105,149	\$24,178	\$0	\$0	\$974,814
<b>TOTALS</b>	<b>\$14,586,780</b>	<b>\$1,825,507</b>	<b>\$402,515</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,814,802</b>

**Sunnyvale I S D**  
**Proposed TIRZ # 1**  
**All Direct Taxes by Type**

	<b>Sunnyvale I S D</b>	<b>\$1.41000</b>	<b>\$1.41000</b>	<b>\$1.41000</b>			
		<b>Business</b>	<b>Personal</b>	<b>Inventory</b>	<b>Sales Tax</b>	<b>Hotel</b>	
	<b>Ad Valorem</b>	<b>Property</b>				<b>Occupancy</b>	<b>TOTAL</b>
						<b>Tax</b>	
<b>Year</b>							
2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$71,910	\$0	\$0	\$0	\$0	\$0	\$71,910
2014	\$185,091	\$8,959	\$2,892	\$0	\$0	\$0	\$196,942
2015	\$358,775	\$38,428	\$10,701	\$0	\$0	\$0	\$407,904
2016	\$803,767	\$55,384	\$14,171	\$0	\$0	\$0	\$873,322
2017	\$1,033,829	\$134,015	\$28,051	\$0	\$0	\$0	\$1,195,894
2018	\$1,055,373	\$153,790	\$31,521	\$0	\$0	\$0	\$1,240,684
2019	\$1,055,373	\$153,790	\$31,521	\$0	\$0	\$0	\$1,240,684
2020	\$1,055,373	\$153,790	\$31,521	\$0	\$0	\$0	\$1,240,684
2021	\$1,055,373	\$153,790	\$31,521	\$0	\$0	\$0	\$1,240,684
2022	\$1,055,373	\$153,790	\$31,521	\$0	\$0	\$0	\$1,240,684
2023	\$1,213,575	\$153,790	\$31,521	\$0	\$0	\$0	\$1,398,886
2024	\$1,417,961	\$187,747	\$36,918	\$0	\$0	\$0	\$1,642,627
2025	\$1,695,534	\$187,747	\$36,918	\$0	\$0	\$0	\$1,920,199
2026	\$1,818,457	\$222,351	\$47,945	\$0	\$0	\$0	\$2,088,754
2027	\$1,896,289	\$229,930	\$51,261	\$0	\$0	\$0	\$2,177,480
2028	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2029	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2030	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2031	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2032	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2033	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2034	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2035	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
2036	\$1,911,179	\$237,685	\$54,654	\$0	\$0	\$0	\$2,203,517
<b>TOTALS</b>	<b>\$32,972,866</b>	<b>\$4,126,465</b>	<b>\$909,864</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,008,995</b>

**State of Texas**  
**Proposed TIRZ # 1**  
**All Direct Taxes by Type**

<b>State of Texas</b>	<b>\$0.0000</b>	<b>\$0.0000</b>	<b>\$0.0000</b>	<b>6.25%</b>	<b>6.00%</b>	
	<b>Ad Valorem</b>	<b>Business Personal Property</b>	<b>Inventory</b>	<b>Sales Tax</b>	<b>Hotel Occupancy Tax</b>	<b>TOTAL</b>
<b>Year</b>						
2012	\$0	\$0	\$0	\$187,500	\$0	\$187,500
2013	\$0	\$0	\$0	\$648,594	\$0	\$648,594
2014	\$0	\$0	\$0	\$1,896,242	\$0	\$1,896,242
2015	\$0	\$0	\$0	\$2,895,804	\$0	\$2,895,804
2016	\$0	\$0	\$0	\$4,541,555	\$174,762	\$4,716,317
2017	\$0	\$0	\$0	\$4,502,784	\$174,762	\$4,677,546
2018	\$0	\$0	\$0	\$4,327,472	\$174,762	\$4,502,234
2019	\$0	\$0	\$0	\$4,327,472	\$174,762	\$4,502,234
2020	\$0	\$0	\$0	\$4,327,472	\$174,762	\$4,502,234
2021	\$0	\$0	\$0	\$4,327,472	\$174,762	\$4,502,234
2022	\$0	\$0	\$0	\$4,739,972	\$174,762	\$4,914,734
2023	\$0	\$0	\$0	\$5,672,257	\$542,682	\$6,214,939
2024	\$0	\$0	\$0	\$5,688,715	\$542,682	\$6,231,397
2025	\$0	\$0	\$0	\$6,638,303	\$542,682	\$7,180,985
2026	\$0	\$0	\$0	\$6,748,619	\$542,682	\$7,291,301
2027	\$0	\$0	\$0	\$6,939,382	\$542,682	\$7,482,064
2028	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2029	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2030	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2031	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2032	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2033	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2034	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2035	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
2036	\$0	\$0	\$0	\$6,870,632	\$542,682	\$7,413,314
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$130,245,301</b>	<b>\$8,820,882</b>	<b>\$139,066,183</b>

**Proposed TIRZ # 1**  
**All Direct Taxes by Type**

Year	Ad Valorem	Business Personal Property	Inventory	Sales Tax	Hotel Occupancy Tax	TOTAL
2012	\$0	\$0	\$0	\$7,500	\$0	\$7,500
2013	\$0	\$0	\$0	\$34,074	\$0	\$34,074
2014	\$0	\$0	\$0	\$112,418	\$0	\$112,418
2015	\$0	\$0	\$0	\$186,058	\$0	\$186,058
2016	\$0	\$0	\$0	\$285,247	\$0	\$285,247
2017	\$0	\$0	\$0	\$334,710	\$0	\$334,710
2018	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2019	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2020	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2021	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2022	\$0	\$0	\$0	\$350,930	\$0	\$350,930
2023	\$0	\$0	\$0	\$396,361	\$0	\$396,361
2024	\$0	\$0	\$0	\$408,579	\$0	\$408,579
2025	\$0	\$0	\$0	\$477,355	\$0	\$477,355
2026	\$0	\$0	\$0	\$504,160	\$0	\$504,160
2027	\$0	\$0	\$0	\$525,230	\$0	\$525,230
2028	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2029	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2030	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2031	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2032	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2033	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2034	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2035	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2036	\$0	\$0	\$0	\$525,120	\$0	\$525,120

**Proposed TIRZ # 1  
All Direct Taxes by Type**

Year	Ad Valorem	Business Personal Property	Inventory	Sales Tax	Hotel Occupancy Tax	TOTAL
2012	\$0	\$0	\$0	\$7,500	\$0	\$7,500
2013	\$0	\$0	\$0	\$34,074	\$0	\$34,074
2014	\$0	\$0	\$0	\$112,418	\$0	\$112,418
2015	\$0	\$0	\$0	\$186,058	\$0	\$186,058
2016	\$0	\$0	\$0	\$285,247	\$0	\$285,247
2017	\$0	\$0	\$0	\$334,710	\$0	\$334,710
2018	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2019	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2020	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2021	\$0	\$0	\$0	\$334,430	\$0	\$334,430
2022	\$0	\$0	\$0	\$350,930	\$0	\$350,930
2023	\$0	\$0	\$0	\$396,361	\$0	\$396,361
2024	\$0	\$0	\$0	\$408,579	\$0	\$408,579
2025	\$0	\$0	\$0	\$477,355	\$0	\$477,355
2026	\$0	\$0	\$0	\$504,160	\$0	\$504,160
2027	\$0	\$0	\$0	\$525,230	\$0	\$525,230
2028	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2029	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2030	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2031	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2032	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2033	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2034	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2035	\$0	\$0	\$0	\$525,120	\$0	\$525,120
2036	\$0	\$0	\$0	\$525,120	\$0	\$525,120

**Proposed TIRZ # 1**

**All Jurisdictions**

**All Direct Taxes by Type**

	<b>\$2.4417</b>	<b>\$2.4417</b>	<b>\$2.4417</b>	<b>8.25%</b>	<b>13.00%</b>	
		<b>Business</b>			<b>Hotel</b>	
		<b>Personal</b>			<b>Occupancy</b>	
	<b>Ad Valorem</b>	<b>Property</b>	<b>Inventory</b>	<b>Sales Tax</b>	<b>Tax</b>	<b>TOTAL</b>
<b>Year</b>						
<b>2012</b>	\$0	\$0	\$0	\$217,500	\$0	\$217,500
<b>2013</b>	\$124,528	\$0	\$0	\$784,350	\$0	\$908,878
<b>2014</b>	\$320,526	\$15,515	\$5,007	\$2,345,145	\$0	\$2,686,193
<b>2015</b>	\$621,299	\$66,547	\$18,532	\$3,638,605	\$0	\$4,344,982
<b>2016</b>	\$1,391,904	\$95,909	\$24,541	\$5,679,214	\$378,651	\$7,570,219
<b>2017</b>	\$1,790,307	\$232,076	\$48,576	\$5,837,211	\$378,651	\$8,286,822
<b>2018</b>	\$1,827,616	\$266,322	\$54,585	\$5,660,777	\$378,651	\$8,187,951
<b>2019</b>	\$1,827,616	\$266,322	\$54,585	\$5,660,777	\$378,651	\$8,187,951
<b>2020</b>	\$1,827,616	\$266,322	\$54,585	\$5,660,777	\$378,651	\$8,187,951
<b>2021</b>	\$1,827,616	\$266,322	\$54,585	\$5,660,777	\$378,651	\$8,187,951
<b>2022</b>	\$1,827,616	\$266,322	\$54,585	\$6,139,277	\$378,651	\$8,666,451
<b>2023</b>	\$2,101,579	\$266,322	\$54,585	\$7,251,113	\$1,175,811	\$10,849,410
<b>2024</b>	\$2,455,518	\$325,127	\$63,933	\$7,316,445	\$1,175,811	\$11,336,834
<b>2025</b>	\$2,936,198	\$325,127	\$63,933	\$8,539,021	\$1,175,811	\$13,040,089
<b>2026</b>	\$3,149,068	\$385,051	\$83,028	\$8,756,313	\$1,175,811	\$13,549,270
<b>2027</b>	\$3,283,851	\$398,175	\$88,770	\$9,031,103	\$1,175,811	\$13,977,711
<b>2028</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2029</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2030</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2031</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2032</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2033</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2034</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2035</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>2036</b>	\$3,309,636	\$411,605	\$94,645	\$8,961,913	\$1,175,811	\$13,953,610
<b>TOTAL</b>	<b>\$57,099,583</b>	<b>\$7,145,902</b>	<b>\$1,575,635</b>	<b>\$168,835,625</b>	<b>\$19,111,911</b>	<b>\$253,768,656</b>



**INSIGHT RESEARCH**  
**C O R P O R A T I O N**

# **INSIGHT RESEARCH CORPORATION**

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- Third Party, Independent Socioeconomic Support for Transportation Improvements
- Public Cost-Benefit Analysis
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***Insight Research Corporation** has no financial or vested interest in the outcome of decisions which may be influenced by this analysis.*

**TOWN OF SUNNYVALE, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING SECTION 6 OF ORDINANCE NO. 549, CONCERNING THE REINVESTMENT ZONE NUMBER ONE, TOWN OF SUNNYVALE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY ESTABLISHING THE PERCENTAGE OF INCREMENTAL SALES TAX INCLUDED WITHIN THE TAX INCREMENT FUND FOR THE REINVESTMENT ZONE NUMBER ONE, TOWN OF SUNNYVALE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on **December 22, 2011**, the Town Council of the Town of Sunnyvale, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended, approved Ordinance No. 549, designating a contiguous geographic area within the Town as a Reinvestment Zone Number One, Town of Sunnyvale, Texas; and

**WHEREAS**, Section 311.0123(b) of the Texas Tax Code provides that the Town Council for the Town of Sunnyvale, Texas, “may determine, in an ordinance designating an area as a reinvestment zone or in an ordinance adopted subsequent to the designation of a zone, the portion or amount of tax increment generated from municipal sales and use taxes attributable to the zone, above the sales tax base, to be deposited into the tax increment fund;” and

**WHEREAS**, on **March 1, 2012**, the Board of Directors of the Sunnyvale 4A Development Corporation, a Type A economic development corporation, approved a resolution, a copy of which is attached hereto as *Exhibit A*, authorizing the dedication of seventy-five percent (75%) of the Type A’s one-half of one percent (0.50%) sales and use tax attributable to sales occurring within Reinvestment Zone Number One to be deposited into the tax increment fund; and

**WHEREAS**, on **March 6, 2012**, the Board of Directors of the Sunnyvale 4B Development Corporation, a Type B economic development corporation approved a resolution, a copy of which is attached hereto as *Exhibit B*, authorizing the dedication of twenty-five percent (25%) of the Type B’s one-half of one percent (0.50%) sales and use tax attributable to sales occurring within Reinvestment Zone Number One to be deposited into the tax increment fund; and

**WHEREAS**, Town Council of the Town of Sunnyvale, Texas, desires to amend the previously approved the tax increment financing plan and project plan for Reinvestment Zone Number One, Town of Sunnyvale, Texas, to provide that the Tax Increment Fund for Reinvestment Zone Number One, Town of Sunnyvale, Texas, shall receive the following percentages of municipal sales and use taxes attributable to the zone: \_\_\_\_\_ of the Town’s one percent (1.0%) sales and use tax attributable to sales occurring within Reinvestment Zone Number One, Town of Sunnyvale, Texas; seventy-five percent (75%) of the Type A’s one-half of one percent (0.50%) sales and use tax attributable to sales occurring within Reinvestment Zone Number One, Town of Sunnyvale, Texas;

and twenty-five percent (25%) of the Type B's one-half of one percent (0.50%) sales and use tax attributable to sales occurring within Reinvestment Zone Number One, Town of Sunnyvale, Texas.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS:**

**Section 1. Findings.** That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

**Section 2. Amendment to Ordinance No. 549.** That Section 6 of Ordinance No. 549, approved by the Town Council of the Town of Sunnyvale, Texas, on December 22, 2011, is hereby amended to read as follows:

**SECTION 6. TAX INCREMENT FUND.**

There is hereby created and established a **TAX INCREMENT FUND** for the Zone. Within the **TAX INCREMENT FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act, including a "Tax Increment Subaccount," "Town Sales Tax Increment Subaccount," a "Tax Increment Bond Proceeds Subaccount," a "Sales Tax Increment Bond Proceeds Subaccount," and a "Property Sale Subaccount." The **TAX INCREMENT**, which is \_\_\_\_\_ percent (\_\_\_\_) of property taxes levied and collected by the Town, and located in the TIRZ for that year on the Captured Appraised Value of real property taxable by the Town, as that term is defined in Section 311.012(b) of the Act, and **COUNTY TAX INCREMENT**, shall be deposited into the Tax Increment Subaccount of the **TAX INCREMENT FUND**, and the **TOWN SALES TAX INCREMENT** shall be deposited into the Town Sales Tax Increment Subaccount of the **TAX INCREMENT FUND**, as of the effective date of the Zone. The **TAX INCREMENT FUND** and all subaccounts shall be maintained at the depository bank of the Town and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TAX INCREMENT FUND** only to pay **TIF PROJECT COSTS, TIF OBLIGATIONS**, to make payments pursuant to an agreement made under Section 311.010(b) of the Act dedicating revenue from the **TAX INCREMENT FUND**, or to repay other obligations incurred by the Zone. The Town shall also deposit or cause to be deposited into said Town Sales Tax Increment Subaccount of the **TAX INCREMENT FUND** all incremental sales taxes as defined by Section 311.0123(b) of the Act, as follows:

- (a) \_\_\_\_\_ percent (\_\_\_\_) of the Town's one percent (1.0%) sales and use tax attributable to sales occurring within Reinvestment Zone Number One, Town of Sunnyvale, Texas;
- (b) seventy-five percent (75%) of the Type A's one-half of one percent (0.50%)

sales and use tax attributable to sales occurring within Reinvestment Zone Number One, Town of Sunnyvale, Texas; and

- (c) twenty-five percent (25%) of the Type B's one-half of one percent (0.50%) sales and use tax attributable to sales occurring within Reinvestment Zone Number One, Town of Sunnyvale, Texas.”

**Section 3. Miscellaneous Provisions.** The following miscellaneous provisions are a part of this Ordinance:

- (a) In the event of an inconsistency between this Ordinance and the terms of Ordinance Number 549, this Ordinance shall govern.
- (b) Ordinance Number 549 shall continue in full force and effect except as amended herein.
- (c) It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the Town Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- (d) This Ordinance shall become effective immediately upon its passage.

**[The Remainder of this Page Intentionally Left Blank]**

**PASSED AND APPROVED** by the Town Council of the Town of Sunnyvale, Texas this the  
\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Jim Phaup, Mayor

**ATTEST:**

\_\_\_\_\_  
Leslie Malone, Town Secretary

***Exhibit A***

Resolution No. 2012-01  
Approved by the  
Sunnyvale 4A Development Corporation

**RESOLUTION NO. 2012 -01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUNNYVALE 4A DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE DEDICATION OF 75 PERCENT (75%) OF THE TYPE A SALES AND USE TAX REVENUE GENERATED WITHIN TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, TOWN OF SUNNYVALE, TEXAS TO THE TAX INCREMENT FUND FOR SAID TAX INCREMENT REINVESTMENT ZONE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, on December 22, 2011, the Town Council for the Town of Sunnyvale, Texas, approved Ordinance No. 549 establishing Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas; and

**WHEREAS**, Section 6 of Ordinance No. 549 authorized the creation of the Tax Increment Fund for Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas; and

**WHEREAS**, Section 311.0123(b) of the Texas Tax Code authorizes municipal sales and use taxes attributable to the zone, above the sales tax base, to be deposited into the tax increment fund; and

**WHEREAS**, the Sunnyvale 4A Development Corporation is an economic development corporation operating pursuant to Chapter 504 of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

**WHEREAS**, the Board of Directors of the Sunnyvale 4A Development Corporation find and determine that it is in the best interest of the Town of Sunnyvale, Texas, to authorize the dedication of 75 percent (75%) of the Type A sales and use tax revenue generated within Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas, into the Tax Increment Fund for Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUNNYVALE 4A DEVELOPMENT CORPORATION, AS FOLLOWS:**

**Section 1.** That the foregoing recitals are hereby found to be true and correct findings of the Sunnyvale 4A Development Corporation, and are fully incorporated into the body of this Resolution.

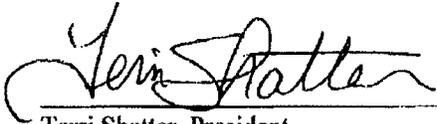
**Section 2.** That the Board of Directors of the Sunnyvale 4A Development Corporation does hereby authorize the dedication of 75 percent (75%) of the Type A sales and use tax revenue generated within Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas, to the Tax Increment Fund for Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas, to be used consistent with Chapter 311 of the

Texas Tax Code, as amended, and Chapters 501 and 504 of the Texas Local Government Code, as amended.

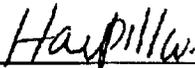
**Section 3.** That the Board of Directors of the Sunnyvale 4A Development Corporation authorize the President of the Sunnyvale 4A Development Corporation to execute this Resolution.

**Section 4.** That this Resolution shall become effective from and after its passage.

**DULY RESOLVED** by the Board of Directors of the Sunnyvale 4A Development Corporation, of the Town of Sunnyvale, Texas, on this the 1<sup>st</sup> day of March, 2012.

  
\_\_\_\_\_  
Terri Shatter, President  
Sunnyvale 4A Development Corporation

**ATTEST:**

  
\_\_\_\_\_  
Hari Pillai, Secretary

***Exhibit B***

Resolution No. 2012-\_\_\_\_\_  
Approved by the  
Sunnyvale 4B Development Corporation

**RESOLUTION NO. 2012 -**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUNNYVALE 4B DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE DEDICATION OF 25 PERCENT (25 %) OF THE TYPE B SALES AND USE TAX REVENUE GENERATED WITHIN TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, TOWN OF SUNNYVALE, TEXAS TO THE TAX INCREMENT FUND FOR SAID TAX INCREMENT REINVESTMENT ZONE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, on December 22, 2011; the Town Council for the Town of Sunnyvale, Texas, approved Ordinance No. 549 establishing Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas; and

**WHEREAS**, Section 6 of Ordinance No. 549 authorized the creation of the Tax Increment Fund for Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas; and

**WHEREAS**, Section 311.0123(b) of the Texas Tax Code authorizes municipal sales and use taxes attributable to the zone, above the sales tax base, to be deposited into the tax increment fund; and

**WHEREAS**, the Sunnyvale 4B Development Corporation is an economic development corporation operating pursuant to Chapter 505 of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

**WHEREAS**, the Board of Directors of the Sunnyvale 4B Development Corporation find and determine that it is in the best interest of the Town of Sunnyvale, Texas, to authorize the dedication of 25 percent (25 %) of the Type B sales and use tax revenue generated within Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas, to the Tax Increment Fund for Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUNNYVALE 4B DEVELOPMENT CORPORATION, AS FOLLOWS:**

**Section 1.** That the foregoing recitals are hereby found to be true and correct findings of the Sunnyvale 4B Development Corporation, and are fully incorporated into the body of this Resolution.

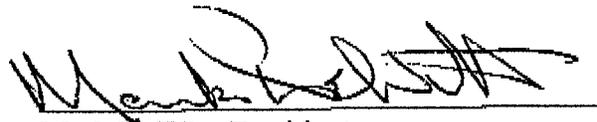
**Section 2.** That the Board of Directors of the Sunnyvale 4B Development Corporation does hereby authorize the dedication of 25 percent (25 %) of the Type B sales and use tax revenue generated within Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas, to the Tax Increment Fund for Tax Increment Reinvestment Zone Number One, Town of Sunnyvale, Texas, to be used consistent with Chapter 311 of the

Texas Tax Code, as amended, and Chapters 501 and 505 of the Texas Local Government Code, as amended.

**Section 3.** That the Board of Directors of the Sunnyvale 4B Development Corporation authorize the President of the Sunnyvale 4B Development Corporation to execute this Resolution.

**Section 4.** That this Resolution shall become effective from and after its passage.

**DULY RESOLVED** by the Board of Directors of the Sunnyvale 4B Development Corporation, of the Town of Sunnyvale, Texas, on this the 6<sup>th</sup> day of March, 2012.



Mark DeWitt, President  
Sunnyvale 4B Development Corporation

**ATTEST:**

\_\_\_\_\_  
Debi Lockhart, Secretary



# Town of Sunnyvale Council Agenda Item

**Meeting Date:** 03/26/2012

**Item #:** 10

**Department:** Comm. Svcs.

**Subject:**

Consider Approving Bid and Awarding Contract for Mowing Services

**Background:**

The Town's three-year mowing contract with Tru-Green has expired. In February we advertised for this service, however changed the scope to reflect a decrease in the amount of service required. You will recall during budget, the 4B Board funded a new mower that will allow staff to mow Town Center Park, medians along Town East, and certain rights of way within the Gleniwick subdivision. As a result, the lowest responsible bid (Weldons out of Royce City) is approximately \$27,000 less than the last contract. They do provide services to other municipalities, and staff staff has checked references and received positive feedback only.

Although several companies had expressed interest, we had three formal bids for this work. We spoke to and and sent specifications to local contractors that we are aware of as well. the current vendor, Tru-Green, did not submit a bid.

**Recommendation:**

Staff recommends approving a contract with the lowest bidder, Weldon's Lawn and Tree Service.

**Attachments:**

Bid Sheet  
Specifications  
Service Contract

**BID SCHEDULE**  
**CONTRACT NUMBER 1**

TOWN HALL AND NON PARK PROPERTY: MOWING OF WEEDS AND GRASS ON GROUNDS WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUNNYVALE, per all terms, conditions and specifications herein. Initial contract shall be for a period of three (3) years beginning March 1, 2012. The Town reserves the option to renew contract for two additional one (1) year periods at the expiration of the initial term of the contract. Please note that the annual schedule is a general guide and may be revised by Town Representative as conditions warrant.

**TOWN HALL, TOWN PARK AND NON PARK PROPERTY SCHEDULE**

<u>PROPERTY/ADDRESS</u>	<u>EST. (ACRES)</u>	<u>ANNUAL SCHEDULE</u>	<u>BID/CYCLE MOWING</u>	<u>YEAR ANNUAL BID</u>
Town Hall 127 N. Collins Sunnyvale, TX 75182	2.4	32 Mows	<u>156.25</u>	<u>5,000</u>

**STREET MEDIANS AND EASEMENTS**

Beltline Road (Tripp Road to N. Town Limits)	5.18	32 Mows	<u>156.25</u>	<u>5,000</u>
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**TOTAL FOR TOWN HALL AND  
NON- PARK PROPERTY PER CYCLE**

\$ 312.50

**TOTAL ANNUAL BID**

\$ 10,000

**Alternate Bid for Special Call out Request (per hour)**

\$ 25 per man hour

**TOWN OF SUNNYVALE  
BID INVITATION**

**DATE: FEBRUARY 2, 2012**

The Town of Sunnyvale is accepting bids for Annual Contract for Mowing Service.

Bid packets may be picked up at Sunnyvale Town Hall on or after February 2, 2012 and returned by **MARCH 2, 2012, before 2:00 pm local time.**

**Bidders must submit Cashier's or Certified Check, issued by a bank satisfactory to the Town of Sunnyvale, or Bid Bond issued by a bonding company satisfactory to the Town of Sunnyvale, payable without recourse to the order of the Town of Sunnyvale in an amount not less than five percent (5%) or the largest possible bid submitted as a guaranty that Bidder will enter into contract and execute Bond and Guaranty in the forms provided within ten (10) days after Notice of Award of Contract to him. Bids without required check or bid bond will not be considered.**

**The successful bidder must furnish Performance Bond and Payment Bond in the amount equal to three (3) months of cost per contract from a Surety Company holding a permit from the State of Texas to act as Surety. Should the total contract price be less than \$15,000, no performance bond will be required.**

**Any bids received after the time and date listed above, regardless of the mode of delivery, shall be returned unopened.**

Any technical questions should be directed to Mark Bland at 972-226-7177.

The Town of Sunnyvale reserves the right to reject any or all bids, in whole or part, to waive any informality in any bid, and to accept the bid which, in its discretion, is in the best interest of the Town of Sunnyvale,

Sincerely,

Mark Bland  
Director of Community Services

## INSTRUCTIONS TO BIDDERS

1. **PRICING:** Price(s) quoted must be held firm for ninety (90) days to allow for evaluation unless otherwise noted in the bid document. Price(s) for all goods and/or services shall be firm for the duration of this contract and shall be stated on the Pricing/Information form. **Prices shall be all inclusive: No price changes, additions, or subsequent qualifications will be honored during the course of the contract.** Pricing on all transportation, freight, drayage and other charges are to be prepaid by the contractor and included in the bid prices. If there are any additional charges of any kind, other than those mentioned above, specified or unspecified, offeror **MUST** indicate the items required and attendant costs or forfeit the right to payment for such items. Where unit pricing and extended pricing differ, unit pricing prevails.
  
2. **INVOICES:** Invoices must be submitted by the successful bidder to the Town of Sunnyvale Accounts Payable, 127 N. Collins Road, Sunnyvale, Texas 75182.
  
3. **TERMS:** The terms and conditions of the bid will be considered when evaluating for award. The Town will compute and consider prompt payment discounts, if any, offered by a vendor in determining the low bid.
  
4. **TAXES:** The Town of Sunnyvale is exempt from Federal Manufacturer's Excise, and State Sales taxes. **TAX MUST NOT BE INCLUDED IN BID.** Tax exemption certificates will be executed by the Town and furnished upon request.
  
5. **FUNDING:** The Town of Sunnyvale is a general-law, municipal, government operated and funded on October 1<sup>st</sup> to September 30<sup>th</sup> fiscal year, accordingly, the Town reserves the right to terminate, without liability to the Town, any contract for which funding is not available.
  
6. **ASSIGNMENT:** The successful bidder shall not assign, sell, transfer or convey this contract in whole or in part, without the prior written consent of the Town.
  
7. **AUDIT:** The Town of Sunnyvale reserves the right to audit the records, as it pertains to this bid, and performance of the successful bidder during the term of the contract and for three years after the contract is completed.

8. **MINIMUM STANDARDS FOR RESPONSIBLE PROSPECTIVE BIDDERS:** A prospective bidder must affirmatively demonstrate bidder's responsibility. A prospective bidder must meet the following requirements:
- Have adequate financial resources, or the ability to obtain such resources as required;
  - Be able to comply with the required or proposed delivery schedule;
  - Have a satisfactory record of performance;
  - Have a satisfactory record of integrity and ethics;
  - Be otherwise qualified and eligible to receive an award;
  - The Town of Sunnyvale may request representation and other information sufficient to determine bidder's ability to meet these minimum standards listed above
9. **BIDDER SHALL PROVIDE** with this bid response, all documentation required. Failure to provide this information may result in rejection of bid.
10. **SUCCESSFUL BIDDER SHALL** defend, indemnify and save harmless the Town of Sunnyvale and all its officers, agents, employees and all entities, their officers, agents and employees who are participating in this contract from all suits, actions, or other claims of any character, name and description brought for, or on account of, any injuries or damages received or sustained by any person, or property on account of any negligent act or fault of the successful bidder; or of any agent, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from bid award. Successful bidder shall pay any judgement with cost which may be obtained against the Town of Sunnyvale and participating entities growing out of such injury or damages.
11. **TERMINATION FOR DEFAULT:** The Town of Sunnyvale reserves the right to enforce the performance of this contract in any manner prescribed by law or deemed to be in the best interest of the Town in the event of breach or default of this contract. The town reserves the right to terminate the contract immediately in the event the successful bidder fails to either: 1) meet delivery schedules; or 2) otherwise conform to these specifications. Breach of contract or default authorizes the Town to award bid to another bidder, purchase elsewhere, and charge the full increase in cost and handling to the defaulting successful bidder.

12. **TESTING:** Town of Sunnyvale reserves the right to test equipment, supplies, materials and goods bid for quality, compliance and specifications, and ability to meet the needs of the user. Demonstration units must be available for review. Should the goods or services fail to meet requirements and/or be unavailable for evaluation, the bid is subject to rejection.
13. **REMEDIES:** The successful bidder and Town of Sunnyvale agree that each party have all right, duties, and remedies available as stated in the Uniform Commercial Code.
14. **VENUE:** This agreement will be governed and construed according to the laws of the State of Texas. This agreement is performable in Dallas County, Texas.
15. **QUANTITIES:** Quantities shown are approximate and may vary according to the requirements of the Town of Sunnyvale throughout the contract period.
16. **MATERIAL SAFETY DATA SHEETS:** Under the “Hazardous Communication Act”, commonly known as the “Texas Right to Know Act”, an offeror must provide to the Town, with each delivery, material safety data sheets which are applicable to hazardous substances defined in the Act. Failure of the offeror to furnish this documentation will cause to reject any bid applying thereto.
17. **YEAR 2012 COMPLIANCE:** All products and/or services furnished as part of this contract must be year 2012 compliant. This applies to all computers including hardware and software as well as all other commodities with date sensitive embedded chips.
18. Vendor hereby assigns to purchaser any and all claims for overcharges associated with this contract which arise under the antitrust laws of the United States, 15 USCA Section et seq. and which arise under the antitrust laws of the State of Texas, Tex. Bus. & Com. Code Section 15.01, ct seq.

VENDOR SIGNATURE Brian Weldon

**TOWN OF SUNNYVALE, TEXAS  
SPECIFICATIONS FOR  
ONE CONTRACTS FOR  
MOWING MAINTENANCE**

**SPECIFICATION**

**INTENT:**

The Town of Sunnyvale, Texas wishes to enter into a contract for the mowing maintenance of:

**CONTRACT 1) NON-PARK PROPERTY**

**SPECIFICATION**

**CONTACT:**

Any questions regarding these specifications or contracts may be directed to Mark Bland, Community Services Director at 972-226-7177, Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m.

**CONTRACT**

**PERIOD:**

The term of the contract shall be for a period of three years from date of Town Council award with option to renew at the end of the period. Renewal shall be base on an evaluation by the Park Department (hereinafter referred to as "the Department") of the contractor's performance during the previous period, budget requirements, etc.

Prices shall be bid for the initial period only.

After completion of the initial contract term, the contract may be renewed twice for a period not to exceed one year per renewal. The Contractor(s) shall submit the renewal proposal with price changes and justification to the Department not later than February 1 each year. Increases in contract pricing shall not exceed the consumer price index of the Dallas/Fort Worth standard metropolitan statistical area for the previous twelve-month period. Renewal shall be at the sole discretion of the Department.

**CONTRACTOR**

**QUALIFICATIONS:**

Contractors submitting bids certify to the Town that they possess all necessary equipment, facilities, personnel and work experience to fulfill the terms of the Contract at the time of bid submission, or that they shall have the necessary equipment and personnel and be ready to proceed on the starting date for the initial contract period. The Contractor(s) shall be required to keep sufficient equipment and labor on hand to do a complete mowing of the areas specified

by contract, as often as may be specified, should the growing season demand.

Bidder must submit with each bid, a list of all equipment, giving year, model and make of machines to be used and five work references. All equipment shall be subject to inspection by Town Representative.

**GENERAL  
PROVISIONS:**

By the acceptance of the contract, the successful Contractor(s) shall warrant that they are familiar with and understands all provisions herein and shall warrant that they shall comply with them.

A failure to adhere to the provisions of this contract by the Contractor(s) shall be deemed a material breach.

**AWARD  
OF BID:**

The Town shall enter into one (1) contract, to be awarded in its entirety, to the lowest responsible bidder.

The evaluation of bids and the determination of conformity and acceptability shall be based on information furnished by the contractor with their bid as well as other information reasonably available to the town.

The Town reserves the right to reject any and all bids, and to award a contract based on the specifications to the lowest responsible bidder.

The Town of Sunnyvale reserves the right to award contracts individually or as a group.

**GENERAL  
CONDITIONS:**

The Contractor(s) will work under the direction of the Community Service Director or its representative (hereinafter referred to as "the Town Representative") who will determine the locations of the mowing, and the amount of equipment necessary to carry on the work.

No payment, on any basis, will be made for unsatisfactory mowing and/or equipment. The determination of the Town Representative shall be final on all work.

Mowing schedules will be provided by Town Representative monthly. Contractor(s) shall provide a weekly report to the Town

Representative of areas mowed. Payment by the Town will be made each month within 30 days of receipt of invoice. The Town of Sunnyvale reserves the right to delete areas from the contract without penalty.

**CANCELLATION OF**

**CONTRACT:** The Town of Sunnyvale or the Contractor(s) may terminate this contract with a thirty (30) day written notice by either party.

**METHOD OF  
OPERATION:**

All operations described in these specifications shall be conducted by the Contractor(s)'s personnel and the expense of all such operations shall be the Contractor(s)'s.

- A. The Contractor(s) shall provide their own equipment, labor, fuel and any other materials necessary to complete the required work. The Contractor(s) shall be responsible for the maintenance and repair of their own equipment and the availability, presence and supervision of their own employees.
- B. The Contractor(s) is required to have a competent and experienced supervisor/lead worker with each work group at all times. The supervisor/lead worker referred to herein may be a working lead worker operating a mower.
- C. The Contractor(s) shall perform all hand work required to effectuate an efficient mowing operation. The Department shall have the right to identify for the Contractor(s) those areas where hand work should be performed.
- D. There will be no subcontractor(s) used by the Contractor(s) to fulfill any items or conditions of the contract without prior written consent of the Department.

**INSURANCE:**

The successful bidder will be required to furnish a certificate of insurance to cover liability as follows.

Liability (Aggregate) \$1,000,000.00 (Aggregate)

Automobile Liability \$500,000.00 Combined Single Limit Coverage

Performance Bond - Shall be equal to the cost of three months of mowing per contract.

Certificate of insurance in the amounts specified shall be delivered to the Town Secretary prior to commencement of any work per contract provisions.

An annual performance bond shall also be required for each subsequent year of the contract, and shall be presented not later than sixty (60) days prior to the anniversary date of the contract in each subsequent contract year, in the amount listed above.

Such performance bonds shall guarantee the performance of the Contractor(s) under the terms and conditions of the specifications contained herein and the contract for services between the parties.

**CONTRACTOR'S  
AND  
SUBCONTRACTORS  
INSURANCE:**

The Contractor shall not commence work under this contract until he has obtained, at his expense, all insurance required under the section of General Conditions and by the contract documents, and such insurance has been approved by the Town, nor shall the Contractor allow any subcontractor to commence work on any subcontract until all similar insurance required of the subcontractor has been so obtained and approved. Such insurance shall remain in full force and effect on all phases of the work whether or not the work is occupied or utilized by the Town, for the entire period of contract.

Nothing contained in the insurance requirements shall be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from their operations under the contract.

Any insurance bearing inadequacy of performance will be maintained after completion of the project for the full guarantee period.

The Contractor shall obtain and maintain for the full period of the contract the following types of insurance in the form, minimum limits and amounts herein specified or as may be otherwise required in the contract documents. The Contractor shall automatically renew any policy which expires during the performance of this contract and notify the city of such a renewal prior to expiration date.

**INDEMNITY:**

The Contractor shall defend, indemnify and hold harmless the Owner; and each of the officers, agents, servants and employees,

from any and all suits, actions, claims, losses, or damages of any character and from all expenses incidental to the defense of such suits, actions or claims based upon, alleged to be based upon, or arising out of (1) any injury, disease, sickness, or death of any person or persons, (2) any damages to any property including loss of use thereof, caused by any act or omission of the Contractor, or any subcontractor of the Contractor, or by their officers, agents, servants, employees or anyone else under the Contractor's direction and control, and arising out of any person or persons, (3) any damages to any property including loss of use thereof, caused by any act or omission of the Contractor, or any subcontractor of the Contractor, or by their officers, agents, servants, employees or anyone else under the Contractor's direction and control, and arising out of or cause by the performance of any work or services called for by the contract or from conditions created by the performance or non-performance of said work or services, but not including the sole negligence of any party herein indemnified.

**EVIDENCE OF  
INSURANCE  
COVERAGE:**

Before commencement of any work, the Contractor shall submit written evidence that the contractor and all their subcontractors have obtained the minimum insurance required by the contract documents. Such written evidence shall be in the form of a Certificate of Insurance (see attached form) executed by the Contractor's insurance carrier showing such policies in force for the specified period or by furnishing a copy of the actual policy or policies. Each policy or certificate shall bear an endorsement or statement waiving right of cancellation or reduction in coverage without ten (10) days notice in writing, to be delivered by registered mail to the Owner.

**FAILURE TO  
COMPLETE  
WORK:**

The Contractor(s) shall be required to furnish a performance bond acceptable to the Town in the amount equal to the cost of three months of mowing per contract. The successful Contractor(s) shall have ten days following notification from the Town to provide such bond.

An annual performance bond shall also be required for each subsequent year of the contract, and shall be presented not later than sixty (60) days prior to the anniversary date of the contract in each subsequent contract year, in an amount listed above.

Such performance bonds shall guarantee the performance of the Contractor(s) under the terms and conditions of the specifications contained herein and the contract for services between the parties.

## **MOWING OF SITES:**

The mowing of all sites includes the mowing and trimming of all grass and weeds within each area. Standard maintenance requirements are as follows:

### **A. Turf**

#### **1. Mowing**

- All debris will be removed by the Contractor prior to mowing if shredding of the debris would be detrimental to the appearance of the area. No separate pay item shall be allowed for litter control.
- All turf areas lying inside the property boundaries shall be mowed at the appropriate height and frequency to maintain a manicured appearance.
- Grass clippings shall be recycled. If recycling method cannot be used due to the wetness of the lawn, clippings will be raked off the lawn and removed from site to prevent unsightliness.
- Contractor's personnel working in medians and on roadways shall be required to wear a safety orange vest or other safety garment. Care should be taken to avoid conflicts with oncoming traffic.

#### **2. Edging**

- All areas adjacent to curbs, driveway, and sidewalks, shall be edged with a "blade edger"; resulting in a clean, straight edge.
- All clippings resulting from the edger will be removed from concrete and bedding areas to produce a clean appearance.

- Weeds growing in cracks of curbing and concrete shall be removed by contracting company.

### **3. Monofilament Trimming (Nylon Line)**

- All plant growth around fences, building lines, trees, posts, and other areas where a mower cannot reach will be trimmed.
- Special caution will be taken not to damage small trees and shrubs with the nylon line of the trimmer.

## **B. Shrubs, Trees & Ground Cover**

### **4. Pruning**

- All such pruning and trimming shall be performed in a manner consistent with the plant culture of each and every shrub.
- Such pruning and trimming will be performed under the supervision of an experienced specialist.
- Special care will be taken to keep plants and low limbs, (especially dead wood), from overhanging curbs, sidewalks, passageways, and parking lots. Maintenance will be performed to the height of eight (8) feet.
- All ground cover shall be trimmed or edged to a manicured appearance. The ground cover and vines will be pruned to prevent climbing on structures.

### **5. Weed Control**

- All bedding areas shall be maintained in a manner that they remain free of all weeds and other undesirable plant growth by physical removal and applications of herbicide as may be appropriate.
- Pre-emergent bed herbicides will be applied by a trained professional, and special care will be taken not to damage turf areas.

- Bed cultivation will be performed to the depth of 2". Special care will be taken not to damage water or other buried lines.

### C. Clean-Up

- All concrete areas shall be thoroughly cleaned after the performance of any maintenance service such that no grass clippings or debris from any maintenance functions appear on sidewalks, driveway, and streets. Such clean-up to be provided at the time of the performance of such maintenance services.
- All light trash will be removed from bed and turf areas at each site maintenance visit. Sweeping and vacuuming of hard surface areas in parking lots is not included.

### D. IRRIGATION

- The moisture needs of the turf and bedding areas will be monitored regularly and irrigation clock settings will be recommended by contractor.
- Damages to sprinkler heads and other system parts due to standard maintenance will be replaced at no charge to the Town. However, failures in system components due to wearing out, vandalism, and other such things, will be reported to the Town upon discovery and upon approval will be repaired.

All work mentioned in this section is to be done as directed by Town Representative. **No payment for partial mowing of selected sites will be made. Each site must be completed before moving to the next location in order for payments to be acknowledged.**

## **SPECIAL PROVISIONS FOR CONTRACT #1      NON-PARK PROPERTY**

All provisions of the specifications shall apply, especially those labeled "MOWING OF SITES" and "GENERAL CONDITIONS", as well as the following special provisions:

The successful contractor shall be required to keep sufficient equipment and labor on hand to do a complete mowing of the Town Building's grounds every seven (7) days, should the growing season demand.

Mowing cycles for each site shall be determined in accordance with the attached "Mowing Schedule Chart". This chart is provided as a general scheduling guide and may be revised by the Town Representative as conditions warrant.

Contractor shall provide a weekly report to the Town of areas mowed.

Each site shall be edged with a blade-type edger against all walks and curbs as part of each mowing cycle.

Shrubs and ground covers shall be pruned or trimmed by Contractor on a monthly basis. All resultant debris shall be removed by the Contractor.

Clippings shall not normally be collected and removed from the site after each frequency mow. In addition, excessive clippings resulting from extended mowing frequencies due to Contractor's delay shall be removed by the Contractor.

**Contract #1****GROUND MAINTENANCE INTERVALS – 32 MOWS**

The figure in the monthly column represents the number of frequencies we will perform the service function in that particular month. If there is no corresponding number in that column, that particular function will not be performed for the contracted period.

JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC

**STANDARD SERVICES****TURF AREAS**

Mowing	1	1	2	4	5	4	4	3	4	2	1	1
Edging	1	1	2	4	5	4	4	3	4	2	1	1
Nylon Trimming	1	1	2	4	5	4	4	3	4	2	1	1

**SHRUBS, TREES & GROUND COVER**

Pruning	0	1	0	1	1	1	1	0	1	1	0	0
Mechanical Weed Control	0	0	1	1	1	1	1	1	1	1	1	0

Bed Pre-Emergent

Cultivation

**GENERAL CLEAN-UP**

Debris, Turf and Sidewalk	1	1	2	4	5	4	4	3	4	2	1	1
Debris, Beds	1	1	2	4	5	4	4	3	4	2	1	1

Crack & Crevice

**EQUIPMENT LIST**

Bidder must submit with each bid, a complete list of all equipment to be used during the course of contract(s). All equipment shall be subject to inspection by town representative.

List all equipment, including year, make and model of each, or attached list on this sheet, or on your company letterhead only.

## Weldon's Lawn & Tree

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Jimmy Weldon  
633 Eagle Pass  
Royse City, TX 75189

Phone: 972.979.2342  
Fax: 972.551.2852  
E-mail [weldonslawnandtree@suddenlink.net](mailto:weldonslawnandtree@suddenlink.net)

# Weldon's Lawn & Tree

## A Landscape Management Company

- 2 Toro Z Masters 2010 & 2012
- 2 44" Toro Mid-size 2008 – 2008
- 2 21" 2012
- 2 Echo T-265 Weedeater
- 2 Echo T-265 Stick Edger
- 2 Red Max 850 Backpack Blower

BID SUMMARY PAGE

TOTAL ANNUAL BID PRICE FOR CONTRACT #1 \$ 10,000

SIGNATURE: Brandon Weldon

NAME: Brandon Weldon

COMPANY: Weldon's Lawn + Tree

ADDRESS: 633 Eagle Pass

CITY, STATE, ZIP: Royse City, TX 75189

PHONE: 972-979-8902 FAX: 1-972-551-3852

**BID CERTIFICATION**

THE UNDERSIGNED BIDDER HEREBY CERTIFIES THAT THEY HAVE VISITED EACH SITE OF WORK AND HAS CAREFULLY EXAMINED THE CONTRACT DOCUMENTS PERTAINING TO THE WORK COVERED BY THE ABOVE, AND FURTHER AGREES TO COMMENCE WORK WITHIN TEN (10) DAYS AFTER THE DATE OF WRITTEN NOTICE.

THE UNDERSIGNED, AS BIDDER, DECLARES THAT IN THE EVENT OF THE AWARD OF THE CONTRACT TO THE UNDERSIGNED, THE UNDERSIGNED WILL COMPLY WITH THE IMMIGRATION REFORM AND CONTROL ACT OF 1986, AS WELL AS THE AMERICANS WITH DISABILITIES ACT OF 1990.

ENCLOSED WITH THIS PROPOSAL IS A CERTIFIED CHECK OR A CASHIER'S CHECK IN THE AMOUNT OF 5% OF TOTAL BID FOR:

Five Hundred Dollars \_\_\_\_\_ DOLLARS (\$ 500.00 ).

OR A PROPOSAL BOND (IN THE AMOUNT OF 5% OF THE TOTAL BID) FOR: \_\_\_\_\_ DOLLARS(\$ \_\_\_\_\_ )

WHICH IT IS AGREED SHALL BE COLLECTED AND RETAINED BY THE OWNER AS LIQUIDATED DAMAGES IN THE EVENT THIS PROPOSAL IS ACCEPTED BY THE OWNER WITHIN SIXTY DAYS AFTER THE BIDS ARE RECEIVED AND THE UNDERSIGNED FAILS TO EXECUTE THE CONTRACT AND THE REQUIRED BONDS AND INSURANCE CERTIFICATES FOR THE OWNER WITHIN TEN DAYS AFTER DATE SAID PROPOSAL IS ACCEPTED. OTHERWISE, SAID CHECK OR BOND SHALL BE RETURNED TO THE UNDERSIGNED UPON DEMAND.

BID ACCEPTANCE PERIOD: 1095 \_\_\_\_\_ CALENDAR DAYS

NAME OF BIDDER: Brandon Weldon \_\_\_\_\_

ADDRESS: 633 Eagle Pass \_\_\_\_\_

CITY, STATE, ZIP: Roysse City, TX 75189 \_\_\_\_\_

PHONE NO: ( ) 972-979-8902 \_\_\_\_\_ FAX NO: 1-972-551-3852

SIGNATURE OF PERSON

AUTHORIZED TO SIGN BID: Brandon Weldon \_\_\_\_\_

TITLE: Operations Manager \_\_\_\_\_ DATE: 3-1-12 \_\_\_\_\_

COMPANY: Weldon's Lawn & Tree \_\_\_\_\_

## STATE RECIPROCAL REQUIREMENT

The Town of Sunnyvale, as a governmental agency of the State of Texas, may not award a contract for general construction, improvements, services or public works project or projects or purchases of supplies, materials, or equipment to a non-resident bidder unless the non-resident's bid is lower than the lowest bid submitted by a responsible Texas resident bidder by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder to obtain a comparable contract in the state in which the one-resident's principal place of business is located (Article 601g V.T.C.S.)

Bidders shall answer all the following questions by encircling the appropriate response or completing the blank provided.

1. IS YOUR PRINCIPAL PLACE OF BUSINESS IN THE STATE OF TEXAS?

YES

NO

2. IF THE ANSWER TO QUESTION 1 IS "YES" NO FURTHER INFORMATION IS NECESSARY; IF "NO", PLEASE INDICATE:

A. IN WHICH STATE IS YOUR PRINCIPAL PLACE OF BUSINESS LOCATED: \_\_\_\_\_

B. DOES THAT STATE FAVOR RESIDENT BIDDERS (BIDDERS IN YOUR STATE) BY SOME DOLLAR INCREMENT OR PERCENTAGE?

YES

NO

C. IF "YES"; WHAT IS THAT DOLLAR INCREMENT OR PERCENTAGE: \_\_\_\_\_

**NON-COLLUSION STATEMENT**

The undersigned affirms that they are duly authorized to execute this contract, that this Company, corporation, firms, partnership or individual has not prepared this bid in collusion with any other Bidder, and that the contents of this bid as to prices, terms or conditions of said bid have been communicated by the undersigned nor by any employer or agent to any other person engaged in this type of business prior to the official opening of this bid.

VENDOR: Weldon's Lawn & Tree

ADDRESS: 633 Eagle Pass

CITY, STATE, ZIP: Boysse City, Tx 75189

PHONE: ( ) 972-979-8902 FAX: ( ) 1972-551-3852

BIDDER SIGNATURE: Brandon Weldon

BIDDER: (PRINT NAME): Brandon Weldon

POSITION WITH COMPANY: Operations Manager

SIGNATURE OF COMPANY OFFICIAL WHO AUTHORIZED THIS BID: Jimmy Weldon

COMPANY OFFICIAL: (PRINT NAME): Jimmy Weldon

OFFICIAL POSITION: owner

BID NUMBER: 1-12

**BID OPENING:**

**PLACE: SUNNYVALE TOWN HALL**

**DATE: MARCH 2, 2012**

**TIME: 2:00 P.M. LOCAL TIME**

## ACCOUNTS LISTINGS

All bidders should enclose an Accounts Listing, containing a minimum of five customers where the bidder has supplied the items listed in this bid.

Please list Company name, address, and person to contact and phone number

1. City of Rockwall Parks and Rec, 385 South  
Goliad, Rockwall, TX 75087  
Andy Hesser 972-771-7700
2. Turner Realty, 2626 Cole Ave, Suite 606 LB-8,  
Dallas, TX 75204  
Patrick Turner 214-543,9993
3. Snuffers Restaurant, 8411 Preston Rd, Suite  
42, Dallas, TX 75225  
Steve Cole 214-803-9911
4. Real Manage, P.O. Box 702548, Dallas, TX  
75370-1989  
High Point Ranch HOA 866-473-2573
5. Jeff Tokar 972-781-7766  
City of Garland Fire Administration  
1500 Highway 66, Garland, TX 75040

COMPANY NAME: Weldons Lawn & Tree

SIGNATURE: Brandon Weldon

PRINTED NAME: Brandon Weldon

## **INSURANCE COVERAGE REQUIRED**

**SECTION A.** Prior to the approval of this contract by the Town, the Vendor shall furnish a completed Insurance Certificate to the Town, which shall be completed by an agent authorized to bind the named underwriter(s) to the coverage, limits, and termination provisions shown thereon, and which shall furnish and contain all required information referenced or indicated thereon. **THE TOWN SHALL HAVE NO DUTY TO PAY OR PERFORM UNDER THIS CONTRACT UNTIL SUCH CERTIFICATE SHALL HAVE BEEN DELIVERED TO THE TOWN.**

**SECTION B.** The Town reserves the right to review the insurance requirements of this section during the effective period of the contract end to require adjustment of insurance coverage and their limits when deemed necessary and prudent by the Town based upon changes in statutory law, court decisions, or the claims history of the industry as well as the Vendor.

**SECTION C.** Subject to the Vendor's right to maintain reasonable deductions in such amounts as are approved by the Town, the Vendor shall obtain and maintain in full force and effect for the duration of this contract, and any extension hereof; at the Vendor's sold expense, insurance coverage written by companies approved by the State of Texas and acceptable to the Town of Sunnyvale, in the following type(s) and amount(s):

**1. Worker's Compensation**

- (a) Statutory Limits:**
- (b) Employers' Liability – Worker's compensation as required by Texas law with the policy endorsed to provide a waiver of subrogation as to the city, employer's liability insurance of not less than \$100,000 for each accident.**

**2. General Liability**

- (a) Combined bodily injury - \$1,000,000 per occurrence and property damage**
- (b) General )\$1,000,000 aggregate. Where work is being performed in connection with an existing facility owned or leased by the City, the policy shall include fire legal liability of not less than \$100,000 per occurrence.**

**3. Auto Liability**

- (a) Bodily injury - \$500,000**
- (b) Property damage - \$300,000 or combined single limits.  
Comprehensive automobile and truck liability insurance, covering owned, hired and non-owned vehicles, with minimum limits of**

**\$300,000, combined single limit each occurrence, for property damage, such insurance to include coverage for loading and unloading hazards.**

**Certificates of insurance of each policy shall be delivered to the Town Secretary office along with a statement of endorsement from each insurance company that such policy shall not be cancelled, non-renewed, or materially changed without thirty days written notice being given the Town. Prior to the effective date of cancellation of such insurance, non-renewal, or material change, Vendor shall deliver to the Town a replacement certificate in compliance with this contract.**

**The Vendor will assume complete responsibility for any claim of property damage, loss, theft, or bodily injury, which may directly or indirectly arise from the Operation's performance under the terms of the contract. The Vendor will hold harmless, release, and defend the Town from all claims of liability that directly or indirectly arise under the terms of the contract. The Vendor will be required to furnish the Town a certificate and copies of public liability insurance in the minimum amount of \$1,000,000 for combined single limits.**

- **Alternatively, a State of Texas Certificate of Self-Insurance may be furnished in lieu of a certificate evidencing Worker's Compensation Insurance. Employers who have rejected the Act, and have not been certified as self-insured employers, may not be eligible for a contract award.**

**NOTE: The Town of Sunnyvale shall be named as an additional insured party on Contractor's general liability policy and any excess/umbrella liability Insurance policies.**



# CERTIFICATE OF LIABILITY INSURANCE

OP ID: KW

DATE (MM/DD/YYYY)

09/06/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hill Insurance Agency LP 113 N.4th St Willis Point, TX 75169 Hill Insurance Agency LP	903-873-3131	CONTACT NAME: Kristi Wiggins
	903-873-5533	PHONE (A/C, No, Ext): 903-873-3131 FAX (A/C, No): 903-873-5533
		E-MAIL ADDRESS: kristi@hillinstexas.com
		PRODUCER CUSTOMER ID #: WELDO-1
		INSURER(S) AFFORDING COVERAGE
INSURED Weldon's Lawn & Tree Jimmy & Kathy Weldon 633 Eagle Pass Royse City, TX 75189	INSURER A : Unltrin Specialty Lines	
	INSURER B : American States Ins Co of TX	
	INSURER C : American States Insurance Co	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	GENERAL LIABILITY		01CH4986045	05/25/11	05/25/12	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 10,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/POP AGG \$ 2,000,000
						\$
A	AUTOMOBILE LIABILITY		426780831	07/15/11	07/15/12	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS					\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS		\$				
						\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DEDUCTIBLE					\$
	RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		04-WC-527019-10	05/25/11	05/25/12	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
LAWN CARE SERVICES - NO TREE TRIMMING, PRUNING OR SPRAYING

CERTIFICATE HOLDER Weldon's Lawn & Tree	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Hill Insurance Agency LP 

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**AMERICAN NATIONAL BANK  
OF TEXAS**

P.O. BOX 40, Terrell, Texas 75180  
MEMBER FDIC  
www.anbtx.com

*Cashier's Check*

Date: 3/01/12

1245

Branch: 1002

88-151  
1119

REMITTER WELDON'S LAWN AND TREE

**PAY** EXACTLY \*\*500 AND 00/100 DOLLARS  
**TO THE**  
**ORDER OF** CITY OF SUNNYVALE

\$500.00

VOID AFTER 90 DAYS

*Virginia Ruff Sr Sr*  
AUTHORIZED SIGNER

ORIGINATOR: VIRDUF02

NOTICE TO CUSTOMERS: The purchase of a Surety Bond and/or execution of an Indemnity Bond/Agreement may be required before this check will be replaced or refunded in the event the check is lost, destroyed, or stolen.

⑈0000 1 24 5 70⑈ ⑆ 1 1 1 90 1 5 1 9 ⑆ 0 2 1 9 0 9 7 ⑈

