



## **CITY COUNCIL**

**1520 K Avenue, Plano, Texas 75074 and via  
Videoconference  
Senator Florence Shapiro Council Chambers**

**DATE: October 12, 2020**

**TIME: 7:00 PM**

**This Council Meeting will be held in the Senator Florence Shapiro Council Chambers. The facility will not be open to the public.**

Members of the public are entitled to participate remotely via broadcast by webinar at the following URL location (registration is required by 4:00 p.m. on the day of the meeting):

[https://plano.zoom.us/webinar/register/WN\\_2eeCgQddR5WDb55BF8T4-g](https://plano.zoom.us/webinar/register/WN_2eeCgQddR5WDb55BF8T4-g)

The meeting will be live streamed on Plano's website at [www.planotv.org](http://www.planotv.org) for those wanting to watch the meeting but not address the Council.

Emails regarding agenda items may be submitted to [councilcomments@plano.gov](mailto:councilcomments@plano.gov) by 4:00 p.m. on the day of the meeting.

### **CALL TO ORDER**

### **INVOCATION:**

### **PLEDGE OF ALLEGIANCE / TEXAS PLEDGE:**

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

**The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.**

### **PROCLAMATIONS AND SPECIAL RECOGNITIONS**

Recognition: The City of Plano is recognizing Board and Commission appointments. **Presented**

## **COMMENTS OF PUBLIC INTEREST**

**This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.**

## **CONSENT AGENDA**

**The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.**

### **Approval of Minutes**

- (a) September 25, 2020 Retreat  
September 28, 2020

**Approved**

### **Approval of Expenditures**

**Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

- (b) Rescind award of RFB No. 2019-0600-B for two (2) Grapple Trucks to Industrial Power Truck and Equipment. **Approved**
- (c) RFB No. 2020-0660-AC for a one (1) year contract with four (4) one-year automatic renewals for Reinforcing Steel for the Public Works Department to Arco Contractors Supply Co. in the estimated annual amount of \$96,211; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2020-0478-B for Legacy Drive at Dallas North Tollway Pedestrian Crossing, Project No. 6867, for the Engineering Department to Joel Brown & Co. LLC dba J.B. & Co., LLC in the amount of \$1,184,431; and authorizing the City Manager to execute all necessary documents. **Approved**

### **Purchase from an Existing Contract**

- (e) To approve the purchase of two (2) Grapple Trucks for Fleet Services to be used by Special Waste in the amount of \$369,967 from Freightliner of Austin through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 200206) **Approved**
- (f) To approve the purchase of annual maintenance for Sierra Wireless Mobile Routers for Technology Services in the amount of \$54,317 from CDW-G through an existing contract; and authorizing the City Manager to execute all necessary documents. (NIPA Contract No. 2018011-01) **Approved**

- (g) To approve the purchase of annual Tableau software licenses and support for Technology Services in the amount of \$62,885 from SHI Government Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-TSO-4288) **Approved**

#### **Approval of Contract Modification**

- (h) To approve an amendment to the Development Agreement between the City of Plano, Texas and TB Plano 1 LLC for the Plano Marine Development Project; and authorizing the City Manager to execute all necessary documents. **Approved**
- (i) To approve an expenditure for the office lease renewal for a five (5) year and two (2) months contract in the estimated amount of \$103,684 from The Shops at Legacy (RPAI) L.P. for the Neighborhood Police Officer (NPO) Unit; and authorizing the City Manager to execute all necessary documents. (2020-0648-AC; Modification No. 1) **Approved**

#### **Approval of Change Order**

- (j) To approve a decrease to the current awarded contract amount of \$10,912,597 by \$188,574, for a total contract amount of \$10,724,023, for Police Substation at McDermott and Robinson, Project No. 6805, from Pogue Construction Company, LP for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (RFQ No. 2018-0175-B; Change Order No.1) **Approved**

#### **Approval of Expenditure**

- (k) To approve an expenditure for landscape architect professional services for Carpenter West Drainage Way Stabilization, Project No. 7284, in the amount of \$94,000 from JBI Partners, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (l) To approve an expenditure for engineering professional services for Water Rehabilitation - Frontier Lane, Sparrows Point Drive, Webster Drive, Keenan Circle, Redondo Circle, and Raywood Circle, Project No. 7295, in the amount of \$212,170 from Halff Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

#### **Adoption of Resolutions**

- (m) **Resolution No. 2020-10-1(R):** To approve the extension of Chapter 380 incentive agreement contractual deadlines; authorizing its execution by the City Manager; and providing an effective date. **Adopted**

#### **Adoption of Ordinances**

- (n) **Ordinance No. 2020-10-2:** To amend Ordinance No. 2013-9-29 codified as Section 8-3, City Ambulance Service, of Article I, Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano to adopt increased user fees for Special Event Medic services, and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted**

- (o) **Ordinance No. 2020-10-3:** To approve the carrying-forward of certain fiscal year 2019-20 funds to fiscal year 2020-21; and providing an effective date. **Adopted**
- (p) **Ordinance No. 2020-10-4:** To amend certain sections of Ordinance No. 2018-10-4; codified as Sections 21-135 and 21-136, of Article IV, Service Charges Generally, of Chapter 21, Utilities, of the Code of Ordinances of the City of Plano, to increase the fee schedules for sewer services effective November 1, 2020, and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted**
- (q) **Ordinance No. 2020-10-5:** To amend the portion of Ordinance No. 2016-10-21 codified as Section 18-32 of Article II, Collection Charges, of Chapter 18, Solid Waste of the Code of Ordinances of the City of Plano, Texas, to increase: (1) the 68 gallon and 95 gallon single-family and duplex container rates, (2) the rate for additional 95 gallon containers for non-franchisee and residential customers, and (3) the rate for the delivery of compost and compost-related items adopted as a part of the Plano city budget on September 14, 2020, and the removal of a charge for the pick-up of household hazardous waste for residential and non-franchisee customers; and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted**

#### **ITEMS FOR INDIVIDUAL CONSIDERATION:**

##### **Public Hearing Items:**

**Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.**

##### **Non-Public Hearing Items:**

**The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.**

- (1) **Public Hearing and adoption of Resolution No. 2020-10-6(R)** to approve the terms and conditions of an Interlocal Agreement and Memorandum of Understanding by and between the City of Plano, the City of McKinney, the City of Frisco, and the Collin County Sheriff's Office for the disbursement of the 2020 Edward Byrne Justice Assistance Grant funds; authorizing its execution by the City Manager; and providing an effective date. **Conducted and adopted**
- (2) Consideration to approve an Interlocal Agreement by and between the City of Plano, the Regional Transportation Council, and North Central Texas Council of Governments for a \$15,000,000 grant and a \$15,000,000 loan to support the Collin Creek Redevelopment Project; and authorizing the City Manager to execute all necessary documents. **Approved**

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020

**DEPARTMENT:** City Secretary

**DIRECTOR:**

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**RECOMMENDED ACTION:** Location Link

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### **ITEM SUMMARY**

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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** City Secretary  
**DIRECTOR:**  
**AGENDA ITEM:** Recognition of Board and Commission appointments.  
**RECOMMENDED ACTION:** Proclamations and Special Recognition

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### **ITEM SUMMARY**

Recognition: The City of Plano is recognizing Board and Commission appointments. **Presented**

### **ATTACHMENTS:**

| Description                     | Upload Date | Type       |
|---------------------------------|-------------|------------|
| Board and Commission Appointees | 10/5/2020   | Attachment |



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# Recognition of Board and Commission Appointments

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# Animal Shelter Advisory Committee

- Jamey Cantrell
- Louise Chen
- Tammy Chow-Hayes
- Cindy Gordon

## Board of Adjustment

- Pat Morgan
- Jim Norton
- John Peskuski
- Wayne Rock
- Janet Stovall



# Building Standards Commission

- Ban Alali
- Alexandria Chow
- Brian Killebrew
- Dylan Rafaty
- Gabriel Rojas

# Civil Service Commission

- Penny Robe

# Community Relations Commission

- Lawrence Bisno
- Andre Lapeyrolerie
- David Maiorani
- Lata Shridharan



# Cultural Affairs Commission

- Christene Downs
- Tara Munjee
- Harry Wooten

# Heritage Commission

- Karen Bowen
- Tyler Moore
- Jane Watson

# Library Advisory Board

- Betsy Chan
- Claire Cothren
- Kumar Nandigam
- McClain Watson

# Parks and Recreation Planning Board

- Gail Marks
- Rebecca Mattern
- Cynthia Rushin

# Planning and Zoning Commission

- Gary Cary
- David Downs
- Arthur Stone

# Plano Housing Authority

- Fred Bemenderfer
- Jeanine Boehl

# Retirement Security Plan Committee

- Chris Biggerstaff
- Myra Conklin
- Jerry Smith



# Senior Advisory Board

- Tom David
- Todd Felker
- Mary Jacobs
- Mona Kafeel
- Lana Mangold

**THANK YOU FOR SERVING!**



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** City Secretary  
**DIRECTOR:** Lisa Henderson, City Secretary  
**AGENDA ITEM:** Approval of Minutes  
**RECOMMENDED ACTION:** Approval of Minutes

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### **ITEM SUMMARY**

September 25, 2020 Retreat

September 28, 2020

**Approved**

### **ATTACHMENTS:**

| Description                           | Upload Date | Type    |
|---------------------------------------|-------------|---------|
| 9/25/2020 Retreat Minutes             | 10/5/2020   | Minutes |
| 9/28/2020 Preliminary Meeting Minutes | 10/5/2020   | Minutes |
| 9/28/2020 Regular Session Minutes     | 10/5/2020   | Minutes |

**PLANO CITY COUNCIL RETREAT**  
**September 25, 2020**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Kayci Prince, Mayor Pro Tem  
Anthony Ricciardelli, Deputy Mayor Pro Tem  
Maria Tu  
Rick Grady  
Shelby Williams  
Lily Bao – via Zoom  
Rick Smith

**STAFF PRESENT**

Mark Israelson, City Manager – via Zoom and in person  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
Greg Rushin, Deputy City Attorney  
Brandi Youngkin, Director of Policy and Government Relations  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary- via Zoom

Mayor LaRosiliere convened the Council into open session on Friday, September 25, 2020, at 8:15 a.m., at the Plano Emergency Operations Center, 4125 W. Parker Road, Plano, Texas. A quorum was present.

**Discussion and Direction regarding City of Plano Vision, Mission, Strategic Plan and Goals, Council Governance, Roles and Responsibilities.**

Julia Novak, Dr. John Nalbandian and Darin Thomas with The Novak Consulting Group/Rafelis facilitated the retreat. Ms. Novak discussed the expectations and provided ground rules. Dr. Nalbandian spoke to strong mayor and council manager forms of government.

The Council took a brief recess at 9:43 a.m. and resumed discussions at 9:56 a.m.

The Council and facilitators discussed results of the consultant's discussion with the executive team.

The Council took a brief recess at 11:09 a.m. and resumed discussions at 11:14 a.m.

The Council and facilitators discussed model governing bodies.

The Council took a brief recess at 11:26 a.m. and resumed discussions at 11:46 a.m.

The Council and facilitators continued the model governing body discussion. City Manager Israelson joined the meeting in person.

The Council took a brief recess at 1:03 p.m. and resumed discussions at 1:13 p.m.

The Council discussed rules and procedures to build trust and Mayor's expectation and obligations. Mayor LaRosiliere left the retreat at 2:21 p.m. and returned at 3:00 p.m. The Council continued the rules and procedures discussion.

Nothing further was discussed. Mayor LaRosiliere adjourned the meeting at 4:10 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST

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Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
September 28, 2020**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Kayci Prince, Mayor Pro Tem – arrived at 5:03 p.m.  
Anthony Ricciardelli, Deputy Mayor Pro Tem  
Maria Tu  
Rick Grady  
Shelby Williams  
Lily Bao – via Zoom  
Rick Smith

**STAFF PRESENT**

Mark Israelson, City Manager – via Zoom  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
Greg Rushin, Deputy City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor LaRosiliere called the meeting to order at 5:00 p.m., Monday, September 28, 2020, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present. Mayor LaRosiliere stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice, Section 551.071; discuss Economic Development matters, Section 551.087; and to discuss Personnel matters, Section 551.074: for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Mayor LaRosiliere reconvened the meeting back into the Preliminary Open Meeting at 6:00 p.m.

• **Consideration and action resulting from Executive Session discussion:**

Personnel Appointments:

a) Board of Adjustment – Members and Chair

Upon a motion made by Council Member Grady and seconded by Deputy Mayor Pro Tem Ricciardelli, the Council voted 8-0 to move John Peskuski from an alternate to a regular member, and appoint Herbert Wayne Rock as an alternate member, and reappoint Robert Miller as Chair.

b) Building Standards Commission – Members and Chair

Upon a motion made by Council Member Williams and seconded by Council Member Tu, the Council voted 8-0 to appoint Ban Alali, Alexandria Chow, Brian Killebrew, Dylan Rafaty, and Gabriel Rojas as members and appoint Peter Krause as Chair.

c) Heritage Commission – Members and Chair

Upon a motion made by Council Member Smith and seconded by Council Member Tu, the Council voted 8-0 to appoint Karen Bowen, Tyler Moore, and Jane Watson as members and reappoint Harold Sickler as Chair.

d) Planning and Zoning Commission – Member and Chair

Upon a motion made by Mayor Pro Tem Prince and seconded by Deputy Mayor Pro Tem Ricciardelli, the Council voted 8-0 to appoint Gary Cary as a member and appoint M. Nathan Barbera as Chair.

• **Personnel – Appointments**

a) Animal Shelter Advisory Committee - Member and Chair

Upon a motion made by Deputy Mayor Pro Tem Ricciardelli and seconded by Council Member Bao, the Council voted 8-0 to appoint Louise Chen as a member and reappoint Karen Dubrow as Chair.

b) Community Relations Commission - Members and Chair

Upon a motion made by Council Member Grady and seconded by Mayor Pro Tem Prince, the Council voted 8-0 to appoint Lawrence Bisno and Lata Shridharan as members, Andre Lapeyrolerie as an interim member, and appoint Karen Bellessa as Chair.

c) Cultural Affairs Commission - Member and Chair

Upon a motion made by Deputy Mayor Pro Tem Ricciardelli and seconded by Council Member Smith, the Council voted 8-0 to appoint Harry Wooten as a member and appoint Rebecca Anderson as Chair.

d) Library Advisory Board - Members and Chair

Upon a motion made by Deputy Mayor Pro Tem Ricciardelli and seconded by Council Member Williams, the Council voted 8-0 to appoint Betsy Chan, Claire Cothren, Kumar Nandigam, and John McClain Watson as members and appoint Mike Bronsky as Chair.

e) Parks and Recreation Planning Board - Chair

Upon a motion made by Deputy Mayor Pro Tem Ricciardelli and seconded by Council Member Bao, the Council voted 8-0 to reappoint Doug Shockey as Chair.

f) Retirement Security Plan Committee – Member and Chair

Upon a motion made by Mayor LaRosiliere and seconded by Council Member Smith, the Council voted 8-0 to appoint Jerry Smith as a member and reappoint Myra Conklin as Chair, as recommended by City Manager Israelson.

g) Senior Advisory Board - Members and Chair

Upon a motion made by Council Member Bao and seconded by Council Member Smith, the Council voted 8-0 to appoint Tom David and Lana Mangold as members and reappoint Todd Felker as Chair.

h) Tax Increment Financing Reinvestment Zone No. 2 Board - Chair

Upon a motion made by Mayor Pro Tem Prince and seconded Council Member Tu, the Council voted 8-0 to appoint Angela Miner as Chair.

i) Tax Increment Financing Reinvestment Zone No. 3 Board - Chair

Upon a motion made by Mayor Pro Tem Prince and seconded Council Member Tu, the Council voted 8-0 to appoint Angela Miner as Chair.

j) Tax Increment Financing Reinvestment Zone No. 4 Board - Members and Chair

This item was deferred to the October 12, 2020 meeting.

- **Campaign Finance Presentation**
- **Backyard Chicken Presentation** – presented during the regular council meeting.
- **Discussion and direction re: CARES Act Funding** – presented during the regular council meeting.
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

Council Member Williams, seconded by Council Member Tu, requested information regarding adding project start deadlines to special zoning approvals be brought back to a future meeting.

Council Member Williams, seconded by Council Member Tu, requested a discussion regarding renewals and term limits for council appointees (City Manager, City Attorney, Municipal Judge) be brought back to a future meeting.

Mayor Pro Tem Prince, seconded by Council Member Tu, requested a discussion of a council member sitting on the Tax Increment Financing Reinvestment Zone boards be brought back to a future meeting.

With no further discussion, the Preliminary Open Meeting was adjourned at 7:14 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST:

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Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL  
REGULAR SESSION  
September 28, 2020**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Kayci Prince, Mayor Pro Tem  
Anthony Ricciardelli, Deputy Mayor Pro Tem  
Maria Tu  
Rick Grady  
Shelby Williams  
Lily Bao – via Zoom  
Rick Smith

**STAFF PRESENT**

Mark Israelson, City Manager –via Zoom  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
Greg Rushin, Deputy City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Monday, September 28, 2020 at 7:14 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

**Invocation and Pledge**

Mayor Pro Tem Prince led the invocation and Council Member Grady led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

Proclamation: October 2020 is National Cybersecurity Awareness Month.

Proclamation: October 2020 is National Code Compliance Month.

**Comments of Public Interest**

No one requested to speak.

**Consent Agenda**

**MOTION:** Upon a motion made by Council Member Grady and seconded by Mayor Pro Tem Prince, the Council voted 8-0 to approve all items on the Consent Agenda, as follows:

**Approval of Minutes**

September 14, 2020  
(Consent Agenda Item “A”)

## **Approval of Expenditures**

### **Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

**RFB No. 2020-0638-B** for Utility Body Pickup Trucks for Fleet Services to be used by various departments to Reliable Chevrolet for one (1) truck in the amount of \$46,239; to Caldwell Country Chevrolet for two (2) trucks in the amount of \$84,250; and to Huffines CJDR Lewisville for two (2) trucks in the amount of \$112,285; for a total amount of \$242,774; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

**RFB No. 2020-0651-ER** for the initial term of \$1,778,400 or two (2) years, whichever occurs first, with two (2) City optional renewals for Brick Screening Wall Panel Replacement & Wall Repair Requirements Contract III, Project 7283, for Public Works Department to Tracon Ventures, Ltd. in the amount of \$1,778,400 for each term; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

**RFP No. 2020-0543-B** for Haggard Park Heritage District Design Standards Update for the Planning Department to Post Oak Preservation Solutions, LLC in the amount of \$67,500; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

**RFP No. 2020-0496-B** for Silver Line Corridor Market Assessment & Economic Development Strategy for the Planning Department to AECOM Technical Services, Inc. in the amount of \$73,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

**RFP No. 2020-0522-B** for a contract term of eleven (11) months for implementation of a Recycling Contamination Pilot Study for Environmental Health and Sustainability Department to Integrity Marketing Solutions LLC in the estimated amount of \$111,593; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

**RFB No. 2020-0406-B** for Animal Services Selected Interior Renovation for Animal Services Department to Gomez Floor Covering, Inc. dba GFC Contracting in the amount of \$151,738; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

### **Purchase from an Existing Contract**

To approve the purchase of one (1) 5-6 Yard Dump Truck for Fleet Services to be used by Streets in the amount of \$91,338 from Rush Truck Center through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 601-19) (Consent Agenda Item “H”)

To approve the purchase of Publications, Audiovisual Materials, Books, Textbooks, and Ancillary Services for a one (1) year contract with three (3) one-year optional renewals in an estimated annual amount of \$240,000 with Midwest Tape, LLC; \$70,000 with Ingram Library Services LLC; \$150,000 with Brodart Co. and \$550,000 with Baker & Taylor, LLC for a total estimated annual amount of \$1,010,000 through an existing contract; and authorizing the City Manager to execute all necessary documents. (State of Texas Contract No. 715-M2) (Consent Agenda Item “I”)

### **Approval of Change Order**

To approve an increase to the current awarded contract amount of \$5,121,382 by \$90,369, for a total contract amount of \$5,211,751, for 18th Street and Rigsbee Drive Reconstruction, Project No. 6651, from Jim Bowman Construction Company, L.P. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2019-0204-B; Change Order No. 3) (Consent Agenda Item “J”)

To approve an increase to the current awarded contract amount of \$801,200 by \$112,529, for a total contract amount of \$913,729, for Downtown Parking Lots, Project No. 6993, from North Rock Construction LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2019-0479-B; Change Order No. 2) (Consent Agenda Item “K”)

### **Approval of Expenditure**

To approve an expenditure in the amount of \$240,000 for the purchase of real property located at 1609 L Avenue from the Estate of Charles Lee Kelley; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

To approve an expenditure for Professional Pavement Data Collection Services – 2020 in the amount of \$268,620 from Data Transfer Solutions, LLC (DTS) for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Project No. 7285) (Consent Agenda Item “M”)

To approve an expenditure for the purchase of library video streaming content for a one (1) year contract with five (5) automatic one-year renewals in the estimated annual amount of \$60,000 from Kanopy, Inc.; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “N”)

To approve an expenditure for the purchase of library materials including Playaways, Bookpacks, Launchpads and Wonderbooks for a one (1) year contract with five (5) automatic one-year renewals in the estimated annual amount of \$80,000 from Findaway World, LLC; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “O”)

To ratify expenditures for goods and services required to respond to the COVID-19 emergency in the estimated amount of \$919,801 from: Catapult Systems, LLC, Dell Marketing L.P., Eagle Maintenance Company, INC., EHP Consulting, L.L.C., Fastsigns International, INC., Newview Envirotec and Southern Computer Warehouse, INC.; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “P”)

To approve an expenditure for engineering professional services for Plano Event Center Courtyard Redevelopment Construction Documents, Project No. 7144.1, in the amount of \$177,250 from Kimley-Horn and Associates, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “Q”)

To approve an expenditure for SCANMAN Accounts Payable Automation software for JDE for a one (1) year contract with ten (10) one-year City optional renewals in the estimated amount of \$125,440 for the first term and \$12,040 for each renewal term from Forza IT Group B.V. for the Finance Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “R”)

To approve an expenditure for engineering professional services for Water Rehabilitation - Parkview Addition, Project No. 7286, in the amount of \$209,560 from Binkley & Barfield, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “S”)

### **Approval of Contract / Agreement**

To approve a one-year Interlocal Agreement with four (4) one-year automatic renewals by and between the Cities of Plano, Allen, and The Colony for a Public Safety Radio Communications System; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “T”)

### **Adoption of Resolutions**

**Resolution No. 2020-9-8(R):** To approve the terms and conditions of an Interlocal Agreement by and between the City of Plano, Texas and the Frisco Independent School District for the operation of the Police/School Resource Officer Program; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “U”)

**Resolution No. 2020-9-9(R):** To approve the terms and conditions of an Interlocal Agreement by and between the City of Plano, Texas and the Plano Independent School District for the operation of the Police/School Resource Officer Program; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “V”)

**Resolution No. 2020-9-10(R):** To approve the appointment of the Health Authority for the City of Plano, Dr. Mark A. Gamber, D.O., through Questcare Medical Services, PLLC, in accordance with Section 121.033 of the Texas Health and Safety Code; approving the Agreement between the City of Plano and Questcare Medical Services, PLLC for Professional Services; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “W”)

### **Adoption of Ordinances**

**Ordinance No. 2020-9-11:** To repeal Ordinance No. 2020-2-1; establishing the number of certain classifications within the Fire Department for fiscal year 2020-21; establishing the authorized number and effective dates of such positions for each classification; establishing a salary plan for the Fire Department effective September 28, 2020; and providing a repealer clause, a severability clause and an effective date. (Consent Agenda Item “X”)

**Ordinance No. 2020-9-12:** To repeal Ordinance No. 2019-9-14; establishing the number of certain classifications within the Police Department for fiscal year 2020-21; establishing the authorized number and effective dates of such positions for each classification; establishing a salary plan for the Police Department effective September 28, 2020; and providing a repealer clause, a severability clause and an effective date. (Consent Agenda Item “Y”)

**Ordinance No. 2020-9-13:** To adopt and enact Supplement Number 133 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date. (Consent Agenda Item “Z”)

### **Backyard Chicken Presentation**

Mayor LaRosiliere opened public comments for the item. Embher Chaffin, Shirley Walker, and Adam Sablich spoke in favor of allowing backyard chickens.

Council expressed concurrence to bring this item back for consideration during the next budget cycle.

### **Discussion and direction re: CARES Act Funding**

The Council expressed concurrence to use CARES Act Funding on civil service salaries and assistance for PPE to Plano (\$500,000), Frisco (\$14,000) and Lewisville (TBD) Independent School Districts.

The Council took a brief recess at 8:39 p.m. and reconvened at 8:50 p.m.

### **END OF CONSENT**

**Public Hearing and adoption of Ordinance No. 2020-9-14** as requested in Zoning Case 2020-022 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, amending Specific Use Permit No.370 for Day Care Center to add Private School on 2.8 acres of land located on the east side of Coit Road, 730 feet north of Hedgcoxe Road, in the City of Plano, Collin County, Texas, presently zoned Retail with Specific Use Permit No. 370 for Day Care Center; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: Pebblecreek Real Estate II, LLC (Regular Agenda Item “1”)

Mayor LaRosiliere opened the public hearing. No one requested to speak. Mayor LaRosiliere closed the public hearing.

**MOTION:** Upon a motion made by Council Member Bao and seconded by Council Member Smith, the Council voted 8-0, to amend Specific Use Permit No.370 for Day Care Center to add Private School on 2.8 acres of land located on the east side of Coit Road, 730 feet north of Hedgcoxe Road, in the City of Plano, Collin County, Texas, presently zoned Retail with Specific Use Permit No. 370 for Day Care Center; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2020-022 and further to adopt Ordinance No. 2020-9-14.

**Public Hearing and adoption of Ordinance No. 2020-9-15** as requested in Zoning Case 2020-025 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Urban Mixed-Use-2 on 86.2 acres of land located on the west side of Coit Road, 970 feet north of Mapleshade Lane, in the City of Plano, Collin County, Texas, to modify development standards and the locations of nonresidential and flex space/live-work uses, presently zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: Crow-Billingsley, LTD. No. 10, Texas Limited Partnership (Regular Agenda Item “2”)

Lucy Billingsley, the applicant, spoke to the project. Mayor LaRosiliere opened the public hearing. No one requested to speak. Mayor LaRosiliere closed the public hearing.

**MOTION:** Upon a motion made by Mayor Pro Tem Prince and seconded by Council Member Smith, the Council voted 5-3, with Deputy Mayor Pro Tem Ricciardelli, Council Member Williams, and Council Member Bao in opposition, to amend Urban Mixed-Use-2 on 86.2 acres of land located on the west side of Coit Road, 970 feet north of Mapleshade Lane, in the City of Plano, Collin County, Texas, to modify development standards and the locations of nonresidential and flex space/live-work uses, presently zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2020-025 and further to adopt Ordinance No. 2020-9-15.

**Resolution No. 2020-9-16(R):** To provide the City Manager authority related to personnel, procurement, public meetings and City Code and policy decisions necessary for issues that arise during the state and federal emergency declarations related to the novel coronavirus (COVID-19); and providing an effective date. (Regular Agenda Item “3”)

**MOTION:** Upon a motion made by Mayor LaRosiliere and seconded by Council Member Smith, the Council voted 8-0 to provide the City Manager authority related to personnel, procurement, public meetings and City Code and policy decisions necessary for issues that arise during the state and federal emergency declarations related to the novel coronavirus (COVID-19); terminating January 11, 2021; and further to adopt Resolution No. 2020-9-16(R).

With no further discussion, the Regular City Council Meeting adjourned at 9:56 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST:

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Lisa C. Henderson, City Secretary

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Fleet Services  
**DIRECTOR:** Gerald Cosgrove, P.E., Director of Public Works  
**AGENDA ITEM:** Rescind Award of RFB 2019-0600-B Two (2) Grapple Trucks  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

---

### **ITEM SUMMARY**

Rescind award of RFB No. 2019-0600-B for two (2) Grapple Trucks to Industrial Power Truck and Equipment. **Approved**

### **PREVIOUS ACTION/PRESENTATION**

On September 9, 2019, City Council awarded RFB No. 2019-0600-B for two (2) Grapple Trucks for Fleet Services to be utilized by Special Waste to Industrial Power Truck and Equipment. Since Industrial Power Truck and Equipment was unable to provide the units as bid, a companion agenda item has been submitted to purchase the trucks from Freightliner of Austin through an existing contract.

### **BACKGROUND**

This bid was awarded on September 9, 2019 to Industrial Power Truck and Equipment in the amount of \$360,909. The vendor is unable to provide the units as bid. Therefore, the Public Works Department requests that the award be rescinded. Award of this purchase to a new vendor is requested in a companion agenda item.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

For this item, Public Works is requesting to rescind the award of Bid No. 2019-0600-B Grapple Trucks. This bid was awarded on September 9, 2019 to Industrial Power Truck and Equipment in the amount of \$360,909, but the vendor is unable to provide the units as bid. Award of this purchase to a new vendor is requested in a companion agenda item.

Approval of this rescission relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description                 | Upload Date | Type    |
|-----------------------------|-------------|---------|
| Photograph of Grapple Truck | 9/21/2020   | Exhibit |



Grapple Truck

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Public Works  
**DIRECTOR:** Gerald Cosgrove, P.E., Director of Public Works  
**AGENDA ITEM:** 2020-0660-AC Reinforcing Steel  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

---

### **ITEM SUMMARY**

RFB No. 2020-0660-AC for a one (1) year contract with four (4) one-year automatic renewals for Reinforcing Steel for the Public Works Department to Arco Contractors Supply Co. in the estimated annual amount of \$96,211; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Public Works Department recommends the bid of Arco Contractors Supply Co. be awarded the contract for Reinforcing Steel. The initial term of this contract will be one-year from the effective date. The contract will automatically renew for up to four additional one-year periods unless terminated sooner pursuant to the City's terms and conditions. The estimated one-year expenditure is \$96,211.20.

The Public Works Department currently contracts the purchase of reinforcing steel. The contractor delivers various sizes of reinforcing steel to the Parkway Service Center as needed to repair sidewalks, streets, curbs, and alleys.

If this contract is not approved by City Council, Streets and Drainage Divisions will not be able to make permanent repairs to existing streets, sidewalks, curbs and alleys causing unsafe conditions for the citizens of Plano.

The funding for this contract is coming from the General Fund – Streets (01-742).

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the FY 2020-21 Street budget. This contract is an annual contract with four (4) one-year renewal options. The approximate total cost is \$481,056, assuming all renewals are executed. The annual financial breakdown is: 2020-21 \$96,211.20, 2021-22 \$96,211.20, 2022-23 \$96,211.20, 2023-24 \$96,211.20 and 2024-25 \$96,211.20. Funding for future year expenditures will be available in the Streets budget and are dependent on contract renewals. All future year expenditures will occur within Council approved appropriations.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description | Upload Date | Type      |
|-------------|-------------|-----------|
| Bid Recap   | 9/22/2020   | Bid Recap |

# CITY OF PLANO

## Bid No. 2020-0660-AC RFB for Reinforcing Steel Bid Recap

---

**Bid opening Date/Time:** August 31, 2020 @ 1:00 PM

**Number of Vendors Notified:** 290

**Vendors Submitting "No Bids":** 2

**Number of Bids Submitted:** 1

**Vendor Name**

Arco Contractors Supply Co.

**Total Base Bid**

\$96,211.20

**Recommended Vendor(s):**

Arco Contractors Supply Co.

\$96,211.20

*Nancy Corwin*

Nancy Corwin, Sr. Buyer

August 31, 2020

Date

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Engineering  
**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering  
**AGENDA ITEM:** Award a bid in the amount of \$1,184,431 for Legacy Drive at Dallas North Tollway Pedestrian Crossing Project No. 6867  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

---

### **ITEM SUMMARY**

RFB No. 2020-0478-B for Legacy Drive at Dallas North Tollway Pedestrian Crossing, Project No. 6867, for the Engineering Department to Joel Brown & Co. LLC dba J.B. & Co., LLC in the amount of \$1,184,431; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Engineering Department accepted bids on July 30, 2020 for the Legacy Drive at the Dallas North Tollway Pedestrian Crossing, Project 6867. The project includes the construction of a brick paver sidewalk, landscape planter bed, concrete traffic barrier, shade structures and decorative pedestrian fence.

The lowest responsive, responsible bid was submitted by Joel Brown & Co. LLC dba J.B. & Co., LLC in the amount of \$1,184,431. There were a total of 1,039 vendors notified of this project. Two (2) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the pedestrian crossing connecting the east and west sides of the Legacy development will continue to have pedestrian safety and aesthetic concerns, further approximately \$340,000 in federal funding will be forfeited.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2020-21 Street Improvements CIP. Construction services for the pedestrian crossing at Legacy Drive and Dallas North Tollway Pedestrian Crossing, in the total estimated amount of \$1,184,431, will leave a project balance of \$206,025 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Multi-Modal Transportation and Mobility Solutions.

### **ATTACHMENTS:**

| Description  | Upload Date | Type      |
|--------------|-------------|-----------|
| Bid Recap    | 10/5/2020   | Bid Recap |
| Location Map | 9/23/2020   | Map       |

# CITY OF PLANO

## RFB CIP

**Bid No. 2020-0478-B**

### **Legacy Drive at Dallas North Tollway Pedestrian Crossing Project No. 6867**

## **Bid Recap**

|  |                       |
|--|-----------------------|
| <b><u>Bid Opening Date/Time:</u></b>                   | July 30, 2020 2:00 PM |
| <b><u>Number of Vendors Notified:</u></b>              | 1,039                 |
| <b><u>Vendors Submitting "No Bids":</u></b>            | 6                     |
| <b><u>Number of Non-Responsive Bids Submitted:</u></b> | 0                     |
| <b><u>Number of Responsive Bids Submitted:</u></b>     | 2                     |

|  |                          |
|--|--------------------------|
| <b><u>Vendor:</u></b>                    | <b><u>Total Bid:</u></b> |
| Joel Brown & Co. LLC dba J.B. & Co., LLC | \$ 1,184,431.00          |
| Joe Funk Construction, Inc               | \$ 1,352,456.70          |

### **Recommended Vendor:**

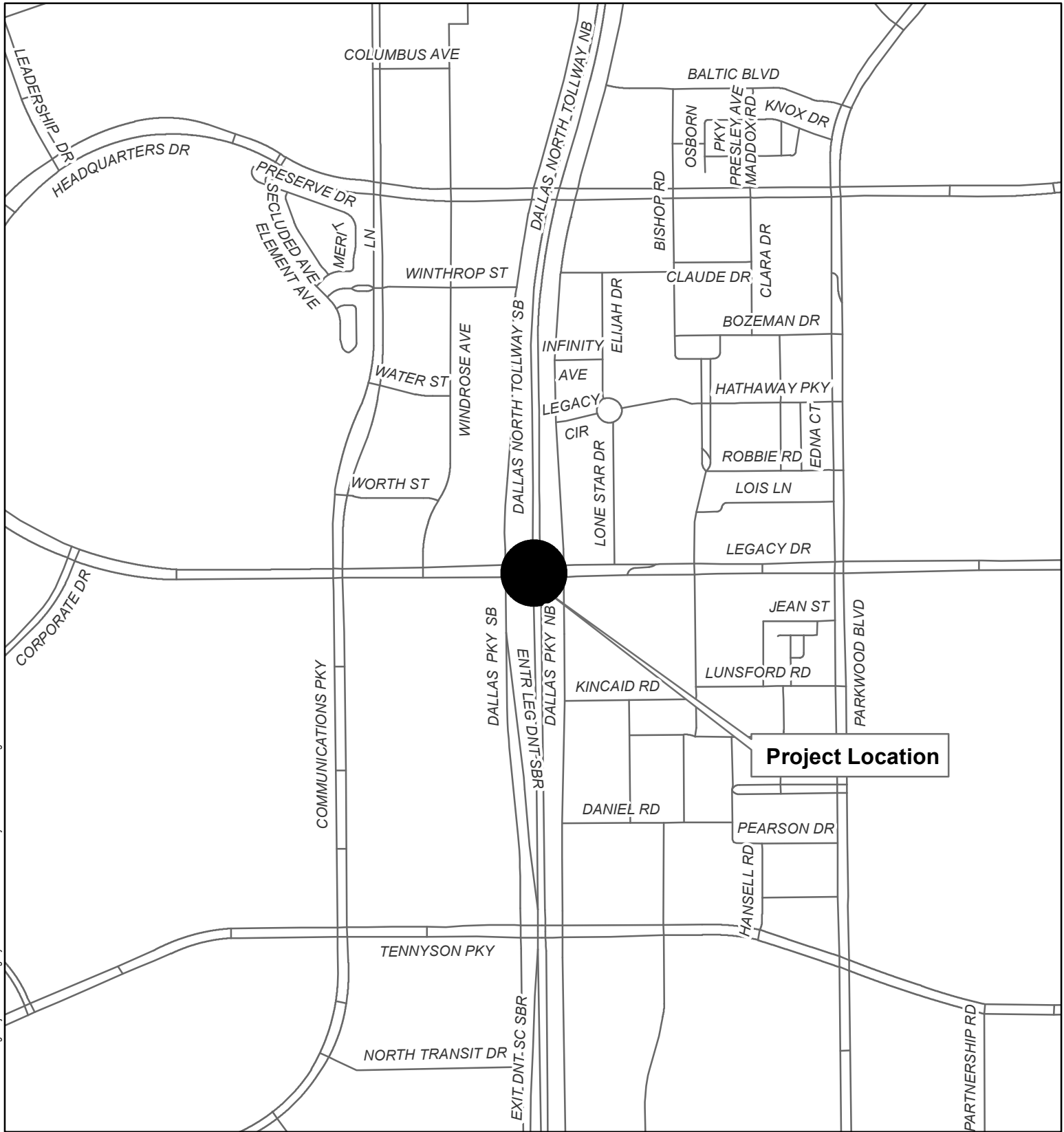
|  |                 |
|--|-----------------|
| Joel Brown & Co. LLC dba J.B. & Co., LLC | \$ 1,184,431.00 |
|--|-----------------|

*Stephanie Shaffer*

Stephanie Shaffer, Contract Administrator

9/23/2020

Date



0 250 500  
Feet



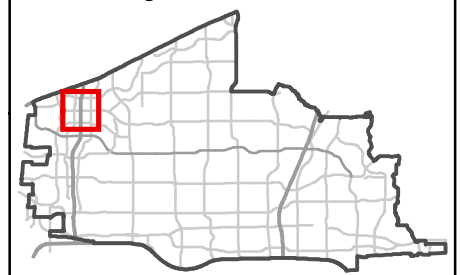
City of Plano GIS Division  
December 2017

## Legacy Drive at Dallas North Tollway Pedestrian Crossing

Project No. 6867

Page 33

### Project Location



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Fleet Services  
**DIRECTOR:** Gerald Cosgrove, P.E., Director of Public Works  
**AGENDA ITEM:** Purchase of two (2) Grapple Trucks through TIPS Contract No. 200206  
**RECOMMENDED ACTION:** Purchase from Existing Contract

---

### **ITEM SUMMARY**

To approve the purchase of two (2) Grapple Trucks for Fleet Services to be used by Special Waste in the amount of \$369,967 from Freightliner of Austin through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 200206) **Approved**

### **PREVIOUS ACTION/PRESENTATION**

On September 9, 2019, City Council awarded RFB No. 2019-0600-B for two (2) Grapple Trucks for Fleet Services to be utilized by Special Waste to Industrial Power Truck and Equipment. Since Industrial Power Truck and Equipment was unable to provide the units as bid, a companion agenda item has been submitted to rescind the original award.

### **BACKGROUND**

It is the recommendation of Fleet Services to purchase two (2) Grapple Trucks in the amount of \$369,967 from Freightliner of Austin through TIPS Contract No. 200206. Fleet Services reviewed this cooperative contract quote for units that are readily available and found it to be the best value for the City. Purchasing has researched multiple cooperative contracts and is unable to find Grapple Trucks available through any other cooperative purchasing organization or program. The rescission of an award for the purchase of two (2) Grapple Trucks to Industrial Power Truck and Equipment is requested in a companion agenda item.

One (1) unit is a scheduled replacement from Capital Outlay FY19-20 for unit 11802 Truck, Crane in Cost Center 751 Special Waste. One (1) unit is a new addition from Capital Outlay FY19-20 in Cost Center 751 Special Waste. Due to operational demands, it is necessary to purchase at this time.

The purchase of these units is necessary for the following reasons:

1. The old unit is in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and re-sale value. Based on these criteria, Fleet Services recommends the replacement of the above unit.
2. The new addition unit will allow Special Waste to implement modifications to its Bulky Collection Program services. These modifications include moving from one day per month unscheduled collection to up to one day per week scheduled collection. Additionally, large yard trimmings will now be collected.
3. If the replacement unit is not purchased, we will incur additional maintenance costs and the salvage value will be greatly depreciated. In addition, the older, aging unit will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs. If the new addition is not purchased, Special Waste will not be able to implement modifications to its Bulky Collection Program service.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (TIPS Contract No. 200206 / City of Plano Internal Contract No. 2020-0726-O)

#### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding in the amount of \$360,909 was originally approved at the September 9, 2019 City Council meeting and awarded to Industrial Power Truck and Equipment. Since the original vendor was unable to provide the units as bid, a companion agenda item has been submitted to rescind the original award. It is the recommendation of Fleet Services to purchase two (2) Grapple Trucks in the amount of \$369,967 from Freightliner of Austin through TIPS Contract No. 200206. One (1) unit is a scheduled replacement for unit 11802 Truck, Crane in Cost Center 751 Special Waste, one (1) unit is a new addition in Cost Center 751 Special Waste, and due to operational demands, it is necessary to purchase at this time. The additional funds in the amount of \$9,058 needed for this purchase are available from savings in previous Equipment Replacement Fund purchases.

Approval of this purchase relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

#### **ATTACHMENTS:**

| Description                 | Upload Date | Type    |
|-----------------------------|-------------|---------|
| Photograph of Grapple Truck | 9/23/2020   | Exhibit |



Grapple Truck



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Technology Services  
**DIRECTOR:** Roger Wright, Chief Information Officer  
**AGENDA ITEM:** Renewal of Sierra Wireless Mobile Routers Annual Maintenance through NIPA Contract 2018011-01  
**RECOMMENDED ACTION:** Purchase from Existing Contract

---

### **ITEM SUMMARY**

To approve the purchase of annual maintenance for Sierra Wireless Mobile Routers for Technology Services in the amount of \$54,317 from CDW-G through an existing contract; and authorizing the City Manager to execute all necessary documents. (NIPA Contract No. 2018011-01) **Approved**

### **BACKGROUND**

The City of Plano installed approximately 250 mobile vehicle routers in all first responder vehicles for Fire, Police and Animal Services during late 2019 and early 2020. This was done in order to provide mobile connectivity that is more resilient to outages and consolidate LTE expenses.

It is critical that the City keeps maintenance on these routers so the latest security updates and upgrades are made available to our first responders. These routers provide these personnel with real-time access to mapping and computer-aided dispatch (CAD) systems. Maintenance on the routers also includes hardware support should devices have issues and includes advanced replacement services. Although we maintain a few spares for emergencies, the advanced replacement service ensures that we obtain a replacement device within two days instead of waiting weeks to get a unit back from repair.

If this maintenance is not awarded, we leave our public safety vehicles exposed to possible security threats and the possibility that some emergency vehicles will be out of service longer than necessary. The mobile routers have proven to increase reliability of their connectivity and have enabled us to push more data to our first responders enabling more advanced features than they had access to before.

Purchasing requested quotes for annual maintenance from other vendors and CDW-G was the lowest of the quotes received.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (NIPA Contract No. 2018011-01 / City of Plano Internal Contract No. 2020-0725-OR)

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This request is to purchase the annual maintenance for Sierra Wireless Mobile Routers, in the amount of \$54,317, which is available in the 2020-21 Technology Services Fund.

Approval of this item relates to the City of Plano's Strategic Plan Critical Success Factors of an Excellent, Innovative, and Accountable City Government and Safe, Vibrant Neighborhoods.

**ATTACHMENTS:**

| Description             | Upload Date | Type                    |
|-------------------------|-------------|-------------------------|
| Cooperative Quote Recap | 9/24/2020   | Cooperative Quote Recap |

CITY OF PLANO  
SOLICITATION NO. 2020-0725-OR  
SIERRA WIRELESS MOBILE ROUTERS ANNUAL MAINTENANCE  
COOPERATIVE QUOTE RECAP

---

**Quote Due Date/Time:** September 18, 2020 @ 4 p.m.

**Number of Vendors Contacted:** 5

**Number of Quotes Received:** 2

|  |             |
|--|-------------|
| CDW-G<br>via NIPA 2018011-01                       | \$54,317.00 |
| GTS Technology Solutions, Inc.<br>via DIR-TSO-3652 | \$70,850.00 |

**Recommended Vendor**

|                              |             |
|------------------------------|-------------|
| CDW-G<br>via NIPA 2018011-01 | \$54,317.00 |
|------------------------------|-------------|

*Lincoln Thompson*

\_\_\_\_\_  
Lincoln Thompson, Senior Buyer

September 18, 2018  
\_\_\_\_\_  
Date

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Technology Services  
**DIRECTOR:** Roger Wright, Chief Information Officer  
**AGENDA ITEM:** Renewal of Annual Tableau Software Licenses and Support.  
**RECOMMENDED ACTION:** Purchase from Existing Contract

---

### **ITEM SUMMARY**

To approve the purchase of annual Tableau software licenses and support for Technology Services in the amount of \$62,885 from SHI Government Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-TSO-4288) **Approved**

### **BACKGROUND**

Tableau is a data analytics and visualization business intelligence platform that empowers departments to make informed business decisions. The City has been utilizing Tableau Server for 3 years as a part of its Business Intelligence strategy for reporting, dashboards, and other data visualizations. Currently, the City maintains 140 Tableau Server Explorer Licenses which are assigned to departmental staff across 17 departments which include Fire Admin, Finance, Building Inspections, Neighborhood Services, Technology Services and others. In total there are a total of 138 reports, dashboards, and visualizations that are utilized for their operational needs. Additionally, this renewal includes 7 Tableau Desktop Creator licenses that enables the creation of the content.

If this license agreement is not awarded, departments that leverage Tableau for operational needs would need to return to manual analysis. Tableau has proven to increase visibility to data across disparate systems saving staff time and increasing productivity.

Purchasing requested quotes for annual license and support from other vendors and SHI was the lowest of the quotes received.

The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (DIR Contract No. DIR-TSO-4288 / City of Plano Internal Contract No. 2020-0740-OR)

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This request is to purchase the annual software licenses and support for Tableau from SHI Government Solutions, Inc., in the amount of \$62,885, which is available in the 2020-21 Technology Services Fund.

Approval of this item relates to the City of Plano's Strategic Plan Critical Success Factors of an Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description       | Upload Date | Type                    |
|-------------------|-------------|-------------------------|
| Cooperative Recap | 9/30/2020   | Cooperative Quote Recap |

**CITY OF PLANO  
SOLICITATION NO. 2020-0740-OR  
TABLEAU SOFTWARE LICENSE RENEWAL  
COOPERATIVE QUOTE RECAP**

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**Quote Due Date/Time:** September 28, 2020 @ 4:30 p.m.

**Number of Vendors Contacted:** 3

**Number of Quotes Received:** 2

|  |             |
|--|-------------|
| SHI Government Solutions, Inc.<br>via DIR-TSO-4288 | \$62,884.80 |
|--|-------------|

|                              |             |
|------------------------------|-------------|
| CDW-G<br>via NIPA 2018011-01 | \$64,859.00 |
|------------------------------|-------------|

**Recommended Vendor:**

|   |              |
|---|--------------|
| SHI Government Solutions, Inc. DIR-TSO-4288 | \$ 62,884.80 |
|---|--------------|

*Earl Whitaker*

Earl Whitaker  
Purchasing Agent

*September 29, 2020*

Date

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Special Projects  
**DIRECTOR:** Peter Braster, Director of Special Projects  
**AGENDA ITEM:** Plano Marine Development 1st Amendment.  
**RECOMMENDED ACTION:** Approval of Contract Modification

---

### **ITEM SUMMARY**

To approve an amendment to the Development Agreement between the City of Plano, Texas and TB Plano 1 LLC for the Plano Marine Development Project; and authorizing the City Manager to execute all necessary documents. **Approved**

### **PREVIOUS ACTION/PRESENTATION**

A Development Agreement with TB Plano 1 LLC was approved at the August 13, 2018 Council Meeting. The Development Agreement approved funds in the not to exceed amount of \$423,356. The funds allow for the relocation of an Atmos gas line in the amount of \$249,000 and the installation of a new storm drain line in J Place, in the amount of \$174,356.

### **BACKGROUND**

The Plano Marine Project is located at the northwest corner of 10<sup>th</sup> Street and K Avenue. The project consists of two multifamily buildings with 380 total units and a 512-space parking garage. In addition, the new DART 12th Street Red Line Station and the new DART 12th Street Silver Line Station will be adjacent to the development.

The developer has now made a request for additional funds to aid in undergrounding the aerial power lines on the north side of 10<sup>th</sup> Street. The Board of Directors for the Tax Increment Financing Reinvestment Zone Number Two (TIRZ#2) has reviewed the additional request. The Board recommends the approval of an amendment to the development agreement in the not to exceed amount of \$290,000. The \$290,000 represents approximately half of the total cost of relocation to underground conduits. The developer will be funding the remainder of the cost.

If approved, this amendment will bring the total not to exceed amount of the development agreement to \$713,356.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the TIRZ#2 Fund. The amendment to the Plano Marine Project development agreement in an amount not to exceed \$290,000, will leave a balance of \$10,829,434 for future TIRZ#2 funded projects.

Approval of this item will support the City's Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

### **ATTACHMENTS:**

| Description | Upload Date | Type      |
|-------------|-------------|-----------|
| Agreement   | 10/6/2020   | Agreement |

**FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLANO,  
TEXAS AND TB PLANO 1 LLC FOR THE PLANO MARINE DEVELOPMENT PROJECT**

This First Amendment to Development Agreement ("Agreement") is entered into by and between the City of Plano, a Texas municipal corporation (the "City"), acting by and through its duly authorized officers, and TB Plano 1 LLC, a Delaware limited liability company ("Developer").

**WITNESSETH:**

**WHEREAS**, the City is authorized pursuant to the laws of Texas and its Home Rule Charter to enter into agreements with persons or entities intending to undertake any development on real property for the purposes of providing supporting public facilities and services; and

**WHEREAS**, the City and the Developer executed a City Council approved Development Agreement on August 22, 2018; and

**WHEREAS**, Developer remains committed to develop a site of approximately 5.577± acres located at the northwest corner of 10th Street and K Avenue (the "Property"); and

**WHEREAS**, the Property is located in Tax Increment Reinvestment Zone No. 2 ("TIRZ#2") and is in keeping with the intent of that reinvestment zone, including the promotion of sound growth; and

**WHEREAS**, a portion of the proposed public improvements (hereinafter defined as the "Public Improvements") shown in the Plan are to be funded through the revenue derived by TIRZ#2 in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, to promote development and redevelopment in the area through the use of tax increment financing; and

**WHEREAS**, the Public Improvements are funded under General Category Allocations (demolition; and streets, utilities and landscaping) identified in the current *Project Plan and Financing Plan* for TIRZ#2, for which Four Hundred Twenty-Three Thousand Three Hundred and Fifty-Six Dollars (\$423,356) has been previously budgeted; and

**WHEREAS**, additional Public Improvement Funds for the undergrounding of overhead utility had been requested by the Developer and the expenditure recommended by the TIRZ#2 Board of Directors in the amount of Two Hundred Ninety Thousand Dollars (\$290,000); and

**WHEREAS**, the total funds allocated and budgeted for this development is now Seven Hundred Thirteen Thousand Three Hundred and Fifty-Six Dollars (\$713,356); and

**WHEREAS**, Developer's proposed development is consistent with the goals and objectives as set forth in the Downtown Plano Vision and Strategy Update, adopted by the City Council by Resolution No. 2013-2-20(R), dated February 25, 2013; and

**WHEREAS**, the City's public health, safety and general welfare will be enhanced by placing overhead utilities underground.

**NOW THEREFORE**, in consideration of the foregoing, and for other good and valuable consideration, the parties agree as follows:

I.

SECTION 2.A.1 shall be deleted and replaced with the following:  
"Pay to Developer the lesser of Seven Hundred Thirteen Thousand Three Hundred and Fifty-Six Dollars (\$713,356) or funds expended by Developer on Project Costs (defined below) less Overhead Costs (defined below) upon Developer's completion of the conditions set forth in Section 1(A) above within 30 days after approval of final inspection of the Public Improvements and City's receipt of Developer's written request for payment. Reimbursement to the Developer for eligible expenses, "Project Costs" (as defined hereinafter) will occur after final inspection and acceptance of the Public Improvements by the City in accordance with Section 1.A.5 and 1.A.6 above. However, such reimbursement shall exclude "Overhead Costs" (as defined hereinafter)."

II.

SECTION 2.A.2.i shall be deleted and replaced with the following:

"Construction of storm sewer, drainage, water utilities, paving, lighting, landscape, hardscape and other improvements required by the City, both on-site and off-site, and undergrounding utilities that are described or specified on the project plans approved by the City in the not to exceed amount of \$713,356."

III.

Exhibit C shall be deleted in its entirety and replaced with the attached Exhibit "C".

**IN WITNESS WHEREOF:** This First Amendment shall be effective upon the last date of execution by all parties.

**CITY OF PLANO, TEXAS, a home rule municipal corporation**

By: \_\_\_\_\_  
Mark D. Israelson, City Manager

Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF COLLIN**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
by Mark D. Israelson, City Manager, of **CITY OF PLANO, TEXAS**, a home rule municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**TB Plano 1 LLC, a Delaware limited liability company**

By: \_\_\_\_\_  
Joshua M. Rubinich, Senior Vice President

Date: \_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF PENNSYLVANIA**

**COUNTY OF MONTGOMERY**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
by \_\_\_\_\_, \_\_\_\_\_ of **TB Plano 1 LLC**, a Delaware limited liability company.

\_\_\_\_\_  
Notary Public, State of Pennsylvania

My Commission Expires: \_\_\_\_\_

## **EXHIBIT C**

### **Description and Cost Estimates of Public Improvements**

#### **SUMMARY DESCRIPTION AND CONSTRUCTION COST ALLOWANCE OF PUBLIC IMPROVEMENTS**

Public Improvements of least Seven Hundred Thirteen Thousand Three Hundred and Fifty-Six Dollars (\$713,356) are comprised of the following scope items:

- a. Streets, Utilities, and Landscaping: Reimbursement of the cost of on-street parking, brick sidewalks, street trees, ornamental street lights, undergrounding overhead utilities, and other improvements in the public right-of-way. In addition, the reimbursement of the cost of off-site adjustments to public utilities as required to provide service to the site including but not limited to overhead utilities. The requested TIF funding is the actual cost of the work in an amount not to exceed \$713,356.

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Police  
**DIRECTOR:** Ed Drain, Chief of Police  
**AGENDA ITEM:** To approve an expenditure for the office lease renewal for a Neighborhood Police Office in The Shops at Legacy development.  
**RECOMMENDED ACTION:** Approval of Contract Modification

---

### **ITEM SUMMARY**

To approve an expenditure for the office lease renewal for a five (5) year and two (2) months contract in the estimated amount of \$103,684 from The Shops at Legacy (RPAI) L.P. for the Neighborhood Police Officer (NPO) Unit; and authorizing the City Manager to execute all necessary documents. (2020-0648-AC; Modification No. 1) **Approved**

### **BACKGROUND**

It is recommended that the lease agreement by and between the City of Plano and The Shops at Legacy (F L.P. be amended and restated for Space No. 39 with an address of 7200 Bishop Road, Plano, Texas 75024. This first amendment and restatement of an office lease dated October 30, 2015.

This site is currently the Police Department's location for the Neighborhood Police Office which provides police services for residents and businesses in The Shops at Legacy area and the Police Department recommends retain this site.

The term of this agreement shall be extended for a period of five (5) years and two (2) months beginning on November 1, 2020 and expiring December 31, 2025, unless sooner terminated pursuant to the terms of the Lease. The rental periods are as follow as well as the basic annual and monthly rent:

|                                      |                    |                    |
|--------------------------------------|--------------------|--------------------|
| November 1, 2020 – October 31, 2021  | \$18,291.00 Annual | \$1,524.25 Monthly |
| November 1, 2021 – October 31, 2022  | \$19,110.00 Annual | \$1,592.50 Monthly |
| November 1, 2022 – October 31, 2023  | \$19,972.68 Annual | \$1,664.39 Monthly |
| November 1, 2023 – October 31, 2024  | \$20,868.12 Annual | \$1,739.01 Monthly |
| November 1, 2024 – December 31, 2025 | \$21,807.24 Annual | \$1,817.27 Monthly |

The rental rates listed above are based on RPAI's cost involved for the break-even operation of this space and as are well below the normal lease rate per square foot of premises rented for this area. If this amendment and restated lease is not approved it will be necessary for the Police Department to relocate. Relocating may cause the Department to incur expenses for moving to and outfitting another location as well as a more expensive lease rate than that offered by RPAI. The Shops at Legacy geographic area will impede the delivery of police services in this very popular and densely populated area of the City.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item approves the first amendment and restatement of the office lease for the Neighborhood Police Office at The Shops at Legacy (RPAI) L.P. Expenditures will be made based on need and within the approved budget appropriations for each year of the agreement, which begins November 1, 2020 and ends on December 31, 2025. Lease payments, in the total estimated amount of \$103,684 (\$16,767 in FY 2020-21, \$19,042 in FY 2021-22, \$19,901 in FY 2022-23, \$20,793 in FY 2023-24, \$21,729 in FY 2024-25, and \$5,452 in FY 2025-26)

will leave a current year balance of \$73,233 for monthly rental payments for other leased space in the Police Department.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government that promotes Residential and Commercial Economic Vitality and Safe, Vibrant Neighborhoods.

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Engineering  
**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering  
**AGENDA ITEM:** Police Substation at McDermott and Robinson  
**RECOMMENDED ACTION:** Approval of Change Order

---

### **ITEM SUMMARY**

To approve a decrease to the current awarded contract amount of \$10,912,597 by \$188,574, for a total contract amount of \$10,724,023, for Police Substation at McDermott and Robinson, Project No. 6805, from Pogue Construction Company, LP for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (RFQ No. 2018-0175-B; Change Order No.1) **Approved**

### **BACKGROUND**

Council accepted the Guaranteed Maximum Price proposal from Pogue Construction Company, LP, selected under RFQ No. 2018-0175-B, for the construction of the Police Substation at McDermott and Robinson on February 11, 2019. The project completed on May 27, 2020. This change order reconciles closeout of the project and returns unused contingency funds, unused portion of the landscaping allowance, and shared savings from efficiencies realized during construction and subcontractor buyout savings.

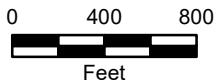
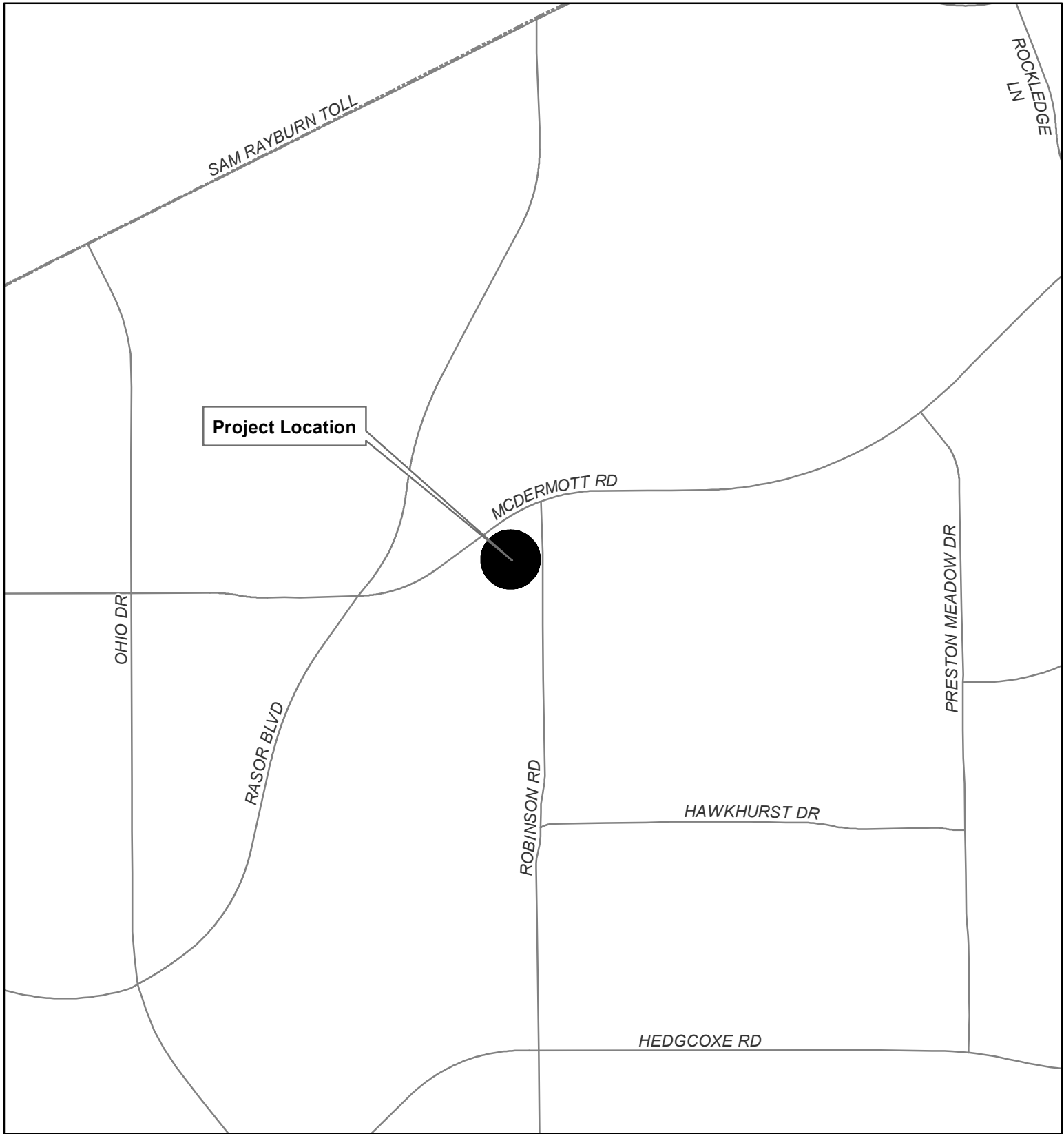
### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item approves a decrease in the contract with Pogue Construction Company, LP for construction services for the Police Substation at McDermott and Robinson. Reducing the current contract by \$188,574 will leave a project balance of \$276,323 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description  | Upload Date | Type |
|--------------|-------------|------|
| Location Map | 9/11/2020   | Map  |



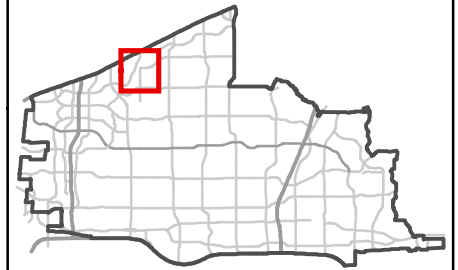
City of Plano BI-GIS Division

## Police Substation at McDermott and Robinson

**Project No. 6805**

Page 50

### Project Location



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020

**DEPARTMENT:** Parks

**DIRECTOR:** Ron Smith, Director of Parks and Recreation

**AGENDA ITEM:** Approval of an expenditure in the amount of \$94,000 for landscape architect professional services for Carpenter West Drainage Way Stabilization, Project No. 7284

**RECOMMENDED ACTION:** Approval of Expenditure

---

### **ITEM SUMMARY**

To approve an expenditure for landscape architect professional services for Carpenter West Drainage Way Stabilization, Project No. 7284, in the amount of \$94,000 from JBI Partners, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Carpenter West Drainage Way Stabilization project includes Topographic Survey, Design and Engineer sealed construction documents, As-Built Survey, and As-Built LOMR (Letter of Map Revision). The project area includes portions of the drainage way between Carpenter Loop Road and Preston Meadow Drive that are experiencing significant bank erosion. The project will address stabilizing methods and recovering severely eroded drainage way banks. The bank erosion has extended into Carpenter Park as well as on to the PSA Building lot.

This Professional Services Agreement will provide a professionally engineered solution, construction plans, as-built plans, and coordination with FEMA. The drainage way is within the flood plain and requires professionally engineered plans as well as FEMA coordination.

The recommended consultant, JBI Partners, Inc. is very familiar with Carpenter Park. They served as the prime consultant to the recent athletic field renovations to both the north and south sides of the park. Both projects included a substantial amount of work in the flood plain and coordination with FEMA.

The attached pictures of the bank erosion describe the existing conditions.

The Parks and Recreation Department recommends approval of an expenditure in the amount of \$94,000 for professional services from JBI Partners, Inc. for the Carpenter West Drainage Way Stabilization project. JBI Partners, Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2019-0248-X and their recent involvement with renovations at Carpenter Park. The contract fee is \$94,000 which includes topographic survey, preliminary design, construction documents and City Flood Study, as-built survey, and as-built LOMR (Letter of Map Revision).

Not approving the expenditure would result in continued erosion and jeopardizing assets in Carpenter Park and at the PSA Building. If this project is not awarded, the result will be continued erosion and jeopardizing assets in Carpenter Park and at the PSA Building

The design process for Carpenter West Drainage Way Stabilization is estimated to be completed in early

2021, as the total design time is 120 working days. The project will then be released for bidding.

Bids will be reviewed, an offeror will be selected and a bid award is anticipated to need Council action in mid 2021.

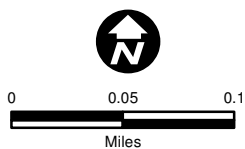
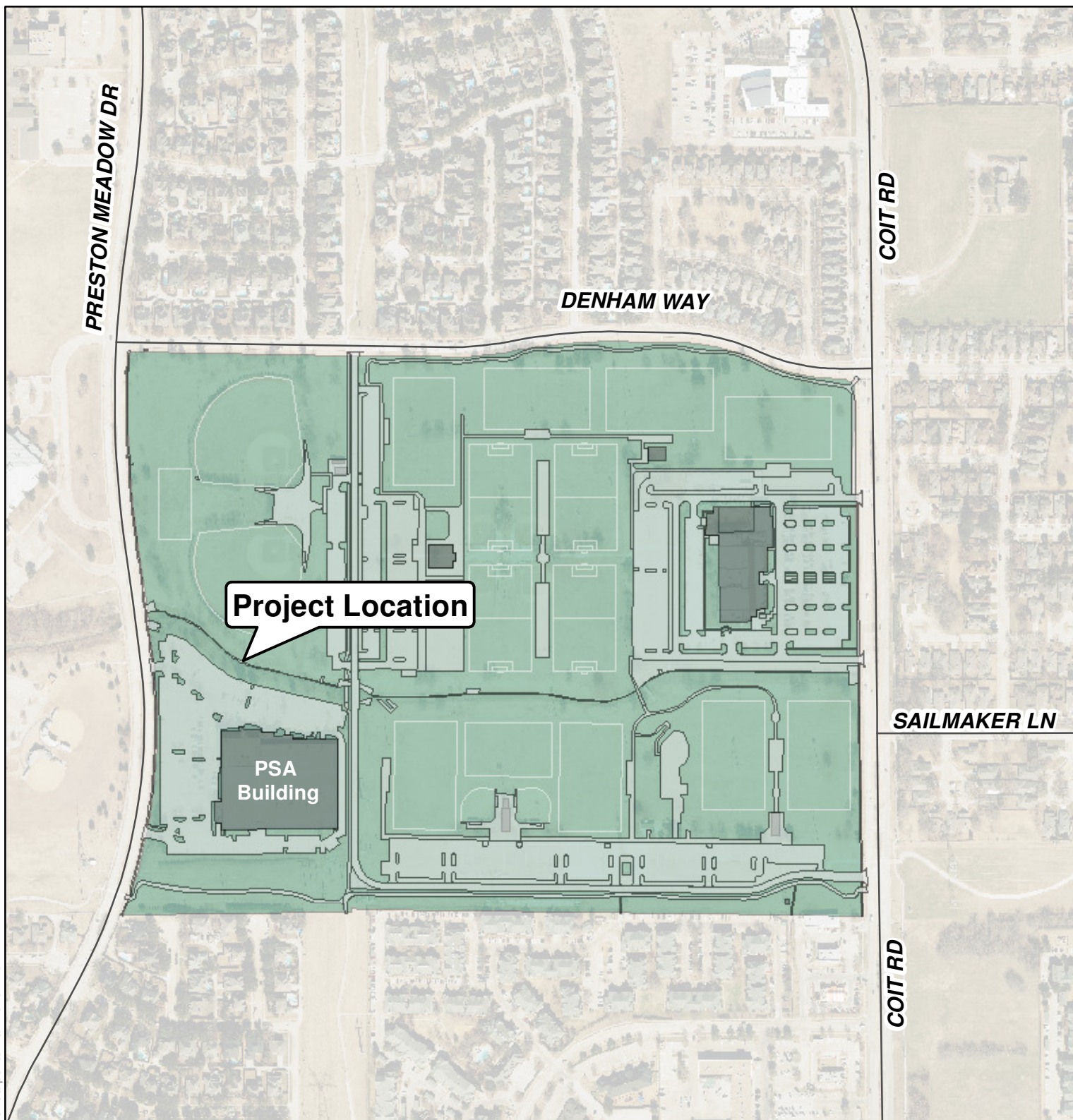
#### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2020-21 Municipal Drainage CIP. Professional design services for the Carpenter West Drainage Way Stabilization project, in the total estimated amount of \$94,000, will leave a balance of \$276,000 for future project expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Safe, Vibrant Neighborhoods.

#### **ATTACHMENTS:**

| Description      | Upload Date | Type       |
|------------------|-------------|------------|
| Location Map     | 9/23/2020   | Map        |
| Location Picture | 9/24/2020   | Attachment |
| Location Picture | 9/24/2020   | Attachment |
| Location Picture | 9/28/2020   | Attachment |
| Location Picture | 9/28/2020   | Attachment |
| Location Picture | 9/24/2020   | Attachment |
| Location Picture | 9/24/2020   | Attachment |



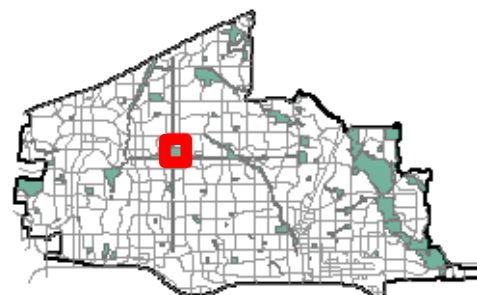
City of Plano Park Planning Division  
9/23/2020

## Carpenter West Drainage Way Stabilization

6701 Coit Road  
Plano, TX 75024

**Project Number: 7284**  
Page 53

Location Map















## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020

**DEPARTMENT:** Engineering

**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering

**AGENDA ITEM:** Approval of an expenditure in the amount of \$212,170 for engineering professional services for Water Rehabilitation - Frontier Lane, Sparrows Point Drive, Webster Drive, Keenan Circle, Redondo Circle, and Raywood Circle, Project No. 7295

**RECOMMENDED ACTION:** Approval of Expenditure

---

### **ITEM SUMMARY**

To approve an expenditure for engineering professional services for Water Rehabilitation - Frontier Lane, Sparrows Point Drive, Webster Drive, Keenan Circle, Redondo Circle, and Raywood Circle, Project No. 7295, in the amount of \$212,170 from Halff Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Engineering Department recommends approval of an expenditure in the amount of \$212,170 for engineering professional services from Halff Associates, Inc., for the Water Rehabilitation - Frontier Lane, Sparrows Point Drive, Webster Drive, Keenan Circle, Redondo Circle, and Raywood Circle, Project No. 7295. This project includes approximately 5,515 linear feet of existing water line and pavement repairs on the following streets:

1. Frontier Lane (Tucson Court to End) (1,150 LF)
2. Sparrows Point Drive (Deerfield Drive to Country Place Drive) (1,435 LF)
3. Webster Drive (Stratford Drive to Evans Drive) (1,570 LF)
4. Keenan Circle (Pebble Vale Drive to End) (380 LF)
5. Redondo Circle (Pebble Vale Drive to End) (470 LF)
6. Raywood Circle (Pebble Vale Drive to End) (510 LF).

The total expenditure is for \$212,170.

Halff Associates, Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2019-398-X.

The benefit of this project includes renewed water line systems which will reduce maintenance costs and interruptions of service to residents.

Not approving the expenditure would result in continued maintenance costs, intermittent service interruptions, and a reduction in quality of life for local residents.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

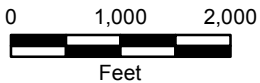
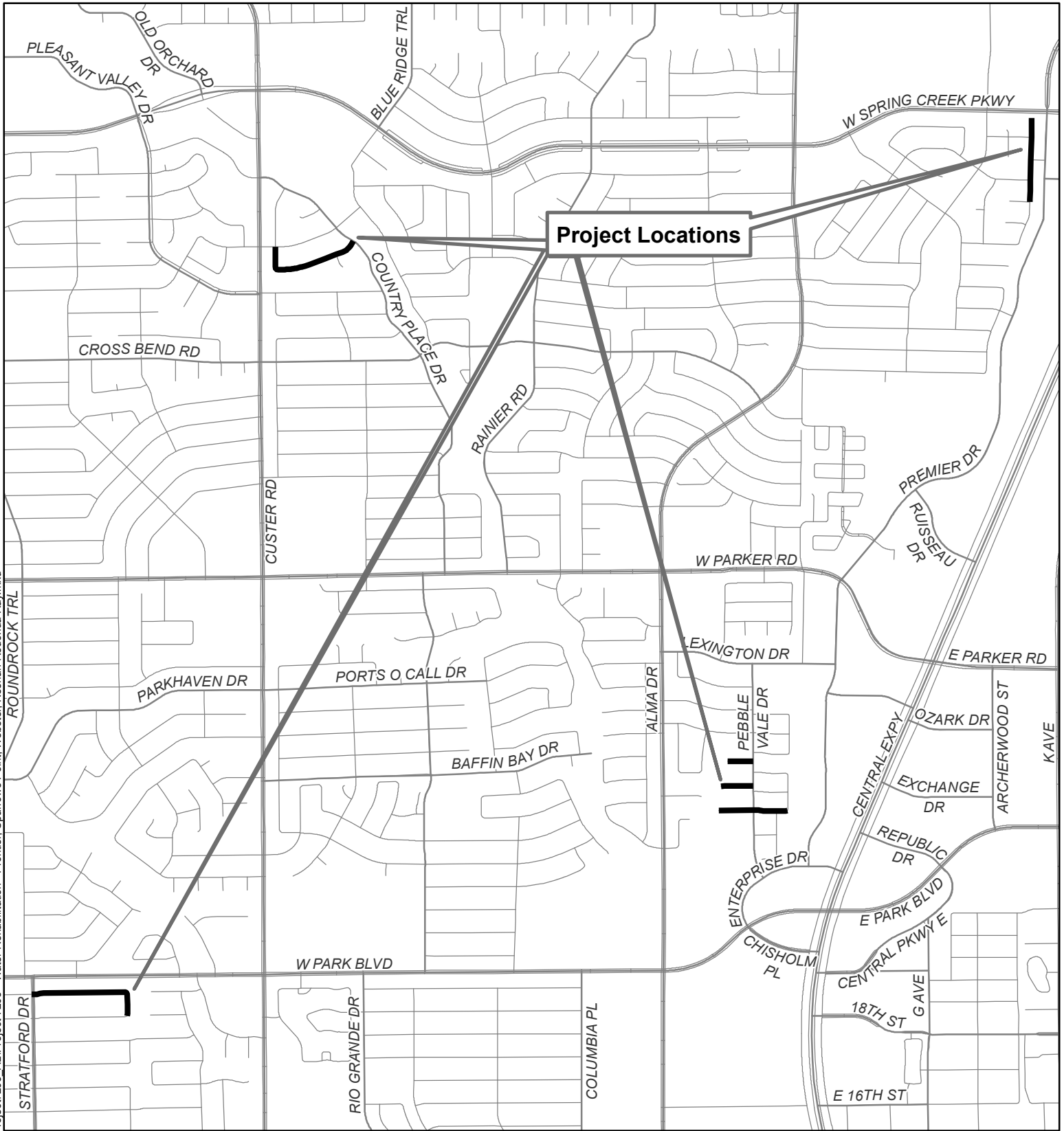
Funding for this item is available in the 2020-21 Water CIP. Engineering professional services for water line and pavement rehabilitation, in the total estimated amount of \$212,170, will leave a balance of \$37,830

for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Safe, Vibrant Neighborhoods.

**ATTACHMENTS:**

| Description  | Upload Date | Type |
|--------------|-------------|------|
| Location Map | 9/21/2020   | Map  |



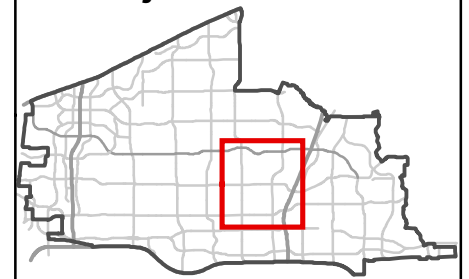
City of Plano, BI/GIS  
August, 2020

# Water Rehabilitation - Frontier Ln, Sparrows Point Dr, Webster Dr, Keenan Cir, Redonda Cir, & Raywood Cir

## Project No. 7295

Page 62

### Project Location



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** City Manager  
**DIRECTOR:** Mark D. Israelson, City Manager  
**AGENDA ITEM:** Resolution granting City Manager Authority for 380 Agreement Extensions  
**RECOMMENDED ACTION:** Adoption of Resolutions

---

### **ITEM SUMMARY**

**Resolution No. 2020-10-1(R):** To approve the extension of Chapter 380 incentive agreement contractual deadlines; authorizing its execution by the City Manager; and providing an effective date. **Adopted**

### **BACKGROUND**

This resolution provides emergency authority for City Manager related to potential compliance issues regarding economic development Chapter 380 agreement terms and conditions as same may be impacted by COVID-19 related issues.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description | Upload Date | Type       |
|-------------|-------------|------------|
| Resolution  | 10/6/2020   | Resolution |

**A Resolution of the City of Plano, Texas, approving the extension of Chapter 380 incentive agreement contractual deadlines; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.**

**WHEREAS**, business and development projects in the City of Plano, Texas are impacted by COVID-19; and

**WHEREAS**, the economic impact of COVID-19 may result in delays to projects incentivized or financially supported by the City of Plano, and may cause difficulty in certifying compliance with existing agreements.

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

**Section I.** City Council hereby authorizes: (1) compliance extensions through December 31, 2021, subject to approval of the City Manager for city-imposed contractual deadlines occurring on or after March 1, 2020 for active incentive agreements approved by the City Council prior to March 1, 2020; and (2) forbearance of incentive repayment through December 31, 2021, subject to approval of the City Manager.

**Section II.** Active incentive agreements include executed Chapter 380 grant agreements and any other agreement whereby the City of Plano agreed to provide incentives or financial assistance to an external party. The extension of deadlines in any incentive agreement is not automatic. Incentive awardees must request such extensions in writing in accordance with the certification requirements of each incentive agreement, and the approval of and terms of any extension shall be determined by the City Manager.

**Section III.** The extensions provided in this resolution shall be in addition to any extensions already provided for in any active economic development incentive agreement.

**Section IV.** If the City Manager finds sufficient cause to approve a date extension, the City Manager or his authorized designee are hereby authorized to provide a written waiver or execute amended agreements as necessary, and that this resolution is sufficient authorization to execute each such waiver or amendment.

**Section V.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this the 12th day of October, 2020.

---

Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Fire  
**DIRECTOR:** Sam Greif, Fire Chief  
**AGENDA ITEM:** Amendment to the City Ambulance Services  
**RECOMMENDED ACTION:** Adoption of Ordinances

---

### **ITEM SUMMARY**

**Ordinance No. 2020-10-2:** To amend Ordinance No. 2013-9-29 codified as Section 8-3, City Ambulance Service, of Article I, Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano to adopt increased user fees for Special Event Medic services, and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted**

### **BACKGROUND**

An increase of the hourly rate for paramedics used to provide EMS Support at Special Events was indicated to better reflect current market value of our personnel used in this capacity. This rate increase was determined by averaging the extra-time rate of the ranks of Captain, Lieutenant, Driver/Engineer, and 2 yr. Firefighter, all ranks being represented in this capacity. This process indicated that the rate/medic/hr. should be increased from \$45.00/hr. to \$50.00/hr.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item is likely to impact revenue collected from the increased hourly rate for paramedics used to provide EMS support at Special Events; however, the amount of the impact is dependent upon the number of events and is, therefore, indeterminable. The increased revenue is likely to have a minimal impact upon the City of Plano's General Fund.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description                      | Upload Date | Type      |
|----------------------------------|-------------|-----------|
| Ambulance Fee Services Ordinance | 10/5/2020   | Agreement |

**An Ordinance of the City of Plano, Texas, amending Ordinance No. 2013-9-29 codified as Section 8-3, City Ambulance Service, of Article I, Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano to adopt increased user fees for Special Event Medic services, and providing a repealer clause, a severability clause, a savings clause, and an effective date.**

**WHEREAS**, on September 23, 2013, the City Council of the City of Plano enacted Ordinance No. 2013-9-29 establishing user fees for ambulance services; and

**WHEREAS**, it is necessary to increase the user fees for Special Event Medic services to cover escalated operational costs; and

**WHEREAS**, the City Council, after all things considered, deems it is in the best interest of the citizens of the City of Plano that Section 8-3 of the Code of Ordinances be amended to increase user fees for Special Event Medic services as set forth herein.

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

**Section I.** Section 8-3, City Ambulance Service, of Article I, Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano, is hereby amended to read in its entirety as follows:

“Sec. 8-3. City Ambulance Service (For Services Rendered on or after October 1, 2020).

(a) The following user fees are hereby approved, adopted and levied, and shall be paid by those individuals and/or organizations making use of the City’s Fire Department ambulance service:

The Basic Life Support (BLS) fee for medical care rendered is six hundred and ninety dollars (\$690.00); the Advanced Life Support (ALS) fee for medical care rendered is seven hundred and forty-five dollars (\$745.00); the Advanced Life Support (ALS2) fee for medical care rendered is seven hundred and sixty-five dollars (\$765.00). A transportation fee of fifteen dollars (\$15.00) per mile from the incident location to the medical facility will apply to all transports. In addition to the above charges, when applicable, a fifty dollar (\$50) medication administration fee and/or a one hundred dollar (\$100.00) non-resident fee will be charged per person per incident.

(b) The following user fees are hereby approved, adopted and levied, and shall be paid by those individuals and/or organizations making use of the City’s Fire Department ambulance service. For EMS standby at Special Events, the following fee schedule applies:

1. EMS Cart + two (2) Paramedics @ \$100.00 per hour
2. EMS Cart + Bike Medics + four (4) Paramedics @ \$191 per hour
3. MICU\* + two (2) Paramedics @ \$285 per hour
4. MICU\* + EMS Cart + four (4) Paramedics @ \$385 per hour
5. MICU\* + EMS Cart + Bike Medics + six (6) Paramedics @ \$476 per hour

\*Minimum of 4 hours per Paramedic to be charged to the event as established by ordinance.

\*Plano Fire Rescue's MICUs are subject to vehicle availability. Patients transported to the hospital will be billed at the established rate.

The user fees established above shall be collected by the Accounting Department, and upon receipt thereof, shall be credited to the general fund as an offset to the cost of providing the Fire Department service for which the fee is being charged."

**Section II.** Any provision of any Ordinance of the City of Plano, codified or uncoded, in conflict with the provisions of this Ordinance is hereby repealed, and all other provisions of the ordinances of the City of Plano, codified or uncoded, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section III.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

**Section IV.** The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

**Section V.** This Ordinance shall become effective on November 1, 2020.

**DULY PASSED AND APPROVED** this the 12<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** Carry-Forward Ordinance FY 2019-20 to FY 2020-21  
**RECOMMENDED ACTION:** Adoption of Ordinances

---

### **ITEM SUMMARY**

**Ordinance No. 2020-10-3:** To approve the carrying-forward of certain fiscal year 2019-20 funds to fiscal year 2020-21; and providing an effective date. **Adopted**

### **BACKGROUND**

On the evening of Monday, October 12, 2020, the City Council is scheduled to review and adopt the FY 2020-21 Carry Forward list. The list totals \$1,444,262 for the General Fund and \$2,225,077 for all funds. Items included on the carry forward list are projects not completed in FY 2019-20 and have not been encumbered as of 9/30/20. The funding for these projects need to be carried forward into FY 2020-21 for completion of the projects.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funds are available from the FY 2019-20 approved budget in the listed funds as carry-forwards into FY 2020-21 for the completion of various projects and other purchases.

Approval of the carry-forward list relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description                                      | Upload Date | Type       |
|--|-------------|------------|
| Carry Forward FY 2019-20 to FY 2020-21 Ordinance | 10/6/2020   | Ordinance  |
| Carry Forward List to 20-21                      | 9/25/2020   | Attachment |

**An Ordinance of the City of Plano, Texas, approving the carrying-forward of certain fiscal year 2019-20 funds to fiscal year 2020-21; and providing an effective date.**

**WHEREAS**, on September 14, 2020, the City Council approved the Budget for fiscal year 2020-21 by passing Ordinance No. 2020-9-4; and

**WHEREAS**, State law provides that cities have the authority to carry-forward funds from previous fiscal year to the current fiscal year; and

**WHEREAS**, the City Council, upon full consideration of the matter, is of the opinion that it is in the best interest of the City and its citizens to carry-forward remaining funds from fiscal year 2019-20 to fiscal year 2020-21.

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

**Section I.** Subject to the applicable provisions of State law and the City Charter, the City Council hereby approves carrying-forward the funds listed below from the fiscal year 2019-20 Budget to the fiscal year 2020-21 Budget:

|    |  |             |
|----|--|-------------|
| A. | General Fund                                 | \$1,444,262 |
| B. | Water & Sewer Fund                           | \$30,000    |
| C. | Sustainability & Environmental Services Fund | \$107,479   |
| D. | Convention & Tourism Fund                    | \$138,336   |
| E. | Equipment Maintenance Fund                   | \$120,000   |
| F. | Technology Services Fund                     | \$385,000   |

**Section II.** This Ordinance shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this the 12th day of October, 2020.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, City Attorney

| CARRY FORWARD REQUESTS<br>2019-20 FUNDS TO 2020-21 |                                |  |                        |   |                          |          |                 |
|--|--------------------------------|--|------------------------|---|--------------------------|----------|-----------------|
| Cost Center  | Department Name                | Description  | Total Amount Requested | Reason  | Object Codes:<br>From To |          | Approval Amount |
|  |                                |  |                        |   |                          |          |                 |
|  | <b>BUDGETED PROJECTS/ITEMS</b> |  |                        |   |                          |          |                 |
|  |                                |  |                        |   |                          |          |                 |
| 213  | Budget                         | Software   | \$ 50,000              | The current implementation of the PeopleSoft Position Management Software has been delayed in the PMO Technology timeline and will need to be carried forward in the new fiscal year.   | 213.8451                 | 213.8451 |                 |
| 532  | Police                         | Public Safety Officers - One Time Costs              | \$ 27,460              | Two additional Public Safety officers were approved during the FY 2019-20 budget process to begin on April 1, 2020 as part of the Police Substation (802) completion. However, due to the length of time and hiring requirements necessary for these positions, the department has been unable to successfully fill the positions. The employee-specific related costs including uniforms, vests, and equipment are unable to be ordered until candidates have completed all portions of the hiring process.  | Various                  | Various  |                 |
| 532  | Police                         | Travel/Professional Development                      | \$ 2,550               | The addition of a Training Officer was approved during the FY 2019-20 budget process. A recruit was hired to fill the vacant position. However, due to the COVID-19 pandemic, all department training was cancelled. This position will require several external training classes and certifications that will need to be achieved in the upcoming fiscal year when training is reinstated.   | 532.6307                 | 532.6307 |                 |
| 532  | Police                         | Family Violence Detective - One Time Costs           | \$ 11,879              | The department was approved to add a Family Violence Detective during the FY 2019-20 budget process. A recruit was hired to fill the vacant position, but due to significant staffing shortages, an officer has not been assigned to the Family Violence Unit. The selected employee has been unable to attend required specialized training or been assigned to an office space. It will also require additional equipment and furniture when the transfer is made.  | Various                  | Various  |                 |
| 552  | Plano Fire-Rescue              | Minor Apparatus                                      | \$ 10,000              | Funding for RFID Trial for Inventory Management. Legal is in the Contract Development phase with the selected vendor.   | 552.6208                 | 552.6208 |                 |
| 552  | Plano Fire-Rescue              | Implements & Apparatus                               | \$ 750,000             | FFE purchases for the Fire Training Center.   | 552.8416                 | 552.8416 |                 |
| 556  | Emergency Management           | Outside Printing Service                             | \$ 15,000              | The Department of Emergency Management is respectfully requesting a carry-forward of funding to accomplish the development of a quick reference emergency preparedness plans for placement in city facilities into the 2020-2021 budget year. Given the complexity of emergency preparedness plans involving multiple city departments collaboration and the sudden outbreak of the COVID pandemic, we are asking for a carry-forward into the next budget year and anticipating a scheduled completion date of June 2021.                                  | 556.6301                 | 556.6301 |                 |
| 583  | Animal Shelter                 | Municipal Garage                                     | \$ 9,000               | Due to timing of Council approved item, truck wraps are in the purchasing process.  | 583.6344                 | 583.6344 |                 |
| 585  | Liquid Waste Hauler            | Outside Printing Service                             | \$ 1,869               | Trip Ticket Books (for liquid waste haulers) Vendor did not give quote to Office Depot in time to receive before the end of the FY (past Purchasing cut-off dates). We need to carry forward the funds into FY20-21 to pay the invoice after the books are received.  | 585.6301                 | 585.6301 |                 |
| 621  | Neighborhood Services          | Neighborhood Vitality & Beautification Grant Program | \$ 218,545             | This carry forward is requested to continue implementing neighborhood revitalization initiatives as recommended by the Housing Value and Retention Analysis and approved by Council. These funds are provided as matching funds (ranging from \$500-\$10,000) to qualifying neighborhood organizations for vitality and beautification efforts. We have a total of \$218,544.62 encumbered for projects already awarded and underway. These funds will allow us to reimburse neighborhood groups once the projects are completed over the next fiscal year. | 621.6499                 | 621.6499 |                 |
| 621  | Neighborhood Services          | Great Update Rebate Grant Program                    | \$ 245,959             | The Great Update Rebate is a home improvement program designed to encourage homeowners to make home improvements to their home, thereby revitalizing the neighborhood as a whole. All FY 2019-20 funding was encumbered by September 15th. The carry forward funds are for projects currently underway.   | 621.6312                 | 621.6312 |                 |

| CARRY FORWARD REQUESTS<br>2019-20 FUNDS TO 2020-21 |  |  |                        |   |                         |          |                 |  |
|--|--|--|------------------------|---|-------------------------|----------|-----------------|--|
| Cost Center  | Department Name                                  | Description  | Total Amount Requested | Reason  | Object Codes:<br>FromTo |          | Approval Amount |  |
| 622  | Planning   | Comprehensive Plan Review Committee Administrative Costs | \$ 92,000              | The administrative costs for the Comprehensive Plan Review Committee (“CPRC” or “Committee”) were approved as a \$100,000 expenditure in the FY 2019-2020 operating budget. To date, administrative costs associated with supporting the Committee’s work have totaled approximately \$8,000. In March, due to the COVID-19 pandemic, the Committee’s work temporarily shifted to a virtual environment and the costs associated with supporting the Committee’s objectives were relatively minimal during that time. Planned activities, such as a facilitated chartered bus tour, were reconfigured so as to avoid gatherings of 10 persons or more. Beginning in mid-June, the Committee once again began holding in-person meetings and efforts to resume operations with some semblance of normalcy are ongoing. The Committee’s original work plan anticipated finishing in October 2020. Due to COVID-19 and associated delays, the Committee’s work plan has been extended through the end of 2020. A carry forward is necessary to allow the Committee and staff to continue with the comprehensive plan review activities and to fulfill the aims specific to this project. | 622.6312                | 622.6312 |                 |  |
| 636  | Parks Division/Athletics                         | Minor Apparatus  | \$ 10,000              | Technology Services has ordered desktop and laptop computers for the new Enfield Service Center that have not arrived. These items were approved in a budget supplement, but were delayed in processing due to COVID-19. The project is still in process; therefore, funding of \$10,000 needs to carry forward.  | 636.6208                | 636.6208 |                 |  |
|  |  |  |                        |   |                         |          |                 |  |
| 01   | Subtotal General Fund                            |  |                        | \$ 1,444,262  | \$ -                    |          |                 |  |
|  |  |  |                        |   |                         |          |                 |  |
| 765  | Meter Services                                   | Water Meters – Non Capital                               | \$ 30,000              | Last fiscal year \$300,000 was carried forward from this cost center for the purchase of a meter test bench. City Council approved 2020-0046-BR RFP Water Meter Test Bench on June 8, 2020 for \$246,103. In order to install the Water Meter Test Bench, a building modification is needed in the Meter Services area. Facilities Services is currently obtaining quotes from vendors for the building modification but will not have the work completed by the end of FY 2019-20. The initial feedback is the cost will be between \$15,000 to \$30,000.  | 765.6272                | 765.6272 |                 |  |
|  |  |  |                        |   |                         |          |                 |  |
|  |  |  |                        |   |                         |          |                 |  |
| 41   | Subtotal Water & Sewer                           |  |                        | \$ 30,000   | \$ -                    |          |                 |  |
|  |  |  |                        |   |                         |          |                 |  |
| 717  | Sustainability                                   | Contracts - Other  | \$ 107,479             | Mobile Recycling Van - Project and funds were put on hold during budget evaluation and just reassigned to the project at the end of this fiscal year. Need to carry-forward to complete purchase.   | 717.6319                | 717.6319 |                 |  |
|  |  |  |                        |   |                         |          |                 |  |
| 45   | Subtotal Sustainability & Environmental Services |  |                        | \$ 107,479  | \$ -                    |          |                 |  |
|  |  |  |                        |   |                         |          |                 |  |
| 125  | Visit Plano                                      | Contracts - Other  | \$ 107,543             | The City has contracted with a vendor to review, analyze and evaluate the city’s current Wayfinding System. This contract includes 3 phases. The first phase is to discover the requirements of various stakeholders and current Wayfinding conditions, report those findings, and design a program around those needs and conditions. The second phase (we are currently in this phase) is the design of signage and other tools, electronic or otherwise, that will be utilized in the implementation of the program. The third phase is fabrication and installation. The City reserves the right to proceed with the selected consultant for the second phase to tender for other qualified candidates or to cancel the second phase. Contracting for the third phase will be handled separately. The project is still in process; therefore, current monies need to be rolled over to FY 2020-21.  | 125.6319                | 125.6319 |                 |  |

| CARRY FORWARD REQUESTS<br>2019-20 FUNDS TO 2020-21 |                           |                                 |                        |   |                         |          |                 |  |
|--|---------------------------|---------------------------------|------------------------|---|-------------------------|----------|-----------------|--|
| Cost Center  | Department Name           | Description                     | Total Amount Requested | Reason  | Object Codes:<br>FromTo |          | Approval Amount |  |
| 125  | Visit Plano               | Contracts - Other               | \$ 30,793              | This is for a certification that the cleaning protocols put in place by a Plano hotels and Plano Event Center are certified by Global Biorisk Advisory Council GBAC, which is comprised of global leaders in the area of microbial - pathogenic threat analysis and mitigation. With hundreds of years in collective experience. Having something like this in place could help restore visitor confidence as we move through this pandemic. This is a membership program that Visit Plano would pay for the first year membership of the Plano hotels and Plano Event Center, any renewal after this would be the responsibility of the facility. This project is still under review with legal but if given the go-ahead we would need to roll these funds forward out of the 2019-2020 budget. | 125.6319                | 125.6319 |                 |  |
|  |                           |                                 |                        |   |                         |          |                 |  |
| 46   | Convention & Tourism Fund |                                 | \$ 138,336             |   |                         |          | \$ -            |  |
|  |                           |                                 |                        |   |                         |          |                 |  |
| 342  | Fleet Services            | Contracts-Professional Services | \$ 120,000             | Professional contractual services for the design of a new fueling facility located at Parkway Service Center.   | 342.6312                | 342.6312 |                 |  |
|  |                           |                                 |                        |   |                         |          |                 |  |
|  |                           |                                 |                        |   |                         |          |                 |  |
| 61   | Equipment Maintenance     |                                 | \$ 120,000             |   |                         |          | \$ -            |  |
|  |                           |                                 |                        |   |                         |          |                 |  |
| 395  | Technology Services       | ESRI Enterprise Licensing       | \$ 115,000             | The ESRI Enterprise Licensing was a supplemental this fiscal year to increase the annual licensing cost. The establishment of the new licensing for the ESRI environment (GIS) has a dependency on the completion of the System Architecture Review that is currently in progress. The System Architecture Review was delayed by the vendor due to the COVID outbreak which is why it was not completed and the licensing was not increased this year.  | 395.8451                | 395.8451 |                 |  |
| 395  | Technology Services       | Contracts-Professional Services | \$ 180,000             | The City funded a supplement in the amount of \$300,000 for an assessment and development of a strategic plan for Technology Services. Due to COVID delays, the assessment and associated plan have not yet been completed in the current fiscal year. Current expenditures have totaled \$120,000 to date. Technology Services would like to carry forward the remaining \$180,000 to address additional actions to ensure completion of all items associated with a full assessment and plan as well as to address critical items identified by the strategic plan and the associated assessment.   | 395.6312                | 395.6312 |                 |  |
| 398  | Radio Shop                | Siren Head Replacements         | \$ 90,000              | Annual activity to lifecycle 3 Siren Heads (~ 45 sirens poles across COP), for early warning siren system. Due to other priorities and vendor availability during COVID-19 pandemic, the city was unable to perform the siren head replacement within this fiscal year.   | 398.8416                | 398.8416 |                 |  |
|  |                           |                                 |                        |   |                         |          |                 |  |
| 66   | Technology Services       |                                 | \$ 385,000             |   |                         |          | \$ -            |  |
|  |                           |                                 |                        |   |                         |          |                 |  |
| GRAND TOTAL CARRY FORWARDS REQUESTED               |                           |                                 | \$ 2,225,077           | GRAND TOTAL CARRY FORWARDS APPROVED   |                         |          | \$ -            |  |

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** Wastewater Rate Increase Ordinance  
**RECOMMENDED ACTION:** Adoption of Ordinances

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### **ITEM SUMMARY**

**Ordinance No. 2020-10-4:** To amend certain sections of Ordinance No. 2018-10-4; codified as Sections 21-135 and 21-136, of Article IV, Service Charges Generally, of Chapter 21, Utilities, of the Code of Ordinances of the City of Plano, to increase the fee schedules for sewer services effective November 1, 2020, and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted**

### **PREVIOUS ACTION/PRESENTATION**

The rate increase is included in our new updated Water & Wastewater Rate Model prepared by Willdan Consulting and was presented to City Council on July 29, 2020.

### **BACKGROUND**

On the evening of Monday, October 12, 2020, the City Council is scheduled to adopt a 5% sewer/wastewater rate increase effective November 1, 2020. The rate increase is the direct result of the North Texas Municipal Water District (NTMWD) contract cost increase passed on to the City of Plano for wastewater treatment and the Upper East Fork Interceptor. The 5% increase will provide an additional \$3.7 million to cover the increased contract cost. The rate increase is included in our new updated Water & Wastewater Rate Model prepared by Willdan Consulting and was presented to City Council on July 29, 2020. NTMWD did not pass on a water rate increase for FY 2020-21; therefore, no water increase is necessary.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Approval of this item will increase Sewer Income by an estimated \$3,735,531 for FY 2020-21 compared to the FY 2019-20 Re-Estimate. The sewer rate increase is included in the FY 2020-21 Water & Sewer Budget.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description                        | Upload Date | Type      |
|------------------------------------|-------------|-----------|
| Wastewater Rate Increase Ordinance | 10/5/2020   | Ordinance |

**An Ordinance of the City of Plano, Texas, amending certain sections of Ordinance No. 2018-10-4; codified as Sections 21-135 and 21-136, of Article IV, Service Charges Generally, of Chapter 21, Utilities, of the Code of Ordinances of the City of Plano, to increase the fee schedules for sewer services effective November 1, 2020, and providing a repealer clause, a severability clause, a savings clause, and an effective date.**

**WHEREAS**, on October 8, 2018, the City Council of the City of Plano enacted Ordinance No. 2018-10-4 to amend the fee schedules for sewer service provided in the City; and

**WHEREAS**, staff recommends amending certain sections of the ordinance to reflect the increased rates; and

**WHEREAS**, upon consideration of the presentation and the recommendations contained therein, the City Council is of the opinion that the sewer rates for both residential and non-residential customers should be increased by variable rates depending on volumetric usage; and

**WHEREAS**, the City Council further finds and determines that the fee increases are necessary and in the best interest of the City and its citizens.

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

**Section I.** Section 21-135, Sewer Charges-Residential, of Article IV, Service Charges Generally, of Chapter 21, Utilities, of the Code of Ordinances of the City of Plano, is hereby amended to read in its entirety as follows:

**“Sec. 21-135. Sewer charges - Residential.**

*Rates effective November 1, 2020*

Monthly sewer charges for the residential connections to the sanitary sewer collection system shall be based upon the minimum charge and the metered water amounts and shall be as follows:

- (1) Monthly sewer charges for residential connections to the sanitary sewer collection system shall be based upon the minimum charge and the **winter quarter average calculations**.
  - a. Winter quarter averaging is a method for determining residential sewer use based on winter quarter averages from up to 3 consecutive winter periods. The winter average for each year is calculated based on the water consumption during a minimum of 3 billed winter months or the 3 lowest of the 4 billed winter months (December, January, February, and March).
  - b. To determine the 3 year average, the calculated averages for each year will be combined and divided by 3.
  - c. Residential customers whose water account has been established for less than 3 winter periods will be assessed based on the period of average for 1 or 2 years.

- d. Residential customers, whose water account has not been established for at least 3 billed months of the current winter period, will be charged based upon the average three-year residential winter quarter average citywide until an accurate winter average is available.
- (2) **All residential.** (Includes but is not limited to single family homes, individually metered multi-family units, patio homes, town homes and all other separately metered residential dwellings).
- a. Minimum charge.
    1. All meter sizes..... \$15.40
  - b. Consumption charges.
    1. First 1,000 gallons included in meter charge (minimum bill).
    2. All over 1,000 gallons (per 1,000 gallons) ..... \$6.09
  - c. There will be no sewer charges for water consumed through separately metered landscape irrigation systems.”

**Section II.** Section 21-136, Sewer Charges-Non-Residential, of Article IV, Service Charges Generally, of Chapter 21, Utilities, of the Code of Ordinances of the City of Plano, is hereby amended to read in its entirety as follows:

**“Sec. 21-136. Sewer charges-Non-residential.**

*Rates effective November 1, 2020*

Monthly sewer charges for non-residential connections to the sewer collection system shall be based upon the size of the water meter and the metered water amounts and shall be as follows:

- (1) **All non-residential.** (Includes but is not limited to commercial, schools, churches, homeowners associations, mobile home park, industrial, apartment complexes, cooling towers and any other non-residential use).
  - a. Minimum charge
    1. Up to 3/4 inch .....\$15.40
    2. 1 inch ..... 30.03
    3. 1 1/2 inch ..... 54.32
    4. 2 inch ..... 83.54
    5. 3 inch .....161.34
    6. 4 inch .....248.84
    7. 6 inch .....492.03
    8. 8 inch .....732.14
    9. 10 inch .....1,124.27

- b. Consumption charges
  - 1. First 1,000 gallons included in meter charge (minimum bill).
  - 2. All over 1,000 gallons (per 1,000 gallons) ..... \$6.09
- c. Maximum charge (cap) effective for commercial swimming pools is 12,000 gallons.
- d. There will be no sewer charges for water consumed through separately metered landscape irrigation systems.”

**Section III.** Any provision of any Ordinance of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance is hereby repealed, and all other provisions of the ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section IV.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

**Section V.** The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

**Section VI.** This Ordinance shall become effective November 1, 2020.

**DULY PASSED AND APPROVED** this the 12th day of October, 2020.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, City Attorney



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** Environmental Waste Services Rate Increase Ordinance  
**RECOMMENDED ACTION:** Adoption of Ordinances

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### **ITEM SUMMARY**

**Ordinance No. 2020-10-5:** To amend the portion of Ordinance No. 2016-10-21 codified as Section 18-32 of Article II, Collection Charges, of Chapter 18, Solid Waste of the Code of Ordinances of the City of Plano, Texas, to increase: (1) the 68 gallon and 95 gallon single-family and duplex container rates, (2) the rate for additional 95 gallon containers for non-franchisee and residential customers, and (3) the rate for the delivery of compost and compost-related items adopted as a part of the Plano city budget on September 14, 2020, and the removal of a charge for the pick-up of household hazardous waste for residential and non-franchisee customers; and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted**

### **PREVIOUS ACTION/PRESENTATION**

The EWS rate increase was presented to City Council at the August 15<sup>th</sup> Budget Work Session.

### **BACKGROUND**

On the evening of Monday, October 12, 2020, the City Council is scheduled to adopt a residential rate increase effective November 1, 2020. The rate increase is the direct result of the loss of recycling revenue and increased contract cost from North Texas Municipal Water District (NTMWD). The \$1 increase per month for both 68-gallon and 95-gallon containers will provide an additional \$927,474 in revenue for FY 2020-21. The rate increase was presented to City Council at the August 15<sup>th</sup> Budget Work Session.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item will add additional revenue to the Sustainability & Environmental Services FY 2020-21 and future years budgets with the projected revenue of \$927,474. These revenue increases are included in the FY 2020-21 Adopted Budget.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

| Description                 | Upload Date | Type      |
|-----------------------------|-------------|-----------|
| EWS Rate Increase Ordinance | 10/5/2020   | Ordinance |

**An Ordinance of the City of Plano, Texas, amending the portion of Ordinance No. 2016-10-21 codified as Section 18-32 of Article II, Collection Charges, of Chapter 18, Solid Waste of the Code of Ordinances of the City of Plano, Texas, to increase: (1) the 68 gallon and 95 gallon single-family and duplex container rates, (2) the rate for additional 95 gallon containers for non-franchisee and residential customers, and (3) the rate for the delivery of compost and compost-related items adopted as a part of the Plano city budget on September 14, 2020, and the removal of a charge for the pick-up of household hazardous waste for residential and non-franchisee customers; and providing a repealer clause, a severability clause, a savings clause, and an effective date.**

**WHEREAS**, on October 25, 2016, the City Council of the City of Plano enacted Ordinance No. 2016-10-21 establishing a schedule of rates and charges for the collection and disposal of solid waste from residential and commercial customers within and outside the City; and

**WHEREAS**, Ordinance No. 2016-10-21 was codified as Sections 18-31, 18-32, and adding 18-35 of Article II, Collection Charges, of Chapter 18, Solid Waste of the Code of Ordinances of the City of Plano, Texas; and

**WHEREAS**, the schedule of rates and charges for solid waste collection and disposal must be reviewed annually in connection with preparation of the City budget and those rates and charges must be adjusted periodically to address increased operational costs and/or increased services being provided; and

**WHEREAS**, the City Council adopted the rate increase upon adoption of the budget on September 14, 2020; and

**WHEREAS**, the City of Plano has not assessed a fee to residential and non-franchise commercial customers scheduling a household hazardous waste (HHW) collection since 2012 although the City Code still reflects that fee; and

**WHEREAS**, the City Council of the City of Plano, after consideration of the recommendations of staff and all matters attendant and related thereto, is of the opinion that the recommended changes are in the best interest of the City and its citizens and will promote health, safety, and welfare of the citizens of Plano and the general public.

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

**Section I.** Ordinance No. 2016-10-21 passed and approved by the City Council of the City of Plano, Texas, on October 25, 2016 and codified in part as Section 18-32 of Article II, Collection Charges, of Chapter 18, Solid Waste of the Code of Ordinances of the City of Plano, Texas, is hereby amended to read as follows:

**"Sec. 18-32. Collection within city limits.**

(a) *Rates for collection and disposal.* The following schedule of rates for the collection and disposal of solid waste, landscape waste, bulky waste, household hazardous waste collection

and the collection and processing of recyclable materials for residential and non-franchisee commercial customers is hereby adopted:

- (1) Residential rates. To provide an economic incentive for recycling, the City of Plano has implemented a variable rate system that charges residential and non-franchisee commercial customers based on the size of their residential solid waste container, as follows:
  - a. Single-family residence utilizing a 95-gallon residential solid waste container: \$17.10 per month
  - b. Single family residence utilizing a 68-gallon residential solid waste container: \$12.25 per month
  - c. Duplex, per unit: \$17.10 per month
- (2) Non-Franchisee commercial rate per month \$26.45
- (3) Non-Franchisee commercial customers generating no more solid waste than can be contained in one City provided ninety-five (95) gallon residential solid waste container per week may receive collection from the Environmental Waste Services Division. This service may also be available to those non-franchisee commercial customers whose physical location prohibits the use of two cubic yard or larger containers.
- (4) Downtown Non-Franchisee Commercial Customers. Special collection services are provided to downtown non-franchisee commercial customers in the following categories: small generator, medium generator, and large generator. The rates and charges associated with these services are determined by the Environmental Waste Services Division.
- (5) All other commercial customers, regardless of the amount generated, shall be serviced only by the City's authorized commercial contractor. Mobile homes and trailer parks shall also be serviced by the City's authorized commercial contractor, either by container or through the collection of disposable containers.
- (6) Residential and non-franchisee commercial customers requesting additional bulky waste collections, over and above the one bulky waste collection per month, shall be charged a minimum of twenty dollars (\$20.00) per collection or ten dollars (\$10.00) per cubic yard, whichever is greater. There will be a twenty dollar (\$20.00) per cubic yard charge for loads of concrete based materials. Volume of the bulky waste collection will be based on the dimensions of the pile as estimated by the Director or their designee.
- (7) If a residential or non-franchisee commercial account serviced by the City shall continually generate more solid waste than can be placed in one 95-

gallon residential container on a weekly basis, an additional container shall be obtained from the City. That residential or non-franchisee commercial account will be charged an additional fourteen dollars and twenty-five cents (\$14.25) per month for each additional container plus a fifteen-dollar (\$15.00) delivery fee for each additional 95-gallon containers.

- (8) If any residential container is lost or damaged beyond repair as a result of the occupant's neglect or misuse, the Director of Sustainability & Environmental Services or his/her designee will determine the replacement fee based on the current cost of a replacement container from the vendor. A fifteen-dollar (\$15.00) delivery fee will also be charged.
- (9) The type of solid waste collection service for new customers shall be determined by the Director of Sustainability & Environmental Services or his/her designee, in accordance with the requirements of this section.
- (10) Upon approval from the Director of Sustainability & Environmental Services or his/her designee and in accordance with the guidelines for providing service to undeveloped areas, the City shall provide solid waste collection service to property within the City that has not previously received such services. Once a previously un-served area within the City is approved for service, all residential customers in such area shall receive collection services by the Environmental Waste Services Division and shall pay solid waste collection and disposal rates in accordance with this section.
- (11) The fee for biodegradable bags is hereby established at seven dollars and fifty cents (\$7.50) per twenty (20) bags including state and municipal sales tax. Biodegradable bags may only be purchased from the City in bundles of twenty (20). Biodegradable bags may also be made available for sale at retail stores as secured by the City.
- (12) The delivery fee for compost and compost-related products is hereby established at fifty dollars (\$50.00). A minimum order of three (3) cubic yards is required.
- (13) Reserved.

(b) *Continuous Service.* In accordance with this Section, all property located within the corporate city limits of the City of Plano with an active utility account shall be required to pay the monthly solid waste collection and disposal rate as set out herein.

(c) *Pro rata billing.* Customers who request to commence, transfer, or terminate any residential or commercial account for utility service within a billing cycle shall be billed based on a pro rata basis. The calculation method consists of taking the applicable service charge, dividing by a standard 30-day service period and then multiplying by the number of days service was provided for the billing cycle.”

**Section II.** The rate established in Section 18-32 shall be effective for all billings incurred on and after November 1, 2020.

**Section III.** All provisions of the Ordinances of the City of Plano, Texas, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, Texas, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section IV.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

**Section V.** The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

**Section VI.** This Ordinance shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this 12<sup>th</sup> day of October, 2020.

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020  
**DEPARTMENT:** Police  
**DIRECTOR:** Ed Drain, Chief of Police  
**AGENDA ITEM:** 2020 Edward Byrne Memorial Justice Assistance Grant  
**RECOMMENDED ACTION:** Items for Individual Consideration

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### **ITEM SUMMARY**

**Public Hearing and adoption of Resolution No. 2020-10-6(R)** to approve the terms and conditions of an Interlocal Agreement and Memorandum of Understanding by and between the City of Plano, the City of McKinney, the City of Frisco, and the Collin County Sheriff's Office for the disbursement of the 2020 Edward Byrne Justice Assistance Grant funds; authorizing its execution by the City Manager; and providing an effective date. **Conducted and adopted**

### **BACKGROUND**

On October 12, 2020 the City Council will be asked to adopt a resolution authorizing the City of Plano to participate in, and receive funding through, the 2020 Byrne Justice Assistance Grant program. The grant will provide the Plano Police Department, McKinney Police Department, Frisco Police Department and Collin County Sheriff's Office with \$56,041 to be used towards the purchase of necessary equipment for Police resources.

This grant was established under the authority of Public Law 109-162 (Jan 5, 2006) Title XI – Department of Justice Reauthorization, Subtitle B – Improving the Department of Justice's Grant Programs, Chapter 1 – Assisting Law Enforcement and Criminal Justice Agencies, Sec. 1111., Merger of Byrne Grant Program and Local Law Enforcement Block Grant Program.

Prior to the awarding of the funds, the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance requires, as a part of the application process, the jurisdiction receiving the funds hold at least one public hearing regarding the proposed use of funds. Plano Police Department's portion of \$20,791 will be used to purchase protective equipment to respond to assaultive crowds or disturbances involving large groups of people. The public hearing scheduled for the October 12, 2020 Council Meeting is to meet this requirement and consider the disbursement of these grant funds.

The Plano Police Department has been designated as the fiscal agent for these funds and equitable sharing has been determined for the McKinney Police Department \$13,430, Frisco Police Department \$7,809, Plano Police Department \$20,791 and Collin County Sheriff's Office \$14,011.

This is the sixteenth grant offered through the Byrne Justice Assistance Grant since the merger of the Byrne Grant Program and Local Law Enforcement Block Grant (LLEBG).

There is no cash match for this grant.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This grant contract, if approved, provides total funding in the amount of \$56,041 and approves an Interlocal cooperation agreement between the City of Plano, the City of McKinney, the City of Frisco, and the Collin

County Sheriff's Office for the disbursement of the 2020 Byrne Justice Assistance Grant (JAG), for the purpose of purchasing equipment resources for the respective Police departments. The resolution and grant agreement establishes the City of Plano as fiscal agent for the disbursement of funds to the City of McKinney, \$13,430; the City of Frisco, \$7,809; and the Collin County Sheriff's Office, \$14,011; leaving the City of Plano Police Department, \$20,791 of the awarded funds. The agencies have three years to expend their allocated funds by the 09/30/2023 deadline.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Safe, Vibrant Neighborhoods.

**ATTACHMENTS:**

| Description     | Upload Date | Type       |
|-----------------|-------------|------------|
| Resolution      | 9/25/2020   | Resolution |
| JAG Grant - ILA | 9/25/2020   | Exhibit    |
| JAG Grant - MOU | 9/25/2020   | Exhibit    |

**A Resolution of the City of Plano, Texas, approving the terms and conditions of an Interlocal Agreement and Memorandum of Understanding by and between the City of Plano, the City of McKinney, the City of Frisco, and the Collin County Sheriff's Office for the disbursement of the 2020 Edward Byrne Justice Assistance Grant funds; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.**

**WHEREAS**, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, authorizes governmental entities to contract with each other to perform government functions and services under the terms thereof; and

**WHEREAS**, the City of Plano, the City of McKinney, the City of Frisco and the Collin County Sheriff's Office have previously agreed that Plano Police Department would serve as Fiscal Agent for the 2020 Edward Byrne Justice Assistance Grant (JAG); and

**WHEREAS**, the City Council has been presented a proposed Interlocal Agreement and Memorandum of Understanding, by and between the four (4) entities providing the disbursement amount and expenditure method, substantial copies of which are attached hereto as Exhibits "A" and "B" respectively and incorporated herein by reference (hereinafter called "Agreements"); and

**WHEREAS**, citizens were provided an opportunity to comment during a public hearing on the proposed Agreements as required by the terms of the JAG Grant application process; and

**WHEREAS**, these Agreements are made under the authority of Public Law 109-162 (Jan 5, 2006) Title XI—Department of Justice Reauthorization, Subtitle B—Improving the Department of Justice's Grant Programs, Chapter 1—Assisting Law Enforcement and Criminal Justice Agencies, Sec. 1111. Merger of Byrne Grant Program and Local Law Enforcement Block Grant Program; and

**WHEREAS**, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

**WHEREAS**, each governing body finds that the performance of these Agreements is in the best interests of all parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under these agreements; and

**WHEREAS**, upon full review and consideration of these Agreements, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved.

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

**Section I.** The terms and conditions of the Agreements, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interest of the City of Plano and its citizens, are hereby in all things approved.

**Section II.** The City Manager or his authorized designee is hereby authorized to execute the Agreements and all other documents in connection therewith on behalf of the City of Plano, substantially according to the terms and conditions set forth in the Agreements.

**Section III.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this the 12th day of October, 2020.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

## **EXHIBIT "A"**

GMS APPLICATION NUMBER 2020-H8228-TX-DJ

### **INTERLOCAL AGREEMENT BETWEEN THE CITY OF PLANO, CITY OF MCKINNEY, CITY OF FRISCO, AND THE COLLIN COUNTY SHERIFF'S OFFICE OF COLLIN COUNTY, TEXAS FOR THE DISBURSEMENT OF THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) AWARD**

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_, 2020, by and between the City of Plano, acting by and through its governing body, the City Council, hereinafter referred to as City of Plano; the City of McKinney, acting by and through its governing body, the City Council, hereinafter referred to as City of McKinney; the City of Frisco acting by and through its governing body, the City Council, hereinafter referred to as City of Frisco; and the Collin County Sheriff's Office, hereinafter referred to as CCSO, collectively (the "Parties" or each "Party").

**WHEREAS**, the Parties have previously agreed that Plano Police Department would serve as Fiscal Agent for the Edward Byrne Memorial Justice Assistance Grant Formula Award, (hereafter the "JAG Award"); and

**WHEREAS**, this Agreement is made under the authority of Public Law 109-162 (Jan 5, 2006) Title XI—Department of Justice Reauthorization, Subtitle B—Improving the Department of Justice's Grant Programs, Chapter 1—Assisting Law Enforcement and Criminal Justice Agencies, Sec. 1111, Merger of Byrne Grant Program and Local Law Enforcement Block Grant Program; and

**WHEREAS**, the governing body of each Party, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

**WHEREAS**, the governing body of each Party finds that the performance of this Agreement is in the best interests of the Parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

**WHEREAS**, the Parties believe it to be in their best interests to reallocate the JAG Award funds.

**NOW THEREFORE**, the Parties agree as follows:

1. City of Plano agrees to forward to CCSO a total of **\$14,011.00** of the JAG Award funds which will be used by CCSO to purchase equipment for the Dive Team to replace aging equipment while enhancing the efficiency and safety of dive operations.
2. City of Plano agrees to forward to the City of McKinney a total of **\$13,430.00** of the JAG Award funds which will be used by the City of McKinney to purchase a canine for the K-9 unit.

3. City of Plano agrees to forward to the City of Frisco a total of **\$7,809.00** of the JAG Award funds which will be used by the City of Frisco to purchase a customized tower computer system for cell phone extractions and an uninterruptable power supply for the computer.

4. City of Plano agrees to keep the remaining total of **\$20,791.00** of the JAG Award funds which will be used by the City of Plano to purchase protective equipment to respond to assaultive crowds or disturbances involving large groups.

5. Nothing in the performance of this Agreement shall impose any liability for claims against any of the Parties other than claims for which liability may be imposed by the Texas Tort Claims Act.

6. Each Party to this Agreement will be responsible for its own actions in providing services under this Agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

7. The Parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.


8. By entering into this Agreement, the Parties do not intend to create any obligations express or implied other than those set out herein.

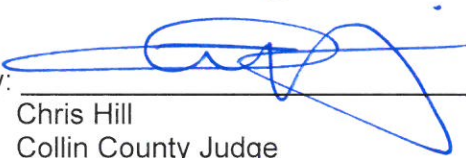
**CITY OF PLANO, TEXAS,**

By: \_\_\_\_\_  
Mark D. Israelson  
City Manager

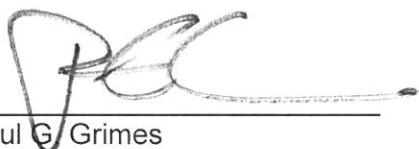
By: \_\_\_\_\_  
Ed Drain  
Chief of Police

**COLLIN COUNTY SHERIFF'S OFFICE**

By:  \_\_\_\_\_  
Jim Skinner  
Collin County Sheriff

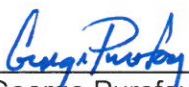
By:  \_\_\_\_\_  
Chris Hill  
Collin County Judge

**CITY OF MCKINNEY, TEXAS**

By:  \_\_\_\_\_  
Paul G. Grimes  
City Manager

By:  \_\_\_\_\_  
Gregory Conley  
Chief of Police

**CITY OF FRISCO, TEXAS**

By:  \_\_\_\_\_  
George Purefoy  
City Manager

By:  \_\_\_\_\_  
David Shilson  
Chief of Police

**EXHIBIT "B"**

**GMS APPLICATION NO. 2020-H8228-TX-DJ**

**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE COLLIN COUNTY SHERIFF'S OFFICE, THE CITY OF MCKINNEY,  
THE CITY OF FRISCO, AND THE CITY OF PLANO, TEXAS REGARDING THE 2020  
BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM**

This Memorandum of Understanding sets forth the agreement by and between the Collin County Sheriff's Office, the City of McKinney, the City of Frisco and the City of Plano, Texas regarding the application process of the 2020 Byrne Justice Assistance Grant (JAG) Program Award.

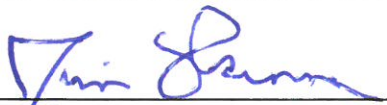
The City of Plano agrees to be the applicant/fiscal agent of the 2020 Byrne Justice Assistance Grant (JAG) Program.

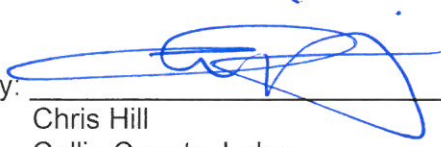
The funds for this grant will be distributed as follows:

|                                |                    |
|--------------------------------|--------------------|
| Frisco Police Department       | \$7,809.00         |
| McKinney Police Department     | \$13,430.00        |
| Plano Police Department        | \$20,791.00        |
| Collin County Sheriff's Office | <u>\$14,011.00</u> |
| Total funds from the JAG       | \$56,041.00        |

The Collin County Sheriff's Office, the City of McKinney, the City of Frisco, and the City of Plano, Texas agree to enter into an agreement setting forth the terms and conditions regarding the administration of the 2020 Justice Assistance Grant (JAG) Program Award.

**COLLIN COUNTY SHERIFF'S OFFICE**

By:   
Jim Skinner  
Collin County Sheriff

By:   
Chris Hill  
Collin County Judge

**CITY OF PLANO, TEXAS**

By: \_\_\_\_\_  
Mark D. Israelson  
City Manager


By: \_\_\_\_\_  
Ed Drain  
Chief of Police

APPROVED AS TO FORM

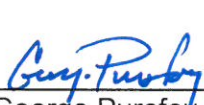
\_\_\_\_\_  
Paige Mims  
City Attorney

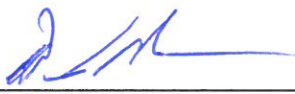
**CITY OF MCKINNEY, TEXAS**

By:   
Paul G. Grimes  
City Manager

By:   
Gregory Conley  
Chief of Police

**CITY OF FRISCO, TEXAS**

By:   
George Purefoy  
City Manager

By:   
David Shilson  
Chief of Police

Date: September 1, 2020

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 10/12/2020

**DEPARTMENT:** Special Projects

**DIRECTOR:** Peter Braster, Director of Special Projects

**AGENDA ITEM:** Approval of an Interlocal Agreement with the Regional Transportation Council and North Central Texas Council of Governments in support of the Collin Creek Redevelopment Project.

**RECOMMENDED ACTION:** Items for Individual Consideration

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### **ITEM SUMMARY**

Consideration to approve an Interlocal Agreement by and between the City of Plano, the Regional Transportation Council, and North Central Texas Council of Governments for a \$15,000,000 grant and a \$15,000,000 loan to support the Collin Creek Redevelopment Project; and authorizing the City Manager to execute all necessary documents. **Approved**

### **PREVIOUS ACTION/PRESENTATION**

In the July 2019 Collin Creek Redevelopment Project's Development Agreement, the City agreed to request \$30,000,000 in funding from the North Central Texas Council of Governments (COG). In February 2020, the Regional Transportation Council (RTC) approved that request by allocating \$30,000,000 in federal funds for the East Parking Garage. Subsequently, COG's Executive Board approved a resolution approving the Interlocal Agreement for the funding on August 27, 2020.

### **BACKGROUND**

The RTC agreed to fund park-n-ride spaces to facilitate transit service with next generation electric transit vehicles to downtown Plano and the Dallas Area Rapid Transit Downtown Plano Light Rail Station with one-half of the award (\$15,000,000) being a grant, and one-half (\$15,000,000) constituting a loan that must be repaid to the North Central Texas Council of Governments as the RTC's fiscal agent. The East Parking Garage (1992 total spaces: 1492 public and 500 private) will have at least 100 reserved park-n-ride with all the other 1392 spaces available to those who would like to ride DART. In addition DART will have two electric bus recharging spaces in the garage. Funding for the buses will be via a direct grant with DART.

The \$15,000,000 loan will be repaid using TIRZ#4 funds. The terms of the loan will be 2.4% interest compounded annually for a period of 15-years. Additional information on the loan can be found in the attached agreement.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item is to approve an Interlocal Agreement between the City of Plano and North Central Texas Council of Governments (NCTCOG) for the Collin Creek Redevelopment Project. The City of Plano will receive a total of \$30,000,000 in federal funds; a \$15,000,000 grant which does not have to be repaid and a \$15,000,000 loan repayable to NCTCOG at 2.4% interest over a 15-year period.

Approval of this item supports the City's Strategic Plan Critical Success Factors of Residential and

Commercial Economic Vitality and Multi-Modal Transportation and Mobility Solutions.

**ATTACHMENTS:**

| Description | Upload Date | Type      |
|-------------|-------------|-----------|
| Agreement   | 10/6/2020   | Agreement |

## **INTERLOCAL AGREEMENT COLLIN CREEK REDEVELOPMENT PROJECT**

This Interlocal Agreement (Agreement or ILA) is made and entered into by and between the Regional Transportation Council (RTC), the North Central Texas Council of Governments (NCTCOG), and the City of Plano, Texas, (CITY), individually referred to as a "Party" or collectively as "Parties".

**WHEREAS**, the City of Plano, Texas, is a home-rule municipality located in Collin and Denton Counties, Texas; and

**WHEREAS**, NCTCOG is a Texas political subdivision and non-profit corporation organized and operating under Texas Local Government Code Chapter 391 as the regional planning commission for the 16-county North Central Texas region and acts as the fiscal agent of the RTC; and

**WHEREAS**, RTC, comprised primarily of local elected officials, is the regional transportation policy body associated with NCTCOG and has been and continues to be a forum for cooperative decisions on transportation; and

**WHEREAS**, NCTCOG and CITY staff have had on-going discussions about partial funding for the City-owned portion of the East Parking Garage (Parking Garage) associated with the mixed-use Collin Creek Redevelopment Project (Redevelopment Project); and,

**WHEREAS**, on February 27, 2020, the RTC approved a total of \$30,000,000 in federal funds for the City of Plano to assist with funding of the Parking Garage for the Redevelopment Project with \$15,000,000 as a grant, which does not have to be repaid, and \$15,000,000 which is a loan for RTC purposes and must be repaid to NCTCOG, as RTC's fiscal agent, in addition to other terms and conditions to be memorialized in this ILA; and,

**WHEREAS**, CITY will enter into a Collin Creek Funding Agreement with Collin Creek Development, LLC, (DEVELOPER) on [\_\_\_\_\_, 2020], which outlines the responsibilities between the CITY and the DEVELOPER with respect to the Redevelopment Project; and,

**WHEREAS**, on January 13, 2020, through Ordinance No. 2020-1-10, the Plano City Council established the "Reinvestment Zone Number Four, City of Plano, Texas" (TIRZ No.4), which encompasses the Redevelopment Project; and,

**WHEREAS**, on January 13, 2020, through Ordinance No. 2020-1-10 the Plano City Council approved the attached Project and Finance Plan (Attachment 1) for TIRZ No. 4; and

**WHEREAS**, on October 12, 2020, the Plano City Council approved this ILA; and,

**WHEREAS**, on August 27 2020, the NCTCOG Executive Board authorized execution of an ILA between the City, RTC, and NCTCOG for NCTCOG to receive repayment from the CITY, as RTC's fiscal agent, for the Contribution Amount (hereinafter defined) Collin Creek Mixed-Use Redevelopment Project; and

**WHEREAS**, the Interlocal Cooperation Act, Texas Government Code, Chapter 791, herein after "the Act", provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

#### **Article I: Term**

- 1.1 The term of this Agreement shall begin on the date the last Party executes and continue until all obligations contemplated herein are completed.

#### **Article II: Funding**

- 2.1 On February 27, 2020, the RTC approved a total of \$30,000,000 in federal funding for the Parking Garage associated with the Redevelopment Project on the condition that the CITY repay a total amount of \$18,074,443.62 representing a principal amount of \$15,000,000 plus interest compounded annually at a rate of 2.4% calculated for a period of 15 years, ("Contribution Amount") in annual installments until the Contribution Amount is paid. Payments shall be made to NCTCOG, as RTC's fiscal agent. RTC's obligation is fully satisfied upon incorporation of the Project in the Statewide Transportation Improvement Program (STIP) and approval by the Federal Highway Administration (FHWA) and the Texas Transportation Commission (TTC). The CITY agrees and acknowledges that it is responsible for entering into an Advance Funding Agreement with TxDOT for construction of the Parking Garage to access the funds programmed by the RTC.
- 2.2. RTC is not responsible for any cost overruns for the Parking Garage or any funding in excess of the amounts identified in Section 2.1. RTC funding is eligible for construction cost only. Right-of-way/land acquisition, design, and maintenance are not eligible. The CITY agrees to use such funding only for construction costs of the Parking Garage.
- 2.3. In the event of construction cost underruns, the CITY and RTC shall share in the cost savings proportionately based on their funding contributions to the Parking Garage.
- 2.4 Subject to annual appropriation in its annual budget process, the CITY shall allocate \$1,204,962.91, representing the annual installment payment of the Contribution Amount (such amount the "Annual Repayment Amount"). The Annual Repayment Amount shall be paid solely from TIRZ No. 4 revenues generated from the City's tax increment. The CITY agrees that the Annual Repayment Amount shall have first priority for repayment from TIRZ No. 4 revenues received from the City's tax increment, and that the City will not approve any additional projects in the Project and Finance Plan for TIRZ No. 4 payable from the City's tax increment that would have priority payment over the repayment of the Contribution amount, for so long as the Contribution Amount is outstanding.

Should the CITY be unable to pay the Annual Repayment Amount in any year, the CITY shall allocate at least 75% of the actual amount of TIRZ No. 4 revenues received by the City from the City tax increment for that year to the payment of the Annual Repayment amount, and the remaining amount of the Annual Repayment Amount due and unpaid (the "Roll Over Amount") shall roll forward to the following year to be paid in addition to the Annual Repayment Amount for the following year. Such Roll Over Amount shall not bear interest. Repayment Amounts shall be paid to RTC until the entire Contribution Amount is repaid.

- 2.5 CITY agrees to contribute City tax increment funds to NCTCOG, as RTC's fiscal agent, through the CITY's TIRZ No. 4 as follows:

- a. If City tax increment funds are available in the TIRZ No. 4 fund at the end of any given fiscal year, beginning with Fiscal Year 2025, CITY shall annually pay NCTCOG the Annual Repayment Amount or, in the event the entire Annual Repayment Amount has not been collected from the City tax increment, at least seventy-five percent (75%) of the actual TIRZ No. 4 City tax increment revenues collected during the fiscal year shall be paid as the Annual Repayment Amount for that year, and such amount shall reduce the outstanding Contribution Amount. Annual Repayment Amounts shall be paid through (i) November 30, 2040, or (ii) until the full Contribution Amount is transferred to NCTCOG, whichever is later.
  - b. CITY shall pay the Annual Repayment Amount to NCTCOG with the first payment due on November 30, 2026 (i.e., 60 days following the end of Fiscal Year 2025, and subsequent payments shall be due on November 30 each year thereafter.
- 2.6 In the event that the Contribution Amounts not fully paid by the City from TIRZ No. 4 City tax increment revenues by November 30, 2040, the CITY shall continue to pay the Annual Repayment Amount until the full Contribution Amount is transferred to NCTCOG.
- 2.7 NCTCOG and the RTC agree and acknowledge that nothing in this ILA creates a debt for any purposes under applicable law, for the CITY and any agreements herein should not be construed as a debt for any purposes under applicable law.
- 2.8 CITY shall notify the NCTCOG at least forty-five days prior to CITY Council consideration of any amendments to the Project and Finance Plan for TIRZ No. 4.
- 2.9 CITY agrees that once payments are made to NCTCOG, as RTC's fiscal agent, such funds are funds of NCTCOG and the RTC and may be allocated within RTC's jurisdiction for such purposes determined solely by the RTC. The Parties agree there shall be no requirement for approval or notification to CITY of such allocation by the RTC.

### **Article III: Other Conditions**

- 3.1 The Parking Garage, shall be owned by the CITY or a Local Government Corporation created by the CITY for such purpose. The CITY shall not transfer ownership of the Parking Garage during the period of the ILA, without the consent of the RTC, or its successor. In the event that the CITY transfers the ownership of the Parking Garage to a private entity without RTC's consent, the CITY shall repay the grant funding of \$15,000,000 to NCTCOG, as RTC's fiscal agent, within 90 days of such transfer, in addition to all remaining Contribution Amounts that are unpaid.
- 3.2 Any agreement entered into by the CITY for the management, operation, lease, or other use of the Parking Garage shall require that the Parking Garage maintain the operating characteristics as defined herein.
- 3.3 The Parking Garage shall have the following minimum operating characteristics:
- a. The CITY shall allocate, or cause to be allocated, a minimum of no less than 100 parking spaces to be reserved as park and ride spaces available to the public at no charge in a

convenient location to access transit/shuttle service to/from downtown Plano and the DART Downtown Plano Light Rail Station; any reduction in the number of such spaces must be approved by the RTC;

- b. The CITY shall not include any private retail parking restrictions that would prohibit the general public from using parking spaces above the 100 space minimum (no maximum number of park-n-ride spaces shall be set). Parking shall be free for park-n-ride purposes; and
- c. The CITY shall use appropriate signage, in, around, and near the Parking Garage to inform the general public as to the availability of park-n-ride space availability as described above; and,
- d. The CITY shall provide, or cause to be provided, electric vehicle re-charging infrastructure to accommodate next generation electric transit vehicles use for transit shuttle service as described above. The CITY shall coordinate with DART and NCTCOG staff in the design of the Parking Garage to accommodate the appropriate re-charging infrastructure.

- 3.4 In the event the CITY does not maintain a minimum of 100 parking spaces to be reserved as park and ride spaces available to the public or does not maintain park and ride overflow spaces as described above, the CITY shall return a pro-rata share of the grant funding of \$15,000,000 in proportion to the number of public park and ride spaces reduced.
- 3.5 NCTCOG must provide written consent prior to the CITY executing any Advance Funding Agreement with TxDOT for construction of the Parking Garage. NCTCOG shall provide its consent upon the CITY providing the following from the DEVELOPER: evidence of one or more commitments of funding from a bank or a financial institution or other sources of funding in an amount necessary to fund the vertical improvements to be constructed above the East Parking Garage.
- 3.6 The CITY acknowledges that the RTC allocated funding is from FHWA funding sources and therefore, certain FHWA requirements (e.g., Buy America, Davis-Bacon, federal procurement provisions, etc.) will apply in addition to any requirements that TxDOT may include in its Advance Funding Agreement, which may include the State's pre-approval of the process used to procure a construction entity. The CITY acknowledges that it is responsible for conducting its own due diligence to determine what federal and state requirements apply associated with the RTC allocated funding and what impacts those requirements may or may not have on the Parking Garage.

#### **Article IV: Miscellaneous**

- 4.1. Binding Effect. The provisions of this ILA shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns. There shall be no third party beneficiaries of this Agreement.
- 4.2 Construction and Drafting. The paragraph headings in this ILA are intended for convenience only and shall not be taken into consideration in the construction or interpretation of this ILA. Whenever used herein, unless the context otherwise provides, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders. All Parties have participated in the drafting hereof and accordingly no party shall be given credit therefor in the interpretation of this ILA.

- 4.3 Partial Invalidity. Any portion of this ILA being declared by law to be invalid shall not invalidate the remaining provisions which shall remain in full force and effect.
- 4.4 Merger and Amendment. This instrument constitutes the entire agreement of the Parties with respect to the matters contemplated herein and it may be modified or amended only in writing, signed by all parties hereto and in accordance with the terms hereof.
- 4.5 No partnerships or Joint Enterprise. It is mutually understood and agreed that this ILA is intended by the Parties to establish only an independent contractual relationship and is not intended to create a partnership or joint venture between any or all Parties.
- 4.6 Liability. The Parties agree and acknowledge that each Party is not an agent of the other Party and that each Party is responsible for its acts, forbearances, negligence and deeds, and for those of its agents or employees in conjunction with each Party's performance under this ILA.
- 4.7 Current Revenues and Annual Appropriation. Any obligations made under this ILA shall be from current revenues available to the paying Party as required by Chapter 791, Texas Government Code and is subject to annual appropriations.
- 4.8 Assignment. No Party may assign its rights and obligations or either under this ILA, in whole or in part, without first obtaining the prior written consent of the other Party, which consent may be withheld for any reason. No assignee or successor may further assign, in whole or in part, its rights and obligations without prior written consent of each Party to this ILA at the time of further assignment.
- 4.9 Incorporation of Recitations. The recitations and "whereas" provisions of this ILA are incorporated herein as part of this ILA for all purposes.
- 4.10 Reasonable Cooperation. Each Party agrees to reasonably cooperate to effectuate the purpose and intent of this ILA.
- 4.11 Counterparts. This ILA may be signed in counterparts and shall be effective on the date signed by the last signing Party. The undersigned officer or agent of the Party has been properly authorized by that Party's governing body to execute this ILA, and any action extending such authority has been duly passed and is now in effect.
- 4.12 Governing Law. This ILA shall be governed by and interpreted in accordance with the laws of the State of Texas.

The parties have executed this Interlocal Agreement on the 12<sup>th</sup> day of October 2020.

**CITY OF PLANO**

**REGIONAL TRANSPORTATION  
COUNCIL**

---

Mark D. Israelson  
City Manager

---

Michael Morris, P.E.  
Director of Transportation

APPROVED AS TO FORM:

---

Paige Mims, City Attorney

**NORTH CENTRAL TEXAS  
COUNCIL OF  
GOVERNMENTS**

---

Mike Eastland  
Executive Director

**ATTACHMENT 1**

**Project and Finance Plan**



REINVESTMENT ZONE NO. 4,  
CITY OF PLANO  
PRELIMINARY PROJECT AND FINANCE PLAN  
UPDATED APRIL 2, 2020

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## SECTION 1: INTRODUCTION

### 1.1 Authority and Purpose

The City of Plano, Texas, a Texas home-rule municipality (the “City”) has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended (the “Act”) to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction (“ETJ”) of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the governing body of the City (the “City Council”) has determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

### 1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds twenty five percent (25%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

### 1.3 Proposed Zone

The City Council intends to create a tax increment reinvestment zone to be known as “*Reinvestment Zone No. 4, City of Plano*” (the “Zone”) that includes approximately 303.89861 acres of land as described by the legal description on **Exhibit A** and depicted on **Exhibit B** (the “Property”). A portion of the Property to be further defined in the Final Plan is owned by Collin Creek Development, LLC (the “Collin Creek Property”). The Property is currently zoned Corridor Commercial, Urban Mixed-Use, Multi-Family Residence-2, and Retail/General Office. The Property suffers from obsolete platting, deterioration of structures or site improvements, and other factors, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. Portions of the Property substantially impairs and arrests the sound growth of the City because it is predominately unproductive or underdeveloped due to factors such as the aging of public infrastructure, and portions of the Property are open and undeveloped due to factors such as the lack of public

infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the public improvements, and other projects are financed as contemplated by this Preliminary Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, Collin County, Texas (the “County”), a quality Urban Mixed-Use & Planned Development.

#### **1.4 Preliminary Plan and Hearing**

Before the City Council adopts the ordinance designating the Zone, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and hold a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons are given the opportunity to speak for and against the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing, and at which hearing the owners of the Property will be given a reasonable opportunity to protest the inclusion of their Property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan dated January 13, 2020 (the “Preliminary Plan”), the purpose of which is to describe, in general terms, the public improvements that will be undertaken and financed by the Zone. A description of how such public improvements and projects will be undertaken and financed will be determined by the Final Plan and by the TIRZ Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

#### **1.5 Creation of the Zone**

Upon the closing of the above referenced public hearing, the City Council may adopt Ordinance No. 2020-1-10 (the “TIRZ Creation Ordinance”) in accordance with the Act creating the Zone if (1) upon findings by the City Council that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) that the Zone is feasible, and (3) that public improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the ordinance creating the Zone will appoint a Board of Directors for the Zone (the “Board”).

#### **1.6 Board Recommendations**

After the creation of the Zone, the Board will review the Preliminary Plan and approve and recommend to the City Council (1) a “*Reinvestment Zone No. 4, City of Plano, Final Project and Finance Plan*” (the “Final Plan”); (2) an agreement between Collin Creek Development LLC, LLC (the “Developer”), the Board, and the City (the “TIRZ Agreement”) pursuant to which the City will contribute a portion of its ad valorem tax increment attributable to new development in the Zone

(the “Tax Increment”) into a tax increment fund created by the City and segregated from all other funds of the City (the “TIRZ Fund”) to pay, in accordance with the Final Plan, the costs of public improvements and other projects benefiting the Zone; and (3) an agreement between the City and the County, pursuant to which the County will contribute a portion of its ad valorem tax increment attributable to new development in the Zone (the “County Tax Increment”) into the TIRZ Fund to pay, in accordance with the Final Plan, the costs of public improvements and other projects benefiting the Zone (the “County Participation Agreement”).

## **1.7 Council Action**

The City Council will take into consideration the recommendations of the Board and will consider approval of the Final Plan, TIRZ Agreement, and County Participation Agreement. If the TIRZ Agreement is approved, the City Council will authorize and direct its execution. If the County Participation Agreement is approved, the City Council will authorize and direct its execution when the agreement has been approved by the County.

# **SECTION 2: DESCRIPTION AND MAPS**

## **2.1 Existing Uses and Conditions**

The Property is currently located within the corporate limits of the City and is zoned as Corridor Commercial, Urban Mixed-Use, Multi-Family Residence-2, and Retail/General Office. The Property is being redeveloped because obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality or county. Development will require extensive public infrastructure that: (1) the City cannot provide, and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone is shown on **Exhibit B**.

## **2.2 Proposed Uses**

The proposed use of the Property is currently Corridor Commercial, Urban Mixed-Use, Multi-Family Residence-2, and Retail/General Office, pursuant to a certain Zoning Ordinance approved by the City Council via Ordinance No. 2019-4-13 and Development Agreement entered into between the City and the Developer (the “Development Agreement”), approved on July 22, 2019 and Zoning Ordinance approved dated July 22, 2019.

### **SECTION 3: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS**

The Property is wholly located in the corporate limits of the City and is subject to the City's zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure.

### **SECTION 4: RELOCATION OF DISPLACED PERSONS**

No persons will be displaced and in need of relocation due to the creation of the Zone or implementation of the Final Plan.

### **SECTION 5: ESTIMATED NON-PROJECT COSTS**

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs is shown on **Exhibit C**. The total non-project costs are estimated to be approximately \$662,616,000.

### **SECTION 6: PROPOSED PUBLIC IMPROVEMENTS**

#### **6.1 Categories of Public Improvements**

The proposed public improvements to be financed by the Zone include road improvements, off street parking facilities, water improvements, sewer improvements, land acquisition, storm drainage, park systems, economic development, and other miscellaneous and soft costs, as further described in **Exhibit D** (the "Public Improvements"). All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

#### **6.2 Locations of Public Improvements**

The estimated locations of the proposed Public Improvements are described in the Development Agreement. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

## SECTION 7: ESTIMATED PROJECT COSTS

### 7.1 Project Costs

The total costs for projects in the Zone include the costs of the Public Improvements and the Administrative Costs (hereinafter defined), collectively the Project Costs (hereinafter defined), are estimated to be \$80,168,853, as shown on **Exhibit D**.

### 7.2 Estimated Costs of Public Improvements

The estimated costs of the Public Improvements (the “Public Improvement Costs”) within the Zone are \$79,648,910, as shown on **Exhibit E**.

### 7.3 Estimated Administrative Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the “Administrative Costs”). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid. The Administrative Costs are estimated to be \$10,000 per year beginning 2020 and escalating at two percent (2%) thereafter.

### 7.4 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and through the duration of the Zone. It is estimated the Project Costs will be incurred during calendar years 2020-2022, as shown on **Exhibit E**.

## SECTION 8: ECONOMIC FEASIBILITY

### 8.1 Terms of Participation

The County is anticipated participate in the Zone for twenty years (20), at fifty percent (50%) of its Tax Increment. The County shall deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to \$0.087476 per \$100 of Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. The County tax rate is \$0.174951 per \$100 of assessed value; therefore, the contribution rate is fifty percent (50%). All County TIRZ revenue will be utilized to pay for Public Improvements (including roads, water, sewer, drainage etc.), in compliance with the **County PID Policy**.

The City will participate in the Zone for thirty-six years (36), at seventy five percent (75%) of its Tax Increment. The City shall deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to \$0.33615 per \$100 of Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. The City tax rate is \$0.4482 per \$100 of assessed value; therefore, the contribution rate is seventy five percent (75%). After administrative expenses, seventy five percent (75%) of TIRZ revenue will first go towards reimbursing NCTCOG for the \$15 million loan at 2.4% interest. The remaining 25% (and after the NCTCOG loan is paid 100%), of City TIRZ revenue will fund other improvements or reimbursements as allowed under the Act.

## **8.2 Feasibility Study**

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone, as shown on **Exhibit F** (the “Feasibility Study”). This evaluation focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) and the base value will together generate approximately \$ 198,177,778 in total City real property tax revenue. The City, as a participant, will benefit from the new development and base value within the Zone and will retain approximately \$ 82,745,780 in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIRZ Fund to pay Project Costs. Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) and the base value will generate approximately \$ 77,356,984 in total County real property tax revenue. The County, as a participant, will benefit from the new development and base value within the Zone and will retain approximately \$ 62,587,014 in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIRZ Fund to pay Project Costs.

The Feasibility Study shows a portion of the new real property tax revenue generated by the Zone will be retained by the City and County. The remainder of the new real property tax revenue generated within the Zone will be available to pay Project Costs, up to the maximum contribution which is estimated at \$134,734,000 (the “Maximum Contribution”) to be further defined in the Final Plan and TIRZ Agreement, until the term expires or is otherwise terminated. One hundred percent (100%) of all taxing revenues generated for taxing entities other than the City and County by the new development within the Zone will be retained by the respective taxing entities. Upon expiration or termination of the Zone, one hundred percent (100%) of all tax revenue generated within the Zone will be retained by the respective taxing entities. Based on the foregoing, the feasibility of the Zone has been demonstrated.

## SECTION 9: ESTIMATED BONDED INDEBTEDNESS

No bonded indebtedness issued by the City pursuant to the Act is contemplated.

## SECTION 10: APPRAISED VALUE

### 10.1 Current Appraised Value

The current total appraised value of taxable real property in the Zone is \$274,359,461, which represents the Tax Increment Base, (the “Tax Increment Base”) of the Property and is determined by the Collin Central Appraisal District in accordance with Section 311.012(c) of the Act.

### 10.2 Estimated Captured Appraised Value

The amount of the Tax Increment for a year during the term of the Zone is the amount of property taxes levied and collected by the City and County for that year on the captured appraised value of the Property less the Tax Increment Base of the Property, (the “Captured Appraised Value”). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as described in **Section 10.1** above. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be \$1,422,591,788. The actual Captured Appraised Value, as certified by the Collin Central Appraisal District will, for each year, be used to calculate annual payment by the City and County into the TIRZ Fund pursuant to the Final Plan.

## SECTION 11: METHOD OF FINANCING

Pursuant to the Development Agreement shown on **Exhibit G**, the Developer has paid, and will in the future pay, those Project Costs attributable to a portion of the Public Improvements and will construct or cause to be constructed a portion of the Public Improvements within the Collin Creek Property. The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to \$0.33615 per \$100 of Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. The 2019 City tax rate is \$0.4482 per \$100 of assessed value; therefore, the contribution rate is seventy five percent (75%). The Final Plan and County Participation Agreement shall obligate the County to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to \$0.087476 per \$100 of Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. The 2019 County tax rate is \$0.174951 per \$100 of assessed value; therefore, the contribution rate is fifty percent (50%). Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used as described above. All payments of Project Costs

shall be made solely from the TIRZ Fund and from no other funds of the City or County unless otherwise approved by the governing body, and the TIRZ Fund shall only be used to pay the Project Costs in accordance with the Final Plan and the TIRZ Agreement. The City may amend the Final Plan in compliance with the TIRZ Agreement, including but not limited to what is considered a Project Cost.

## **SECTION 12: DURATION OF THE ZONE, TERMINATION**

### **12.1 Duration**

The stated term of the Zone shall commence on the creation of the Zone, and shall continue for thirty six (36) years, until December 31, 2056, with the last payment being received by September 30, 2057, unless otherwise terminated in accordance with the TIRZ Creation Ordinance.

### **12.2 Termination**

The Zone will terminate prior to the expiration of its stated term if the Maximum Contribution of TIRZ revenues has been collected into the TIRZ Fund and has been distributed according to the Final Plan. If upon expiration of the stated term of the Zone, the Maximum Contribution of TIRZ revenues, has not been collected into the TIRZ Fund, the City or County shall have no obligation to pay the shortfall and the term shall not be extended. The provisions of this section shall be included in the TIRZ Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

## LIST OF EXHIBITS

|                  |                                      |
|------------------|--------------------------------------|
| <b>Exhibit A</b> | Legal Description                    |
| <b>Exhibit B</b> | Boundary Map                         |
| <b>Exhibit C</b> | List of Non-Project Costs            |
| <b>Exhibit D</b> | List of Project Costs                |
| <b>Exhibit E</b> | Estimated Timeline of Incurred Costs |
| <b>Exhibit F</b> | Feasibility Study                    |
| <b>Exhibit G</b> | Development Agreement                |

*[Remainder of page intentionally left blank.]*

## EXHIBIT A – LEGAL DESCRIPTION

A certain tract of land situated in the county of Collin, State of Texas, beginning at a point 60 feet east of the centerline of southbound North Central Expressway frontage road and 85 feet north of the centerline of westbound President George Bush Turnpike.

Thence west an approximate distance of 2,180 feet to a point at the intersection of the east side of Alma Drive, and 98 feet north of the centerline of westbound President George Bush Turnpike.

Thence north parallel to Alma Drive, an approximate distance of 181 feet to a point.

Thence north along a curve and parallel to Alma Drive, an approximate distance of 479 feet to a point.

Thence north parallel to Alma Drive, an approximate distance of 3,998 feet to a point at the northeast intersection of Alma Drive and Collin Creek Mall.

Thence north along a curve and parallel to Alma Drive, an approximate distance of 506 feet to a point.

Thence north parallel to Alma Drive, an approximate distance of 451 feet to a point at the northeast intersection of Alma Drive and W 15<sup>th</sup> St.

Thence north parallel to Alma Drive, an approximate distance of 243 feet to a point.

Thence west, an approximate distance of 11 feet to a point.

Thence north parallel to Alma Drive, an approximate distance of 398 feet to a point at the northeast intersection of Alma Drive and W 16<sup>th</sup> St.

Thence east parallel to the north side of W 16<sup>th</sup> St, an approximate distance of 1,782 feet to a point.

Thence northeast, an approximate distance of 59 feet to a point.

Thence south parallel to southbound North Central Expressway frontage road, an approximate distance of 603 feet to the north side of W 16<sup>th</sup> St.

Thence south parallel to southbound North Central Expressway frontage road, an approximate distance of 756 feet to a point.

Thence south along a curve and parallel to southbound North Central Expressway frontage road, an approximate distance of 1,105 feet to a point.

Thence south parallel to southbound North Central Expressway frontage road, an approximate distance of 2,068 feet to a point at the north side of W Plano Parkway.

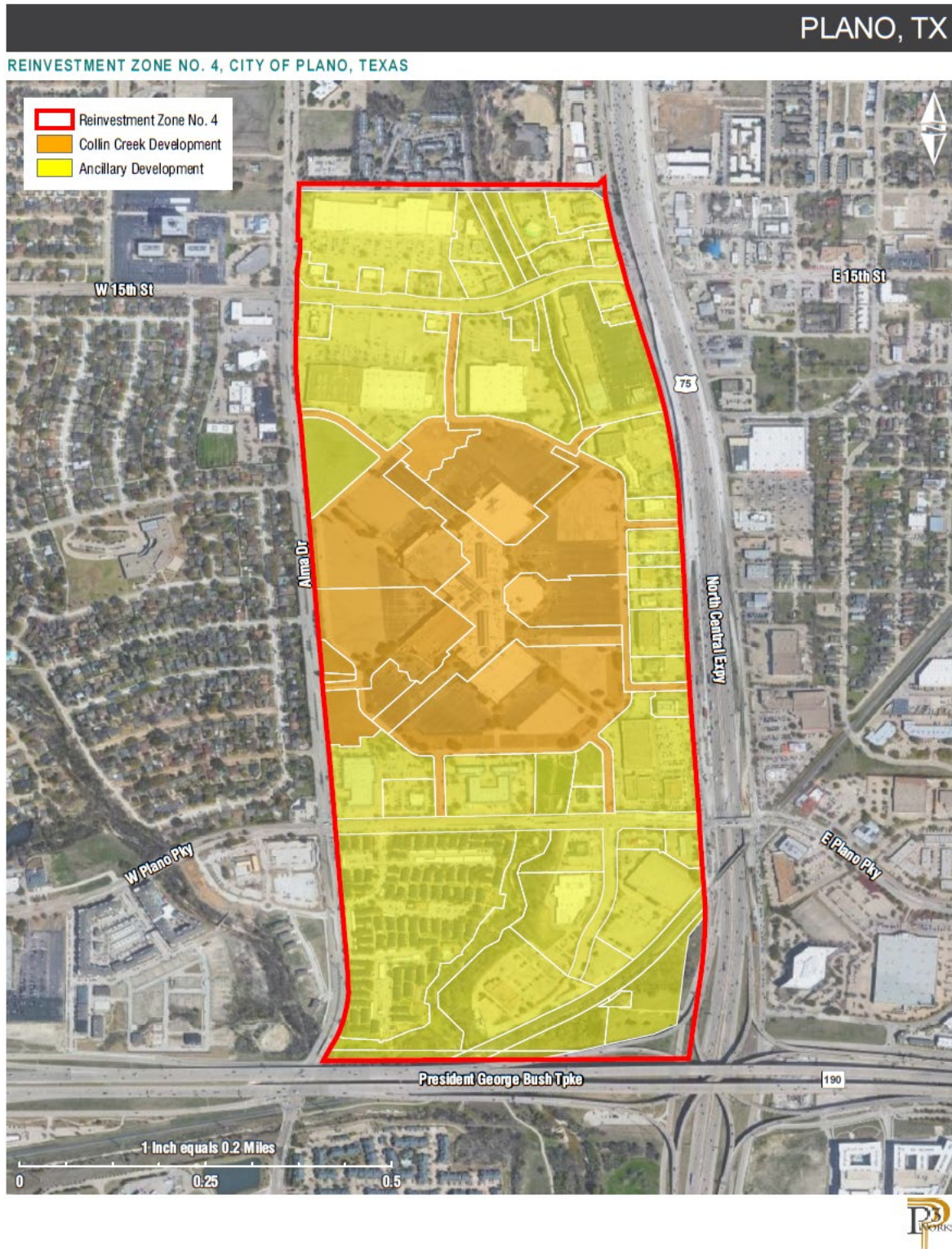
Thence south parallel to southbound North Central Expressway frontage road, an approximate distance of 691 feet to a point.

Thence south along a curve and parallel to southbound North Central Expressway frontage road, an approximate distance of 427 feet to a point.

Thence south an approximate distance of 657 feet to the point of beginning to close.

| Parcels within the Zone |   |
|-------------------------|---|
| Property ID             | Legal Description   |
| 352861                  | REGIONAL MALL ADDITION (CPL), LOT TRACT 11                                |
| 352905                  | REGIONAL MALL ADDITION (CPL), BLK A, LOT 7                                |
| 535219                  | REGIONAL MALL ADDITION (CPL), BLK A, LOT 1                                |
| 1500496                 | REGIONAL MALL ADDITION (CPL), BLK A, LOT 2                                |
| 1500502                 | REGIONAL MALL ADDITION (CPL), BLK A, LOT 3A                               |
| 1500511                 | REGIONAL MALL ADDITION (CPL), BLK A, LOT 5                                |
| 1520786                 | REGIONAL MALL ADDITION (CPL), BLK A, LOT 3B                               |
| 2068126                 | REGIONAL MALL ADDITION (CPL), LOT 12                                      |
| 352790                  | REGIONAL MALL ADDITION (CPL), LOT TRACT 4                                 |
| 352889                  | REGIONAL MALL ADDITION (CPL), BLK A, LOT 4                                |
| 352898                  | REGIONAL MALL ADDITION (CPL), BLK A, LOT 6                                |
| 357009                  | ABS A0216 SAMUEL KLEPPER SURVEY, TRACT 12, 1.65 ACRES                     |
| 372787                  | ABS A0938 JAMES G VANCE SURVEY, TRACT 3, 2.2637 ACRES                     |
| 372947                  | ABS A0938 JAMES G VANCE SURVEY, TRACT 22, 1.15 ACRES; (0.0949 MILES)      |
| 1275159                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK V, LOT 1A                        |
| 1503144                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK VII, LOT 2R                      |
| 1765058                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK V, LOT 2                         |
| 1876090                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK IV, LOT 1                        |
| 1930441                 | COLLIN CREEK VILLAGE - TRACT "D" (CPL), BLK 1, LOT 1                      |
| 1960339                 | COLLIN CREEK PHASE II (CPL), BLK B, LOT 3R                                |
| 1964896                 | ABS A0216 SAMUEL KLEPPER SURVEY, TRACT 43, .302 ACRES                     |
| 1965626                 | COLLIN CREEK VILLAGE #2 (CPL), BLK VI, LOT 2R; REPLAT                     |
| 1966547                 | COLLIN CREEK VILLAGE - TRACT "D" (CPL), BLK 1, LOT 4                      |
| 1967039                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK VII, LOT 3                       |
| 1988833                 | PACE ADDITION (CPL), BLK 1, LOT 1R  |
| 1994899                 | RESTAURANTS OF SPRING CREEK ADDITION (CPL), BLK 1, LOT 1R                 |
| 1994900                 | RESTAURANTS OF SPRING CREEK ADDITION (CPL), BLK 1, LOT 2R                 |
| 1994901                 | RESTAURANTS OF SPRING CREEK ADDITION (CPL), BLK 1, LOT 3R                 |
| 1994902                 | RESTAURANTS OF SPRING CREEK ADDITION (CPL), BLK 1, LOT 4R                 |
| 1996446                 | DALLAS NORTH SHOPPING CENTER 1988 ADDITION (CPL), BLK A, LOT 3R           |
| 1998659                 | COLLIN CREEK VILLAGE - TRACT "D" (CPL), BLK 2, LOT 1R                     |
| 1998660                 | COLLIN CREEK VILLAGE - TRACT "D" (CPL), BLK 2, LOT 2                      |
| 2009650                 | CREEKWALK VILLAGE (CPL), BLK A, LOT 2                                     |
| 2009654                 | CREEKWALK VILLAGE (CPL), BLK A, LOT 4                                     |
| 2009657                 | CREEKWALK VILLAGE (CPL), BLK A, LOT 6                                     |
| 2009658                 | CREEKWALK VILLAGE (CPL), BLK A, LOT 7; DRAINAGE, FLOODWAY & PARK PURPOSES |
| 2039899                 | COLLIN CREEK VILLAGE - TRACT "D" (CPL), BLK 2, LOT 3                      |
| 2043788                 | VELADI RANCH STEAKHOUSE ADDITION (CPL), BLK A, LOT 1                      |
| 2058843                 | PACE ADDITION (CPL), BLK 1, LOT 2   |
| 2727488                 | COLLIN CREEK PHASE II (CPL), BLK B, LOT 1R                                |
| 2727489                 | DALLAS NORTH SHOPPING CENTER 1988 ADDITION (CPL), BLK A, LOT 1R; (REPLAT) |
| 2793586                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK VII, LOT 5R; (REPLAT)            |
| 83493                   | DALLAS NORTH SHOPPING CENTER 1988 ADDITION (CPL), BLK A, LOT 2R           |
| 287638                  | TEXACO ADDITION NO 1 (CPL), BLK 1, LOT 1                                  |
| 352781                  | REGIONAL MALL ADDITION (CPL), LOT TRACT 3                                 |
| 357054                  | ABS A0216 SAMUEL KLEPPER SURVEY, TRACT 18, 25.3894 ACRES                  |
| 357072                  | ABS A0216 SAMUEL KLEPPER SURVEY, TRACT 21, 5.9596 ACRES                   |
| 372803                  | ABS A0938 JAMES G VANCE SURVEY, TRACT 5, .3669 ACRES                      |
| 1261510                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK VII, LOT 1                       |
| 1922067                 | CREEKWOOD APARTMENTS FLOODWAY EASEMENT DEDICATION (CPL)                   |
| 1966546                 | COLLIN CREEK VILLAGE - TRACT "D" (CPL), BLK 1, LOT 3R                     |
| 1967040                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK VII, LOT 4A-R                    |
| 1971232                 | JANWOOD ADDITION (CPL), BLK A, LOT 1                                      |
| 1971233                 | JANWOOD ADDITION (CPL), BLK A, LOT 2                                      |
| 1974712                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK VII, LOT 4B                      |
| 1994903                 | RESTAURANTS OF SPRING CREEK ADDITION (CPL), BLK 1, LOT 5R                 |
| 1995938                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK V, LOT 1B                        |
| 1995939                 | COLLIN CREEK VILLAGE ADDITION (CPL), BLK V, LOT 1C                        |
| 2009649                 | CREEKWALK VILLAGE (CPL), BLK A, LOT 1                                     |
| 2009652                 | CREEKWALK VILLAGE (CPL), BLK A, LOT 3                                     |
| 2009655                 | CREEKWALK VILLAGE (CPL), BLK A, LOT 5                                     |
| 2078086                 | COLLIN CREEK VILLAGE - TRACT "D" (CPL), BLK 2, LOT 4                      |
| 2552322                 | ABS A0216 SAMUEL KLEPPER SURVEY, TRACT 52, 4.02 ACRES; (0.73 MILES)       |
| 2673798                 | COLLIN CREEK PHASE II (CPL), BLK B, LOT 2R; REPLAT                        |
| 2692417                 | COLLIN CREEK VILLAGE #2 (CPL), BLK VI, LOT 1R; REPLAT                     |

## EXHIBIT B – BOUNDARY MAP



## EXHIBIT C – LIST OF NON-PROJECT COSTS

| Lot Type                        | Total Units/SF <sup>1</sup> | Estimated AV<br>Per Unit <sup>1</sup> | Finished Lot<br>Value/Unit <sup>2</sup> | Total Finished<br>Lot Value <sup>2</sup> | Total Build Out<br>Value <sup>1</sup> | Non-Project Costs |
|---------------------------------|-----------------------------|---------------------------------------|---|--|---------------------------------------|-------------------|
| <i>Collin Creek Development</i> |                             |                                       |   |  |                                       |                   |
| Urban Core                      | 390,000                     | \$ 200                                | \$ 60                                   | \$ 23,438,717                            | \$ 78,000,000                         | \$ 54,561,283     |
| Retail                          | 122,000                     | \$ 200                                | \$ 60                                   | \$ 7,332,112                             | \$ 24,400,000                         | \$ 17,067,888     |
| New JCP Flagship Store          | 95,000                      | \$ 200                                | \$ 60                                   | \$ 5,709,431                             | \$ 19,000,000                         | \$ 13,290,569     |
| Single Family Residential       | 404                         | \$ 447,750                            | \$ 134,547                              | \$ 54,357,090                            | \$ 180,891,000                        | \$ 126,533,910    |
| Hotel                           | 185,000                     | \$ 275                                | \$ 83                                   | \$ 15,287,753                            | \$ 50,875,000                         | \$ 35,587,247     |
| Multifamily                     | 2,300                       | \$ 145,000                            | \$ 43,572                               | \$ 100,215,541                           | \$ 333,500,000                        | \$ 233,284,459    |
| Restaurant Group                | 40,000                      | \$ 260                                | \$ 78                                   | \$ 3,125,162                             | \$ 10,400,000                         | \$ 7,274,838      |
| Independent Living              | 300                         | \$ 275,000                            | \$ 82,637                               | \$ 24,790,951                            | \$ 82,500,000                         | \$ 57,709,049     |
| Office                          | 1,300,000                   | \$ 129                                | \$ 39                                   | \$ 50,393,242                            | \$ 167,700,000                        | \$ 117,306,758    |
|                                 |                             |                                       |   | \$ 284,650,000                           | \$ 947,266,000                        | \$ 662,616,000    |

**Notes:**

- 1) Unit/SF counts and estimated build out values provided by the Developer via Kirk Wilson memo dated November 20, 2019.
- 2) Finished Lot Value estimated based on total value conclusion provided by CBRE appraisal dated October 30, 2019.

## EXHIBIT D – LIST OF PROJECT COSTS

| Project Costs <sup>1</sup>         | Amount               | Years |
|------------------------------------|----------------------|-------|
| Road Improvements                  | \$ 5,881,354         | 1-2   |
| Water Improvements                 | 675,546              | 1-2   |
| Sewer Improvements                 | 1,312,153            | 1-2   |
| Storm Drainage                     | 1,260,230            | 1-2   |
| Park System                        | 6,182,500            | 1-2   |
| Other Soft and Miscellaneous Costs | 2,173,864            | 1     |
| Economic Development               | 55,097,550           | 1-2   |
| Debt Service Reserve Fund          | 1,787,463            | 1     |
| Capitalized Interest               | 2,823,250            | 1-2   |
| Underwriter Discount               | 736,500              | 1     |
| Cost of Issuance                   | 1,718,500            | 1     |
| TIRZ Administrative Costs          | 519,944              | 1-36  |
|                                    | <b>\$ 80,168,853</b> |       |

Notes:

1) Public Improvements categories and dollar amounts from Exhibit C of the Collin Creek East Public Improvement District Preliminary Service and Assessment Plan.

EXHIBIT E – ESTIMATED TIMELINE OF INCURRED COSTS

| Reinvestment Zone No. 4, City of Plano, Texas<br>Exhibit E - Estimated Timeline of Incurred Costs |                                    |                               |                                       |          |        |          |          |          |               |            |         |          |             |            |            |          |                    |            |           |          |                                    |                               |                                   |                          |                           |                          |
|---|------------------------------------|-------------------------------|---------------------------------------|----------|--------|----------|----------|----------|---------------|------------|---------|----------|-------------|------------|------------|----------|--------------------|------------|-----------|----------|------------------------------------|-------------------------------|-----------------------------------|--------------------------|---------------------------|--------------------------|
|   |                                    |                               | Collin Creek Development <sup>1</sup> |          |        |          |          |          |               |            |         |          |             |            |            |          |                    |            |           |          | Ancillary Development              |                               | Project Costs                     |                          |                           |                          |
| Year No.  | PID Ass./ TIRZ Credit Applied 1/31 | Value % Inc./Yr. <sup>2</sup> | Urban Core                            |          | Retail |          | JC Penny |          | Single Family |            | Hotel   |          | Multifamily |            | Restaurant |          | Independent Living |            | Office    |          | New Development Value <sup>4</sup> | Value % Inc./Yr. <sup>3</sup> | Gross Ancillary Development Value | Public Improvement Costs | TIRZ Administrative Costs | Cumulative Project Costs |
|   |                                    |                               | SF                                    | Value/SF | SF     | Value/SF | SF       | Value/SF | Units         | Value/Unit | SF      | Value/SF | Units       | Value/Unit | SF         | Value/SF | Units              | Value/Unit | SF        | Value/SF |                                    |                               |                                   |                          |                           |                          |
| Base  | 2020                               |                               |                                       |          |        |          |          |          |               |            |         |          |             |            |            |          |                    |            |           |          |                                    |                               |                                   |                          |                           |                          |
| 1   | 2021                               | 0%                            | -                                     | \$ 200   | -      | \$ 200   | -        | \$ 200   | 75            | \$ 447,750 | -       | \$ 275   | -           | \$ 145,000 | -          | \$ 260   | -                  | \$ 275,000 | -         | \$ 129   | \$ 33,581,250                      | 2%                            | \$ 213,189,873                    | \$ 43,032,618            | \$ 10,000                 | \$ 43,042,618            |
| 2   | 2022                               | 0%                            | 390,000                               | \$ 200   | -      | \$ 200   | -        | \$ 200   | 250           | \$ 447,750 | 185,000 | \$ 275   | 400         | \$ 145,000 | 20,000     | \$ 260   | -                  | \$ 275,000 | -         | \$ 129   | \$ 304,012,500                     | 2%                            | \$ 217,453,670                    | \$ 36,616,292            | \$ 10,200                 | \$ 79,669,110            |
| 3   | 2023                               | 0%                            | 390,000                               | \$ 200   | -      | \$ 200   | 95,000   | \$ 200   | 379           | \$ 447,750 | 185,000 | \$ 275   | 650         | \$ 145,000 | 20,000     | \$ 260   | -                  | \$ 275,000 | -         | \$ 129   | \$ 417,022,250                     | 2%                            | \$ 221,802,744                    | \$ -                     | \$ 10,404                 | \$ 79,679,514            |
| 4   | 2024                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 850         | \$ 145,000 | 40,000     | \$ 260   | -                  | \$ 275,000 | -         | \$ 129   | \$ 474,616,000                     | 2%                            | \$ 226,238,799                    | \$ -                     | \$ 10,612                 | \$ 79,690,126            |
| 5   | 2025                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 1,500       | \$ 145,000 | 40,000     | \$ 260   | 150                | \$ 275,000 | 800,000   | \$ 129   | \$ 713,316,000                     | 2%                            | \$ 230,763,575                    | \$ -                     | \$ 10,824                 | \$ 79,700,950            |
| 6   | 2026                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 235,378,846                    | \$ -                     | \$ 11,041                 | \$ 79,711,991            |
| 7   | 2027                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 240,086,423                    | \$ -                     | \$ 11,262                 | \$ 79,723,252            |
| 8   | 2028                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 244,888,152                    | \$ -                     | \$ 11,487                 | \$ 79,734,739            |
| 9   | 2029                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 249,785,915                    | \$ -                     | \$ 11,717                 | \$ 79,746,456            |
| 10  | 2030                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 254,781,633                    | \$ -                     | \$ 11,951                 | \$ 79,758,407            |
| 11  | 2031                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 259,877,266                    | \$ -                     | \$ 12,190                 | \$ 79,770,597            |
| 12  | 2032                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 265,074,811                    | \$ -                     | \$ 12,434                 | \$ 79,783,030            |
| 13  | 2033                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 270,376,307                    | \$ -                     | \$ 12,682                 | \$ 79,795,713            |
| 14  | 2034                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 275,783,833                    | \$ -                     | \$ 12,936                 | \$ 79,808,649            |
| 15  | 2035                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 281,299,510                    | \$ -                     | \$ 13,195                 | \$ 79,821,844            |
| 16  | 2036                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 286,925,500                    | \$ -                     | \$ 13,459                 | \$ 79,835,302            |
| 17  | 2037                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 292,664,010                    | \$ -                     | \$ 13,728                 | \$ 79,849,030            |
| 18  | 2038                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 298,517,290                    | \$ -                     | \$ 14,002                 | \$ 79,863,033            |
| 19  | 2039                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 304,487,636                    | \$ -                     | \$ 14,282                 | \$ 79,877,315            |
| 20  | 2040                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 310,577,389                    | \$ -                     | \$ 14,568                 | \$ 79,891,883            |
| 21  | 2041                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 316,788,937                    | \$ -                     | \$ 14,859                 | \$ 79,906,743            |
| 22  | 2042                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 323,124,715                    | \$ -                     | \$ 15,157                 | \$ 79,921,899            |
| 23  | 2043                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 329,587,210                    | \$ -                     | \$ 15,460                 | \$ 79,937,359            |
| 24  | 2044                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 336,178,954                    | \$ -                     | \$ 15,769                 | \$ 79,953,128            |
| 25  | 2045                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 342,902,533                    | \$ -                     | \$ 16,084                 | \$ 79,969,212            |
| 26  | 2046                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 349,760,584                    | \$ -                     | \$ 16,406                 | \$ 79,985,619            |
| 27  | 2047                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 356,755,795                    | \$ -                     | \$ 16,734                 | \$ 80,002,353            |
| 28  | 2048                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 363,890,911                    | \$ -                     | \$ 17,069                 | \$ 80,019,422            |
| 29  | 2049                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 371,168,729                    | \$ -                     | \$ 17,410                 | \$ 80,036,832            |
| 30  | 2050                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   | 300                | \$ 275,000 | 1,300,000 | \$ 129   | \$ 935,066,000                     | 2%                            | \$ 378,592,104                    | \$ -                     | \$ 17,758                 | \$ 80,054,590            |
| 31  | 2051                               | 0%                            | 390,000                               | \$ 200   | 61,000 | \$ 200   | 95,000   | \$ 200   | 404           | \$ 447,750 | 185,000 | \$ 275   | 2,300       | \$ 145,000 | 40,000     | \$ 260   |                    |            |           |          |                                    |                               |                                   |                          |                           |                          |

EXHIBIT F – FEASIBILITY STUDY

| Reinvestment Zone No. 4, City of Plano Feasibility Analysis<br>(75% City Contribution, 50% County Contribution)  |  |                                       |              |                    |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|---------------------------------------|--------------|--------------------|------------------------|---------------|----------------------|--|--------------------------------------|------------------------|---------------------------------------|---|-----------------------------------|------------------------------|-----------------|--------------|--------------------------------|----------------------------|----------------------|--------------|-------------------|-------------|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------|--|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------------|--|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------------------------------------|--|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------------------------------------|--|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------------------------------|--|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------------------|--|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  | Collin Creek Development <sup>1</sup> |              |                    |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | TIRZ Fund Revenues                    |              |                    |                        |               |                      | County TIRZ Fund                         |                                      |                        |                                       | City TIRZ Fund                                      |                                   |                              |                 |              |                                |                            | TIRZ Fund Total      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Year No.   | PID Ass./<br>TIRZ Credit<br>Applied 1/31 | Collin Creek Development              |              |                    |                        |               |                      | County TIRZ<br>Fund Beginning<br>Balance | Debt Service to be paid<br>with TIRZ |                        | County TIRZ<br>Fund Ending<br>Balance | City TIRZ Fund<br>Beginning<br>Balance <sup>2</sup> | Beginning<br>Principal<br>Balance | Unpaid<br>Simple<br>Interest | Simple Interest |              | Ending<br>Principal<br>Balance | Secondary<br>Reimbursement | Beginning<br>Balance | Expenditures | Ending<br>Balance |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | City<br>Contribution                  | City Annual  | City<br>Cumulative | County<br>Contribution | County Annual | County<br>Cumulative |  | Anticipated<br>PID Ann. Inst.        | TIRZ Credit<br>Applied |                                       |   |                                   |                              | Paid            |              |                                |                            |                      |              |                   | 2.40%       | Principal Paid |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Base   | 2020                                     |                                       |              |                    |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1  | 2021                                     | 75%                                   | \$ 112,883   | \$ 112,883         | 50%                    | \$ 29,375     | \$ 29,375            | \$ 29,375                                | \$ 271,300                           | \$ 29,375              | \$ -                                  | \$ 102,883  |                                   |                              |                 |              |                                | \$ 102,883                 | \$ 132,259           | \$ 132,259   | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2  | 2022                                     | 75%                                   | \$ 1,021,938 | \$ 1,134,821       | 50%                    | \$ 265,936    | \$ 295,312           | \$ 265,936                               | \$ 272,500                           | \$ 265,936             | \$ -                                  | \$ 1,011,738  |                                   |                              |                 |              |                                | \$ 1,011,738               | \$ 1,277,674         | \$ 1,277,674 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3  | 2023                                     | 75%                                   | \$ 1,401,820 | \$ 2,536,642       | 50%                    | \$ 364,792    | \$ 660,104           | \$ 364,792                               | \$ 3,348,674                         | \$ 364,792             | \$ -                                  | \$ 1,391,416  |                                   |                              |                 |              |                                | \$ 1,391,416               | \$ 1,756,209         | \$ 1,756,209 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4  | 2024                                     | 75%                                   | \$ 1,595,422 | \$ 4,132,063       | 50%                    | \$ 415,173    | \$ 1,075,277         | \$ 415,173                               | \$ 3,344,610                         | \$ 415,173             | \$ -                                  | \$ 1,584,810  |                                   |                              |                 |              |                                | \$ 1,584,810               | \$ 1,999,982         | \$ 1,999,982 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5  | 2025                                     | 75%                                   | \$ 2,397,812 | \$ 6,529,875       | 50%                    | \$ 623,977    | \$ 1,699,254         | \$ 623,977                               | \$ 3,338,383                         | \$ 623,977             | \$ -                                  | \$ 2,386,987  | \$ 15,000,000                     | \$ 360,000                   | \$ 360,000      | \$ 1,430,241 | \$ 13,569,759                  | \$ 596,747                 | \$ 3,010,964         | \$ 3,010,964 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 6  | 2026                                     | 75%                                   | \$ 3,143,224 | \$ 9,673,099       | 50%                    | \$ 817,954    | \$ 2,517,207         | \$ 817,954                               | \$ 3,339,995                         | \$ 817,954             | \$ -                                  | \$ 3,132,184  | \$ 13,569,759                     | \$ 325,674                   | \$ 325,674      | \$ 2,023,463 | \$ 11,546,296                  | \$ 783,046                 | \$ 3,950,137         | \$ 3,950,137 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 7  | 2027                                     | 75%                                   | \$ 3,143,224 | \$ 12,816,324      | 50%                    | \$ 817,954    | \$ 3,335,161         | \$ 817,954                               | \$ 3,333,820                         | \$ 817,954             | \$ -                                  | \$ 3,131,963  | \$ 11,546,296                     | \$ 277,111                   | \$ 277,111      | \$ 2,071,861 | \$ 9,474,435                   | \$ 782,991                 | \$ 3,949,916         | \$ 3,949,916 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 8  | 2028                                     | 75%                                   | \$ 3,143,224 | \$ 15,959,548      | 50%                    | \$ 817,954    | \$ 4,153,115         | \$ 817,954                               | \$ 3,335,171                         | \$ 817,954             | \$ -                                  | \$ 3,131,738  | \$ 9,474,435                      | \$ 227,386                   | \$ 227,386      | \$ 2,121,417 | \$ 7,353,018                   | \$ 782,934                 | \$ 3,949,691         | \$ 3,949,691 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 9  | 2029                                     | 75%                                   | \$ 3,143,224 | \$ 19,102,773      | 50%                    | \$ 817,954    | \$ 4,971,068         | \$ 817,954                               | \$ 3,328,425                         | \$ 817,954             | \$ -                                  | \$ 3,131,508  | \$ 7,353,018                      | \$ 176,472                   | \$ 176,472      | \$ 2,172,158 | \$ 5,180,860                   | \$ 782,877                 | \$ 3,949,461         | \$ 3,949,461 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 10   | 2030                                     | 75%                                   | \$ 3,143,224 | \$ 22,245,997      | 50%                    | \$ 817,954    | \$ 5,789,022         | \$ 817,954                               | \$ 3,328,893                         | \$ 817,954             | \$ -                                  | \$ 3,131,273  | \$ 5,180,860                      | \$ 124,341                   | \$ 124,341      | \$ 2,224,114 | \$ 2,956,746                   | \$ 782,818                 | \$ 3,949,227         | \$ 3,949,227 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 11   | 2031                                     | 75%                                   | \$ 3,143,224 | \$ 25,389,221      | 50%                    | \$ 817,954    | \$ 6,606,976         | \$ 817,954                               | \$ 3,325,952                         | \$ 817,954             | \$ -                                  | \$ 3,131,034  | \$ 2,956,746                      | \$ 70,962                    | \$ 70,962       | \$ 2,277,314 | \$ 679,432                     | \$ 782,759                 | \$ 3,948,988         | \$ 3,948,988 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 12   | 2032                                     | 75%                                   | \$ 3,143,224 | \$ 28,532,446      | 50%                    | \$ 817,954    | \$ 7,424,929         | \$ 817,954                               | \$ 3,319,602                         | \$ 817,954             | \$ -                                  | \$ 3,130,791  | \$ 679,432                        | \$ 16,306                    | \$ 16,306       | \$ 679,432   | \$ -                           | \$ 2,435,053               | \$ 3,948,744         | \$ 3,948,744 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 13   | 2033                                     | 75%                                   | \$ 3,143,224 | \$ 31,675,670      | 50%                    | \$ 817,954    | \$ 8,242,883         | \$ 817,954                               | \$ 3,319,845                         | \$ 817,954             | \$ -                                  | \$ 3,130,542  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,130,542               | \$ 3,948,496         | \$ 3,948,496 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 14   | 2034                                     | 75%                                   | \$ 3,143,224 | \$ 34,818,894      | 50%                    | \$ 817,954    | \$ 9,060,837         | \$ 817,954                               | \$ 3,316,054                         | \$ 817,954             | \$ -                                  | \$ 3,130,288  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,130,288               | \$ 3,948,242         | \$ 3,948,242 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 15   | 2035                                     | 75%                                   | \$ 3,143,224 | \$ 37,962,119      | 50%                    | \$ 817,954    | \$ 9,878,790         | \$ 817,954                               | \$ 3,308,231                         | \$ 817,954             | \$ -                                  | \$ 3,130,030  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,130,030               | \$ 3,947,983         | \$ 3,947,983 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 16   | 2036                                     | 75%                                   | \$ 3,143,224 | \$ 41,105,343      | 50%                    | \$ 817,954    | \$ 10,696,744        | \$ 817,954                               | \$ 3,301,377                         | \$ 817,954             | \$ -                                  | \$ 3,129,766  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,129,766               | \$ 3,947,719         | \$ 3,947,719 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 17   | 2037                                     | 75%                                   | \$ 3,143,224 | \$ 44,248,567      | 50%                    | \$ 817,954    | \$ 11,514,697        | \$ 817,954                               | \$ 3,300,180                         | \$ 817,954             | \$ -                                  | \$ 3,129,497  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,129,497               | \$ 3,947,450         | \$ 3,947,450 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 18   | 2038                                     | 75%                                   | \$ 3,143,224 | \$ 47,391,792      | 50%                    | \$ 817,954    | \$ 12,332,651        | \$ 817,954                               | \$ 3,294,014                         | \$ 817,954             | \$ -                                  | \$ 3,129,222  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,129,222               | \$ 3,947,176         | \$ 3,947,176 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 19   | 2039                                     | 75%                                   | \$ 3,143,224 | \$ 50,535,016      | 50%                    | \$ 817,954    | \$ 13,150,605        | \$ 817,954                               | \$ 3,292,882                         | \$ 817,954             | \$ -                                  | \$ 3,128,942  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,128,942               | \$ 3,946,896         | \$ 3,946,896 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 20   | 2040                                     | 75%                                   | \$ 3,143,224 | \$ 53,678,240      | 50%                    | \$ 817,954    | \$ 13,968,558        | \$ 817,954                               | \$ 3,281,159                         | \$ 817,954             | \$ -                                  | \$ 3,128,656  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,128,656               | \$ 3,946,610         | \$ 3,946,610 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 21   | 2041                                     | 75%                                   | \$ 3,143,224 | \$ 56,821,465      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,274,157                         | \$ -                   | \$ -                                  | \$ 3,128,365  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,128,365               | \$ 3,128,365         | \$ 3,128,365 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 22   | 2042                                     | 75%                                   | \$ 3,143,224 | \$ 59,964,689      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,271,252                         | \$ -                   | \$ -                                  | \$ 3,128,068  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,128,068               | \$ 3,128,068         | \$ 3,128,068 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 23   | 2043                                     | 75%                                   | \$ 3,143,224 | \$ 63,107,914      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,261,821                         | \$ -                   | \$ -                                  | \$ 3,127,765  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,127,765               | \$ 3,127,765         | \$ 3,127,765 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 24   | 2044                                     | 75%                                   | \$ 3,143,224 | \$ 66,251,138      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,250,864                         | \$ -                   | \$ -                                  | \$ 3,127,455  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,127,455               | \$ 3,127,455         | \$ 3,127,455 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 25   | 2045                                     | 75%                                   | \$ 3,143,224 | \$ 69,394,362      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,243,069                         | \$ -                   | \$ -                                  | \$ 3,127,140  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,127,140               | \$ 3,127,140         | \$ 3,127,140 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 26   | 2046                                     | 75%                                   | \$ 3,143,224 | \$ 72,537,587      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,237,811                         | \$ -                   | \$ -                                  | \$ 3,126,818  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,126,818               | \$ 3,126,818         | \$ 3,126,818 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 27   | 2047                                     | 75%                                   | \$ 3,143,224 | \$ 75,680,811      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,224,468                         | \$ -                   | \$ -                                  | \$ 3,126,490  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,126,490               | \$ 3,126,490         | \$ 3,126,490 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 28   | 2048                                     | 75%                                   | \$ 3,143,224 | \$ 78,824,035      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,218,038                         | \$ -                   | \$ -                                  | \$ 3,126,155  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,126,155               | \$ 3,126,155         | \$ 3,126,155 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 29   | 2049                                     | 75%                                   | \$ 3,143,224 | \$ 81,967,260      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,202,586                         | \$ -                   | \$ -                                  | \$ 3,125,814  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,125,814               | \$ 3,125,814         | \$ 3,125,814 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 30   | 2050                                     | 75%                                   | \$ 3,143,224 | \$ 85,110,484      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ 3,193,113                         | \$ -                   | \$ -                                  | \$ 3,125,466  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,125,466               | \$ 3,125,466         | \$ 3,125,466 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 31   | 2051                                     | 75%                                   | \$ 3,143,224 | \$ 88,253,708      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ -                                 | \$ -                   | \$ -                                  | \$ 3,125,111  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,125,111               | \$ 3,125,111         | \$ 3,125,111 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 32   | 2052                                     | 75%                                   | \$ 3,143,224 | \$ 91,396,933      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ -                                 | \$ -                   | \$ -                                  | \$ 3,124,748  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,124,748               | \$ 3,124,748         | \$ 3,124,748 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 33   | 2053                                     | 75%                                   | \$ 3,143,224 | \$ 94,540,157      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ -                                 | \$ -                   | \$ -                                  | \$ 3,124,379  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,124,379               | \$ 3,124,379         | \$ 3,124,379 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 34   | 2054                                     | 75%                                   | \$ 3,143,224 | \$ 97,683,382      | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ -                                 | \$ -                   | \$ -                                  | \$ 3,124,002  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,124,002               | \$ 3,124,002         | \$ 3,124,002 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 35   | 2055                                     | 75%                                   | \$ 3,143,224 | \$ 100,826,606     | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ -                                 | \$ -                   | \$ -                                  | \$ 3,123,618  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,123,618               | \$ 3,123,618         | \$ 3,123,618 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 36   | 2056                                     | 75%                                   | \$ 3,143,224 | \$ 103,969,830     | 0%                     | \$ -          | \$ 13,968,558        | \$ -                                     | \$ -                                 | \$ -                   | \$ -                                  | \$ 3,123,225  | \$ -                              | \$ -                         | \$ -            | \$ -         | \$ -                           | \$ 3,123,225               | \$ 3,123,225         | \$ 3,123,225 | \$ -              |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | \$ 103,969,830                        |              |                    |                        |               |                      | \$ 13,968,558                            |                                      |                        |                                       | \$ 1,578,253 \$15,000,000 \$ 86,871,633             |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table><tr><th colspan="2">Assumptions</th><td colspan="20"></td></tr><tr><td colspan="2"></td><td colspan="2">City Tax Rate:</td><td colspan="18">\$ 0.448200</td></tr><tr><td colspan="2"></td><td colspan="2">County Tax Rate:</td><td colspan="18">\$ 0.174951</td></tr><tr><td colspan="2"></td><td colspan="2">Maximum Parking Garage Debt Service:</td><td colspan="18">15,000,000</td></tr><tr><td colspan="2"></td><td colspan="2">Collin Creek Development Base Value:</td><td colspan="18">\$ 61,169,588</td></tr><tr><td colspan="2"></td><td colspan="2">Ancillary Development Base Value:</td><td colspan="18">\$ 213,189,873</td></tr><tr><td colspan="2"></td><td colspan="2" rowspan="2">TIRZ No. 4 Base Value:</td><td colspan="18" rowspan="2">\$ 274,359,461</td></tr></table> |  |                                       |              |                    |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   | Assumptions |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | City Tax Rate: |  | \$ 0.448200 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | County Tax Rate: |  | \$ 0.174951 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Maximum Parking Garage Debt Service: |  | 15,000,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Collin Creek Development Base Value: |  | \$ 61,169,588 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Ancillary Development Base Value: |  | \$ 213,189,873 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | TIRZ No. 4 Base Value: |  | \$ 274,359,461 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Assumptions  |  |                                       |              |                    |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | City Tax Rate:                        |              | \$ 0.448200        |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | County Tax Rate:                      |              | \$ 0.174951        |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | Maximum Parking Garage Debt Service:  |              | 15,000,000         |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | Collin Creek Development Base Value:  |              | \$ 61,169,588      |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | Ancillary Development Base Value:     |              | \$ 213,189,873     |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | TIRZ No. 4 Base Value:                |              | \$ 274,359,461     |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1) Value increase assumes no growth on Collin Creek Development for a conservative feasibility analysis.<br>2) 75% of City TIRZ Fund revenues, less administrative expenses, are dedicated to the NCTCOG reimbursement. The remaining revenue is dedicated toward the secondary reimbursement.   |  |                                       |              |                    |                        |               |                      |  |                                      |                        |                                       |   |                                   |                              |                 |              |                                |                            |                      |              |                   |             |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                      |  |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                        |  |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**Reinvestment Zone No. 4, City of Plano Feasibility Analysis  
(75% City Contribution, 50% County Contribution)**

| Ancillary Development <sup>1</sup> |                 |                   |                   |                        |                           |                |  |
|------------------------------------|-----------------|-------------------|-------------------|------------------------|---------------------------|----------------|--|
| TIRZ Fund Revenues                 |                 |                   |                   | TIRZ Fund Expenditures |                           |                |  |
| Ancillary Development              |                 |                   |                   | TIRZ Fund              | Ancillary                 | TIRZ Fund      |  |
| City Annual                        | City Cumulative | County Annual     | County Cumulative | Beginning Balance      | Development Project Costs | Ending Balance |  |
| \$ -                               | \$ -            | \$ -              | \$ -              | \$ -                   | \$ -                      | \$ -           |  |
| \$ 14,333                          | \$ 14,333       | \$ 3,730          | \$ 3,730          | \$ 18,063              | \$ -                      | \$ 18,063      |  |
| \$ 28,952                          | \$ 43,285       | \$ 7,534          | \$ 11,264         | \$ 54,549              | \$ -                      | \$ 54,549      |  |
| \$ 43,864                          | \$ 87,149       | \$ 11,415         | \$ 22,679         | \$ 109,827             | \$ -                      | \$ 109,827     |  |
| \$ 59,074                          | \$ 146,223      | \$ 15,373         | \$ 38,051         | \$ 184,274             | \$ -                      | \$ 184,274     |  |
| \$ 74,588                          | \$ 220,811      | \$ 19,410         | \$ 57,461         | \$ 278,272             | \$ -                      | \$ 278,272     |  |
| \$ 90,413                          | \$ 311,224      | \$ 23,528         | \$ 80,989         | \$ 392,213             | \$ -                      | \$ 392,213     |  |
| \$ 106,554                         | \$ 417,778      | \$ 27,728         | \$ 108,717        | \$ 526,495             | \$ -                      | \$ 526,495     |  |
| \$ 123,018                         | \$ 540,795      | \$ 32,013         | \$ 140,730        | \$ 681,525             | \$ -                      | \$ 681,525     |  |
| \$ 139,811                         | \$ 680,606      | \$ 36,383         | \$ 177,112        | \$ 857,718             | \$ -                      | \$ 857,718     |  |
| \$ 156,940                         | \$ 837,546      | \$ 40,840         | \$ 217,952        | \$ 1,055,498           | \$ -                      | \$ 1,055,498   |  |
| \$ 174,411                         | \$ 1,011,957    | \$ 45,387         | \$ 263,339        | \$ 1,275,296           | \$ -                      | \$ 1,275,296   |  |
| \$ 192,232                         | \$ 1,204,189    | \$ 50,024         | \$ 313,363        | \$ 1,517,552           | \$ -                      | \$ 1,517,552   |  |
| \$ 210,410                         | \$ 1,414,599    | \$ 54,754         | \$ 368,118        | \$ 1,782,716           | \$ -                      | \$ 1,782,716   |  |
| \$ 228,951                         | \$ 1,643,549    | \$ 59,579         | \$ 427,697        | \$ 2,071,246           | \$ -                      | \$ 2,071,246   |  |
| \$ 247,862                         | \$ 1,891,411    | \$ 64,501         | \$ 492,197        | \$ 2,383,609           | \$ -                      | \$ 2,383,609   |  |
| \$ 267,152                         | \$ 2,158,564    | \$ 69,520         | \$ 561,718        | \$ 2,720,282           | \$ -                      | \$ 2,720,282   |  |
| \$ 286,828                         | \$ 2,445,392    | \$ 74,641         | \$ 636,358        | \$ 3,081,750           | \$ -                      | \$ 3,081,750   |  |
| \$ 306,897                         | \$ 2,752,289    | \$ 79,863         | \$ 716,222        | \$ 3,468,511           | \$ -                      | \$ 3,468,511   |  |
| \$ 327,368                         | \$ 3,079,657    | \$ 85,190         | \$ 801,412        | \$ 3,881,069           | \$ -                      | \$ 3,881,069   |  |
| \$ 348,248                         | \$ 3,427,906    | \$ -              | \$ 801,412        | \$ 4,229,318           | \$ -                      | \$ 4,229,318   |  |
| \$ 369,546                         | \$ 3,797,452    | \$ -              | \$ 801,412        | \$ 4,598,863           | \$ -                      | \$ 4,598,863   |  |
| \$ 391,270                         | \$ 4,188,721    | \$ -              | \$ 801,412        | \$ 4,990,133           | \$ -                      | \$ 4,990,133   |  |
| \$ 413,428                         | \$ 4,602,149    | \$ -              | \$ 801,412        | \$ 5,403,561           | \$ -                      | \$ 5,403,561   |  |
| \$ 436,029                         | \$ 5,038,178    | \$ -              | \$ 801,412        | \$ 5,839,590           | \$ -                      | \$ 5,839,590   |  |
| \$ 459,082                         | \$ 5,497,261    | \$ -              | \$ 801,412        | \$ 6,298,672           | \$ -                      | \$ 6,298,672   |  |
| \$ 482,597                         | \$ 5,979,858    | \$ -              | \$ 801,412        | \$ 6,781,269           | \$ -                      | \$ 6,781,269   |  |
| \$ 506,582                         | \$ 6,486,439    | \$ -              | \$ 801,412        | \$ 7,287,851           | \$ -                      | \$ 7,287,851   |  |
| \$ 531,046                         | \$ 7,017,485    | \$ -              | \$ 801,412        | \$ 7,818,897           | \$ -                      | \$ 7,818,897   |  |
| \$ 556,000                         | \$ 7,573,485    | \$ -              | \$ 801,412        | \$ 8,374,896           | \$ -                      | \$ 8,374,896   |  |
| \$ 581,452                         | \$ 8,154,937    | \$ -              | \$ 801,412        | \$ 8,956,349           | \$ -                      | \$ 8,956,349   |  |
| \$ 607,414                         | \$ 8,762,351    | \$ -              | \$ 801,412        | \$ 9,563,763           | \$ -                      | \$ 9,563,763   |  |
| \$ 633,895                         | \$ 9,396,246    | \$ -              | \$ 801,412        | \$ 10,197,658          | \$ -                      | \$ 10,197,658  |  |
| \$ 660,906                         | \$ 10,057,152   | \$ -              | \$ 801,412        | \$ 10,858,564          | \$ -                      | \$ 10,858,564  |  |
| \$ 688,457                         | \$ 10,745,609   | \$ -              | \$ 801,412        | \$ 11,547,021          | \$ -                      | \$ 11,547,021  |  |
| \$ 716,559                         | \$ 11,462,167   | \$ -              | \$ 801,412        | \$ 12,263,579          | \$ -                      | \$ 12,263,579  |  |
| <b>\$ 11,462,167</b>               |                 | <b>\$ 801,412</b> |                   |                        | <b>\$ -</b>               |                |  |

1) Value increase on Ancillary Development assumed at 2% per year, with no additional projects, for a conservative feasibility analysis.

## EXHIBIT G – DEVELOPMENT AGREEMENT

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