

Wylie City Council Regular Meeting

February 22, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Black History Month.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of February 8, 2022 Regular City Council Meeting minutes.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of January 31, 2022.
- C. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2022.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2022.
- E. Consider, and act upon, Ordinance No. 2022-22 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- F. Consider, and act upon, accepting a donation to the City in the amount of \$5,779 from the Catholic Foundation of the Estate of Rita and Truett Smith.
- G. Consider, and act upon, a Final Plat, being a Replat of Lots 26R-1 & 26R-2, Block 2 of Brown and Burns Addition, establishing two lots on 0.603 acres, located on the northeast corner of N. Jackson Avenue and Jefferson Street.
- H. Consider, and act upon, approval of a Park Event Application for the 1LT Robert F. Welch fundraiser event in Olde City Park on Saturday, April 23, 2022.
- I. Consider, and act upon, approval of a Park Event Application for the Wylie High School PTSA Fun Run fundraiser event in Founders Park on Saturday, April 9, 2022.

REGULAR AGENDA

1. Hold a Public Hearing to consider, and act upon, a change in zoning from Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC2022-01).
2. Hold a Public Hearing to consider, and act upon, a change in zoning from Downtown Historic District – Residential only to allow commercial and/or residential uses, located at 401 N. Keefer within the Downtown Historic District (ZC 2022-04).
3. Discussion and consideration of all matters incident and related to the issuance and sale of “City of Wylie, Texas, General Obligation Refunding and Improvement Bonds, Series 2022”, including the adoption of Ordinance No. 2022-23 authorizing the issuance of such bonds and providing for the redemption of the obligations being refunded.

WORK SESSION

WS1. Wylie Recreation Center Operations Presentation.

WS2. Discuss the status of the Comprehensive Master Plan and specifically Future Land Use.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Birmingham, and State Hwy 78/Brown.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects 2017-10a, 2020-11b, 2021-2d, 2021-4a, 2021-4b, 2021-6a, 2021-6c, 2021-6e, 2021-7a, 2021-8a, 2021-9e, 2021-9f, 2021-11a, 2021-12a, and 2021-12b.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on February 18, 2022 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of February 8, 2022 Regular City Council Meeting minutes.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes are attached for your consideration.

Financial Summary/Strategic Goals

Community Focused Government

Wylie City Council Regular Meeting

February 08, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Timothy T. Wallis, and Councilman Garrett Mize.

Staff present included: Interim City Manager Brent Parker; Assistant City Manager Renae Ollie; Police Chief Anthony Henderson; Fire Chief Brandon Blythe; Finance Director Melissa Beard; Parks and Recreation Director Rob Diaz; Public Information Officer Craig Kelly; Human Resource Director Lety Yanez; Senior Planner Kevin Molina; City Secretary Stephanie Storm; Purchasing Manager Glenna Hayes; EDC Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation, and Councilman Wallis led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

Bruce Moilan addressed Council presenting a gavel to the City for use at Board and Commission meetings.

Randy Lanoue addressed Council with concerns regarding a public hearing for a zoning change for 401 Keefer.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of January 25, 2022 Regular City Council Meeting minutes.
- B. Consider, and act upon, authorizing the Interim City Manager to enter in an Interlocal Agreement with the Wylie Independent School District for the reimbursement for new tennis court lights at the shared tennis courts adjacent to Founders Park at Wylie High School.
- C. Consider, and act upon, Ordinance No. 2022-11 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

- D. Consider, and act upon, the approval of the purchase of First Responder Uniforms, Accessories and Services from Galls LLC, Impact Promotional Services, LLC (dba Got You Covered Work Wear and Uniforms) and GT Distributors Inc. in the estimated annual amount of \$80,000.00 through a cooperative purchasing contract with NCTCOG Shared Cooperative, and authorizing the Interim City Manager to execute any necessary documents.
- E. Consider, and act upon, a Final Plat, being an Amended Plat of Lot 1, Block A of Stone 2514 Addition on 1.276 acres located at 7940 E Parker Road.
- F. Consider, and act upon, a Preliminary Plat for Allen Addition, establishing seven residential lots on 1.8298 acres, located on the southwest corner of E. Brown Street and W.A. Allen Boulevard.
- G. Consider, and act upon, Resolution No. 2022-03(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall counties, Texas, ordering a General Election to be held on May 7, 2022, in the city of Wylie, Texas, for the purpose of electing the positions of two Council members (Place 1 and Place 3) of the Wylie City Council, to hold office for a period of three years; designating locations of polling places; designating filing deadlines; and ordering Notices of Election to be given as prescribed by law in connection with such election.
- H. Consider, and act upon, Resolution No. 2022-04(R) authorizing the Interim City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the May 7, 2022 Wylie General Election.
- I. Consider, and act upon, Resolution No. 2022-05(R) authorizing the Interim City Manager to execute a Joint Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the May 7, 2022 Wylie General Election.
- J. Consider, and act upon, Resolution No. 2022-06(R) of the City of Wylie, Texas; authorizing the Interim City Manager to execute a five-year renewal of the Atmos Energy Corporation Franchise as adopted by Ordinance No. 2007-42 and providing for an effective date.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve the Consent Agenda as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

- 1. **Tabled from 12-14-2021**
Remove from table and consider

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to remove Item 1 from the table to consider. A vote was taken and motion passed 7-0.

Hold a Public Hearing to consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 0.832 acres, property located at 2812 W FM 544 (ZC 2021-24).

Staff Comments

Senior Planner Kevin Molina addressed Council stating the applicant has requested to withdraw this item from consideration.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:13 p.m. asking anyone present wishing to address Council to come forward.

No person was present wishing to address Council.

Mayor Porter closed the public hearing at 6:13 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Mize, to accept the withdrawal of Item 1. A vote was taken and the motion passed 7-0.

2. **Consider, and act upon, Resolution No. 2022-07(R) establishing a public newspaper of general circulation to be the “Official Newspaper” for the City of Wylie.**

Council Action

A motion was made by Councilman Williams, seconded by Mayor *pro tem* Forrester, to approve Resolution No. 2022-07(R) establishing The Wylie News as the “Official Newspaper” of the City of Wylie. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, Modification No. 1 to PSPO #W2020-94-E Wylie Wastewater Treatment Plant Decommissioning Study in the amount of \$79,550.00 for engineering services, bid documents and construction oversight for the demolition of the existing structures; and authorizing the Interim City Manager to sign any and all necessary documents.**

Council Action

A motion was made by Councilman Wallis, seconded by Councilman Duke, to approve Item 3 as presented. A vote was taken and the motion passed 7-0.

4. **Hold a Public Hearing on the adoption of the 2021 Edition of the International Building Code, the 2020 Edition of the National Electrical Code, the 2021 Edition of the International Plumbing Code, the 2021 Edition of the International Mechanical Code, the 2021 Edition of the International Residential Code, the 2021 Edition of the International Energy Conservation Code, the 2021 Edition of the International Existing Building Code, the 2021 Edition of the International Property Maintenance Code, and the 2021 Edition of the International Fuel Gas Code, the 2021 Edition of the International Fire Code.**

Staff Comments

Interim City Manager Parker addressed Council stating Items 5-15 are the updated Building Codes for consideration, and this item is the public hearing for the Items. Plans Examiner Chris Montgomery addressed Council giving a brief overview of the Building Codes.

Council Comments

Mayor pro Forrester asked when the new Codes go into effect. Montgomery replied in March. Councilman Williams asked if the department saw any potential issues for the department with the new Codes. Montgomery replied he did not think so, but added each Code needs to be read carefully. He stated the Codes will help the City promote quality and safety, and the new Codes will affect new construction and remodels.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 6:32 p.m. asking anyone present wishing to address Council to come forward.

Bruce Moilan, Construction Code Board member, addressed Council stating some of the changes including the vapor barrier, new types of homes now addressed, fire code updates, wind velocity changes, and added the new Codes will affect builders but are important for the City.

Mayor Porter closed the public hearing at 6:32 p.m.

Council Action

No action was taken by Council on Item 4.

5. **Consider, and act upon, Ordinance No. 2022-12 repealing Ordinance No. 2008-17; adopting the 2021 Edition of the International Building Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Item 5 as presented. A vote was taken and the motion passed 7-0.

6. **Consider, and act upon, Ordinance No. 2022-13 repealing Ordinance No. 2017-40; adopting the 2020 Edition of the National Electrical Code, save an except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 6 as presented. A vote was taken and the motion passed 7-0.

7. **Consider, and act upon, Ordinance No. 2022-14 repealing Ordinance No. 2017-37; adopting the 2021 Edition of the International Plumbing Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 7 as presented. A vote was taken and the motion passed 7-0.

8. **Consider, and act upon, Ordinance No. 2022-15 repealing Ordinance No. 2017-36; adopting the 2021 Edition of the International Mechanical Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item 8 as presented. A vote was taken and the motion passed 7-0.

9. **Consider, and act upon, Ordinance No. 2022-16 repealing Ordinance No. 2017-39; adopting the 2021 Edition of the International Residential Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item 9 as presented. A vote was taken and the motion passed 7-0.

10. **Consider, and act upon, Ordinance No. 2022-17, repealing Ordinance No. 2017-34, adopting the 2021 Edition of the International Energy Conservation Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.**

Council Action

A motion was made by Councilman Williams, seconded by Mayor *pro tem* Forrester, to approve Item 10 as presented. A vote was taken and the motion passed 7-0.

11. **Consider, and act upon, Ordinance No. 2022-18, repealing Ordinance No. 2018-13; adopting the 2021 Edition of the International Existing Building Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item 11 as presented. A vote was taken and the motion passed 7-0.

12. **Consider, and act upon, Ordinance No. 2022-19 repealing Ordinance No. 2018-14; adopting the 2021 Edition of the International Property Maintenance Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Wallis, to approve Item 12 as presented. A vote was taken and the motion passed 7-0.

13. **Consider, and act upon, Ordinance No. 2022-20 repealing Ordinance No. 2017-35; adopting the 2021 Edition of the International Fuel Gas Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Councilman Williams, seconded by Councilman Wallis, to approve Item 13 as presented. A vote was taken and the motion passed 7-0.

14. **Consider, and act upon, Ordinance No. 2022-21 repealing Ordinance No. 2017-41; adopting the 2021 Edition of the International Fire Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings, and severability clauses, providing for an effective date of this ordinance; and providing for the publication of the caption thereof.**

Council Action

A motion was made by Councilman Williams, seconded by Councilman Wallis, to approve Item 14 as presented. A vote was taken and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into Work Session at 6:46 p.m.

WS1. Discuss downtown projects and improvements with Wylie EDC Board and provide direction to staff.

Mayor Porter stated the reason for the joint Work Session is to ensure the City and EDC are on the same page with various projects going on in the City. WEDC Board members present included Blake Brininstool, Demond Dawkins, Tim Gilchrist, and Gino Mulliqi.

Council and EDC board members present had no issues with EDC and City staff working together for the railroad parking project and to explore Tax Increment Reinvestment Zones (TIRZs).

Bob Heath addressed Council and stated he was in favor of the City and EDC working together.

Mayor Porter convened the Council into a break at 7:16 p.m.

Mayor Porter reconvened the Council into Work Session at 7:26 p.m.

WS2. Presentation by the Police Department providing an overview of operations and current staffing.

Police Chief Henderson addressed Council giving a presentation on the Police Department including the Mission, organizational chart, accomplishments, crime rate, calls for service, traffic stats, detention stats, mental health related calls, sworn personnel hiring versus attrition, and moving forward.

WS3. Presentation providing an overview of the Animal Services.

Police Chief Henderson addressed Council giving a presentation on the Animal Services Department including the accomplishments, programs and events, statistics, and planning for future growth.

Council gave feedback on volunteers for the animal services department, appointments only hours, and additional information on long-term capital needs for the building and potential renovations.

WS4. Discuss May 24, 2022 City Council meeting date.

Mayor Porter stated there is a conflict with the regularly scheduled May 24, 2022 City Council meeting and the ICSC Conference. Porter stated Council and EDC members and staff will be attending the conference; therefore, staff is recommending moving the Council meeting to May 31, 2022. Council gave direction to move the meeting to May 31, 2022.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:22 p.m.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Storm read the captions to Ordinance Nos. 2022-11, 2022-12, 2022-13, 2022-14, 2022-15, 2022-16, 2022-17, 2022-18, 2022-19, 2022-20, and 2022-21 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 8:27 p.m. A vote was taken and motion passed 7-0.

Matthew Porter, Mayor**ATTEST:**

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of January 31, 2022.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on February 17, 2022.

Financial Summary/Strategic Goals

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
111-4000-40210	SALES TAX	3,789,966.00	3,789,966.00	326,207.92	589,785.58	-3,200,180.42	84.44 %
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	0.00	536.22	-5,463.78	91.06 %
111-4000-48110	RENTAL INCOME	132,240.00	132,240.00	24,455.00	36,495.00	-95,745.00	72.40 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	1,035.00	1,044.96	1,044.96	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,601,116.00	2,601,116.00	0.00	0.00	-2,601,116.00	100.00 %
111-4000-49325	BANK NOTE PROCEEDS	0.00	8,108,000.00	0.00	8,108,000.00	0.00	0.00 %
	Revenue Total:	6,529,322.00	14,637,322.00	351,697.92	8,735,861.76	-5,901,460.24	40.32%
Expense							
111-5611-51110	SALARIES	286,558.00	286,558.00	18,902.80	76,828.21	209,729.79	73.19 %
111-5611-51140	LONGEVITY PAY	729.00	729.00	0.00	724.00	5.00	0.69 %
111-5611-51310	TMRS	44,530.00	44,530.00	2,929.92	12,080.24	32,449.76	72.87 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	49,304.00	49,304.00	3,129.42	10,209.62	39,094.38	79.29 %
111-5611-51420	LONG-TERM DISABILITY	1,707.00	1,707.00	0.00	0.00	1,707.00	100.00 %
111-5611-51440	FICA	18,623.00	18,623.00	1,047.35	4,382.58	14,240.42	76.47 %
111-5611-51450	MEDICARE	4,355.00	4,355.00	244.94	1,024.92	3,330.08	76.47 %
111-5611-51470	WORKERS COMP PREMIUM	378.00	378.00	0.00	351.92	26.08	6.90 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,080.00	1,080.00	505.70	505.70	574.30	53.18 %
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	761.76	1,437.10	3,562.90	71.26 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
111-5611-52810	FOOD SUPPLIES	6,100.00	6,100.00	73.52	2,155.00	3,945.00	64.67 %
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	7,569.50	7,569.50	-5,069.50	-202.78 %
111-5611-54810	COMPUTER HARD/SOFTWARE	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00 %
111-5611-56030	INCENTIVES	1,043,973.00	1,043,973.00	23,721.77	23,721.77	1,020,251.23	97.73 %
111-5611-56040	SPECIAL SERVICES	118,156.00	297,156.00	7,064.38	124,861.03	172,294.97	57.98 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	2,067.56	14,363.60	114,736.40	88.87 %
111-5611-56090	COMMUNITY DEVELOPMENT	52,050.00	52,050.00	2,132.45	16,193.23	35,856.77	68.89 %
111-5611-56110	COMMUNICATIONS	6,400.00	6,400.00	399.23	1,350.55	5,049.45	78.90 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	9,000.00	18,000.00	66.67 %
111-5611-56210	TRAVEL & TRAINING	74,600.00	74,600.00	3,828.44	18,392.26	56,207.74	75.35 %
111-5611-56250	DUES & SUBSCRIPTIONS	39,810.00	39,810.00	6,986.24	39,738.73	71.27	0.18 %
111-5611-56310	INSURANCE	6,303.00	6,303.00	0.00	5,155.01	1,147.99	18.21 %
111-5611-56510	AUDIT & LEGAL SERVICES	33,000.00	33,000.00	0.00	5,154.00	27,846.00	84.38 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	87,500.00	87,500.00	2,192.55	21,942.55	65,557.45	74.92 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	147.60	453.20	1,946.80	81.12 %
111-5611-57410	PRINCIPAL PAYMENT	694,127.33	5,403,249.03	26,046.47	4,789,485.13	613,763.90	11.36 %
111-5611-57415	INTEREST EXPENSE	315,135.79	326,452.12	24,002.53	84,209.05	242,243.07	74.20 %
111-5611-58110	LAND-PURCHASE PRICE	0.00	3,718,392.59	460,719.15	3,709,111.74	9,280.85	0.25 %
111-5611-58210	STREETS & ALLEYS	2,175,000.00	2,425,000.00	0.00	0.00	2,425,000.00	100.00 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	-470,719.15	-3,709,111.74	3,709,111.74	0.00 %
	Expense Total:	5,231,219.12	14,099,049.74	126,004.13	5,271,288.90	8,827,760.84	62.61%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%
Report Surplus (Deficit):		1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%

Budget Report

For Fiscal: 2021-2022 Period Ending: 01/31/2022

Group Summary

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
	6,529,322.00	14,637,322.00	351,697.92	8,735,861.76	-5,901,460.24	40.32%
Revenue Total:	6,529,322.00	14,637,322.00	351,697.92	8,735,861.76	-5,901,460.24	40.32%
Expense						
	5,231,219.12	14,099,049.74	126,004.13	5,271,288.90	8,827,760.84	62.61%
Expense Total:	5,231,219.12	14,099,049.74	126,004.13	5,271,288.90	8,827,760.84	62.61%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%
Report Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%

Budget Report

For Fiscal: 2021-2022 Period Ending: 01/31/2022

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL COR	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60
Report Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60

Wylie Economic Development Corporation
Statement of Net Position
As of January 31, 2022

Assets

Cash and cash equivalents	\$ 3,365,244.58	
Receivables	\$ 60,000.00	Note 1
Inventories	\$ 16,144,381.44	
Prepaid Items	\$ -	
Total Assets	\$ 19,569,626.02	

Deferred Outflows of Resources

Pensions	\$ 75,630.55	
Total deferred outflows of resources	\$ 75,630.55	

Liabilities

Accounts Payable and other current liabilities	\$ 7,910.64	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 253,091.96	Note 3
Due in more than one year	\$ 8,187,633.93	
Total Liabilities	\$ 8,449,836.53	

Deferred Inflows of Resources

Pensions	\$ (45,385.41)	
Total deferred inflows of resources	\$ (45,385.41)	

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 11,150,034.63	
Total Net Position	\$ 11,150,034.63	

Note 1: Includes incentives in the form of forgivable loans for \$60,000 (LUV-ROS)

Note 2: Deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of \$32,301

Balance Sheet

Account Summary

As Of 01/31/2022

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	3,367,357.24
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	60,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,144,381.44
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	893,367.00
Total Assets:		20,467,105.68
		<u>20,467,105.68</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	3,932.78
111-2000-20117	TMRS PAYABLE	4,253.13
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	3,249.92
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	505.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	210.24
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	893,367.00
111-2000-20810	DUE TO GENERAL FUND	0.00

Balance Sheet

As Of 01/31/2022

Account	Name	Balance
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
Total Liability:		906,730.77

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	16,095,802.05
Total Beginning Equity:		16,095,802.05
Total Revenue		8,735,861.76
Total Expense		5,271,288.90
Revenues Over/Under Expenses		3,464,572.86
Total Equity and Current Surplus (Deficit):		19,560,374.91
Total Liabilities, Equity and Current Surplus (Deficit):		<u>20,467,105.68</u>

Balance Sheet

As Of 01/31/2022

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-18120	LOAN - BIRMINGHAM	0.00
922-1000-18210	AMOUNT TO BE PROVIDED	0.00
922-1000-18220	BIRMINGHAM LOAN	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	39,535.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	3,027.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	-37,953.52
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	71,021.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-44,574.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-811.00
Total Assets:		30,245.14
		<u>30,245.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	0.00
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	9,604.44
922-2000-28205	WEDC LOANS/CURRENT	211,186.70
922-2000-28220	BIRMINGHAM LOAN	0.00
922-2000-28230	INWOOD LOAN	0.00
922-2000-28232	ANB LOAN/EDGE	0.00
922-2000-28233	ANB LOAN/PEDDICORD WHITE	0.00
922-2000-28234	ANB LOAN/RANDACK HUGHES	0.00
922-2000-28235	ANB LOAN	0.00
922-2000-28236	ANB CONSTRUCTION LOAN	0.00
922-2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	0.00
922-2000-28238	ANB LOAN/BUCHANAN	0.00
922-2000-28239	ANB LOAN/JONES:HOBART PAYOFF	0.00
922-2000-28240	HUGHES LOAN	0.00
922-2000-28242	ANB LOAN/HWY 78:5TH ST REDEV	0.00
922-2000-28245	ANB LOAN/DALLAS WHIRLPOOL	0.00
922-2000-28246	GOVCAP LOAN/KIRBY	7,846,537.60
922-2000-28247	JARRARD LOAN	144,081.16
922-2000-28250	CITY OF WYLIE LOAN	0.00
922-2000-28260	PRIME KUTS LOAN	0.00
922-2000-28270	BOWLAND/ANDERSON LOAN	0.00
922-2000-28280	CAPITAL ONE CAZAD LOAN	0.00
922-2000-28290	HOBART/COMMERCE LOAN	0.00
922-2000-29150	NET PENSION LIABILITY	185,989.17
922-2000-29151	SDBF LIABILITY	11,026.00
Total Liability:		8,440,725.89
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-4,971,701.88
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
Total Beginning Equity:		-5,091,965.88
Total Revenue		-8,108,000.00
Total Expense		-4,789,485.13
Revenues Over/Under Expenses		-3,318,514.87
Total Equity and Current Surplus (Deficit):		-8,410,480.75
Total Liabilities, Equity and Current Surplus (Deficit):		<u>30,245.14</u>

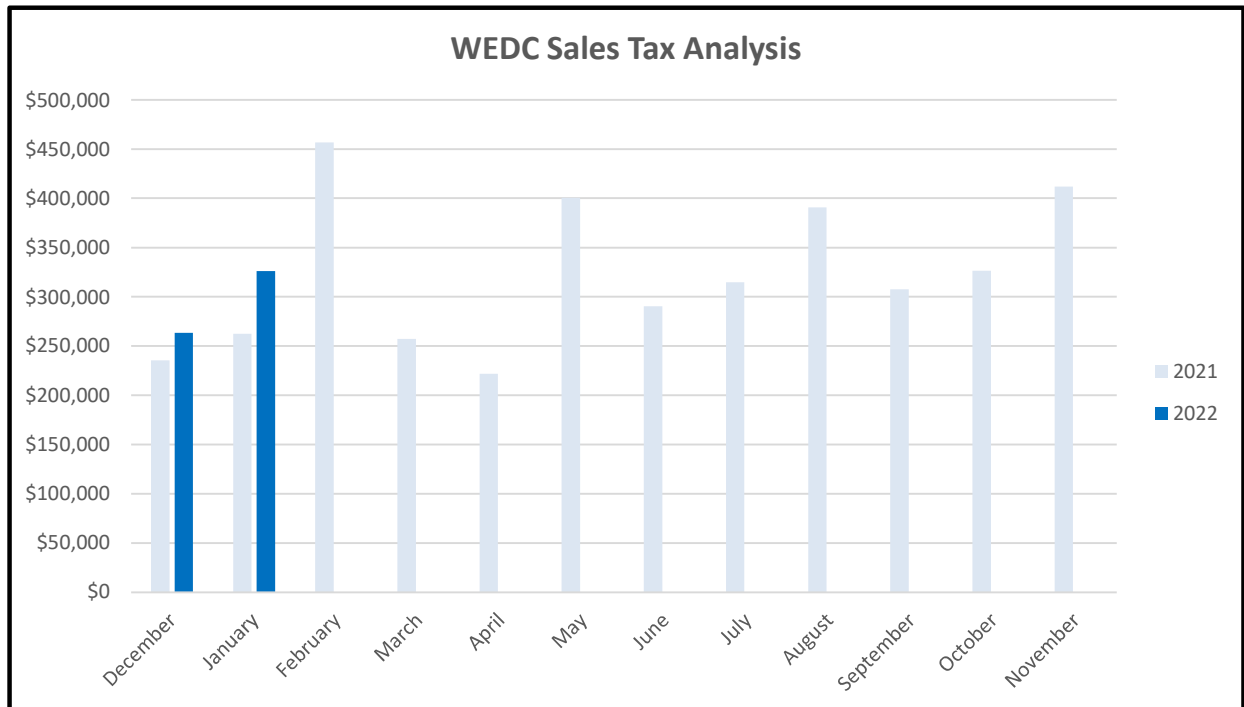
Wylie Economic Development Corporation

SALES TAX REPORT

January 31, 2022

BUDGETED YEAR

MONTH	FY 2019	FY 2020	FY 2021	FY 2022	DIFF 21 vs. 22	% DIFF 21 vs. 22
DECEMBER	\$ 214,867.15	\$ 226,663.94	\$ 235,381.33	\$ 263,577.66	\$ 28,196.33	11.98%
JANUARY	\$ 223,749.61	\$ 218,520.22	\$ 262,263.52	\$ 326,207.92	\$ 63,944.40	24.38%
FEBRUARY	\$ 307,366.66	\$ 362,129.18	\$ 456,571.35	\$ -	\$ -	0.00%
MARCH	\$ 208,222.32	\$ 228,091.34	\$ 257,187.91	\$ -	\$ -	0.00%
APRIL	\$ 182,499.53	\$ 203,895.57	\$ 221,881.55	\$ -	\$ -	0.00%
MAY	\$ 274,299.18	\$ 289,224.35	\$ 400,371.70	\$ -	\$ -	0.00%
JUNE	\$ 234,173.88	\$ 239,340.35	\$ 290,586.92	\$ -	\$ -	0.00%
JULY	\$ 215,107.94	\$ 296,954.00	\$ 314,559.10	\$ -	\$ -	0.00%
AUGUST	\$ 283,602.93	\$ 325,104.34	\$ 390,790.76	\$ -	\$ -	0.00%
SEPTEMBER	\$ 243,048.40	\$ 259,257.89	\$ 307,681.15	\$ -	\$ -	0.00%
OCTOBER	\$ 224,875.38	\$ 249,357.02	\$ 326,382.38	\$ -	\$ -	0.00%
NOVEMBER	\$ 308,324.41	\$ 384,953.89	\$ 411,813.32	\$ -	\$ -	0.00%
Sub-Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 589,785.59	\$ 92,140.74	18.18%
Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 589,785.59	\$ 92,140.74	18.18%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: January SlsTx Revenue is actually November SlsTx and is therefore the 2nd allocation in FY22.



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard

Account Code: _____

Subject

Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2022.

Recommendation

Motion to accept and place on file as presented.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

Financial Summary/Strategic Goals

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2021-2022	CURRENT MONTH ACTUAL 2021-2022	YTD ACTUAL 2021-2022	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 33.33%
GENERAL FUND REVENUE SUMMARY					
TAXES	35,752,468	7,157,054	26,034,474	72.82%	A
FRANCHISE FEES	2,896,800	0	406,970	14.05%	B
LICENSES AND PERMITS	1,079,430	95,429	497,193	46.06%	C
INTERGOVERNMENTAL REV.	2,128,034	399,817	735,281	34.55%	D
SERVICE FEES	4,008,588	303,296	937,371	23.38%	E
COURT FEES	248,950	26,167	108,370	43.53%	F
INTEREST INCOME	25,000	1,816	6,264	25.06%	
MISCELLANEOUS INCOME	177,500	54,115	101,133	56.98%	
OTHER FINANCING SOURCES	2,488,645	7,857	5,481,715	220.27%	G
REVENUES	48,805,415	8,045,551	34,308,770	70.30%	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,432,653	NA	NA	NA	H
TOTAL REVENUES	50,238,068	8,045,551	34,308,770	68.29%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	97,257	2,516	20,071	20.64%	
CITY MANAGER	1,530,491	62,915	524,689	34.28%	I
CITY SECRETARY	406,030	28,717	113,057	27.84%	
CITY ATTORNEY	170,000	39,415	77,499	45.59%	
FINANCE	1,310,547	96,294	579,119	44.19%	J
FACILITIES	992,608	82,280	232,012	23.37%	
MUNICIPAL COURT	565,012	31,429	124,773	22.08%	
HUMAN RESOURCES	697,062	74,989	241,524	34.65%	
PURCHASING	301,619	22,358	66,015	21.89%	
INFORMATION TECHNOLOGY	2,061,120	90,231	777,335	37.71%	K
POLICE	12,184,388	896,876	3,523,855	28.92%	
FIRE	11,827,249	758,541	3,199,793	27.05%	
EMERGENCY COMMUNICATIONS	2,167,007	189,616	739,500	34.13%	L
ANIMAL CONTROL	615,270	29,493	125,372	20.38%	
PLANNING	332,648	22,878	94,035	28.27%	
BUILDING INSPECTION	608,579	42,902	170,078	27.95%	
CODE ENFORCEMENT	266,176	17,737	69,473	26.10%	
STREETS	5,169,688	178,989	927,833	17.95%	
PARKS	2,907,759	166,107	651,038	22.39%	
LIBRARY	2,210,500	141,017	592,762	26.82%	
COMBINED SERVICES	11,234,730	327,572	7,520,262	66.94%	M
TOTAL EXPENDITURES	57,655,740	3,302,872	20,370,095	35.33%	
REVENUES OVER/(UNDER) EXPENDITURES	-7,417,672	4,742,679	13,938,675	32.96%	
<p>A. Property Tax Collections for FY21-22 as of December 31, 2021 are 88%, in comparison to FY20-21 for the same time period of 89%. Sales tax is on a 2 month lag and only two months have been received. Sales tax is up 24% from January 2021 and 15.6% fiscal YTD.</p> <p>B. Franchise Fees: The majority of franchise fees are recognized in the third and fourth quarter with electric fees making up the majority.</p> <p>C. Licenses and Permits: New Dwelling Permits are up 200% from January YTD 2021 due to the new fee structure.</p> <p>D. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed quarterly.</p> <p>E. Service Fees: Trash fees are on a one month lag and only two months have been received. The remaining fees are from other seasonal fees.</p> <p>F. Court Fees are up 62% from January YTD 2021 which is a continuation of the increasing trend in fines.</p> <p>G. Yearly transfer from Utility Fund and \$3 million from sale of 802 Kirby.</p> <p>H. Largest Carry Forward items: Department Software Solution \$220,870, Rowlett Creek Dam Improvements \$110,000. Stone Road Rehab Project \$615,000</p> <p>I. City Manager severance payment</p> <p>J. Annual Audit expense</p> <p>K. Annual Software Maintenance Agreements</p> <p>L. Joint Radio System annual fee of \$142k.</p> <p>M. \$6.2 million transfer to Community Investment Fund.</p>					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2021-2022	CURRENT MONTH ACTUAL 2021-2022	YTD ACTUAL 2021-2022	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 33.33%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	25,091,934	1,923,476	6,130,429	24.43%	N
INTEREST INCOME	8,500	839	3,493	41.09%	
MISCELLANEOUS INCOME	70,000	1,210	5,140	7.34%	
OTHER FINANCING SOURCES	31,841	4,803	36,644	100.00%	O
REVENUES	25,202,275	1,930,328	6,175,706	24.50%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	2,758,010	NA	NA	NA	P
TOTAL REVENUES	27,960,285	NA	6,175,706	22.09%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	1,557,634	89,555	318,775	20.47%	
UTILITIES - WATER	4,318,234	144,536	492,473	11.40%	
UTILITIES - SEWER	1,347,034	124,969	336,803	25.00%	
UTILITY BILLING	1,320,916	70,592	291,836	22.09%	
COMBINED SERVICES	15,821,748	935,295	7,081,634	44.76%	Q
TOTAL EXPENDITURES	24,365,566	1,364,947	8,521,521	34.97%	
REVENUES OVER/(UNDER) EXPENDITURES	3,594,719	565,382	-2,345,815	-12.89%	
N. Most Utility Fund Revenue is on a one month lag and only two months have been received. O. Insurance recoveries for damage to Newport Harbor Pump Station P. Largest Carry Forward items: Department Software Solutions \$150,300, Pump Station Backup Generators \$1.8M and FM 2514 Waterline Relocation Construction \$625,000. Q. Annual transfer to the General Fund of \$2.4 million. Other expenses are payments to NTMWD for water minimum and sewer treatment.					



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard

Account Code: _____

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2022.

Recommendation

Motion to accept and place on file as presented.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

Financial Summary/Strategic Goals

City Of Wylie

2021-2022 Investment Report

January 31, 2022

Money Market Accounts:

Certificates of Deposit:

Treasury Bills:

Treasury Notes:

Government Agency Notes:

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$15,402,986.42	MMA	0.0381%	Texpool	12/31/2006	NA
2	\$15,948,842.62	MMA	0.0100%	TexStar	3/15/2011	NA
	\$31,351,829.04					

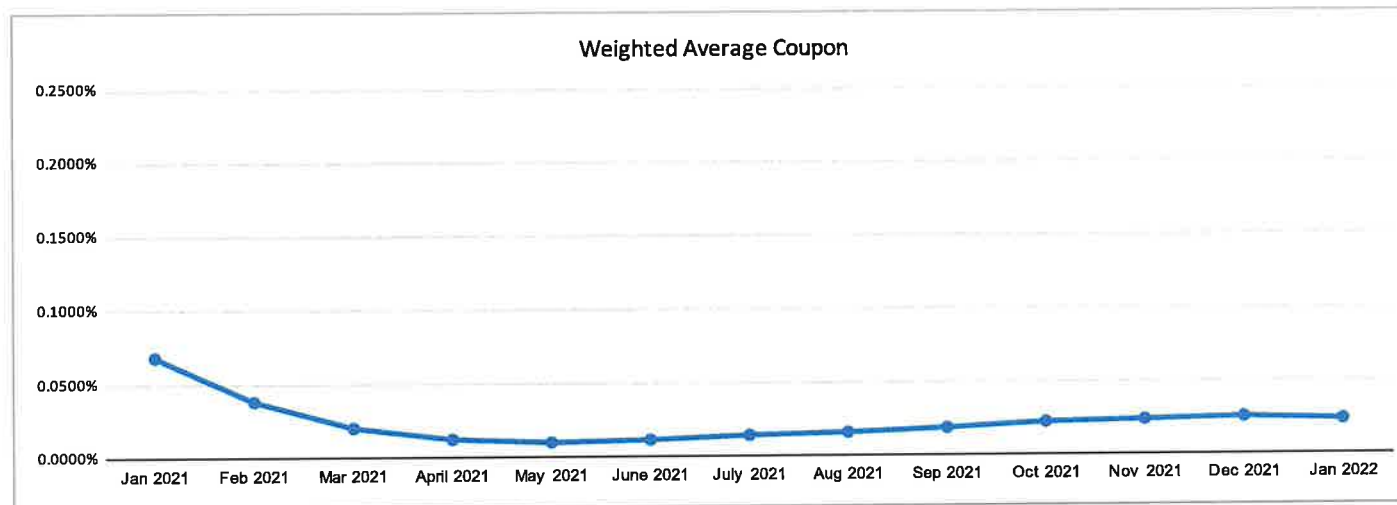
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

0.0238%
1.00

Money Markets:
Certificates of Deposits:

\$31,351,829.04
\$0.00
\$31,351,829.04



Melissa Beard 2-15-22
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard/Jason Greiner

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2022-22 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

Recommendation

Motion to approve Item as presented.

Discussion

The WEDC amendments detailed below adjust the budget to account for items that were either anticipated to occur in FY 21 but were delayed or need to be amended following Board direction on projects and real estate transactions for FY 22.

Expenses

111-5611-56040 Special Services

Tree Removal State Hwy 78/Brown	\$ 49,800
State Hwy 78/Brown Waterline	\$1,479,200
Additional Design Engineering	\$ 29,140
NTMWD Inspection Cost	\$ 107,200

111-5611-58110 Land-Purchase Price

Additional Properties	\$ 265,000
-----------------------	------------

111-5611-56570 Engineering & Architecture

State Hwy 78/Alanis Flood Study	\$ 63,500
Hooper/Steel Flood Study	\$ 38,300

Financial Summary/Strategic Goals

The overall effect of this amendment is to increase the WEDC budget by \$2,032,140 which will reduce the fund balance by the same amount.

ORDINANCE NO. 2022-22**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2021-43, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2021-2022; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council heretofore adopted Ordinance No. 2021-43 setting forth the Budget for Fiscal Year 2021-2022 beginning October 1, 2021, and ending September 30, 2022; and,

WHEREAS, the City Departments and Divisions routinely review their budget appropriations to determine if any changes are necessary; and

WHEREAS, based upon said review the City staff now recommends that certain amendments to the Budget be considered by the City Council; see Exhibit A; and,

WHEREAS, the City Council has the authority to make amendments to the City Budget under Article VII, Section 4 of the City Charter, as well as State law; and,

WHEREAS, the City Council has determined that the proposed amendments to the FY 2021-2022 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WYLIE, TEXAS:

SECTION I: The proposed amendments to the FY 2021-2022 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2022-22, are completely adopted and approved as amendments to the said FY 2021-2022 Budget.

SECTION II: All portions of the existing FY 2021-2022 Budget and Ordinance No. 2021-43, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

SECTION III: Should any paragraph, sentence, sub-division, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part or parts as declared to be invalid, illegal, or unconstitutional.

SECTION IV: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION V: That all other ordinances and code provisions in conflict herewith are hereby repealed to the extent of any such conflict or inconsistency and all other provisions of the Wylie City Code not in conflict herewith shall remain in full force and effect.

SECTION VI: The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue,

nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 22nd day of February, 2022.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
WEDC - Land Purchase and Waterline Relocation

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
111	5611	56040	Special Services	1,665,340.00	
111	5611	56570	Engineering & Architecture	101,800.00	
111	5611	58110	Land-Purchase Price	265,000.00	
				<u>2,032,140.00</u>	<u>0.00</u>



Wylie City Council

AGENDA REPORT

Department: Library

Prepared By: Ofilia Barrera

Account Code: _____

Subject

Consider, and act upon, accepting a donation to the City in the amount of \$5,779 from the Catholic Foundation of the Estate of Rita and Truett Smith.

Recommendation

Motion to accept Item as presented.

Discussion

The Catholic Foundation of the Estate of Rita and Truett Smith have made a donation to the library to replace furniture in the Conference Room.

If the donation is accepted by the City Council, the revenue will be added to the FY21- 22 General Fund budget with the midyear amendment.

Any expenditures of the library relative to this donation will also be budgeted at that time. Per Ordinance No. 2005-57, the City Council must approve any donation with a value exceeding \$5,000.00. Staff recommends acceptance of the donation.

Financial Summary/Strategic Goals

Adding these funds to the library budget will allow us to purchase new furniture for the benefit of our patrons.

Strategic Goals: Financial Health, Community Focused Government



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat, being a Replat of Lots 26R-1 & 26R-2, Block 2 of Brown and Burns Addition, establishing two lots on 0.603 acres, located on the northeast corner of N. Jackson Avenue and Jefferson Street.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Wylie Bible Church of Texas

APPLICANT: Roome Land Surveying

The applicant has submitted a Replat to create Lots 26R-1 and 26R-2, Block 2 of Brown and Burns Addition. The property is located on the northeast corner of N. Jackson Avenue and Jefferson Street. The land is zoned Downtown Historic District (DTH).

The entire property currently contains the Wylie Bible Church. The purpose of the plat is to subdivide the existing lot into two lots for marketing purposes. DTH zoning allows for zero lot lines and the existing buildings and proposed property lines meet those requirements.

This plat is dedicating 5' of Right of Way for the future expansion of Jackson Avenue.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Robert Diaz

Account Code: _____

Subject

Consider, and act upon, approval of a Park Event Application for the 1LT Robert F. Welch fundraiser event in Olde City Park on Saturday, April 23, 2022.

Recommendation

Motion to approve Item as presented.

Discussion

The proposed 1LT Robert F. Welch fundraiser event will be held on Saturday, April 23, 2022 at Olde City Park. This was held in Olde City Park for many years, but was not able to be held there the past few years due to the COVID-19 pandemic. The event will consist of memorial ceremonies, luncheon, vendor fair, and fun run in the downtown area. Parks and Recreation staff will also coordinate with the group on event logistics and set up.

The Parks and Recreation Board approved the event application at the February 14, 2022 meeting.

Financial Summary/Strategic Goals



Parks & Recreation Department
 949 Hensley Lane, Building 200
 972-516-6340 | Parks@wylietexas.gov

Park Event Application

This application must be submitted a minimum of eight weeks prior to your event date. Special events, meetings, and gatherings (other than typical parties or picnics) will require submission of a Park Event Application prior to reservation approval. Please call the Parks Administration at 972-516-6340 if you have any questions pertaining to the Park Event Application.

Applicant Information

Name of Organization *

1LT Robert F. Welch III Charity

Website

www.1ltwelchrunforourheroes.org

Are you a non profit? *

☒ Yes ☐ No

Please upload 501c3 Documents

501c3 tax exempt letter 001.jpg 735KB

Contact Information

Primary Contact Name *

Becky Welch

Event Information

Event Name/Title *

1LT Robert F. Welch III Run for our Heroes

Event Type *

Fundraiser

Purpose of event *

To honor and remember our fallen heroes and celebrate all our military veterans and first responders

Event Location *

Olde City Park

112 S Ballard Avenue

Proposed Event Date *

04/23/2022

Alternative Event Date *

04/30/2022

Start Time *

06:00:00 AM

Include Setup

End Time *

04:00:00 PM

Include Cleanup

Do you plan to sell items of any kind?

example: drinks, food items, t-shirts, snow cones, memberships, registrations etc.

☒ Yes ☐ No

Please specify all items you plan to sell

Event T-shirts, food items; vendor booths will sell various handmade items, Scentsy, CBD oil, Thirty-one, tshirts , purses, Usborne books, prepackaged food items, etc.

Will there be food items provided?

☒ Yes ☐ No

Please specify the types of food items to be provided

Free Lunch for Military Veterans, First Responders, and their families- Barnhill Brothers BBQ (food is prepared off site and lunch is served as a come and go in containers; bagged chips, cookies,etc)

LaLos Street Tacos

WHS ROTC Booster Club (burgers, hot dogs)

Dippin' Dots

SMOs Donuts

Who is providing the food?

☐ Applicant

☒ Food Vendor

☐ Other

Anticipated number of Participating Vendors *

60

Anticipated Event Attendance *

1,000

Event Target Audience *

Military, first responders, general public

Event Details *

Event is comprised of a 5k run starting at 9am (opening ceremonies at 8:30am), vendor fair (9-2pm), and free Heroes Lunch for all military veterans and first responders and their families (11-12:30pm). We will have a mix of paid vendors and nonprofit organizations set up along with a special military/first responder Heroes Tribute display. We will also have inflatables and activities for families. A special wreath presentation will be done at our Wylie Veterans Memorial.

Event Announcement and/or Flyers**NOTE:**

If food is prepared on site or off-site and brought to the event location to be offered to the public, free or at cost, the vendor applicant must contact the Collin County Environmental Services Office in McKinney in order to inquire whether a Temporary/Short-Term Event Food Service/Health permit is required prior to the event. It is possible that a health inspector must examine food preparation and storage equipment to assure the health and safety of customers. Please contact the Environmental Services Specialist at 972-548-5528 or 972-548-5585. The Collin County website is www.collincountytx.gov.

Sec. 78-105 of the City Code of Ordinances states: It shall be unlawful for any person to solicit for sale, vend, peddle, sell or offer to sell any cold drinks, cigars, tobacco, cigarettes, fruits, candies, goods, wares or merchandise of any kind or nature whatsoever within the municipal parks or recreation or community center facility; provided, however, that this section shall not apply to any person, organization, firms or corporations, or the agents of any person, or organization, firm or corporation, or employee of any person who are recommended by the Parks and Recreation Board and approved by the City Council to operate a concession or concessions for the sale of specified goods, wares, and merchandise within the municipal parks or recreation or community center facilities of the city.

Signature

Becky Welch

Date*
01/25/2022



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Robert Diaz

Account Code: _____

Subject

Consider, and act upon, approval of a Park Event Application for the Wylie High School PTSA Fun Run fundraiser event in Founders Park on Saturday, April 9, 2022.

Recommendation

Motion to approve Item as presented.

Discussion

The proposed Wylie High School Fun Run fundraiser event will be held on Saturday, April 9, 2022 at Founders Park. This is the first year for this event and staff will coordinate with local sports leagues on use of the park for this event. Parks and Recreation staff will also coordinate with the group on event logistics and set up.

The Parks and Recreation Board approved the event application at the February 14, 2022 meeting.

Financial Summary/Strategic Goals



Parks & Recreation Department
 949 Hensley Lane, Building 200
 972-516-6340 | Parks@wylietexas.gov

Park Event Application

This application must be submitted a minimum of eight weeks prior to your event date. Special events, meetings, and gatherings (other than typical parties or picnics) will require submission of a Park Event Application prior to reservation approval. Please call the Parks Administration at 972-516-6340 if you have any questions pertaining to the Park Event Application.

Applicant Information

Name of Organization *

Wylie High School PTSA

Website

Are you a non profit? *

☒ Yes ☐ No

Please upload 501c3 Documents

Wyliehs_tax_exempt_form[1]... 16.59KB

Contact Information

Primary Contact Name *

Janie Emmert

Event Information

Event Name/Title *

Wylie High PTSA Fun Run

Event Type *

5k/Walk

Purpose of event *

Fundraiser for the Wylie High School PTSA Senior Celebration and for the PTSA Wellness Activity Committee

Event Location *

Founders Park

851 Hensley Lane

Proposed Event Date *

04/09/2022

Alternative Event Date *

04/16/2022

Start Time *

07:00:00 AM

Include Setup

End Time *

12:00:00 PM

Include Cleanup

Do you plan to sell items of any kind?

example: drinks, food items, t-shirts, snow cones, memberships, registrations etc.

☒ Yes ☐ No

Please specify all items you plan to sell

T-shirts and registrations, potentially allow vendors to purchase a spot to sell non food items also and potentially allow the WYSA concession vendor to sell concessions

Will there be food items provided?

☒ Yes ☐ No

Please specify the types of food items to be provided

Bottled water / concession stand items at the WYSA concession stand

Who is providing the food?

☐ Applicant
☒ Food Vendor
☐ Other

Anticipated number of Participating Vendors *

10

Anticipated Event Attendance *

500

Event Target Audience *

residents of Wylie, Murphy, Sachse and surrounding areas

Event Details *

We are wanting to host a fun run to raise money for the Wylie High Senior Student Celebration to cover the cost of tickets and door prizes and to also fund wellness activities that are put on at Wylie High School for the community and school. The run will consist of a 1 mile walk/run for families and then a 5K run/walk that is timed by a timing vendor such as Delta View Timing who has been used previously by other schools within the district for a run/walk and has already mapped founders for the appropriate route.

Event Announcement and/or Flyers**NOTE:**

If food is prepared on site or off-site and brought to the event location to be offered to the public, free or at cost, the vendor applicant must contact the Collin County Environmental Services Office in McKinney in order to inquire whether a Temporary/Short-Term Event Food Service/Health permit is required prior to the event. It is possible that a health inspector must examine food preparation and storage equipment to assure the health and safety of customers. Please contact the Environmental Services Specialist at 972-548-5528 or 972-548-5585. The Collin County website is www.collincountytx.gov.

Sec. 78-105 of the City Code of Ordinances states: It shall be unlawful for any person to solicit for sale, vend, peddle, sell or offer to sell any cold drinks, cigars, tobacco, cigarettes, fruits, candies, goods, wares or merchandise of any kind or nature whatsoever within the municipal parks or recreation or community center facility; provided, however, that this section shall not apply to any person, organization, firms or corporations, or the agents of any person, or organization, firm or corporation, or employee of any person who are recommended by the Parks and Recreation Board and approved by the City Council to operate a concession or concessions for the sale of specified goods, wares, and merchandise within the municipal parks or recreation or community center facilities of the city.

Signature

Janie Emmert

Date*

01/25/2022



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing to consider, and act upon, a change in zoning from Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC2022-01).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: KEP Brown Street Village

APPLICANT: Agape Resource and Assistance Center

Based on City Council guidance during a February 2021 work session, the applicant is requesting a Planned Development for an income-adjusted multi-family development with on-site social services. The mission of the development is to offer an actively managed social services living facility as generally outlined in the applicant's attached presentation.

The site is currently zoned as Neighborhood Services. The requested PD would change the zoning to a PD with underlying Multi-Family zoning allowing for a maximum of 40 units in courtyard style buildings of approximately four units each as generally shown in the Zoning Exhibit. The proposal includes a density of roughly 16 units per acre. The units include studio, one, two, and three-bedroom apartments at 450, 650, 800, and 1100 square feet, respectively.

The proposal includes amenities such as a staffed community center, Xeriscape landscaping, and an urban garden. Due to the nature of the development and the residents served, the PD conditions include a provision for reduced parking of one space per unit, plus additional spaces for the community center parked at general standards.

The surrounding properties to the north, east, and west are zoned Neighborhood Services and are currently occupied by daycare, restaurant, and retail uses. Properties to the south are zoned Single-Family 10/24 and contain residential uses. The proposal is in line with the land use of the Comprehensive Plan. The project faces Brown Street which is a four-lane secondary thoroughfare.

A replat and site plan will be required should zoning be approved.

Notifications/Responses: 31 notifications were mailed in accordance with state law; with one response returned in favor and nine received in opposition to the request.

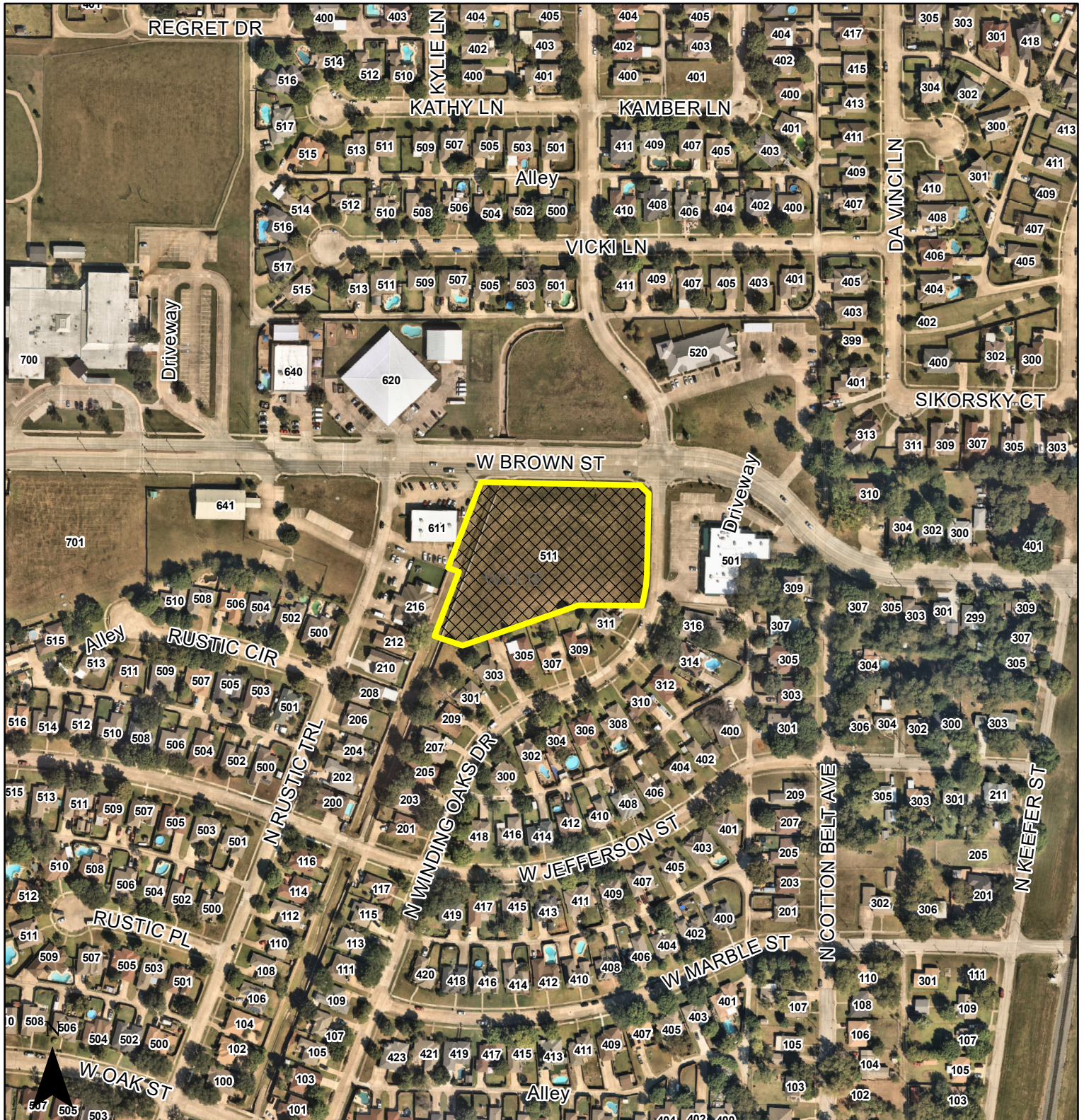
P&Z Commission Discussion

After discussion regarding density, on-site management, parking, and the mission of Agape, along with several citizen comments that mostly spoke in favor of the project, the Commission voted 5-2 to recommend approval with the condition that the parking be increased to 1.5 spaces per unit from the currently offered one space per unit.

Financial Summary/Strategic Goals

Planning Management

Locator Map

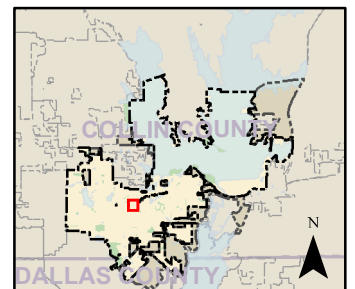


ZC 2022-01; Jericho Village



Subject Property

0 130 260 520 780 1,040 Feet



Jericho Village™ Apartments**EXHIBIT “B”****Planned Development Conditions****I. PURPOSE:**

The purpose of this Planned Development is to provide a community of mixed income, affordable apartments in a suburban village setting. The community will provide wrap-around services through an on-site community center for social workers to assist Villagers with support such as access to childcare, transportation, workforce training, and counseling. By offering mixed-income rental homes and support services, the goal of Jericho Village™ will be to provide individuals and families with both economically attainable housing and the tools needed to retain or attain economic, emotional, and physical stability.

II. GENERAL CONDITIONS:

1. These Planned Development Conditions shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Jericho Village™ Apartments shall take place in general accordance with the Zoning Exhibit (Exhibit C). The approval of a corresponding plat and site plan shall be required before the commencement of development.

III. SPECIAL CONDITIONS:

3. Section 3.3.B of the City of Wylie Zoning Ordinance is amended as follows:

Planned Development - Multi-Family

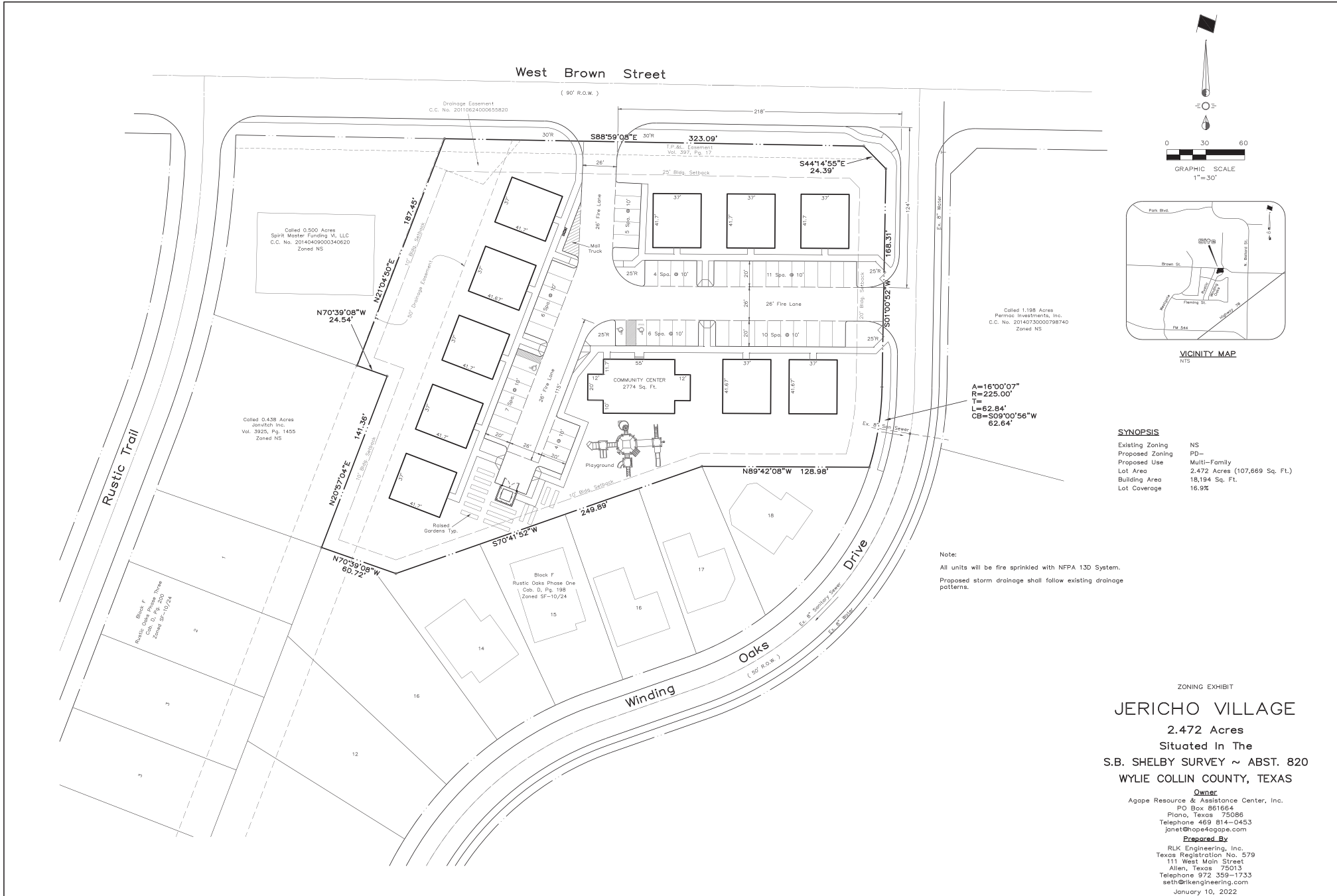
- A. Purpose - The purpose of this Planned Development is to allow for an affordable apartment development and on-site social services.

- B. Permitted Uses - Uses shall be limited to Multi-family dwelling, Accessory Community Center, and reasonable outdoor use as depicted on the zoning exhibit.
- C. Development Standards: Following are the yard, lot and space requirements for the PD, including density, height, lot and unit size

Minimum unit size (square feet)	Studio - 450, One Bedroom- 650, Two Bedroom – 800, Three Bedroom - 1100
Maximum density	16 units per gross acres / 40 Units maximum
Community center	Maximum 3,000 SF
Building Separation	10' minimum
Front Setback	20'
Side Setback	10'
Rear Setback	10'
Maximum height of main structure	36'



- D. Additional Provisions: Section 7.1 Residential Adjacency and Proximity Standards of the Zoning Ordinance shall not apply. Setbacks are as noted in II.1.C above.







2. Section 4.3.D Land Design Standards are amended as follows: Desired Land Design requirements are achieved by projects in accordance with the following criteria using generally accepted Xeriscape standards.
3. Section 5.1.B.7 Parking Requirements are amended to allow one parking space per dwelling unit and one parking space per 200 square feet of publicly accessible square feet in the community center for parking spaces as generally depicted on the zoning exhibit.





- REQUIRED YARDS:**
- 1. AT LEAST 20% OF SITE SHALL BE LANDSCAPED
REQUIRED: 21,533 SF (20%)
PROVIDED: 43,189 SF (44%)
- PARKING LOTS:**
- 1. 50 SF OF LANDSCAPING PER PARKING SPACE
REQUIRED: 35,189 SF X 50 = 2,650 SF
PROVIDED: 2,650 SF
 - 2. NO SPACE FURTHER THAN 60' FROM LANDSCAPE AREA
REQUIRED AND PROVIDED
 - 3. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES
REQUIRED AND PROVIDED
- STREET FRONTAGES:**
- 1. 50% OF FRONT YARD DEVELOPED AS LANDSCAPE BUFFER AT LEAST 10' WIDE
REQUIRED AND PROVIDED
 - 2. 3" TREES REQUIRED 30-40' SPACING
- WINDING OAKS DRIVE**
REQUIRED: 163.1 LF / 40' ± 5 TREES
PROVIDED: 5 TREES
- WEST BROWN STREET**
REQUIRED: 320.0846' ± 8 TREES
PROVIDED: 8 TREES
- 4 OF 8 DESIRABLES MUST BE PROVIDED**
- 1. LANDSCAPING THAT EXCEEDS 10%
REQUIRED: 52,300 SF (30%)
PROVIDED: 43,189 SF (44%)
 - 2. LANDSCAPED 40' PARKING LOTS WHICH EXCEED THE 50 SF OF LANDSCAPE AREA PER PARKING SPACE BY 10%
REQUIRED: 2,915 SF
PROVIDED: 2,650 SF
- UTILIZE LOW ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES, FLOWERING SHRUBS AND SEASONAL FLOWERS WITHIN THE LANDSCAPE**
REQUIRED: YES
PROVIDED: YES
- INCREASING THE MINIMUM WIDTH OF THE LANDSCAPE BUFFER BY 20 PERCENT**
REQUIRED: 10' BUFFER
PROVIDED: 20' BUFFER ON WEST BROWN STREET AND 30' BUFFER ON WINDING OAKS DRIVE

TREES						
	13	OS	Oversize shumard	Shumard Oak	3" Cal. Min. Cont. Green-85 Gal. 12"-18" Height, 6"-8" Spread	See Notes
	11	UC	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Green - 85 Gal. 10"-12" Height, 4"-6" Spread	See Notes

GROUND COVER, SOD, GRAVEL, MISC.						
	5,647 SF	DG	Decomposed Granite	by Outdoor Walkways Plans, Texas or approved state	Per Plan	Submit sample
	5,265 SF	GRAVEL	Munich Berry Pavers	by Outdoor Walkways Plans, Texas or approved state	Per Plan	
	4,119 SF	TURF	Artificial Turf		Per Plan	
	18,463 SF	SEED	Hydro Seed Buffers and Wild Flowers Seed Mix	Submit Mix to Landscape Architect	Per Plan	
	10,520 SF	HYDRD	Hydro Seed Buffers Grass			
		EDGE	Steel Engring	See Det. D Sheet L1.01		Submit Color Samples to Owner for Approval

IRRIGATION NOTE

TEMPORARY IRRIGATION TO BE PROVIDED BY LANDSCAPE CONTRACTOR UNTIL ALL LANDSCAPE MATERIAL IS ESTABLISHED.



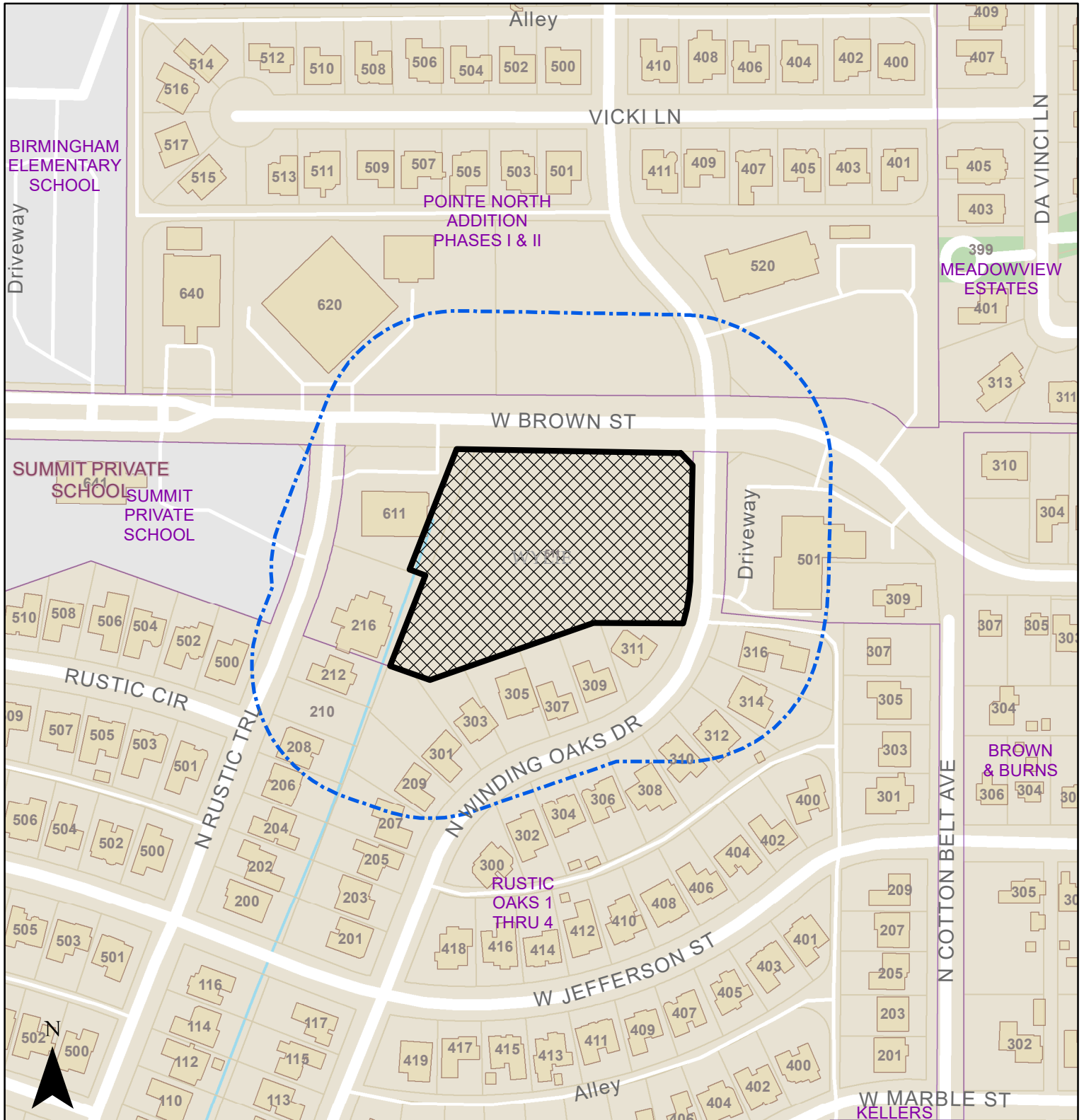
PROJECT NUMBER:	
PROJECT MANAGER:	A. LONDON
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	12/17/21

REV.	DATE	DESCRIP.	BY
SHEET CONTENT:			

LANDSCAPE PLAN

SHEET NO: **L1.00**

Notification Map



ZC 2022-01; Jericho Village

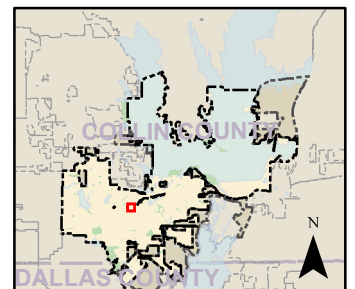


200 Foot Notification Buffer



Subject Property

0 95 190 380 570 760 Feet



PUBLIC COMMENT FORM (Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.
☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 15, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jerry and Anita Collins
(please print)
Address: 305 N Winding Oaks
Wylie, TX 75098
Signature: Jerry Collins Anita Collins
Date: 2/11/2021

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
 300 Country Club Road
 Building 100
 Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

✓ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
 Planning & Zoning
 Commission meeting:

Tuesday, February 1, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, February 22, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JOAN EADS
 (please print)

Address: 310 N WINDING OAKS DR.
Wylie Tx 75098

Signature: Joan Eads

Date: 2-11-22

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.
☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.
 Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 1, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: **Xiaowu Gu and Xingyuan Ma**
(please print)

Address: **301 N Winding Oaks Dr. Wylie, TX 75098**

Signature: 

Date: **01/23/2022**

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 15, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

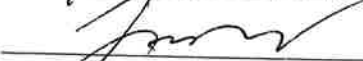
LA RAY DOYLE

(please print)

Address:

303 N. WINDING OAKS DR Lot 14
WYLIE TX 75098

Signature:



Date:

JAN 28, 2022

COMMENTS:

I WOULD BE FINE WITH THE ZONING REQUEST IF THE
BEER & WINE STORE WAS NOT ACROSS THE STREET. IF THIS IS TO BE
A AFFORDABLE HOUSING (SECTION 8) MAKING THIS STORE NEEDS TO MOVE

ALSO WHAT KIND OF FENCE OR WALL TO BE BUILT BETWEEN THE JERVO VILLAGE
AND THE 6 HOMES THAT WILL SHARE PROPERTY LINES

PUBLIC COMMENT FORM (Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 1, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JOSHUA VANDERTOOR
(please print)

Address: 311 N. WINDING OAKS DR.

WYLIE, TX 75098

Signature: [Signature]

Date: 01-10-2022

COMMENTS:

I OWN THE PROPERTY ON THE CORNER AND DO NOT WANT
MULTI-FAMILY HOUSING NEXT DOOR, ESPECIALLY IF IT WILL LOWER
PROPERTY VALUES.

PUBLIC COMMENT FORM*(Please type or use black ink)*

Department of Planning
 300 Country Club Road
 Building 100
 Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
 Planning & Zoning
 Commission meeting:

Tuesday, February 15, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, February 22, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Raul Orta / Mary M. Orta
(please print)

Address:

312 N. Winding Oaks Dr.
 Wylie, TX 75098

Signature:

Raul Orta / Mary M. Orta

Date:

Feb. 01, 2022

COMMENTS:

That is to much For such a small property.
 Put single Family Homes.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 15, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: VERNON ROBBINS
(please print)

Address: 308 N. WINDING OAKS DR.
WYLIE, 75098

Signature: Vernon Robbins

Date: 1-19-2022

COMMENTS:

Concerned about Supervision & reduced property
value.

PUBLIC COMMENT FORM*(Please type or use black ink)*

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, February 15, 2022 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, February 22, 2022 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Jim Jo Rude

(please print)

Address:

309 N Winding Oaks Dr

Wylie, Tx 75098-4311

Signature:

Jim Jo Rude

Date:

1-18-2022

COMMENTS:

This could potentially be unsafe for the surrounding neighborhood. Not knowing who will live there and what problems they bring with them like angry partners or spouses.

Also, would be an eye sore and traffic mess like Winding Oaks and Flemming with cars parked up and down the street that blocks passing and being able to see pulling in or out. That intersection is a nightmare. I now avoid it even though it is a easier route to take.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: _____

(please print)

Address: _____

Signature: _____

Date: _____

COMMENTS:

PUBLIC COMMENT FORM*(Please type or use black ink)*

Department of Planning
 300 Country Club Road
 Building 100
 Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
 Planning & Zoning
 Commission meeting:

Tuesday, February 1, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, February 22, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: HARVEY & RUTHANNE PURDOM
 (please print)

Address: 302 N Winding Oaks
Wylie, TX 75098

Signature: Harvey H. Purdom & Ruthanne Purdom

Date: 1-15-22

COMMENTS:



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing to consider, and act upon, a change in zoning from Downtown Historic District – Residential only to allow commercial and/or residential uses, located at 401 N. Keefer within the Downtown Historic District (ZC 2022-04).

Recommendation

Motion to approve Item as presented.

Discussion

At its October 28, 2021 meeting, staff received direction from the Historic Review Commission (HRC) to move forward with presenting a rezoning case for the property located at 401 N. Keefer to allow both commercial and residential uses. The current base zoning of Downtown Historic (DTH) District will not change.

In accordance with Section 6.3 of the Zoning Ordinance, the DTH district allows for both commercial and/or residential uses in the same structure. However, some properties are restricted to residential uses only as adopted by Ordinance No. 2015-08. Residential only properties were those lots west of Keefer to Cotton Belt and those properties located north of Brown, west of the railroad tracks.

The subject property consists of two lots and is bordered on the east by the St. Louis Southwestern Railroad. See Exhibits A and B. The property has been the subject of several requests for modifications and renovations over the years. The Wylie Economic Development Corporation purchased the property in 2021 and is working with the railroad for expanded ingress and egress access on property directly to the east.

Any new development or renovations would continue to adhere to current design standards and allowed uses of the DTH regulations. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design.

Notifications were mailed to 23 surrounding property owners. Two responses have been received in opposition and two were received in favor of the request.

HRC Discussion

The HRC discussed the zoning request at their January 27, 2022 meeting, ultimately voting 6-0 to recommend approval.

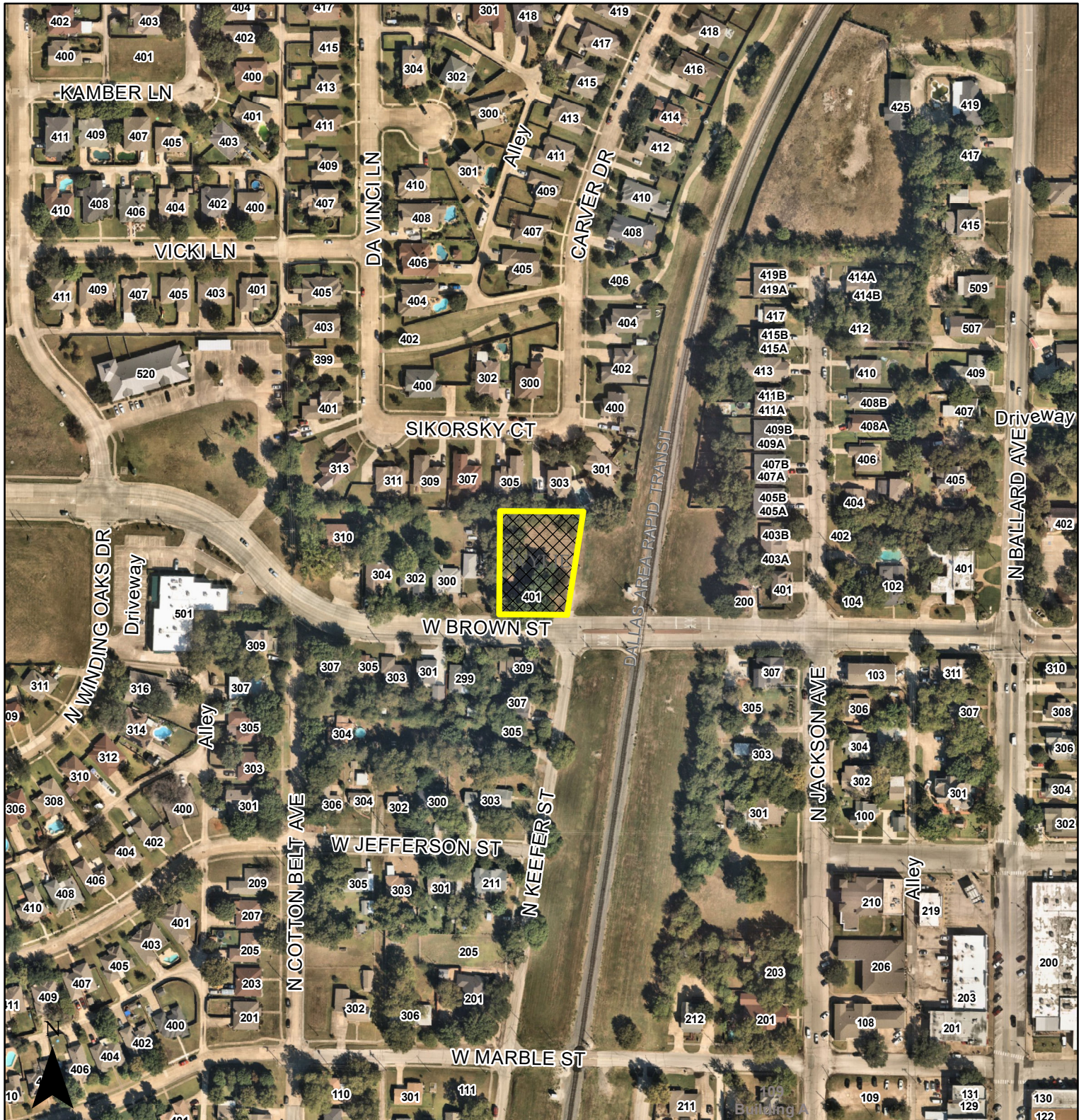
P&Z Commission Discussion

After discussion regarding the intended development on the property and parking, in which staff explained the EDC is working to develop the property in a historically appropriate commercial context with parking possible on the adjacent lot currently owned by the railroad, the Commission voted 5-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management

Locator Map



401 Keefer St



Subject Property

0 115 230 460 690 920 Feet

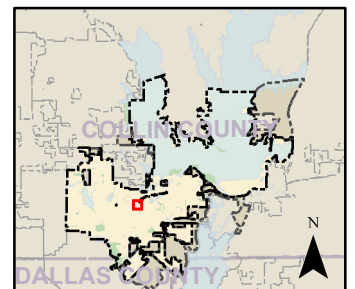


EXHIBIT A

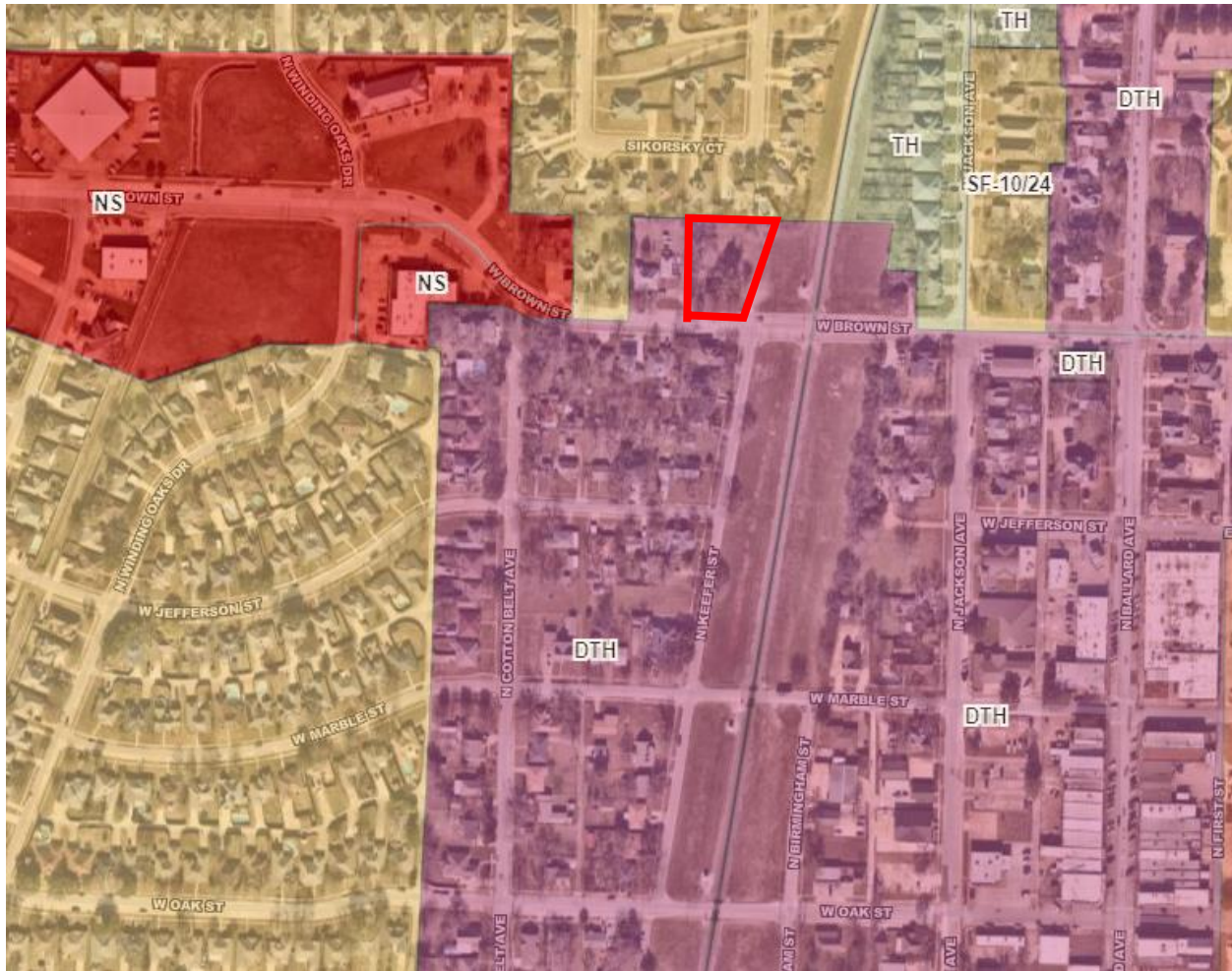
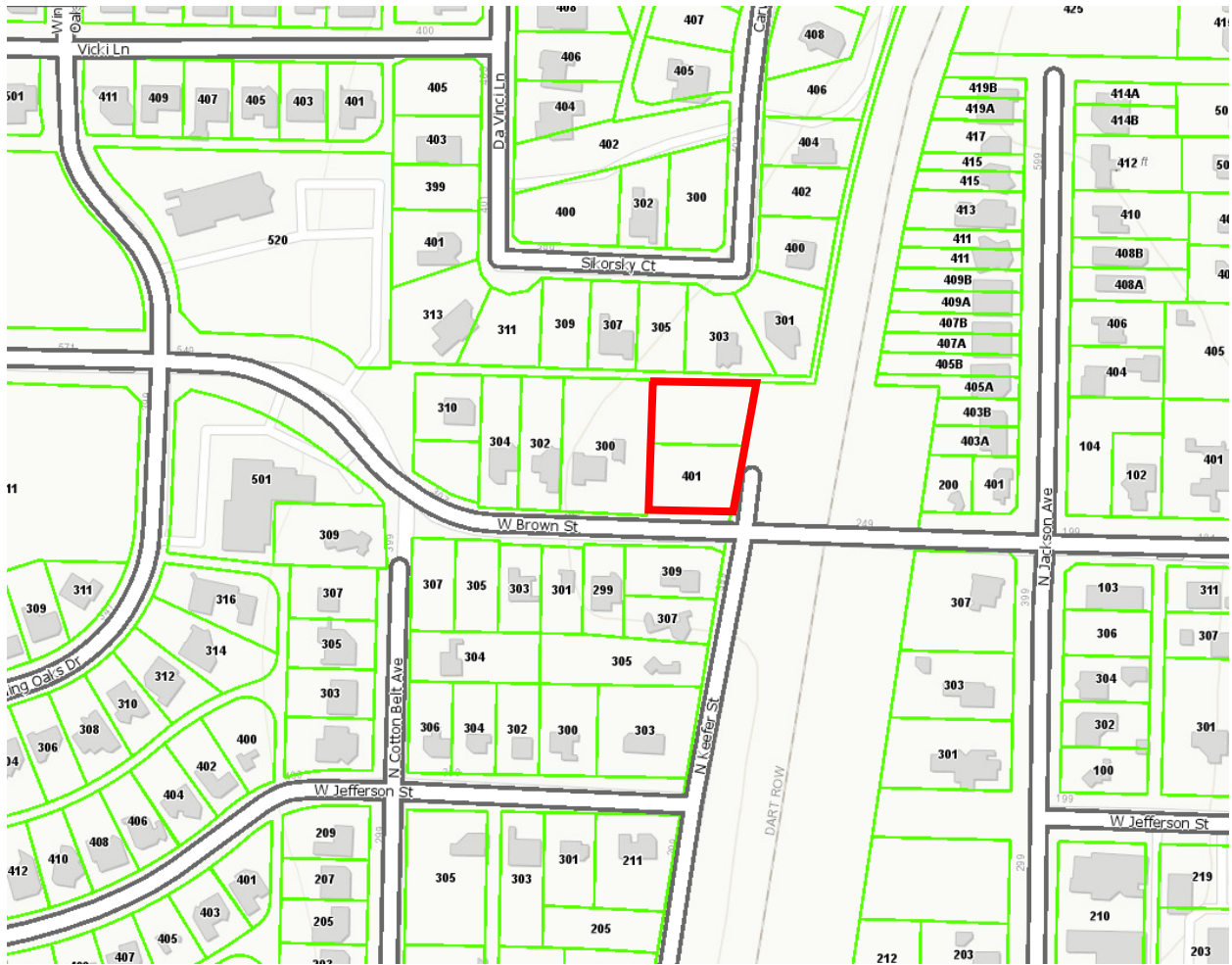
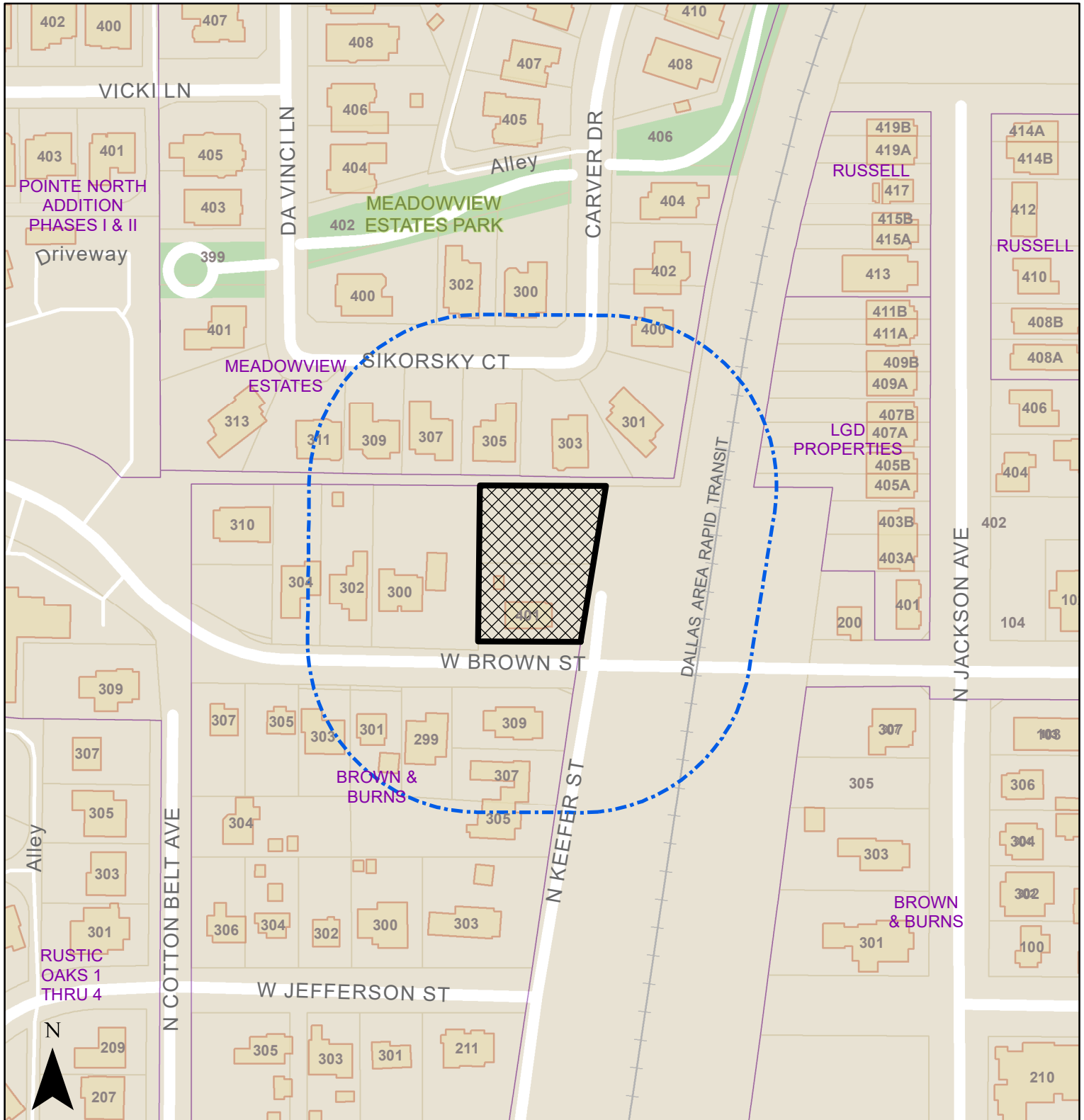


EXHIBIT B



Notification Map



401 Keefer St

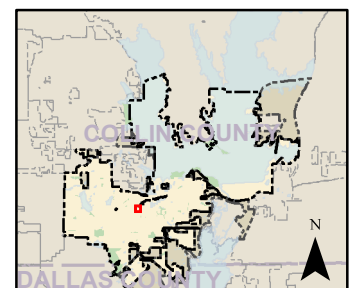


200 Foot Notification Buffer



Subject Property

0 75 150 300 450 600 Feet



PUBLIC COMMENT FORM (Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.
☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Historic Review Commission Meeting: Thursday, January 27, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
Planning & Zoning
Commission meeting: Tuesday, February 1, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: Tuesday, February 8, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: B.R. Conkle
(please print)
Address: P.O. Box 680 (Mailing Address)
Wylie, TX 75098
Signature: Billy R. Conkle
Date: 1-18-2022

COMMENTS:

We are the owners of 309 N. Keefer Dr., Wylie, TX 75098

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

X I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.
 _____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Historic Review Commission Meeting: Thursday, January 27, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
Planning & Zoning
Commission meeting: Tuesday, February 1, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: Tuesday, February 8, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Bob Heath
 (please print)
 Address: 303 Rush Creek
Wylie, TX 75098
 Signature: Bob Heath
 Date: 1-11-22

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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Historic Review Commission Meeting: Thursday, January 27, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
Planning & Zoning
Commission meeting: Tuesday, February 1, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: Tuesday, February 8, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Allison Piphro
(please print)
Address: 300 Sikorsky Ct
Wylie TX 75098
Signature: Allison Piphro
Date: 1/10/2022

COMMENTS:

The city already has trouble with traffic flow near this area, and this would further the issues by adding a business. A new modern building would take away from the neighborhood. Please do NOT change this! Please consider the roadway on Brown as a factor and the people of this area that are against it



Jasen Haskins <jasen.haskins@wylietexas.gov>

Case #2022-04

'Teresa Lanoue' via Planning <planning@wylietexas.gov>

Fri, Feb 4, 2022 at 5:40 PM

Reply-To: Teresa Lanoue [REDACTED]

To: planning@wylietexas.gov

To the Members of the Zoning and Planning Commission,

I live at the property of [300 West Brown Street](#) (right next door to the property in question). I am sending this email to you to vehemently oppose the proposed zoning change for the property at 401 Keefer Road.

The traffic situation at the crossroads of Keefer and Brown Street is currently a traffic nightmare. To add more traffic to an already troubled spot would be detrimental and dangerous.

This property that is right next to the railroad tracks would cause an even more serious problem.. Anyone who is traveling north on Keefer wanting to enter this property and having to wait on a train would cause a terrible traffic situation. The back up on Keefer would be huge as those wanting to enter 401 Keefer would have to wait on the east/west traffic of Brown Street. It just really does not seem safe to have a business so close to and on this side of the railroad tracks.

Another reason I oppose this change is with regards to how close it is to the historic downtown area. This is a house that should be restored as residential/historic and not commercialized. It is my understanding that the City of Wylie wishes to maintain the look and integrity of the downtown area.

I oppose this change as it will greatly diminish the value of my property right next door. Would any of you want a commercial business right next door to your home?

I oppose this change until more is revealed and known about the type of business and the type of building that is being proposed to be built. There just is not enough information to have a positive feeling about this being right next door to my home. More information needs to be divulged.

Thank you for your consideration,

Randy and Teresa Lanoue



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard

Account Code: _____

Subject

Discussion and consideration of all matters incident and related to the issuance and sale of “City of Wylie, Texas, General Obligation Refunding and Improvement Bonds, Series 2022”, including the adoption of Ordinance No. 2022-23 authorizing the issuance of such bonds and providing for the redemption of the obligations being refunded.

Recommendation

Motion to approve Ordinance No. 2022-23 and all matters incident and related to the issuance of “City of Wylie, Texas, General Obligation Refunding and Improvement Bonds, Series 2022”, as provided for in Agenda Item #3.

Discussion

In November 2021, voters approved \$50.1 million of general obligation bonds which supports three propositions. Bonds will be issued as needed and only when projects are ready to move forward to minimize the impact on the I&S portion of the tax rate. This issue is for \$5.5 million for early stages of design, planning, and implementation.

Also included in this ordinance is authorization to refund two previous bond issues for cost savings:

- Public Property Finance Contractual Obligations, Series 2012
- General Obligation Refunding Bonds, Series 2012

Bids will be received for the sale of these bonds on the morning of February 22, 2022 and presented to Council at the regular meeting that evening by our financial advisors, Hilltop Securities. After bids are completed in the morning, our bond attorneys will complete the blank spaces within the body of the attached ordinance. The completed ordinance will be available for review by council before the meeting.

Financial Summary/Strategic Goals

The issuance of the refunding bonds will save the City in interest expense and help to offset some of the debt obligation of the new issuance.

ORDINANCE NO. 2022-23

AN ORDINANCE AUTHORIZING THE ISSUANCE OF “CITY OF WYLIE, TEXAS, GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2022,” SPECIFYING THE TERMS AND FEATURES OF SAID BONDS; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID BONDS; PROVIDING FOR THE REDEMPTION OF CERTAIN OUTSTANDING OBLIGATIONS OF THE CITY; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT AND DELIVERY OF SAID BONDS, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas (the “City”), has heretofore issued, sold and delivered, and there are currently outstanding obligations, to wit (hereinafter collectively referred to as the “Refunded Obligations”):

- a) City of Wylie, Texas, General Obligation Refunding Bonds, Series 2012, dated July 15, 2012, scheduled to mature on February 15 in each of the years 2026 through 2029, inclusive, and aggregating in principal amount of \$6,620,000 (the “Series 2012 Refunded Bonds”);
- b) City of Wylie, Texas, Public Property Finance Contractual Obligations, Series 2012, dated July 15, 2012, scheduled to mature on February 15 in each of the years 2025, 2028 and 2032, and aggregating in principal amount of \$905,000 (the “Series 2012 PPFCOs”); and

WHEREAS, pursuant to the provisions of Texas Government Code, Chapter 1207, as amended (“Chapter 1207”), the City Council is authorized to issue refunding bonds and deposit the proceeds of sale directly with the place of payment for the Refunded Obligations or other authorized depository, and such deposit, when made in accordance with said statute and the ordinances authorizing the issuance of the Refunded Obligations, shall constitute the making of firm banking and financial arrangements for the discharge and final payment of the Refunded Obligations; and

WHEREAS, the City Council hereby finds and determines that the Refunded Obligations should be refunded at this time and such refunding will result in the City saving approximately \$_____ in debt service payments on such indebtedness and will further provide a net present value savings of approximately \$_____; and

WHEREAS, in combination with the issuance of such refunding bonds, the City Council hereby finds and determines that general obligation bonds in the principal amount of \$5,500,000 approved and authorized to be issued at an election held in the City on November 2, 2021 should be issued and sold at this time; a summary of the bonds approved by the voters at said election, the principal amounts authorized and respective purposes therefor, amounts heretofore issued and being issued pursuant to this ordinance and the amounts remaining to be issued subsequent hereto being as follows:

<u>Election Date</u>	<u>Purpose</u>	<u>Amount Authorized (\$)</u>	<u>Amount Previously Issued (\$)</u>	<u>Amount Being Issued (\$)</u>	<u>*Premium Applied (\$)</u>	<u>Unissued Balance (\$)</u>
11-2-2021	McMillen Dr, Park Blvd & Ballard/Sachse Road Improvements	35,100,000	0	2,500,000		32,600,000
11-2-2021	General street improvements	10,000,000	0	2,000,000		8,000,000
11-2-2021	Downtown historic district street improvements	5,000,000	0	1,000,000		4,000,000

*Original issue premium, consisting of \$_____ of premium allocated to the _____ voted authorization is applied against the _____ voted authorization referenced in the above table and results in a total amount of \$_____ being allocated to and applied against the _____ voted authorization.

AND WHEREAS, the City Council hereby reserves and retains the right to issue the balance of unissued bonds approved at said election in one or more installments when, in the judgment of the City Council, funds are needed to accomplish the purposes for which such bonds were voted;

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

SECTION 1: Authorization - Designation - Principal Amount - Purpose. General obligation bonds of the City shall be and are hereby authorized to be issued in the aggregate principal amount of \$_____ to be designated and bear the title "CITY OF WYLIE, TEXAS, GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2022" (hereinafter referred to as the "Bonds"), for the purposes of providing funds for (i) permanent public improvements and public purposes, to wit: (a) developing, engineering, constructing, reconstructing, improving, repairing, extending, expanding and enhancing McMillen Drive, Park Boulevard and Ballard/Sachse Road, including sidewalks and necessary and related storm drainage facilities and improvements, utility relocations and the acquisition of any needed land and rights-of-way therefor, (b) developing, engineering, constructing, reconstructing, improving, repairing, extending, expanding and enhancing streets, thoroughfares, alleys and sidewalks, including necessary and related storm drainage facilities and improvements, utility relocations and the acquisition of any needed land and rights-of-way therefor and (c) developing, engineering, constructing, reconstructing, improving, repairing, extending, expanding and enhancing streets, thoroughfares, alleys and sidewalks in the Wylie downtown historic district, including necessary and related storm drainage facilities and improvements, utility relocations, street lighting, signage, noise abatements, traffic signalization and controls equipment and the acquisition of any needed land and rights-of-way therefor; (ii) the discharge and final payment of certain outstanding obligations of the City (identified in the preamble hereof and referred to as the "Refunded Obligations"); and (iii) to pay costs of issuance, in accordance with the Constitution and laws of the State of Texas including Chapters 1207 and 1331, as amended, of the Texas Government Code.

SECTION 2: Fully Registered Obligations - Bond Date - Authorized Denominations - Stated Maturities - Interest Rates. The Bonds shall be issued as fully registered obligations only, shall be dated February 15, 2022 (the "Bond Date"), shall be in denominations of \$5,000 or any integral multiple (within a Stated Maturity) thereof, and shall become due and payable on February 15 in each of the years and in principal amounts (the "Stated Maturities") and bear interest at the rates per annum in accordance with the following schedule:

<u>Year of Stated Maturity</u>	<u>Principal Amount (\$)</u>	<u>Interest Rates (%)</u>
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
2041		
2042		

The Bonds shall bear interest on the unpaid principal amounts from the date of the initial delivery of the Bonds at the rates per annum shown above in this Section (calculated on the basis of a 360-day year of twelve 30-day months). Interest on the Bonds shall be payable on February 15 and August 15 in each year until maturity or prior redemption, commencing February 15, 2023.

SECTION 3: Terms of Payment - Paying Agent/Registrar. The principal of, premium, if any, and the interest on the Bonds, due and payable by reason of maturity, redemption or otherwise, shall be payable only to the registered owners or holders of the Bonds (hereinafter called the “Holders”) appearing on the registration and transfer books (the “Security Register”) maintained by the Paying Agent/Registrar and the payment thereof shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts, and shall be without exchange or collection charges to the Holders.

The selection and appointment of The Bank of New York Mellon Trust Company, N.A., Dallas, Texas, to serve as Paying Agent/Registrar for the Bonds is hereby approved and confirmed. Books and records relating to the registration, payment, exchange and transfer of the Bonds (the “Security Register”) shall at all times be kept and maintained on behalf of the City by the Paying Agent/Registrar, all as provided herein, in accordance with the terms and provisions of a “Paying Agent/Registrar Agreement,” substantially in the form attached hereto as **Exhibit A** and such reasonable rules and regulations as the Paying Agent/Registrar and the City may prescribe. The Mayor and City Secretary of the City are hereby authorized to execute and deliver such Paying Agent/Registrar Agreement in connection with the delivery of the Bonds. The City covenants to maintain and provide a Paying Agent/Registrar at all times until the Bonds are paid and discharged, and any successor Paying Agent/Registrar shall be a commercial bank, trust company, financial institution or other entity qualified and authorized to serve in such capacity and perform the duties and services of Paying Agent/Registrar. Upon any change in the Paying Agent/Registrar for the Bonds, the City agrees to promptly cause a written notice thereof to be sent to each Holder by United States Mail, first class postage prepaid, which notice shall also give the address of the new Paying Agent/Registrar.

Principal of and premium, if any, on the Bonds shall be payable at the Stated Maturities or upon the earlier redemption thereof, only upon presentation and surrender of the Bonds to the Paying Agent/Registrar at its designated office initially in East Syracuse, New York; or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office"). Interest on the Bonds shall be paid to the Holders whose names appear in the Security Register at the close of business on the Record Date (the last business day of the month next preceding each interest payment date) and shall be paid by the Paying Agent/Registrar (i) by check sent United States Mail, first class postage prepaid, to the address of the Holder recorded in the Security Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Holder. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to be closed, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to be closed; and payment on such date shall have the same force and effect as if made on the original date payment was due.

In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States Mail, first class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

SECTION 4: Redemption.

(a) Optional Redemption. The Bonds having Stated Maturities on and after February 15, 2032, shall be subject to redemption prior to maturity, at the option of the City, in whole or in part in principal amounts of \$5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 15, 2031, or on any date thereafter, at the redemption price of par plus accrued interest to the date of redemption.

At least forty-five (45) days prior to a redemption date for the Bonds (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the City shall notify the Paying Agent/Registrar of the decision to redeem Bonds, the principal amount of each Stated Maturity to be redeemed, and the date of redemption therefor. The decision of the City to exercise the right to redeem Bonds shall be entered in the minutes of the governing body of the City.

(b) Selection of Bonds for Redemption. If less than all Outstanding Bonds of the same Stated Maturity are to be redeemed on a redemption date, the Paying Agent/Registrar shall treat such Bonds as representing the number of Bonds Outstanding which is obtained by dividing the principal amount of such Bonds by \$5,000 and shall select the Bonds, or principal amount thereof, to be redeemed within such Stated Maturity by lot.

(c) Notice of Redemption. Not less than thirty (30) days prior to a redemption date for the Bonds, a notice of redemption shall be sent by United States Mail, first class postage prepaid, in the name of the City and at the City's expense, to each Holder of a Bond to be redeemed in whole or in part at the address of the Holder appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Holder.

All notices of redemption shall (i) specify the date of redemption for the Bonds, (ii) identify the Bonds to be redeemed and, in the case of a portion of the principal amount to be redeemed, the principal amount thereof to be redeemed, (iii) state the redemption price, (iv) state that the Bonds, or the portion of the principal amount thereof to be redeemed, shall become due and payable on the redemption date specified, and the interest thereon, or on the portion of the principal amount thereof to be redeemed, shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Bonds, or the principal amount thereof to be redeemed, shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender thereof by the Holder. If a Bond is subject by its terms to prior redemption and has been called for redemption and notice of redemption thereof has been duly given as hereinabove provided, such Bond (or the principal amount thereof to be redeemed) shall become due and payable and interest thereon shall cease to accrue from and after the redemption date therefor; provided moneys sufficient for the payment of such Bond (or of the principal amount thereof to be redeemed) at the then applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

(d) Conditional Notice of Redemption. With respect to any optional redemption of the Bonds, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption may, at the option of the City, be conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

SECTION 5: Registration - Transfer - Exchange of Bonds - Predecessor Bonds. The Paying Agent/Registrar shall obtain, record, and maintain in the Security Register the name and address of each and every owner of the Bonds issued under and pursuant to the provisions of this Ordinance, or if appropriate, the nominee thereof. Any Bond may be transferred or exchanged for Bonds of other authorized denominations by the Holder, in person or by his duly authorized agent, upon surrender of such Bond to the Paying Agent/Registrar at the Designated Payment/Transfer Office for cancellation, accompanied by a written instrument of transfer or request for exchange duly executed by the Holder or by his duly authorized agent, in form satisfactory to the Paying Agent/Registrar.

Upon surrender of any Bond (other than the Initial Bond(s) referenced in Section 8 hereof) for transfer at the Designated Payment/Transfer Office of the Paying Agent/Registrar, one or more new Bonds shall be registered and issued to the assignee or transferee of the previous Holder; such Bonds to be in authorized denominations, of like Stated Maturity and of a like aggregate principal amount as the Bond or Bonds surrendered for transfer.

At the option of the Holder, Bonds (other than the Initial Bond(s) referenced in Section 8 hereof) may be exchanged for other Bonds of authorized denominations and having the same Stated Maturity, bearing the same rate of interest and of like aggregate principal amount as the Bonds surrendered for exchange, upon surrender of the Bonds to be exchanged at the Designated Payment/Transfer Office of the Paying Agent/Registrar. Whenever any Bonds are surrendered for exchange, the Paying Agent/Registrar shall register and deliver new Bonds to the Holder requesting the exchange.

All Bonds issued in any transfer or exchange of Bonds shall be delivered to the Holders at the Designated Payment/Transfer Office of the Paying Agent/Registrar or sent by United States Mail, first class, postage prepaid to the Holders, and, upon the registration and delivery thereof, the same shall be the

valid obligations of the City, evidencing the same obligation to pay, and entitled to the same benefits under this Ordinance, as the Bonds surrendered in such transfer or exchange.

All transfers or exchanges of Bonds pursuant to this Section shall be made without expense or service charge to the Holder, except as otherwise herein provided, and except that the Paying Agent/Registrar shall require payment by the Holder requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange.

Bonds canceled by reason of an exchange or transfer pursuant to the provisions hereof are hereby defined to be "Predecessor Bonds," evidencing all or a portion, as the case may be, of the same obligation to pay evidenced by the new Bond or Bonds registered and delivered in the exchange or transfer therefor. Additionally, the term "Predecessor Bonds" shall include any mutilated, lost, destroyed, or stolen Bond for which a replacement Bond has been issued, registered and delivered in lieu thereof pursuant to the provisions of Section 11 hereof and such new replacement Bond shall be deemed to evidence the same obligation as the mutilated, lost, destroyed, or stolen Bond.

Neither the City nor the Paying Agent/Registrar shall be required to issue or transfer to an assignee of a Holder any Bond called for redemption, in whole or in part, within forty-five (45) days of the date fixed for the redemption of such Bond; provided, however, such limitation on transferability shall not be applicable to an exchange by the Holder of the unredeemed balance of a Bond called for redemption in part.

SECTION 6: Book-Entry-Only Transfers and Transactions. Notwithstanding the provisions contained in Sections 3, 4, and 5 hereof relating to the payment, and transfer/exchange of the Bonds, the City hereby approves and authorizes the use of "Book-Entry-Only" securities clearance, settlement and transfer system provided by The Depository Trust Company ("DTC"), a limited purpose trust company organized under the laws of the State of New York, in accordance with the operational arrangements referenced in the Blanket Issuer Letter of Representations, by and between the City and DTC (the "Depository Agreement").

Pursuant to the Depository Agreement and the rules of DTC, the Bonds shall be deposited with DTC who shall hold said Bonds for its participants (the "DTC Participants"). While the Bonds are held by DTC under the Depository Agreement, the Holder of the Bonds on the Security Register for all purposes, including payment and notices, shall be Cede & Co., as nominee of DTC, notwithstanding the ownership of each actual purchaser or owner of each Bond (the "Beneficial Owners") being recorded in the records of DTC and DTC Participants.

In the event DTC determines to discontinue serving as securities depository for the Bonds or otherwise ceases to provide book-entry clearance and settlement of securities transactions in general, or the City decides to discontinue use of the system of book-entry transfers through DTC, the City covenants and agrees with the Holders of the Bonds to cause Bonds to be printed in definitive form and provide for the Bond certificates to be issued and delivered to DTC Participants and Beneficial Owners, as the case may be. Thereafter, the Bonds in definitive form shall be assigned, transferred and exchanged on the Security Register maintained by the Paying Agent/Registrar and payment of such Bonds shall be made in accordance with the provisions of Sections 3, 4 and 5 hereof.

SECTION 7: Execution - Registration. The Bonds shall be executed on behalf of the City by the Mayor under its seal reproduced or impressed thereon and countersigned by the City Secretary. The signature of said officers on the Bonds may be manual or facsimile. Bonds bearing the manual or facsimile signatures of individuals who are or were the proper officers of the City on the Bond Date shall be deemed to be duly executed on behalf of the City, notwithstanding that such individuals or either of them shall cease

to hold such offices at the time of delivery of the Bonds to the initial purchaser(s) and with respect to Bonds delivered in subsequent exchanges and transfers, all as authorized and provided in Texas Government Code, Chapter 1201, as amended.

No Bond shall be entitled to any right or benefit under this Ordinance, or be valid or obligatory for any purpose, unless there appears on such Bond either a certificate of registration substantially in the form provided in Section 9(c), manually executed by the Comptroller of Public Accounts of the State of Texas, or his duly authorized agent, or a certificate of registration substantially in the form provided in Section 9(d), manually executed by an authorized officer, employee or representative of the Paying Agent/Registrar, and either such certificate duly signed upon any Bond shall be conclusive evidence, and the only evidence, that such Bond has been duly certified, registered and delivered.

SECTION 8: Initial Bond(s). The Bonds herein authorized shall be initially issued either (i) as a single fully registered bond in the total principal amount shown in Section 1 hereof with principal installments to become due and payable as provided in Section 2 hereof and numbered T-1, or (ii) as multiple fully registered bonds, being one bond for each year of maturity in the applicable principal amount and denomination and to be numbered consecutively from T-1 and upward (hereinafter called the “Initial Bond(s)”) and, in either case, the Initial Bond(s) shall be registered in the name of the initial purchaser(s) or the designee thereof. The Initial Bond(s) shall be the Bonds submitted to the Office of the Attorney General of the State of Texas for approval, certified and registered by the Office of the Comptroller of Public Accounts of the State of Texas and delivered to the initial purchaser(s). Any time after the delivery of the Initial Bond(s), the Paying Agent/Registrar, pursuant to written instructions from the initial purchaser(s), or the designee thereof, shall cancel the Initial Bond(s) delivered hereunder and exchange therefor definitive Bonds of authorized denominations, Stated Maturities, principal amounts and bearing applicable interest rates for transfer and delivery to the Holders named at the addresses identified therefor; all pursuant to and in accordance with such written instructions from the initial purchaser(s), or the designee thereof, and such other information and documentation as the Paying Agent/Registrar may reasonably require.

SECTION 9: Forms.

(a) **Forms Generally.** The Bonds, the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Registration Certificate of Paying Agent/Registrar, and the form of Assignment to be printed on each of the Bonds, shall be substantially in the forms set forth in this Section with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including insurance legends in the event the Bonds, or any maturities thereof, are purchased with insurance and any reproduction of an opinion of counsel) thereon as may, consistently herewith, be established by the City or determined by the officers executing such Bonds as evidenced by their execution. Any portion of the text of any Bonds may be set forth on the reverse thereof, with an appropriate reference thereto on the face of the Bond.

The definitive Bonds and the Initial Bond(s) shall be printed, lithographed, engraved, typewritten, photocopied or otherwise reproduced in any other similar manner, all as determined by the officers executing such Bonds as evidenced by their execution thereof.

(b) **Form of Definitive Bond.**

REGISTERED
NO. _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF WYLIE, TEXAS
GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BOND
SERIES 2022

Bond Date:
February 15, 2022

Interest Rate:

Stated Maturity:
February 15, 20__

CUSIP NO:

Registered Owner:

Principal Amount:

The City of Wylie (hereinafter referred to as the "City"), a body corporate and municipal corporation in the Counties of Collin, Dallas and Rockwall, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the registered owner named above, or the registered assigns thereof, on the Stated Maturity date specified above the Principal Amount hereinabove stated (or so much thereof as shall not have been redeemed prior to maturity) and to pay interest on the unpaid principal amount hereof from the interest payment date next preceding the "Registration Date" of this Bond appearing below (unless this Bond bears a "Registration Date" as of an interest payment date, in which case it shall bear interest from such date, or unless the "Registration Date" of this Bond is prior to the initial interest payment date in which case it shall bear interest from the date of the initial delivery of the Bonds) at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 in each year until maturity or prior redemption, commencing February 15, 2023. Principal of this Bond is payable at its Stated Maturity or upon its prior redemption to the registered owner hereof, upon presentation and surrender, at the Designated Payment/Transfer Office of the Paying Agent/Registrar executing the registration certificate appearing hereon, or its successor. Interest is payable to the registered owner of this Bond (or one or more Predecessor Bonds, as defined in the Ordinance hereinafter referenced) whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the last business day of the month next preceding each interest payment date, and interest shall be paid by the Paying Agent/Registrar by check sent United States Mail, first class postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to be closed, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to be closed; and payment on such date shall have the same force and effect as if made on the original date payment was due. All payments of principal of, premium, if any, and interest on this Bond shall be without exchange or collection charges to the registered owner hereof and in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts.

This Bond is one of the series specified in its title issued in the aggregate principal amount of \$_____ (herein referred to as the "Bonds") for the purposes of (i) providing funds for permanent public improvements and public purposes, to wit: (a) developing, engineering, constructing, reconstructing,

improving, repairing, extending, expanding and enhancing McMillen Drive, Park Boulevard and Ballard/Sachse Road, including sidewalks and necessary and related storm drainage facilities and improvements, utility relocations and the acquisition of any needed land and rights-of-way therefor, (b) developing, engineering, constructing, reconstructing, improving, repairing, extending, expanding and enhancing streets, thoroughfares, alleys and sidewalks, including necessary and related storm drainage facilities and improvements, utility relocations and the acquisition of any needed land and rights-of-way therefor and (c) developing, engineering, constructing, reconstructing, improving, repairing, extending, expanding and enhancing streets, thoroughfares, alleys and sidewalks in the Wylie downtown historic district, including necessary and related storm drainage facilities and improvements, utility relocations, street lighting, signage, noise abatements, traffic signalization and controls equipment and the acquisition of any needed land and rights-of-way therefor; (ii) providing funds for the discharge and final payment of certain outstanding obligations of the City (identified in the preamble hereof and referred to as the "Refunded Obligations"); and (iii) to pay costs of issuance, under and in strict conformity with the Constitution and laws of the State of Texas, including Texas Government Code, Chapter 1207 and Section 1331.052, as amended, and pursuant to an Ordinance adopted by the City Council of the City (herein referred to as the "Ordinance").

The Bonds maturing on and after February 15, 2032, may be redeemed prior to their Stated Maturities, at the option of the City, in whole or in part in principal amounts of \$5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 15, 2031, or on any date thereafter, at the redemption price of par, together with accrued interest to the date of redemption.

At least thirty (30) days prior to a redemption date, the City shall cause a written notice of such redemption to be sent by United States Mail, first class postage prepaid, to the registered owners of each Bond to be redeemed at the address shown on the Security Register and subject to the terms and provisions relating thereto contained in the Ordinance. If this Bond (or any portion of its principal sum) shall have been duly called for redemption and notice of such redemption duly given, then upon the redemption date this Bond (or the portion of its principal sum to be redeemed) shall become due and payable, and interest hereon shall cease to accrue from and after the redemption date therefor, provided moneys for the payment of the redemption price and the interest on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar.

In the event a portion of the principal amount of this Bond is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of this Bond to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Bond or Bonds of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum thereof will be issued to the registered owner, without charge. If this Bond is selected for redemption, in whole or in part, the City and the Paying Agent/Registrar shall not be required to transfer this Bond to an assignee of the registered owner within forty-five (45) days of the redemption date therefor; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance hereof in the event of its redemption in part.

With respect to any optional redemption of the Bonds, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption may, at the option of the City, be conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

The Bonds are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the City. Reference is hereby made to the Ordinance, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all of the provisions of which the registered owner of this Bond by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Bonds; the terms and conditions relating to the transfer or exchange of this Bond; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the registered owners; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which this Bond may be discharged at or prior to its maturity or redemption, and deemed to be no longer Outstanding thereunder; and for other terms and provisions contained therein. Capitalized terms used herein and not otherwise defined herein have the meanings assigned in the Ordinance.

This Bond, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the registered owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Bonds of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The City and the Paying Agent/Registrar, and any agent of either, shall treat the registered owner whose name appears on the Security Register (i) on the Record Date as the owner entitled to payment of interest hereon, (ii) on the date of surrender of this Bond as the owner entitled to payment of principal hereof at its Stated Maturity or upon its prior redemption, in whole or in part, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of nonpayment of interest on a scheduled payment date and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States Mail, first class postage prepaid, to the address of each registered owner appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented and declared that the City is a body corporate and political subdivision duly organized and legally existing under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Bonds is duly authorized by law; that all acts, conditions and things required to exist and be done precedent to and in the issuance of the Bonds to render the same lawful and valid obligations of the City have been properly done, have happened and have been performed in regular and due time, form and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Bonds do not exceed any Constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Bonds by the levy of a tax as aforesaid. In case any provision in this Bond shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The terms and provisions of this Bond and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be duly executed under the official seal of the City as of the Bond Date.

CITY OF WYLIE, TEXAS

Mayor

COUNTERSIGNED:

City Secretary

(SEAL)

- (c) Form of Registration Certificate of Comptroller of Public Accounts to appear on Initial Bond(s) only.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER)	
)	
OF PUBLIC ACCOUNTS)	REGISTER NO. _____
)	
THE STATE OF TEXAS)	

I HEREBY CERTIFY that this Bond has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and duly registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal of office this _____.

Comptroller of Public Accounts
of the State of Texas

(SEAL)

- (d) Form of Certificate of Paying Agent/Registrar to appear on Definitive Bonds only.

REGISTRATION CERTIFICATE OF PAYING AGENT/REGISTRAR

This Bond has been duly issued and registered under the provisions of the within-mentioned Ordinance; the bond or bonds of the above entitled and designated series originally delivered having been

approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts, as shown by the records of the Paying Agent/Registrar.

The designated office of the Paying Agent/Registrar in East Syracuse, New York, is the Designated Payment/Transfer Office for this Bond.

THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A., Dallas, Texas,
as Paying Agent/Registrar

Registration date:

By _____
Authorized Signature

(e) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto (Print or typewrite name, address and zip code of transferee): _____

(Social Security or other identifying number _____) the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED:

Signature guaranteed:

NOTICE: The signature on this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular.

(f) The Initial Bond(s) shall be in the form set forth in paragraph (b) of this Section, except that the form of the single fully registered Initial Bond shall be modified as follows:

Heading and paragraph one shall be amended to read as follows:

REGISTERED
NO. T-1

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF WYLIE, TEXAS
GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BOND
SERIES 2022

Bond Date: February 15, 2022

Registered Owner: _____

Principal Amount: _____ MILLION _____ HUNDRED THOUSAND DOLLARS

The City of Wylie (hereinafter referred to as the “City”), a body corporate and municipal corporation in the Counties of Collin, Dallas and Rockwall, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay the registered owner named above, or the registered assigns thereof, the Principal Amount hereinabove stated on February 15 in each of the years and in principal installments in accordance with the following schedule:

<u>YEAR OF MATURITY</u>	<u>PRINCIPAL INSTALLMENTS (\$)</u>	<u>INTEREST RATE (%)</u>
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(Information to be inserted from schedule in Section 2 hereof).

(or so much principal thereof as shall not have been redeemed prior to maturity) and to pay interest on the unpaid principal installments hereof from the interest payment date next preceding the “Registration Date” of this Bond appearing below (unless this Bond bears a “Registration Date” as of an interest payment date, in which case it shall bear interest from such date, or unless the “Registration Date” of this Bond is prior to the initial interest payment date in which case it shall bear interest from the date of the initial delivery of the Bonds) at the per annum rates of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 in each year until maturity or prior redemption, commencing February 15, 2023. Principal installments of this Bond are payable at its Stated Maturity or on a redemption date to the registered owner hereof by The Bank of New York Mellon Trust Company, N.A., Dallas, Texas (the “Paying Agent/Registrar”), upon presentation and surrender, at its designated offices, initially in Dallas, Texas; or, with respect to a successor paying agent/registrar, at the designated offices of such successor (the “Designated Payment/Transfer Office”). Interest is payable to the registered owner of this Bond whose name appears on the “Security Register” maintained by the Paying Agent/Registrar at the close of business on the “Record Date”, which is the last business day of the month next preceding each interest payment date, and interest shall be paid by the Paying Agent/Registrar by check sent United States Mail, first class postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to be closed, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to be closed; and payment on such date shall have the same force and effect as if made on the original date payment was due. All payments of principal of, premium, if any, and interest on this Bond shall be without exchange or collection charges to the registered owner hereof and in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

SECTION 10: Levy of Taxes. To provide for the payment of the “Debt Service Requirements” of the Bonds, being (i) the interest on the Bonds and (ii) a sinking fund for their redemption at maturity or prior redemption or a sinking fund of 2% (whichever amount is the greater), there is hereby levied, and there shall be annually assessed and collected in due time, form, and manner, a tax on all taxable property in the City, within the limitations prescribed by law, and such tax hereby levied on each one hundred dollars’ valuation of taxable property in the City for the Debt Service Requirements of the Bonds shall be at a rate from year to year as will be ample and sufficient to provide funds each year to pay the Debt Service Requirements on said Bonds while Outstanding; full allowance being made for delinquencies and costs of collection; separate books and records relating to the receipt and disbursement of taxes levied, assessed and

collected for and on account of the Bonds shall be kept and maintained by the City at all times while the Bonds are Outstanding, and the taxes collected for the payment of the Debt Service Requirements on the Bonds shall be deposited to the credit of a "Special 2022 Bond Account" (the "Interest and Sinking Fund") maintained on the records of the City and deposited in a special fund maintained at an official depository of the City's funds; and such tax hereby levied, and to be assessed and collected annually, is hereby pledged to the payment of the Bonds.

The Mayor, Mayor Pro Tem, City Secretary, City Manager, Interim City Manager, Assistant City Manager and Finance Director, individually or jointly, are hereby authorized and directed to cause to be transferred to the Paying Agent/Registrar for the Bonds, from funds on deposit in the Interest and Sinking Fund, amounts sufficient to fully pay and discharge promptly each installment of interest and principal of the Bonds as the same accrues or matures or comes due by reason of redemption prior to maturity; such transfers of funds to be made in such manner as will cause collected funds to be deposited with the Paying Agent/Registrar on or before each principal and interest payment date for the Bonds.

SECTION 11: Mutilated, Destroyed, Lost and Stolen Bonds. In case any Bond shall be mutilated, or destroyed, lost or stolen, the Paying Agent/Registrar may execute and deliver a replacement Bond of like form and tenor, and in the same denomination and bearing a number not contemporaneously outstanding, in exchange and substitution for such mutilated Bond, or in lieu of and in substitution for such destroyed, lost or stolen Bond, only upon the approval of the City and after (i) the filing by the Holder thereof with the Paying Agent/Registrar of evidence satisfactory to the Paying Agent/Registrar of the destruction, loss or theft of such Bond, and of the authenticity of the ownership thereof and (ii) the furnishing to the Paying Agent/Registrar of indemnification in an amount satisfactory to hold the City and the Paying Agent/Registrar harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Bond shall be borne by the Holder of the Bond mutilated, or destroyed, lost or stolen.

Every replacement Bond issued pursuant to this Section shall be a valid and binding obligation, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Bonds; notwithstanding the enforceability of payment by anyone of the destroyed, lost, or stolen Bonds.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Bonds.

SECTION 12: Satisfaction of Obligation of City. If the City shall pay or cause to be paid, or there shall otherwise be paid to the Holders, the principal of, premium, if any, and interest on the Bonds, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied under this Ordinance and all covenants, agreements, and other obligations of the City to the Holders shall thereupon cease, terminate, and be discharged and satisfied.

Bonds or any principal amount(s) thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (i) money sufficient to pay in full such Bonds or the principal amount(s) thereof at maturity or to the redemption date therefor, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar, or an authorized escrow agent, or (ii) Government Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar, or an authorized escrow agent, which Government Securities have been certified by an independent accounting or consulting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any moneys deposited therewith, if any, to pay when due the principal of and interest on such Bonds, or the principal amount(s) thereof, on and prior to the Stated Maturity thereof or (if notice of redemption has been duly given or waived or if irrevocable arrangements therefor acceptable to the Paying

Agent/Registrar have been made) the redemption date thereof. The City covenants that no deposit of moneys or Government Securities will be made under this Section and no use made of any such deposit which would cause the Bonds to be treated as “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or regulations adopted pursuant thereto.

Any moneys so deposited with the Paying Agent/Registrar, or an authorized escrow agent, and all income from Government Securities held in trust by the Paying Agent/Registrar, or an authorized escrow agent, pursuant to this Section which is not required for the payment of the Bonds, or any principal amount(s) thereof, or interest thereon with respect to which such moneys have been so deposited shall be remitted to the City or deposited as directed by the City. Furthermore, any money held by the Paying Agent/Registrar for the payment of the principal of and interest on the Bonds and remaining unclaimed for a period of three (3) years after the Stated Maturity, or applicable redemption date, of the Bonds such moneys were deposited and are held in trust to pay shall upon the request of the City be remitted to the City against a written receipt therefor. Notwithstanding the above and foregoing, any remittance of funds from the Paying Agent/Registrar to the City shall be subject to any applicable unclaimed property laws of the State of Texas.

The term “Government Securities”, as used herein, means (i) direct noncallable obligations of the United States of America, including obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations unconditionally guaranteed or insured by the agency or instrumentality and, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (iv) any other then authorized securities or obligations under applicable law that may be used to defease obligations such as the Bonds.

SECTION 13: Ordinance a Contract - Amendments - Outstanding Bonds. This Ordinance shall constitute a contract with the Holders from time to time, be binding on the City, and shall not be amended or repealed by the City so long as any Bond remains Outstanding except as permitted in this Section and in Section 29. The City may, without the consent of or notice to any Holders, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Holders, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the consent of Holders holding a majority in aggregate principal amount of the Bonds then Outstanding affected thereby, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Holders of Outstanding Bonds, no such amendment, addition, or rescission shall (1) extend the time or times of payment of the principal of, premium, if any, and interest on the Bonds, reduce the principal amount thereof, the redemption price therefor, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Bonds, (2) give any preference to any Bond over any other Bond, or (3) reduce the aggregate principal amount of Bonds required to be held by Holders for consent to any such amendment, addition, or rescission.

The term “Outstanding”, when used in this Ordinance with respect to Bonds, means as of the date of determination, all Bonds theretofore issued and delivered under this Ordinance, except:

- (1) those Bonds canceled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;

- (2) those Bonds deemed to be duly paid by the City in accordance with the provisions of Section 12 hereof; and
- (3) those mutilated, destroyed, lost, or stolen Bonds which have been replaced with Bonds registered and delivered in lieu thereof as provided in Section 11 hereof.

SECTION 14: Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section 14, the following terms shall have the following meanings:

“Closing Date” means the date on which the Bonds are first authenticated and delivered to the initial purchasers against payment therefor.

“Code” means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

“Computation Date” has the meaning set forth in Section 1.148-1(b) of the Regulations.

“Gross Proceeds” means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Bonds.

“Investment” has the meaning set forth in Section 1.148-1(b) of the Regulations.

“Nonpurpose Investment” means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

“Rebate Amount” has the meaning set forth in Section 1.148-1(b) of the Regulations.

“Regulations” means any proposed, temporary, or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

“Yield” of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

- (1) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds (including property financed with Gross Proceeds of the Refunded Obligations), and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and
- (2) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Obligations), other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan. Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be “loaned” to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested), if as a result of such investment the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

- (1) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.
- (2) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.
- (3) As additional consideration for the purchase of the Bonds by the Underwriters and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall pay to the United States from the construction fund, other appropriate fund or, if permitted by applicable Texas statute, regulation or opinion of the Attorney General of the State of Texas, the Interest and Sinking Fund, the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.
- (4) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (2) and (3), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be

paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Bonds Not Hedge Bonds. (1) At the time the original bonds refunded by the Bonds were issued, the City reasonably expected to spend at least 85% of the spendable proceeds of such bonds within three years after such bonds were issued and (2) not more than 50% of the proceeds of the original bonds refunded by the Bonds were invested in Nonpurpose Investments having a substantially guaranteed Yield for a period of 4 years or more.

(k) Current Refunding. A portion of the Bonds are a current refunding of the Refunded Obligations in that such Refunded Obligations will be paid or redeemed within 90 days of the date of the delivery of the Bonds.

(l) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Secretary, City Manager, Interim City Manager, Assistant City Manager and Finance Director, either individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Certificate as to Tax Exemption or similar or other appropriate certificate, form or document.

SECTION 15: Sale of Bonds - Official Statement Approval. Pursuant to a public sale for the Bonds, the bid submitted by _____ (herein referred to as the "Underwriters") is declared to be the best bid received producing the lowest true interest cost rate to the City, and the sale of the Bonds to said Underwriters at the price of par plus a cash premium of \$_____, is hereby determined to be in the best interests of the City and is approved and confirmed. Delivery of the Bonds to the Underwriters shall occur as soon as possible upon payment being made therefor in accordance with the terms of sale. The Initial Bond shall be registered in the name as provided in the winning bid.

Furthermore, the use of the Preliminary Official Statement by the Underwriters in connection with the public offering and sale of the Bonds is hereby ratified, confirmed and approved in all respects. The final Official Statement, which reflects the terms of sale (together with such changes approved by the Mayor, Mayor Pro Tem, City Secretary, City Manager, Interim City Manager, Assistant City Manager and Finance Director, any one or more of said officials), shall be and is hereby in all respects approved and the Underwriters are hereby authorized to use and distribute said final Official Statement, dated February 22, 2022, in the reoffering, sale and delivery of the Bonds to the public. The Mayor and City Secretary are further authorized to execute and deliver for and on behalf of the City copies of said Official Statement in final form as may be required by the Underwriters, and such final Official Statement in the form and content executed by said officials shall be deemed to be approved by the City Council and constitute the Official Statement authorized for distribution and use by the Underwriters.

SECTION 16: Control and Custody of Bonds. The Mayor of the City shall be and is hereby authorized to take and have charge of all necessary orders and records pending investigation by the Attorney General of the State of Texas, including the printing and supply of definitive Bonds, and shall take and have charge and control of the Initial Bond(s) pending the approval thereof by the Attorney General, the registration thereof by the Comptroller of Public Accounts and the delivery thereof to the Underwriters.

SECTION 17: Proceeds of Sale. Immediately following the delivery of the Bonds, the proceeds of sale, excluding the amount to be deposited with an official depository of the City to finance the permanent public improvements referenced in Section 1 hereof and that amount which is to be used to pay the costs of issuance, shall be deposited with the paying agent for the Refunded Obligations for the redemption of the Refunded Obligations on April 5, 2022. The proceeds of sale of the Bonds not so deposited with the paying

agent for the Refunded Obligations for the refunding of the Refunded Obligations shall be disbursed for payment of costs of issuance and the aforesaid improvements. Any investment earnings realized shall be expended for such authorized projects and purposes or deposited in the Interest and Sinking Fund. Any surplus proceeds of sale of the Bonds, including investment earnings, remaining after completion of all authorized projects or purposes shall be deposited to the credit of the Interest and Sinking Fund.

SECTION 18: Redemption of Refunded Obligations.

(a) The Refunded Obligations shall be redeemed and the same are hereby called for redemption on April 5, 2022, at the price of par and accrued interest to the date of redemption. The City Secretary is hereby authorized and directed to file a copy of this Ordinance, together with suggested forms of notice of redemption to be sent to bondholders, with The Bank of New York Mellon Trust Company, N.A. (the current paying agent/registrars for the Refunded Obligations), in accordance with the redemption provisions applicable to such obligations; such suggested forms of notice of redemption being attached hereto as **Exhibit B-1** and **B-2** and incorporated herein by reference as a part of this Ordinance for all purposes.

(b) The redemption of the Refunded Obligations described above being associated with the refunding of such Refunded Obligations, the approval, authorization and arrangements herein given and provided for the redemption of such Refunded Obligations on the redemption date designated therefor and in the manner provided shall be irrevocable upon the issuance and delivery of the Bonds; and the City Secretary is hereby authorized and directed to make all arrangements necessary to notify the holders of such Refunded Obligations of the City's decision to redeem such Refunded Obligations on the date and in the manner herein provided and in accordance with the ordinances authorizing the issuance of the Refunded Obligations and this Ordinance.

SECTION 19: Notices to Holders - Waiver. Wherever this Ordinance provides for notice to Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and sent by United States Mail, first class postage prepaid, to the address of each Holder appearing in the Security Register at the close of business on the business day next preceding the mailing of such notice.

In any case where notice to Holders is given by mail, neither the failure to mail such notice to any particular Holders, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Bonds. Where this Ordinance provides for notice in any manner, such notice may be waived in writing by the Holder entitled to receive such notice, either before or after the event with respect to which such notice is given, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders shall be filed with the Paying Agent/Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

SECTION 20: Cancellation. All Bonds surrendered for payment, redemption, transfer, exchange, or replacement, if surrendered to the Paying Agent/Registrar, shall be promptly canceled by it and, if surrendered to the City, shall be delivered to the Paying Agent/Registrar and, if not already canceled, shall be promptly canceled by the Paying Agent/Registrar. The City may at any time deliver to the Paying Agent/Registrar for cancellation any Bonds previously certified or registered and delivered which the City may have acquired in any manner whatsoever, and all Bonds so delivered shall be promptly canceled by the Paying Agent/Registrar. All canceled Bonds held by the Paying Agent/Registrar shall be returned to the City.

SECTION 21: Legal Opinion. The Underwriters' obligation to accept delivery of the Bonds is subject to being furnished a final opinion of Norton Rose Fulbright US LLP approving the Bonds as to their validity, said opinion to be dated and delivered as of the date of delivery and payment for the Bonds. A true and correct reproduction of said opinion or an executed counterpart thereof shall accompany the global

Bonds deposited with The Depository Trust Company or a reproduction thereof shall be printed on the definitive Bonds in the event the book-entry-only system shall be discontinued. The City Council confirms the continuation of the engagement of Norton Rose Fulbright US LLP as the City's bond counsel.

SECTION 22: CUSIP Numbers. CUSIP numbers may be printed or typed on the Bonds deposited with The Depository Trust Company or on printed definitive Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the definitive Bonds shall be of no significance or effect as regards the legality thereof and neither the City nor attorneys approving the Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed or typed on the definitive Bonds.

SECTION 23: Benefits of Ordinance. Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the City, the Paying Agent/Registrar and the Holders, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance or any provision hereof, this Ordinance and all its provisions being intended to be and being for the sole and exclusive benefit of the City, the Paying Agent/Registrar and the Holders.

SECTION 24: Inconsistent Provisions. All ordinances, orders or resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

SECTION 25: Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 26: Effect of Headings. The Section headings herein are for convenience of reference only and shall not affect the construction hereof.

SECTION 27: Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 28: Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 29: Continuing Disclosure Undertaking.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"MSRB" means the Municipal Securities Rulemaking Board.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

(b) Annual Reports. The City shall provide annually to the MSRB (1) within six months after the end of each fiscal year, beginning on or after 2022, financial information and operating data with respect to the City of the general type included under Tables numbered 1 through 6 and 8 through 15 in the final Official Statement, and (2) within twelve months after the end of each fiscal year, beginning on or after 2022, audited financial statements of the City. If audited financial statements are not available within 12 months after the end of any fiscal year, the City will provide unaudited financial statements by the required time, and audited financial statements when and if such audited financial statements become available. Any financial statements so provided shall be prepared in accordance with the accounting principles described in Appendix B of the Official Statement, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document available to the public on the MSRB’s Internet Web site or filed with the SEC.

(c) Notice of Certain Events. The City shall provide notice of any of the following events with respect to the Bonds to the MSRB in a timely manner and not more than ten (10) business days after occurrence of the event:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
7. Modifications to rights of holders of the Bonds, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below;

13. The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph 12 is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City and (b) the City intends the words used in the immediately preceding paragraphs 15 and 16 in this Section to have the meanings ascribed to them in SEC Release No. 34-83885, dated August 20, 2018.

The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such Section.

(d) Filings with the MSRB. All financial information, operating data, financial statements, notices and other documents provided to the MSRB in accordance with this Section shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

(e) Limitations, Disclaimers and Amendments. The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an “obligated person” with respect to the Bonds within the meaning of the Rule, except that the City in any event will give the notice required by subsection (c) of this Section of any Bond calls and defeasance that cause the City to be no longer such an “obligated person.”

The provisions of this Section are for the sole benefit of the Holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as

expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

Notwithstanding anything herein to the contrary, the provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Bonds consent to such amendment or (b) a Person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Holders and beneficial owners of the Bonds. The provisions of this Section may also be amended from time to time or repealed by the City if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the City's right to do so would not prevent underwriters of the initial public offering of the Bonds from lawfully purchasing or selling Bonds in such offering. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

SECTION 30: Further Procedures. Any one or more of the Mayor, Mayor Pro Tem, City Secretary, City Manager, Interim City Manager, Assistant City Manager and Finance Director are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the City all agreements, instruments, certificates or other documents, whether mentioned herein or not, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance and the issuance, sale and delivery of the Bonds. In addition, prior to the initial delivery of the Bonds, the Mayor, Mayor Pro Tem, City Secretary, City Manager, Interim City Manager, Assistant City Manager and Finance Director or Bond Counsel to the City are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect, or omission in the Ordinance or such other document; or (ii) as requested by the Attorney General of the State of Texas or his representative to obtain the approval of the Bonds by the Attorney General. In the event that any officer of the City whose signature shall appear on any document

shall cease to be such officer before the delivery of such document, such signature nevertheless shall be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 31: Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 32: Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 33: Effective Date. This Ordinance shall take effect and be in full force immediately from and after its adoption on the date hereof in accordance with the provisions of Texas Government Code, Section 1201.028, as amended.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 22nd day of February, 2022.

Matthew O. Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

(City Seal)

EXHIBIT A
PAYING AGENT/REGISTRAR AGREEMENT

EXHIBIT B-1**NOTICE OF REDEMPTION**

CITY OF WYLIE, TEXAS
 GENERAL OBLIGATION REFUNDING BONDS
 SERIES 2012
 Dated: July 15, 2012

NOTICE IS HEREBY GIVEN that the obligations of the above series maturing on and after February 15, 2026, and aggregating in principal amount \$6,620,000 have been called for redemption on April 5, 2022 at the redemption price of par and accrued interest to the date of redemption, such obligations being identified as follows:

<u>Year of Maturity</u>	<u>Principal Amount (\$)</u>	<u>CUSIP Number</u>
2026	600,000	
2027	625,000	
2028	3,670,000	
2029	1,725,000	

ALL SUCH OBLIGATIONS shall become due and payable on April 5, 2022, and interest thereon shall cease to accrue from and after said redemption date and payment of the redemption price of said obligations shall be paid to the registered owners of the obligations only upon presentation and surrender thereof to The Bank of New York Mellon Trust Company, N.A. at its designated offices at the following addresses:

<u>First Class/ Registered/Certified</u>	<u>Express Delivery/Courier</u>	<u>By Hand Only</u>
The Bank of New York Mellon Trust Company, N.A. Global Corporate Trust P.O. Box 396 East Syracuse, NY 13057	The Bank of New York Mellon Trust Company, N.A. Global Corporate Trust 111 Sanders Creek Pkwy. East Syracuse, NY 13057	The Bank of New York Mellon Trust Company, N.A. Global Corporate Trust Corporate Trust Window 101 Barclay Street, 1st Floor East New York, NY 10286

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said obligations and pursuant to an ordinance by the City Council of the City of Wylie, Texas.

THE BANK OF NEW YORK MELLON
 TRUST COMPANY, N.A.
 2001 Bryan Street, 10th Floor
 Dallas, Texas 75201

EXHIBIT B-2**NOTICE OF REDEMPTION**

CITY OF WYLIE, TEXAS
PUBLIC PROPERTY FINANCE CONTRACTUAL OBLIGATIONS
SERIES 2012
DATED: July 15, 2012

NOTICE IS HEREBY GIVEN that the obligations of the above series maturing on and after February 15, 2025, and aggregating in principal amount \$905,000 have been called for redemption on April 5, 2022 at the redemption price of par and accrued interest to the date of redemption, such obligations being identified as follows:

<u>Year of Maturity</u>	<u>Principal Amount (\$)</u>	<u>CUSIP Number</u>
2025*	245,000	
2028*	265,000	
2032*	395,000	

*term contracts

ALL SUCH OBLIGATIONS shall become due and payable on April 5, 2022, and interest thereon shall cease to accrue from and after said redemption date and payment of the redemption price of said obligations shall be paid to the registered owners of the obligations only upon presentation and surrender thereof to The Bank of New York Mellon Trust Company, N.A. at its designated offices at the following addresses:

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Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
 Prepared By: Robert Diaz

Account Code: _____

Subject

Wylie Recreation Center Operations Presentation.

Recommendation

Discussion

Parks and Recreation staff prepared a video presentation regarding the current operations of the Wylie Recreation Center.

Following the video presentation, Parks and Recreation Department Director, Robert Diaz will provide the City Council an opportunity for questions regarding the presentation.

Video Link: <http://bit.ly/34Tx7kd>

Financial Summary/Strategic Goals

There is not a Financial Summary included in this report.

Strategic Goals: *Health, Safety and Well-Being; Community Focused Government; Culture, Planning Management.*



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Discuss the status of the Comprehensive Master Plan and specifically Future Land Use.

Recommendation

Discussion

Discussion

For the past several months City staff, a consultant team, and the Comp Plan Advisory Committee (CPAC) have been working on the Revised Comprehensive Master Plan.

As of this writing accomplishments include:

- Draft of Chapter 1 - Plan introduction, is complete.
- Draft of Chapter 2 - Community Snapshot, is complete.
- Draft Comp Plan goals are complete
- Draft Strategies are being reviewed
- Draft Future Land Use Map (FLU) and definitions are in progress

As Future Land Use represents a major component of the overall Comp Plan, staff is presenting the FLU map and definitions to the Council for review and comment.

Financial Summary/Strategic Goals

Planning Management

ENVISION
W Y L I E



2022 Comprehensive Plan

FEBRUARY 22, 2022 | CITY COUNCIL MEETING

Project Update

- Process Reminder
- Overview and Discussion:
 - Future Land Use Map
 - Future Land Use Category Descriptions
- Next Steps





Process Reminder



Comprehensive Plan Advisory Committee



Comprehensive Plan Advisory Committee




Comprehensive Plan Advisory Committee


Schedule

Date	Meeting/Event	Type
Monday, August 19, 2021	CPAC Kickoff	In-Person
Monday, September 13, 2021	Community Open House #1 (Virtual Option — Sept. 3 rd through Sept. 19 th)	In-Person/Online
Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals	In-Person
Thursday, November 11, 2021	CPAC: Housing, Special Planning Areas, Land Use Categories	In-Person
Thursday, January 13, 2021	CPAC: Future Land Use, Transportation	In-Person
Thursday, February 3-17, 2022	CPAC Survey: Detailed Strategies Online Survey	Online
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Future Land Use Map

Future Land Use Map

What is the Future Land Use Map?

- Plan for what will the city look like in 15 to 20 years
- Map to cover the city limits and ETJ
- Text to describe the Future Land Use Categories
- Guide zoning decision and is part of the city's comprehensive plan



Future Land Use Map

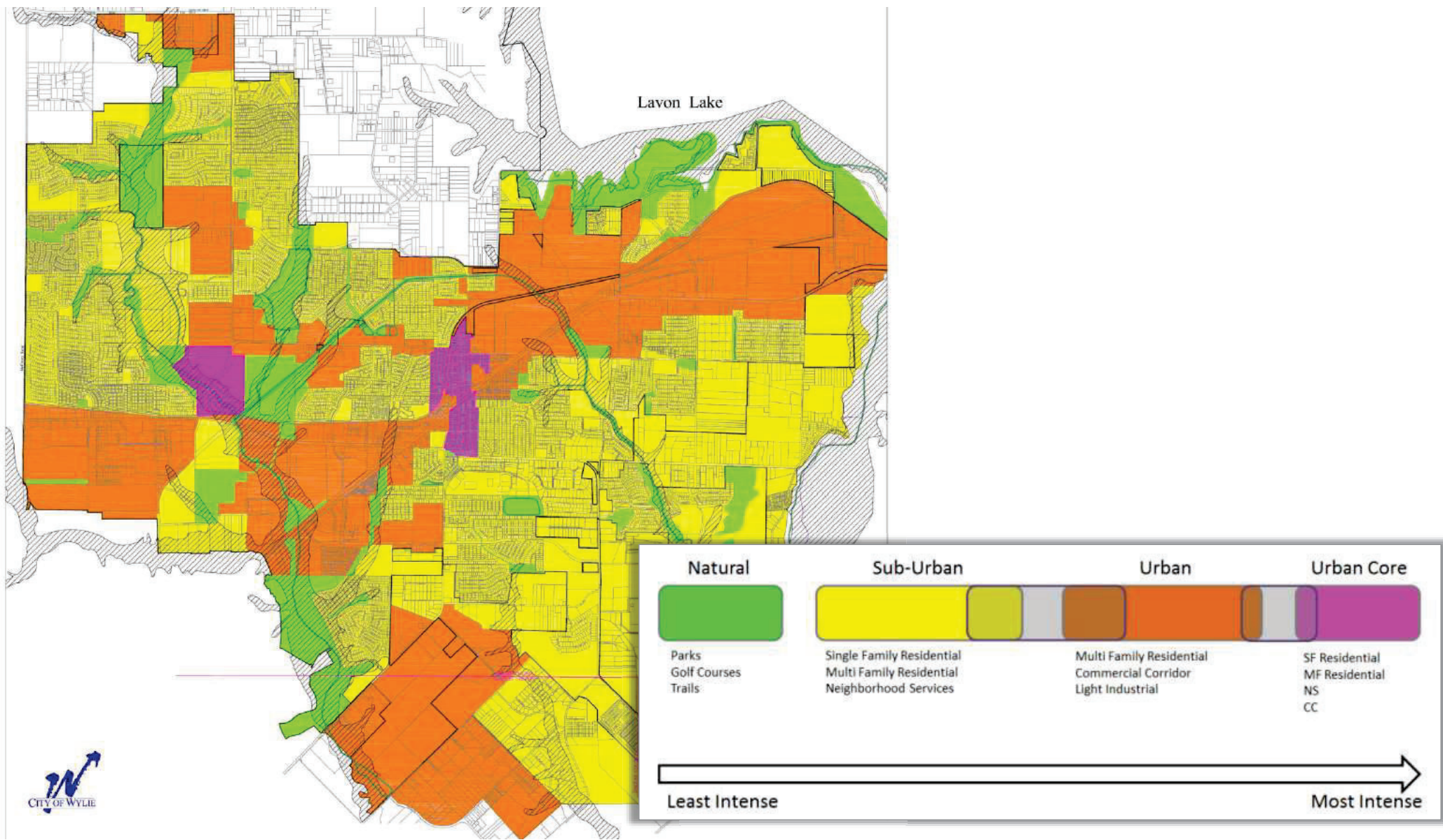
Helps guide decisions, such as:

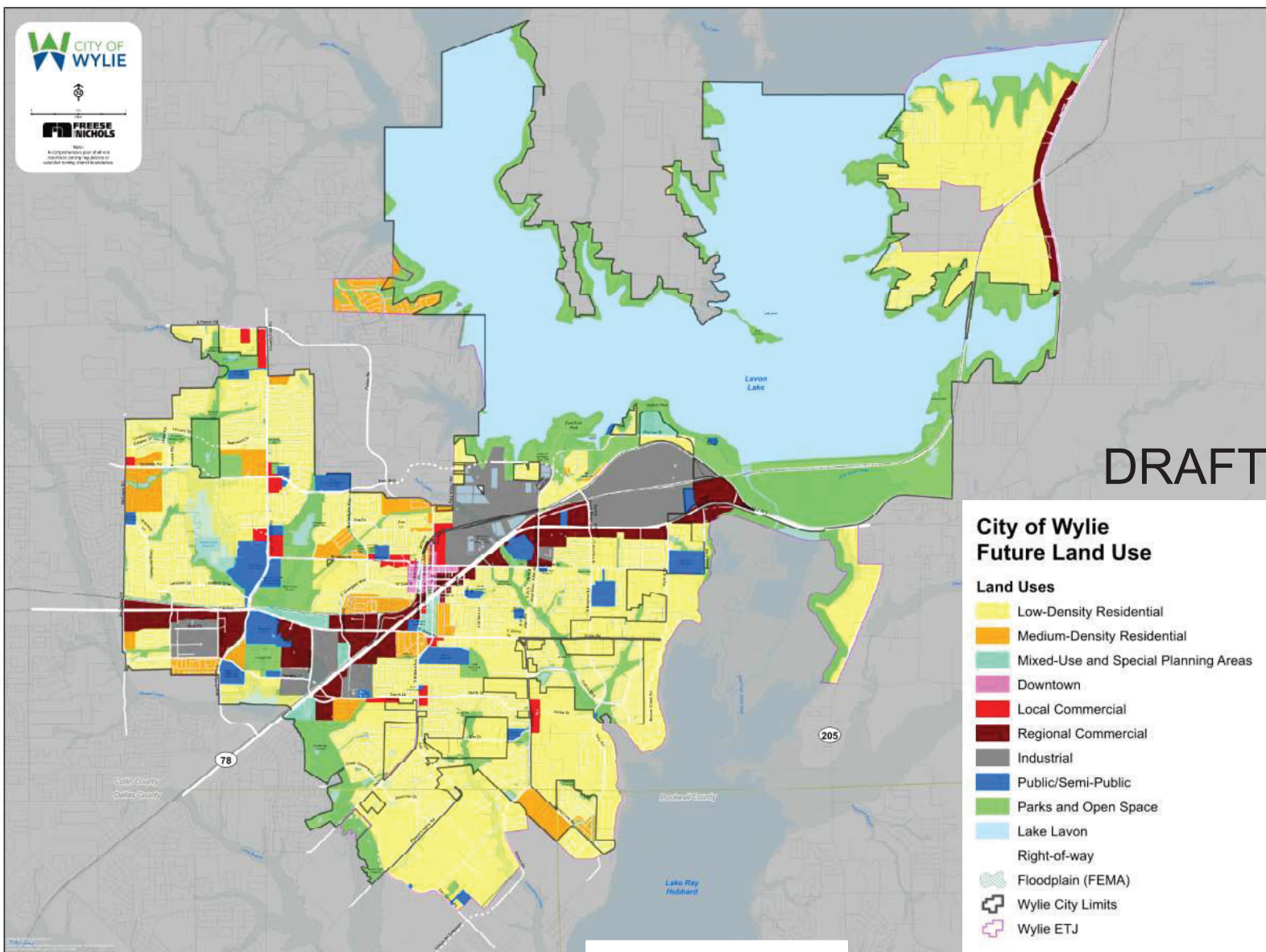
- Infrastructure investments
- Capital improvement planning
- Rezoning - but it is not the zoning map

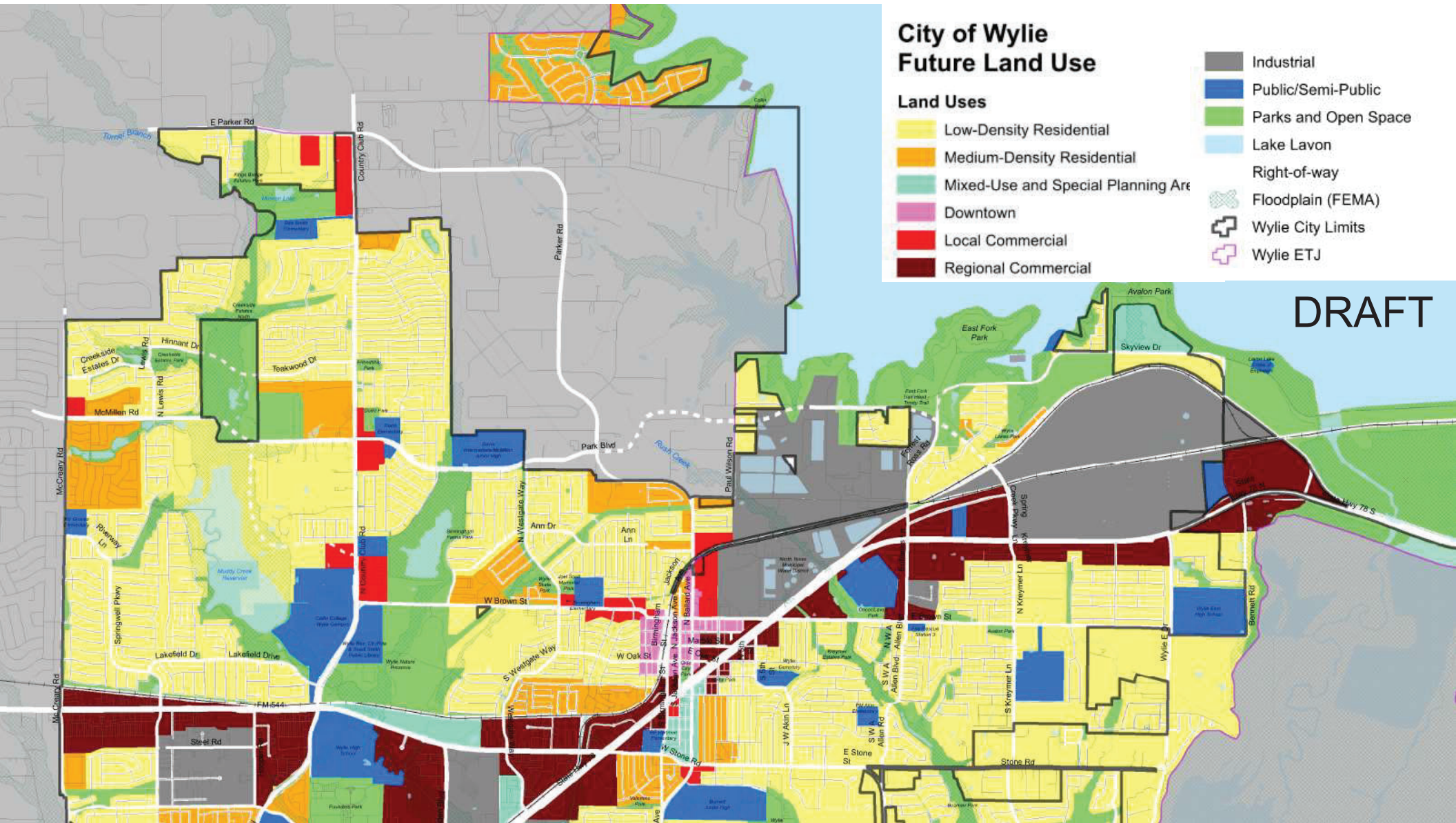
Intended to be flexible and kept up-to-date

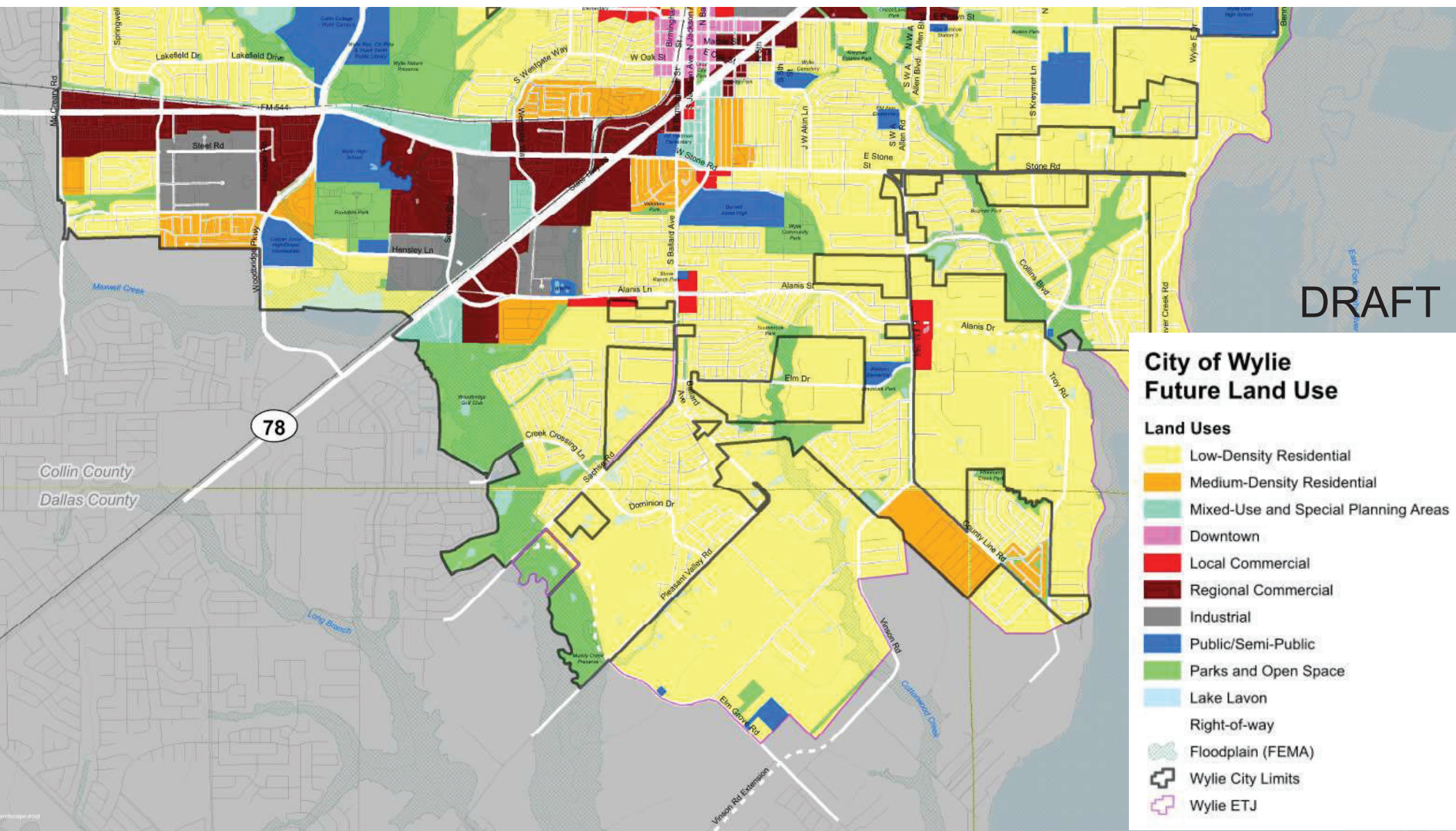
Future Land Use Map v. Zoning

The FLU Map is the vision; zoning is the regulations to achieve that vision



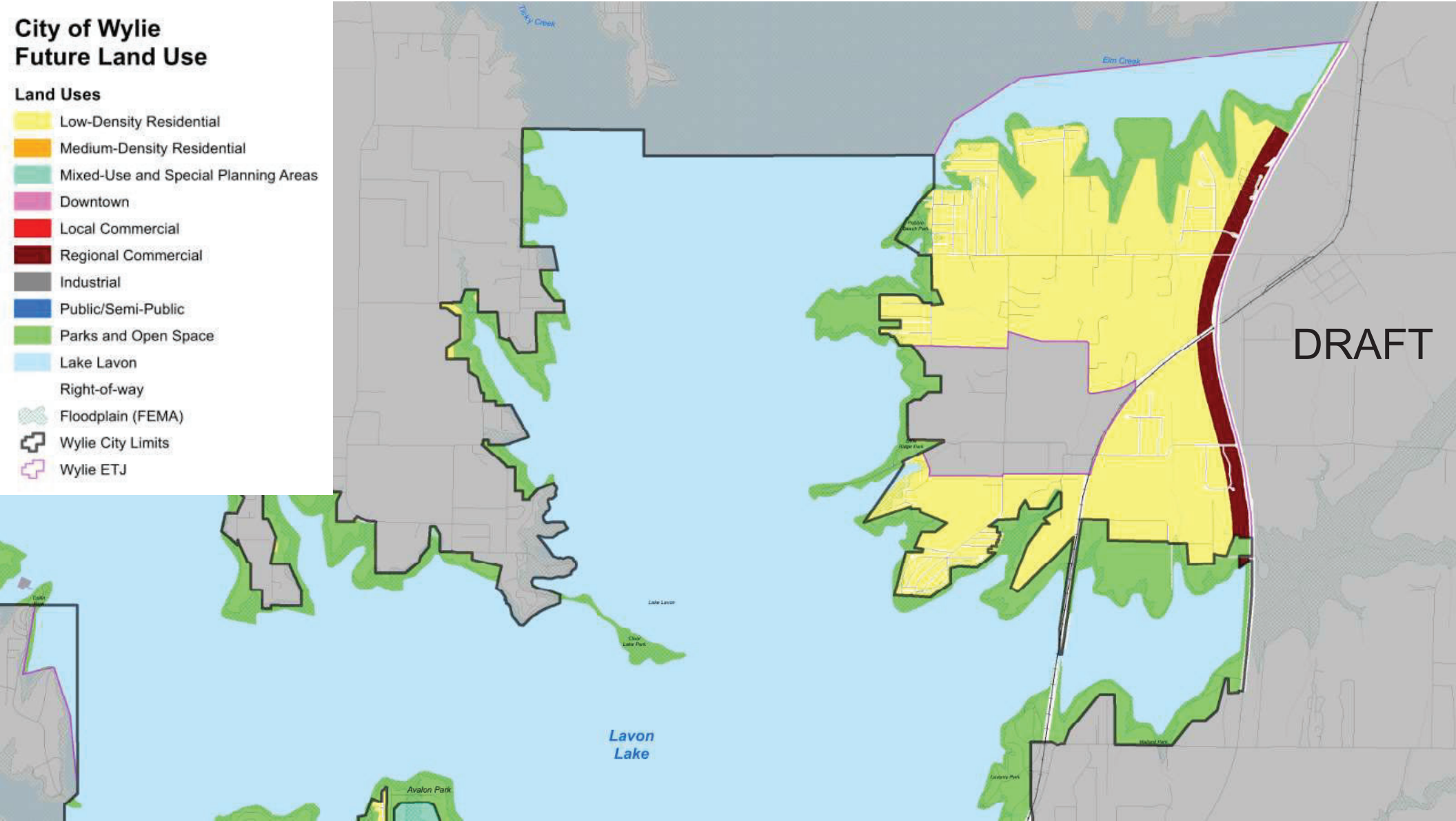






**City of Wylie
Future Land Use**

- Land Uses**
- Low-Density Residential
 - Medium-Density Residential
 - Mixed-Use and Special Planning Areas
 - Downtown
 - Local Commercial
 - Regional Commercial
 - Industrial
 - Public/Semi-Public
 - Parks and Open Space
 - Lake Lavon
 - Right-of-way
 - Floodplain (FEMA)
 - Wylie City Limits
 - Wylie ETJ

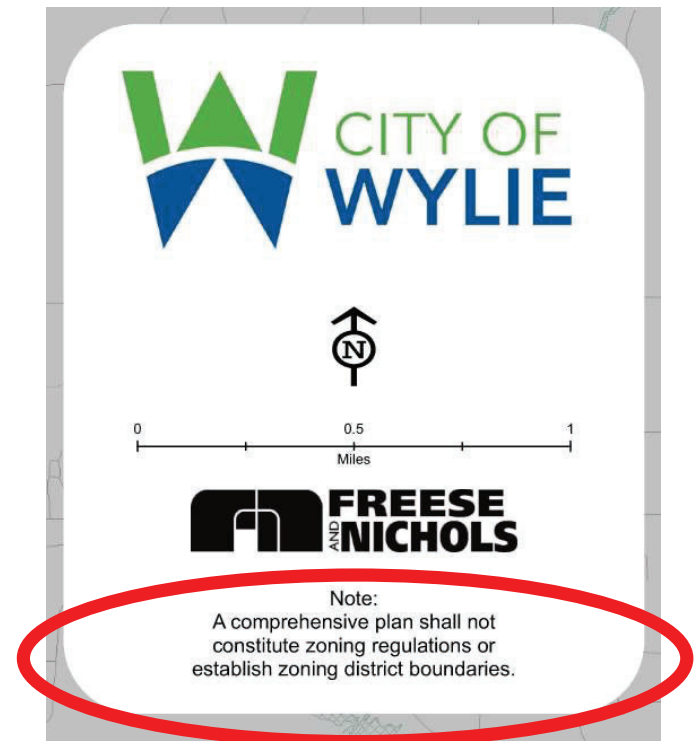


FLU Category Descriptions (1st DRAFT)

Category Descriptions Explain:

- The vision or purpose of the category
 - Main Purpose (e.g., uses or types of developments)
 - Secondary Purpose (e.g., uses or types of developments)
- The characteristics within the category
 - Design or look and feel of the area

Intended to provide a high-level view of an area for planning purposes (Please note: It is not intended to be as detailed as zoning)



FLU Category Descriptions (1st DRAFT)

CPAC Draft (Continuing Process with the CPAC)

- Initial Comments
- Continue CPAC Comments and Development
- Current Draft Version



Low-Density Residential

Main Purpose: Provide areas for agriculture, detached single-family homes on lots typically larger than a traditionally sized lot in Wylie.

Secondary Purpose: Provide limited areas and locations for nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners). Local Commercial uses may be appropriate at the intersections of major or secondary thoroughfares.

Characteristics: Home developments intended to serve a range of housing needs, from affordable to higher-end housing options. Nonresidential uses are limited to arterial roadways.



Medium-Density Residential

Main Purpose: Provide areas for detached single-family homes on traditionally sized lots in Wylie.

Secondary Purpose: Provide limited areas and locations for duplex, townhouses, and nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners). Also includes limited nonresidential development as outlined for Low-Density Residential.

Characteristics: New construction of traditional single-family neighborhoods. Nonresidential uses are limited to arterial roadways.



Mixed-Use & Special Planning Areas

Main Purpose: Provide areas for coordinated residential and nonresidential uses within a single development or planning area. Multi-family and high-density residential may be appropriate in the context of mixed uses.

Secondary Purpose: Provide unique destinations for people to visit, shop, dine, work, and live.

Characteristics: Horizontal or vertical mixture of residential and nonresidential uses. Standalone residential (e.g., multi-family developments) located at mid-block and not major street intersections.



Downtown

Main Purpose: Build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses.

Secondary Purpose: Preserve and promote Downtown as the cultural center and key economic driver for Wylie.

Characteristics: Mixed-Use development aligned around historic Downtown Wylie and North Ballard Avenue. Development in this area should improve pedestrian spaces and pedestrian connectivity to surrounding neighborhoods to sustain and enhance an enjoyable and vibrant Downtown.



Local Commercial

Main Purpose: Provide small-scale commercial, retail, and offices uses that are compatible with and serve adjacent neighborhoods.

Secondary Purpose: None.

Characteristics: Single-story nonresidential uses that often serve as a buffer between neighborhoods and more intense uses



Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

Secondary Purpose: Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



Industrial

Main Purpose: Provide areas for light industrial, heavy commercial, office, and flex-space development and related uses.

Secondary Purpose: None.

Characteristics: These areas contain nonresidential uses of high intensity, typically involving industrial processes, and often located along rail lines and major thoroughfares.



Public/Semi-Public

Main Purpose: Designate existing governmental facilities (City, County, etc.), educational facilities, and places of worship.

Secondary Purpose: None.

Characteristics: Public facilities should portray a positive image of the community, with quality stone/brick materials and artistic features when possible, such as the City Hall/Public Library facility.



Parks & Open Space

Main Purpose: Designate existing and planned parks and open space areas to serve the community.

Secondary Purpose: None.

Characteristics: May be dedicated active recreation, passive open space, or floodplain.





Next Steps

Next Steps

1. CPAC to review the survey results before the next meeting
2. March 3: Next CPAC meeting to discuss survey results and revise the strategies before presenting at the March 31 Open House #2
3. Open House (Two Options):
 - ☐ Online: March 21-April 4
 - ☐ In-Person: Thursday, March 31, 2022

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Questions or Comments?



Thank You!
