Wylie City Council Regular Meeting

January 26, 2021 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation - Pastor Kris Segrest, Lead Pastor First Baptist Church Wylie

PRESENTATIONS

PR1. Wylie Way Students.

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 January 12, 2021 Regular City Council and Work Session Meeting Minutes.

B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2020.

C. Consider, and act upon, Resolution No. 2021-02(R) authorizing the City Manager to execute a Master Agreement Governing the Major Capital Improvement Program for the purpose of transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan.

D. Consider, and act upon, Ordinance No. 2021-03 amending Ordinance No. 2020-44 (2020-2021 Budget) for proposed budget amendments for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance.

E. Consider, and place on file, the City of Wylie Monthly Investment Report for December 31, 2020.

F. Consider, and place on file, City of Wylie Monthly Revenue and Expenditure Report for December 31, 2020.

G. Consider, and act upon, Ordinance No. 2021-04 for a change of zoning from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 acres located at 32 Steel Road. (ZC2020-16).

H. Consider, and act upon, the approval of the purchase of Uniform Apparel from ServiceWear Apparel Inc. in the estimated annual amount of $70,000.00 through a cooperative purchasing contract with OMNIA/TCPN Region 4 Cooperative, and authorizing the City Manager to execute any necessary documents.

I. Consider, and act upon, Resolution No. 2021-03(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, ordering the General Election to be administered by the Collin County Elections Administrator and the City of Wylie on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three years; Designating locations of polling places; Designating filing deadlines; Ordering Notices of Election to be given as prescribed by law in connection with such election.

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.
If A governmental body may not conduct a private consultation with its attorney except:
(1) when the governmental body seeks the advice of its attorney about:
(A) pending or contemplated litigation; or
(B) a settlement offer; or
(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

ES1. City's Ethics Policy.

ES2. Affordable Housing Regulations.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 acres located at the northwest corner of County Line Road and Troy Road. (ZC2020-17).

2. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue (ZC2020-18).

3. Hold a Public Hearing, consider, and act upon, an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road (ZC2020-19).

4. Consider, and act upon, Ordinance No. 2021-05 for a change of zoning from Agricultural (AG) to Planned Development - Single Family (PD-SF), to allow for single family development on 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. (ZC 2020-13)

5. Consider, and act upon, acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2019-20 following a presentation by the audit firm of Weaver, LLP.

6. Present, and place on file, the Wylie Economic Development Corporation 2020 Annual Report.

7. Consider, and act upon, Ordinance No. 2021-06 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, 2020-38, 2020-41, 2020-48, 2020-53, 2020-62, and 2020-64 Continuing or Renewing the Mayor's Declaration of Local Disaster for a Public Health Emergency and establishing new orders to help abate the COVID-19 public health crisis.

WORK SESSION

WS1. Aquatics Study – Joint work session with Parks and Recreation Board.

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.

ES3. Consider the sale or acquisition of properties located at: State Highway 78 & Alanis, State Highway 78 & Birmingham, State Highway 78 & Brown, FM 544 & Cooper, Regency & Steel.

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).

ES4. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Project 2018-8c, Project 2018-9b, Project 2018-9c, Project 2020-7a, Project 2020-10b, Project 2020-11b, Project 2020-12a, Project 2021-1a, Project 2021-1b, Project 2021-1c, Project 2021-1d, Project 2021-1f.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.
(a) This chapter does not require a governmental body to conduct an open meeting:
(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
(2) to hear a complaint or charge against an officer or employee
(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES5. City Manager's Annual Review.

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 January 22, 2021 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.
Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

Wylie City Council

Minutes

Regular Meeting

January 12, 2021 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 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, Councilwoman Candy Arrington, Councilman Timothy T. Wallis, and Councilman Garrett Mize.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renae Ollie; Police Chief Anthony Henderson; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; Finance Director Melissa Beard; Planning Manager Jasen Haskins; Project Engineer Wes Lawson; Public Works Director Tim Porter; WEDC Executive Director Jason Greiner; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Keith Spurgin, New Hope Christian Church, led the invocation and Councilwoman Arrington led the Pledge of Allegiance.

PRESENTATIONS

PS1. Sarah Fuller Day.
Mayor Porter and Matt Atkins, WISD School Board President, presented a proclamation proclaiming January 12, 2021 as Sarah Fuller Day in Wylie, Texas. Ms. Sarah Fuller was present to accept the Proclamation.

PS2. Wylie Way Shining Star Students.
Mayor Porter and Matt Atkins, WISD School Board President, presented medallions to students demonstrating "Shining the Wylie Way." Each nine weeks one student from each WISD campus is chosen as the "Wylie Way Student."

CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address Council.

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 the Minutes of December 8, 2020 Regular Meeting and Work Session and December 21, 2020 Special Called Meeting of the Wylie City Council.

B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2020.

C. Consider, and act upon, the authorization of an Interlocal Agreement between Collin County, Texas and the Rita and Truett Smith Public Library for library services in the amount of $6,868.00 for Fiscal Year 2020-2021, and authorizing the City Manager to execute any and all necessary documents.

D. Consider, and act upon, a preliminary plat for Muddy Creek Wastewater Treatment Plant Addition, to create one lot on 50.38 acres, located at 5401 Pleasant Valley Road.

E. Consider, and act upon, a final plat for Muddy Creek Wastewater Treatment Plant Addition, to establish one lot on 50.38 acres, located at 5401 Pleasant Valley Road.

F. Consider, and act upon, a final plat for Liberty Private School Addition, being a replat of Lot 1, Block A, to establish two ETJ lots, property located at 1435 East FM 544, in the City of Wylie's Extra Territorial Jurisdiction.

G. Consider, and act upon, Ordinance No. 2021-01, amending Zoning Ordinance (2007-23) Article 2, Section 2.5.C Accessory Structures, as it relates to the development standards of accessory structures and carports. (ZC 2020-14).

H. Consider, and act upon, Ordinance No. 2021-02, amending Zoning Ordinance (2006-04) Article 5, Sections 5.1.F Land Use Charts and 5.2.F Listed Uses, as they relate to the Automotive Repair, Minor use (ZC 2020-15).

I. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2020.

J. Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2020.

K. Consider, and act upon, the award of RFP #W2021-3-A for an Electronic Bill Presentment and Payment Provider for Utility Billing Department (EBPP); to Invoice Cloud Inc. in the estimated annual amount of $160,000.00, and authorizing the City Manager to execute any and all necessary documents.

L. Consider, and act upon, the approval of the purchase of Tahoe SSV vehicles and in the estimated amount of $74,092.00 through an inter-local purchasing agreement with The Sheriffs' Association of Texas, and authorizing the City Manager to execute any necessary documents.

M. Consider, and act upon, the approval of a Clinical Education Affiliation Agreement between City of Wylie EMS and Wylie Independent School District, and authorizing the City Manager to execute any necessary documents.

N. Consider, and act upon, the approval of the purchase of vehicle safety equipment and services in an estimated annual amount of $100,000.00 from Pursuit Safety Inc. and Priority Public Safety; through a cooperative purchasing agreement with the Collin County Governmental Purchasing Forum/City of Allen; and authorizing the City Manager to execute any necessary documents.

O. Consider, and act upon, the approval of the purchase of a Rosenbauer Commander Fire Apparatus from Daco Fire Equipment in the estimated amount of $1,082,137.00 through a cooperative purchasing contract with Houston Galveston Area Council (HGAC), and authorizing the City Manager to execute any necessary documents.

Mayor *pro tem* Forrester requested Items D and E be pulled from Consent Agenda and considered individually.

Council Action
A motion was made by Mayor *pro tem* Forrester, seconded by Councilwoman Arrington, to approve Consent Agenda Items A-C and F-O as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

D. Consider, and act upon, a preliminary plat for Muddy Creek Wastewater Treatment Plant Addition, to create one lot on 50.38 acres, located at 5401 Pleasant Valley Road.

Council Comments
Mayor *pro tem* Forrester asked if there was a reason for the quick turnaround since discussing this at the last Council meeting, and to confirm that there was no issue with the proposed preliminary or final plats listed on the agenda.

Staff Comments
Planning Manager Haskins addressed Council stating the subdivision regulations do allow a preliminary and final plat be placed on the same agenda as separate items.

Council Action
A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Consent Agenda Item D as presented. A vote was taken and motion passed 7-0.

E. Consider, and act upon, a final plat for Muddy Creek Wastewater Treatment Plant Addition, to establish one lot on 50.38 acres, located at 5401 Pleasant Valley Road.

Council Comments
Mayor *pro tem* Forrester stated he had no additional questions, as the question was answered in the discussion for Item D.

Council Action
A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Consent Agenda Item E as presented. A vote was taken and motion passed 7-0.

1. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Skorburg Company regarding the use of building materials for the development of a single family planned development generally located on Woodbridge Parkway across from Raymond Cooper Junior High School.

Staff Comments
Planning Manager Haskins addressed Council stating the applicant has requested to enter into a Development Agreement with the City of Wylie regarding the use of building materials for the development of a single family planned development. The proposed development agreement, signed by the applicant, states that the developer will voluntarily abide by the building materials standards of the City of Wylie Zoning Ordinance, with the exception of the developer's intent to use masonry materials on a minimum of 85% of the exterior of residential homes on the property, with cementitious fiberboard on the remaining 15%. For reference, the

Zoning Ordinance requires 100% exterior masonry with a minimum of 20% of the masonry material being stone. Approval of this authorization is not an approval of any requested zoning change.

Council Action
A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Skorburg Company regarding the use of building materials for the development of a single family planned development generally located on Woodbridge Parkway across from Raymond Cooper Junior High School. A vote was taken and motion passed 6-1 with Councilman Wallis voting against.

2. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding a change of zoning from Agricultural (AG) to Planned Development - Single Family (PD-SF), to allow for single family development on 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. (ZC 2020-13)

Staff Comments
Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. The property is currently zoned Agricultural and contains a single-family residence. The proposal is for a planned development for single family detached use. The property is bordered by Woodbridge Villas townhomes to the north and west, city limits to the south, and Cooper/Draper schools to the east. Haskins stated the proposal is generally in line with the Comprehensive Plan which calls for commercial and/or high density residential.

Proposed access to this development is provided from Woodbridge Parkway to the east and an extension of Casey Court to the north. An additional fire and safety vehicle access point is provided from an alleyway connecting to the northern Woodbridge townhome development. The Commission asked the applicant for a full second entrance to the site instead of just an emergency entrance. The applicant responded by offering an extension of Casey Court.

The applicant also provided an HOA owned pocket park at the Commission's request. The development will provide two open space lots at the main entrance of the site and a neighborhood pocket park, all to be owned and maintained by the homeowner’s association.

With the above changes, the Commission voted 5-0 to recommend approval and three notifications were mailed; with no response received in favor or opposition of the request.

Applicant Comments
Bryan Holland, representing Skorburg Company, addressed Council and gave a brief presentation including: Skorburg Company background, Skorburg Company projects in Wylie, representative Skorburg Company infill projects, property location information, proposed zoning request, property features, representative product,

Public Hearing
Mayor Porter opened the public hearing on Item 2 at 6:43 p.m. asking anyone present wishing to address Council to come forward.

No one came forward for the public hearing.

Mayor Porter closed the public hearing at 6:43 p.m.

Council Comments
Councilman Duke asked if WISD approved this development and if a traffic study was completed. Haskins responded that WISD was notified of this development and did not submit any comments for/against. Holland

responded that a traffic study was not needed for this development. Councilman Mize asked where on the home would the alternative building material be used. Holland responded the alternate building material would be used above the roof line. Mayor *pro tem* Forrester asked what the timeline was for the park to be completed and who would maintain the park. Holland reported the park would be completed before the first building permit is issued and the HOA will maintain the park and front entrance area. Councilmen Strang and Wallis confirmed drainage would not be an issue in the new development. Holland explained the storm sewer system and stated there would not be drainage issues. Mayor Porter and Councilmen Mize and Wallis asked if any thought was given to installing a playground in the park. Holland responded that due to the size of the park, the discussion with the Commissioners resulted in pocket/passage park with a trail, gazebo, and benches; however, they would be open to adding one. Porter stated he understood the intent of the pavers; however, he has concerns was the long-term maintenance. Holland said they could do stamped concrete instead of the pavers. Holsted responded he recommended stamped and colored concrete instead of the pavers.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Mize, to approve a change of zoning from Agricultural (AG) to Planned Development - Single Family (PD-SF), to allow for single family development on 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School (ZC 2020-13) with the following amendments: the 10 foot brick paver crosswalk be made of stamped concrete with multiple colors for visibility in lieu of pavers, that the park structure be changed to add a playground with a walking path and an area for parents to observe their children and those to be completed prior to the issuance of a building permit, and that all shared spaces be maintained by an HOA. A vote was taken and motion passed 6-1 with Councilman Duke voting against.

3. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Boussel Honrobia (Applicant) regarding the use of building materials for the development of a Light Industrial property located at 32 Steel Road.

Staff Comments

Planning Manager Haskins addressed Council stating the applicant has requested to enter into a development agreement with the City of Wylie while requesting to rezone the property located at 32 Steel Road. This Development Agreement states that the property owner, now or future, will voluntarily abide by the building standards of the City of Wylie Zoning Ordinance now, or as amended.

Council Action

A motion was made by Councilman Mize, seconded by Councilman Duke, to approve authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Boussel Honrobia (Applicant) regarding the use of building materials for the development of a Light Industrial property located at 32 Steel Road. A vote was taken and motion passed 7-0.

4. Hold a Public Hearing, consider, and act upon, a request regarding a change of zoning from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 located at 32 Steel Road. (ZC2020-16).

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone the property located at 32 Steel Road from Planned Development (PD) to Light Industrial (LI). Prior to 2018 the property was zoned LI; however, in October 2018 the land was rezoned to PD 2018-30 for a business park with commercial and LI uses. The applicant is requesting to rezone the land back to LI as the envisioned development stemming from the PD request did not materialize.

Haskins reported in accordance with State Law, eleven notifications were mailed to property owners within 200 feet of the subject property. Two responses were received in favor of the rezoning at the time of this posting and the Commission voted 5-0 to recommend approval.

Public Hearing
Mayor Porter opened the public hearing on Item 4 at 7:10 p.m. asking anyone present wishing to address Council to come forward.

No one came forward for the public hearing.

Mayor Porter closed the public hearing at 7:11 p.m.

Council Action
A motion was made by Councilman Duke, seconded by Councilman Mize, to approve a request regarding a change of zoning from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 located at 32 Steel Road (ZC2020-16). A vote was taken and motion passed 7-0.

5. **Hold a Public Hearing, consider, and take action on Resolution No. 2021-01(R) authorizing the use of eminent domain to condemn and determining a public necessity exists to acquire certain property for public use by eminent domain (in fee simple) for the construction, expansion, access, repair, maintenance and replacement of the Ballard Avenue Elevated Water Storage Tank and all appurtenances related thereto; giving notice of an official determination to acquire certain property for public use by eminent domain (in fee simple) for the construction, expansion, access, repair, maintenance and replacement of the Ballard Avenue Elevated Water Storage Tank and all appurtenances related thereto; authorizing the City Manager of the City of Wylie, Texas, to establish procedures for acquiring the property (in fee simple), to offer to acquire said property rights, voluntarily, from the landowner(s) through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.**

Staff Comments
City Manager Holsted addressed Council stating this item has been discussed previously and to continue design of the Ballard Avenue Elevated Water Tank project, a property parcel is required. Approval of the Resolution authorizes the City Manager to proceed with making a final offer to the property owner and proceed with condemnation if necessary.

Council Comments
Mayor *pro tem* Forrester confirmed this would authorize staff to make a final offer before proceeding with condemnation on the property. Holsted confirmed that is correct. Forrester clarified multiple attempts have been made to reach a mutual agreement with the property owner in which an agreement has not been reached. Holsted replied that was correct.

Public Hearing
Mayor Porter opened the public hearing on Item 5 at 7:16 p.m. asking anyone present wishing to address Council to come forward.

No one came forward for the public hearing.

Mayor Porter closed the public hearing at 7:16 p.m.

Council Comments
Mayor Porter stated multiple attempts have been made to reach an agreement and there is a need to replace the water tank, which is an essential service provided to the citizens. Porter stated the Council did not arrive at considering eminent domain lightly but do have to look out for the public good of the citizens of Wylie.

Council Action
A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, I move that the City Council of the City of Wylie, Texas authorize the use of the power of eminent domain to acquire property in fee simple located in the area described and depicted in Exhibit A to the resolution under consideration by the City Council, for the purpose of the construction, expansion, access, repair, maintenance and replacement of the Ballard Avenue Elevated Water Storage Tank and all appurtenances related thereto. A vote was taken and motion passed 7-0 with Mayor Porter, Councilman Duke, Councilman Strang, Mayor *pro tem* Forrester, Councilwoman Arrington, Councilman Wallis, and Councilman Mize voting for the Item.

Mayor Porter convened the Council into a break at 7:19 p.m.
Mayor Porter reconvened the Council into Work Session at 7:26 p.m.

WORK SESSION

WS1. Discuss an update to the Comprehensive Development Plan - Joint with WEDC and Planning and Zoning Commission.

Planning Manager Haskins addressed Council stating the City of Wylie's Comprehensive Master Plan was last updated in 2012 and after almost a decade, it is time to consider an update to reflect the future of Wylie for the next decade and beyond. Haskins pointed out an updated comp plan may need to address continued commercial development, residential redevelopment, affordable housing, aging infrastructure, and other opportunities and challenges of a maturing community, along with incorporating updated plans for city parks and the downtown area. Haskins stated staff is seeking direction on the focus and extent of the update.

Planning and Zoning Commissioners present included: Chair Plunk, Commissioner Riner, Commissioner Rogers, Commissioner McCrossin, Commissioner Norris, and Commissioner Newsom.

WEDC board members present included: President Dawkins, Board member Mulliqi, Board member Whitehead, Board member Yeager, Board member Gilchrist, and staff members Jason Greiner, Angel Wygant, and Rachael Hermes.

Staff received comments and feedback from the Council, Planning and Zoning Commissioners, and WEDC board members. Based on the feedback, Holsted recommended hiring a third-party consultant to prepare the new Comp Plan, which would include; gathering input from citizens, Council, and board/commission members. Staff will manage content and general plan direction. The direction from Council was to proceed with a third-party consultant.

WS2. Discuss various allowed uses and the applicability of Special Use Permits - Joint with WEDC and Planning and Zoning Commission.

Planning Manager Haskins addressed Council stating the Zoning Ordinance allows for, and in some cases requires, a Special Use Permit "for developing certain uses in a manner in which the proposed use will be compatible with adjacent property and consistent with the character of the neighborhood. Special use permits are required where site specific impacts may exist that require additional review to ensure compatibility between uses." In more general terms, a SUP may be required when a use may adversely affect the health, safety, or welfare of the City or its citizens. Haskins reported as commercial development continues with Wylie nearing build out, reclassifying certain current 'by-right' uses as 'special use permit' may be beneficial to the City. Haskins stated staff is seeking direction on the application of Special Use Permits within the Zoning Ordinance.

Planning and Zoning Commissioners present included: Chair Plunk, Commissioner Riner, Commissioner Rogers, Commissioner McCrossin, Commissioner Norris, and Commissioner Newsom.

WEDC board members present included: President Dawkins, Board member Mulliqi, Board member Whitehead, Board member Yeager, Board member Gilchrist, and staff members Jason Greiner, Angel Wygant, and Rachael Hermes.

Staff received feedback from Council.

Direction from Council was for staff to create a list of proposed changes and present to Council, Planning and Zoning, and WEDC at a future meeting.

WS3. Discuss Sewer Rates at Senior Living Communities.

City Manager Holsted addressed Council stating at a previous Council meeting we had citizens and the Manager at the Mansions of Wylie speak regarding a senior sewer rate for general multi-family developments and properties. Holsted said currently a flat sewer rate is billed to the development. Holsted stated he felt if this option is given to one development, it should be offered to all. Holsted reported he had sent an email to the City Attorney to ensure this was allowable under state law and has not received a response back yet. Porter responded if this was to happen, a partnership/agreement would have to be reached between the development and the City to ensure the City is notified of the number of residents that qualify for billing purposes and to ensure the residents that qualify get the discount passed down to them.

Justin Tubb, Manager at Mansions of Wylie, was present and addressed Council clarifying how their billing is currently conducted and gave statistics regarding ages of residents at their property.

Direction from Council was for staff to bring back additional information at a future meeting regarding this topic.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 9:20 p.m.

READING OF ORDINANCES

City Secretary Storm read the captions to Ordinance Nos. 2021-01 and 2021-02 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Mize, to adjourn the meeting at 9:22 p.m. A vote was taken and motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	B
			(City Secretary's Use Only)
Department:	WEDC		
Prepared By:	Jason Greiner	**Account Code:**	
Date Prepared:	November 30, 2020	**Exhibits:**	

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2020.

Recommendation

Motion to approve the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2020.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on January 20, 2021.

Wylie Economic Development Corporation

MONTHLY FINANCIAL REPORT

December 31, 2020

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2020-2021	CURRENT MONTH FY 2020-2021	PRIOR YEAR PO ADJUST.	YTD ACTUAL FY 2020-2021	YTD ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET FY 2020-2021	
REVENUE SUMMARY								
CLAIM ON CASH / Bal Sheet	*$ 1,407,509.00*			*$ 1,673,338.31*				
SALES TAX	$ 2,968,437.00	$ 235,381.33	$ -	$ 235,381.33	$ -	$ 2,733,055.67	7.93%	A
ALLOCATED INTEREST EARNINGS	$ 6,000.00	$ 42.69	$ -	$ 175.26	$ -	$ 5,824.74	2.92%	
RENTAL INCOME	$ 153,240.00	$ 18,255.00	$ -	$ 28,575.00	$ -	$ 124,665.00	18.65%	
GAIN/LOSS - SALE OF PROPERTY	$ 164,500.00	$ -	$ -	$ (208.00)	$ -	$ 164,708.00	-0.13%	
BANK NOTE PROCEEDS	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
REVENUES	**$ 3,292,177.00**	**$ 253,679.02**	**$ -**	**$ 263,923.59**	**$ -**	**$ 3,028,253.41**	**8.02%**	
EXPENDITURE SUMMARY								
PERSONNEL	$ 336,516.00	$ 34,512.73	$ -	$ 77,197.77	$ -	$ 259,318.23	22.94%	
OPERATING EXPENSES	*$ 56,703.00*	$ 3,119.30	$ -	$ 15,374.43	$ 368.09	$ 40,960.48	27.76%	B
INCENTIVES	$ 1,130,310.00	$ -	$ -	$ 337,500.00	$ -	$ 792,810.00	29.86%	
SPECIAL SERVICES	*$ 88,481.00*	$ 8,764.74	$ -	$ 13,451.23	$ 1,589.52	$ 73,440.25	17.00%	
ADVERTISING	$ 114,100.00	$ 10,705.87	$ -	$ 13,725.87	$ 2,038.38	$ 98,335.75	13.82%	
COMMUNITY DEVELOPMENT	$ 44,550.00	$ 605.51	$ -	$ 2,129.78	$ -	$ 42,420.22	4.78%	
TRAVEL & TRAINING	$ 62,600.00	$ 195.00	$ -	$ 1,000.90	$ -	$ 61,599.10	1.60%	
DUES & SUBSCRIPTIONS	$ 30,018.00	$ 167.42	$ -	$ 11,924.97	$ 1,500.00	$ 16,593.03	44.72%	
AUDIT & LEGAL	$ 33,000.00	$ 370.00	$ -	$ 3,370.00	$ -	$ 29,630.00	10.21%	
ENGINEERING & ARCHITECTURAL	$ 87,500.00	$ 35,094.03	$ -	$ 35,094.03	$ -	$ 52,405.97	40.11%	
DEBT SERVICE	*$ 541,878.00*	$ 50,278.84	$ -	$ 151,291.61	$ -	$ 390,586.39	27.92%	
LAND	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
INFRASTRUCTURE PROJECTS	$ 1,005,000.00	$ -	$ -	$ 186,680.00	$ -	$ 818,320.00	18.58%	
FURNITURE & FIXTURES	$ 2,500.00	$ -	$ -	$ 797.00	$ -	$ 1,703.00	31.88%	
CONTRA CAPITAL	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
TOTAL EXPENDITURES	**$ 3,533,156.00**	**$ 143,813.44**	**$ -**	**$ 849,537.59**	**$ 5,495.99**	**$ 2,678,122.42**	**24.20%**	
REV OVER/(UNDER) EXPEN	**$ (240,979.00)**	**$ 109,865.58**	**$ -**	**$ (585,614.00)**	**$ (5,495.99)**	**$ 350,130.99**		

A. SLSTX Rev earned in Oct, allocated in Dec, was $235,381.33, an increase of 3.85% over the same period in 2019.

Sales Tax received for all 12 months of FY due to 2 month accrual to prior FY.

B. Operating Expenses include Supplies, Maint Materials, Rental, Communication, Insurance and Utilities.

Wylie Economic Development Corporation
Statement of Net Position
As of December 31, 2020

Assets			
Cash and cash equivalents	$ 1,675,338.31		
Receivables	$ 130,000.00	*Note 1*	
Inventories	$ 12,027,937.50		
Prepaid Items	$ -		
Total Assets	$ 13,833,275.81		
Deferred Outflows of Resources			
Pensions	$ 134,955.55		
Total deferred outflows of resources	$ 134,955.55		$ 13,968,231.36
Liabilities			
Accounts Payable and other current liabilities	$ 40,314.47		
Unearned Revenue	$ 40,200.00	*Note 2*	
Non current liabilities:			
Due within one year	$ 341,844.68	*Note 3*	
Due in more than one year	$ 5,107,130.44		
Total Liabilities	$ 5,529,489.59		
Deferred Inflows of Resources			
Pensions	$ (1,490.41)		
Total deferred inflows of resources	$ (1,490.41)		
Net Position			
Net investment in capital assets	$ -		
Unrestricted	$ 8,440,232.18		
Total Net Position	$ 8,440,232.18		$ 13,968,231.36

Note 1: Includes incentives in the form of forgivable loans for $70,000 (Exco) and $60,000 (LUV-ROS)

Note 2: Exco amortization; deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of $93,673

BALANCE SHEET
AS OF: DECEMBER 31ST, 2020

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
ASSETS			
1000-10110	CLAIM ON CASH AND CASH EQUIV.	1,673,338.31	
1000-10115	CASH - WEDC - INWOOD	0.00	
1000-10135	ESCROW	0.00	
1000-10180	DEPOSITS	2,000.00	
1000-10198	OTHER - MISC CLEARING	0.00	
1000-10341	TEXPOOL	0.00	
1000-10343	LOGIC	0.00	
1000-10481	INTEREST RECEIVABLE	0.00	
1000-11511	ACCTS REC - MISC	0.00	
1000-11517	ACCTS REC - SALES TAX	0.00	
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
1000-12950	LOAN PROCEEDS RECEIVABLE	0.00	
1000-12996	LOAN RECEIVABLE	0.00	
1000-12997	ACCTS REC - JTM TECH	0.00	
1000-12998	ACCTS REC - FORGIVEABLE LOANS	130,000.00	
1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00	
1000-14116	INVENTORY - LAND & BUILDINGS	12,027,937.50	
1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00	
1000-14310	PREPAID EXPENSES - MISC	0.00	
1000-14410	DEFERRED OUTFLOWS	547,749.00	
			14,381,024.81
	TOTAL ASSETS		14,381,024.81
LIABILITIES			
2000-20110	FEDERAL INCOME TAX PAYABLE	0.00	
2000-20111	MEDICARE PAYABLE	0.00	
2000-20112	CHILD SUPPORT PAYABLE	0.00	
2000-20113	CREDIT UNION PAYABLE	0.00	
2000-20114	IRS LEVY PAYABLE	0.00	
2000-20115	NATIONWIDE DEFERRED COMP	0.00	
2000-20116	HEALTH INSUR PAY-EMPLOYEE	(20.86)	
2000-20117	TMRS PAYABLE	0.00	
2000-20118	ROTH IRA PAYABLE	0.00	
2000-20119	WORKERS COMP PAYABLE	0.00	
2000-20120	FICA PAYABLE	0.00	
2000-20121	TEC PAYABLE	0.00	
2000-20122	STUDENT LOAN LEVY PAYABLE	0.00	
2000-20123	ALIMONY PAYABLE	0.00	
2000-20124	BANKRUPTCY PAYABLE	0.00	
2000-20125	VALIC DEFERRED COMP	0.00	
2000-20126	ICMA PAYABLE	0.00	
2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00	
2000-20130	FLEXIBLE SPENDING ACCOUNT	1,937.46	
2000-20131	EDWARD JONES DEFERRED COMP	0.00	
2000-20132	EMP CARE FLITE	12.00	
2000-20151	ACCRUED WAGES PAYABLE	0.00	
2000-20180	ADDIT EMPLOYEE INSUR PAY	48.00	
2000-20199	MISC PAYROLL PAYABLE	0.00	

BALANCE SHEET
AS OF: DECEMBER 31ST, 2020

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE			
2000-20201	AP PENDING	6,072.50		
2000-20210	ACCOUNTS PAYABLE	32,265.37		
2000-20530	PROPERTY TAXES PAYABLE	0.00		
2000-20540	NOTES PAYABLE	547,749.00		
2000-20810	DUE TO GENERAL FUND	0.00		
2000-22270	DEFERRED INFLOW	39,000.00		
2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00		
2000-22280	DEFERRED INFLOW - LEASE INT	0.00		
2000-22915	RENTAL DEPOSITS	1,200.00		
	TOTAL LIABILITIES		628,263.47	
EQUITY				
3000-34110	FUND BALANCE - RESERVED	0.00		
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	14,338,375.34		
	TOTAL BEGINNING EQUITY	14,338,375.34		
	TOTAL REVENUE	263,923.59		
	TOTAL EXPENSES	849,537.59		
	REVENUE OVER/(UNDER) EXPENSES	(585,614.00)		
	TOTAL EQUITY & OVER/(UNDER)		13,752,761.34	
	TOTAL LIABILITIES, EQUITY & OVER/(UNDER)			14,381,024.81

BALANCE SHEET
AS OF: DECEMBER 31ST, 2020

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#	TITLE		
ASSETS			
1000-10312	GOVERNMENT NOTES	0.00	
1000-18110	LOAN - WEDC	0.00	
1000-18120	LOAN - BIRMINGHAM	0.00	
1000-18210	AMOUNT TO BE PROVIDED	0.00	
1000-18220	BIRMINGHAM LOAN	0.00	
1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	37,244.29	
1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	472.00	
1000-19075	DEF OUTFLOW - INVESTMENT EXP	37,954.48	
1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	59,284.78	
1000-19125	(GAIN)/LOSS ON ASSUMPTION CHG	(725.41)	
1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	(765.00)	
			133,465.14
	TOTAL ASSETS		133,465.14
LIABILITIES			
2000-20310	COMPENSATED ABSENCES PAYABLE	(72,945.16)	
2000-20311	COMP ABSENCES PAYABLE-CURRENT	93,673.00	
2000-21410	ACCRUED INTEREST PAYABLE	8,803.17	
2000-28205	WEDC LOANS/CURRENT	239,368.51	
2000-28220	BIRMINGHAM LOAN	0.00	
2000-28230	INWOOD LOAN	0.00	
2000-28232	ANB LOAN/EDGE	0.00	
2000-28233	ANB LOAN/PEDDICORD WHITE	0.00	
2000-28234	ANB LOAN/RANDACK HUGHES	0.00	
2000-28235	ANB LOAN	0.00	
2000-28236	ANB CONSTRUCTION LOAN	0.00	
2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	0.00	
2000-28238	ANB LOAN/BUCHANAN	0.00	
2000-28239	ANB LOAN/JONES:HOBART PAYOFF	0.00	
2000-28240	HUGHES LOAN	0.00	
2000-28242	ANB LOAN/HWY 78:5TH ST REDEV	4,095,819.31	
2000-28245	ANB LOAN/DALLAS WHIRLPOOL	640,776.23	
2000-28247	JARRARD LOAN	174,168.89	
2000-28250	CITY OF WYLIE LOAN	0.00	
2000-28260	PRIME KUTS LOAN	0.00	
2000-28270	BOWLAND/ANDERSON LOAN	0.00	
2000-28280	CAPITAL ONE CAZAD LOAN	0.00	
2000-28290	HOBART/COMMERCE LOAN	0.00	
2000-29150	NET PENSION LIABILITY	262,947.17	
2000-29151	SDBF LIABILITY	6,364.00	
	TOTAL LIABILITIES		5,448,975.12

BALANCE SHEET
AS OF: DECEMBER 31ST, 2020

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#	TITLE		
EQUITY			
======			
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	(5,293,864.74)	
3000-35900	UNRESTRICTED NET POSITION	(120,264.00)	
	TOTAL BEGINNING EQUITY	(5,414,128.74)	
	TOTAL REVENUE	0.00	
	TOTAL EXPENSES	(98,618.76)	
	REVENUE OVER/(UNDER) EXPENSES	98,618.76	
	TOTAL EQUITY & OVER/(UNDER)		(5,315,509.98)
	TOTAL LIABILITIES, EQUITY & OVER/(UNDER)		133,465.14

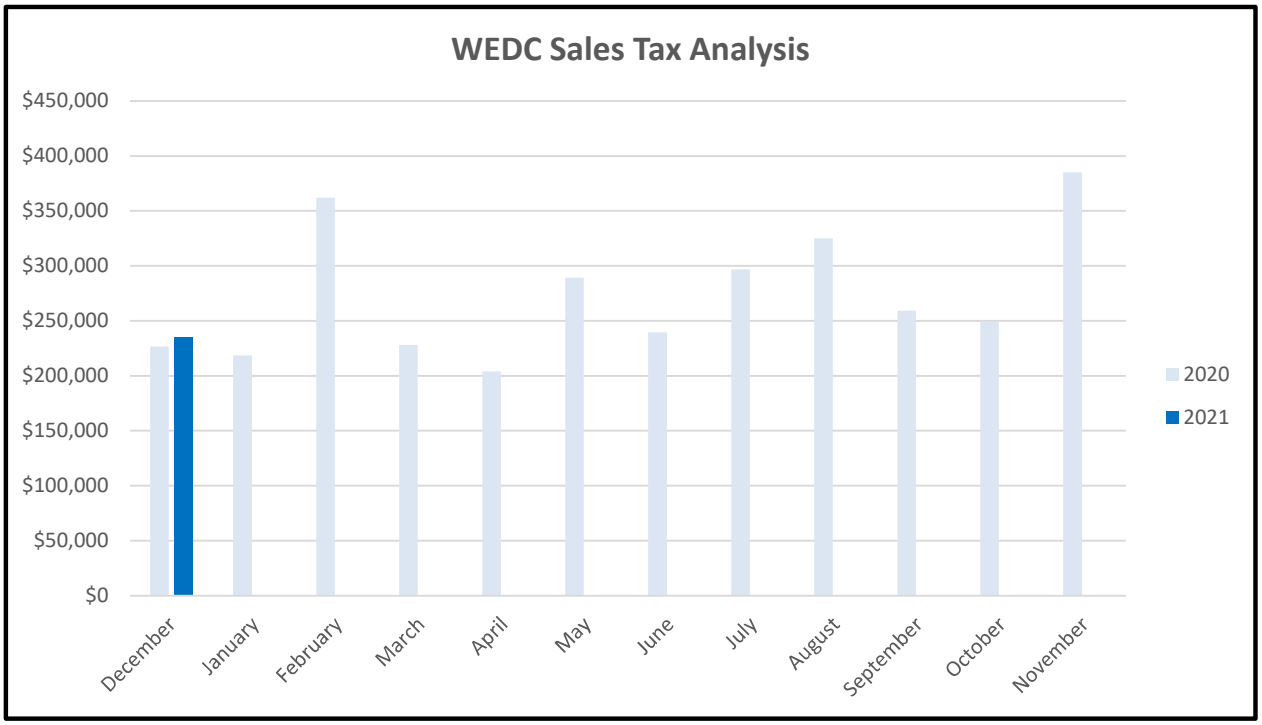
Wylie Economic Development Corporation

SALES TAX REPORT

December 31, 2020

BUDGETED YEAR

MONTH	FY 2018	FY 2019	FY 2020	FY 2021	DIFF 20 vs. 21	% DIFF 20 vs. 21
DECEMBER	$ 184,848.59	$ 214,867.15	$ 226,663.94	$ 235,381.33	$ 8,717.39	3.85%
JANUARY	$ 191,895.71	$ 223,749.61	$ 218,520.22			
FEBRUARY	$ 275,667.83	$ 307,366.66	$ 362,129.18			
MARCH	$ 182,852.50	$ 208,222.32	$ 228,091.34			
APRIL	$ 163,484.89	$ 182,499.53	$ 203,895.57			
MAY	$ 203,707.17	$ 274,299.18	$ 289,224.35			
JUNE	$ 199,412.29	$ 234,173.88	$ 239,340.35			
JULY	$ 213,976.64	$ 215,107.94	$ 296,954.00			
AUGUST	$ 249,589.63	$ 283,602.93	$ 325,104.34			
SEPTEMBER	$ 213,425.79	$ 243,048.40	$ 259,257.89			
OCTOBER	$ 210,701.71	$ 224,875.38	$ 249,357.02			
NOVEMBER	$ 273,196.62	$ 308,324.41	$ 384,953.89			
Sub-Total	**$ 2,562,759.35**	**$ 2,920,137.37**	**$ 3,283,492.09**	**$ 235,381.33**	**$ 8,717.39**	3.85%
Total	**$ 2,562,759.35**	**$ 2,920,137.37**	**$ 3,283,492.09**	**$ 235,381.33**	**$ 8,717.39**	3.85%



**** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months. Example: December SlsTx Revenue is actually October SlsTx and is therefore the 1st allocation in FY21.*

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

December 31, 2020

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	BUDGETED YEAR FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	REMAINING AFTER CURRENT FY	PREVIOUS PAYMENTS	TOTAL INCENTIVE	
CSD WOODBRIDGE	$ 1,100,000.00	$ 150,000.00	$ 150,000.00	$ 41,257.82	$ -	$ -	$ 191,257.82	$ 758,742.18	$ 1,100,000.00	A
EXCO	$ 80,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 80,000.00	$ 80,000.00	B
SAF-HOLLAND	$ 239,792.48	$ 85,810.58	$ -	$ -	$ -	$ -	$ -	$ 153,981.90	$ 239,792.48	C
SCSD-FINNEL	$ 175,000.00	$ 87,500.00	$ -	$ -	$ -	$ -	$ -	$ 87,500.00	$ 175,000.00	
CROSS DEVELOPMENT	$ 250,000.00	$ 250,000.00	$ -	$ -	$ -	$ -	$ -	$ 250,000.00	$ 500,000.00	
NORTH DALLAS WYLIE LAND	$ 120,000.00	$ 60,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00		$ 60,000.00	$ 60,000.00	$ 180,000.00	
CARDINAL STRATEGIES	$ 106,800.00	$ 24,933.00	$ 24,933.00	$ 24,934.00	$ -	$ -	$ 49,867.00	$ 32,000.00	$ 106,800.00	
AVANTI, LLC	$ 120,000.00	$ 60,000.00	$ 30,000.00	$ 30,000.00	$ -	$ -	$ 60,000.00	$ -	$ 120,000.00	
LUV-ROS	$ 10,000.00	$ -	$ 5,000.00	$ 5,000.00	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00	E
GDA INVESTMENTS	$ 13,149.00	$ -	$ 20,000.00	$ 10,500.00	$ -	$ -	$ 30,500.00	$ -	$ 30,500.00	
SAVANNAH WOODBRIDGE	$ 90,000.00	$ 45,000.00	$ 45,000.00	$ -	$ -	$ -	$ 45,000.00	$ 45,000.00	$ 135,000.00	
WYLIE INSURANCE	$ 27,500.00	$ 15,000.00	$ 12,500.00	$ -	$ -	$ -	$ 12,500.00	$ 15,000.00	$ 42,500.00	
CBC PROPERTY HOLDINGS	$ 50,000.00	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 75,000.00	
FIRST MIRACLE	$ 11,800.00	$ 11,800.00	$ -	$ -	$ -	$ -	$ -	$ 11,800.00	$ 23,600.00	
WB REAL ESTATE	$ 13,149.00	$ 13,149.00	$ -	$ -	$ -	$ -	$ -	$ 13,149.00	$ 26,298.00	
AMERICAN ENTITLEMENTS										
	$ 2,690,693.61	**$ 828,192.58**	**$ 332,433.00**	**$ 131,691.82**	**$ 20,000.00**	**$ -**	**$ 484,124.82**	**$ 1,815,676.21**	**$ 3,127,993.61**	
						Deferred Out Flow	$ 547,749.00			

A. SLSTX Reimbursement Qrtly Pmnts
B. Performance Agreeement and Forgiveable Land Grant. Remaining $70,000 scheduled in 2021
C. Performance Agreeement and Partial Tax Reimbursement. $45,000 for Job Creation & 50% Reimb. of App Val. above the Baseline of $14,375,324

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	C
Department:	Public Works		*(City Secretary's Use Only)*
Prepared By:	Tim Porter	**Account Code:**	
Date Prepared:	January 5, 2021	**Exhibits:**	Resolution, Agreement

Subject

Consider, and act upon, Resolution No. 2021-02(R) authorizing the City Manager to execute a Master Agreement Governing the Major Capital Improvement Program for the purpose of transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan.

Recommendation

Motion to approve Resolution No. 2021-02(R) authorizing the City Manager to execute a Master Agreement Governing the Major Capital Improvement Program for the purpose of transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan.

Discussion

In 2019, Dallas County issued the 7th Call for Projects for capital improvements. Portions of Sachse Road (Muddy Creek Bridge to Dallas County Line) and Pleasant Valley Road (Elm Grove Road to Dallas County Line) are located in Dallas County and are shown on the current Thoroughfare Plan to be expanded to 4-lane roadways with corresponding bridges over Muddy Creek. Each project is a resubmittal from the County's 6th Call MCIP Projects.

This Master Agreement outlines the design and funding process with Dallas County for transportation improvements on roads inside the county that are on their Mobility Plan. Additional agreements will be presented for consideration if either of the projects is selected for matching funding, including a Project Specific Agreement (PSA) which will establish the contractual rights and responsibilities of the City and County as it relates to the project, and a Funding Agreement (FA) which will establish a preliminary proposed budget for the project.

Total project costs for Pleasant Valley Road and Sachse Road are $12.42 million and $6 million respectively, of which the City's portion requested by the County is 50%. With this 7th Call, Dallas County will be requesting $3 million for Sachse Road and only $500k for Pleasant Valley Road (design services) for a total of $3.5 million. Outside of impact fees, the City does not have a funding source currently outlined for these projects.

RESOLUTION NO. 2021-02(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, TO EXECUTE THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL IMPROVEMENT PROGRAM FOR THE PURPOSE OF TRANSPORTATION IMPROVEMENTS ON ROADS INSIDE DALLAS COUNTY THAT ARE IN THE DALLAS COUNTY MOBILITY PLAN.

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

SECTION 1: The City Manager of the City of WYLIE, Texas, is hereby authorized to execute, on behalf of the City Council of the City of WYLIE, Texas, the Master Agreement Governing Major Capital Improvement Program for the purpose of transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan,

SECTION 2: This Resolution shall take effect immediately upon its passage.

RESOLVED THIS THE 26th day of January, 2021.

_____
MATTHEW PORTER, Mayor

ATTEST TO:

_____
STEPHANIE STORM, City Secretary

EXHIBIT "A"

MCIP Agreement

MASTER AGREEMENT GOVERNING
MAJOR CAPITAL IMPROVEMENT PROGRAM

THIS MASTER AGREEMENT is made by and between the City/Town of Wylie, Texas, hereinafter ("City") or ("Town"), and Dallas County, hereinafter ("County"), acting by and through its duly authorized officials, which desire to enter into an Interlocal Agreement, hereinafter ("Master Agreement") for the purpose of transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan, hereinafter ("Mobility Plan").

WITNESSETH

WHEREAS, pursuant to Court Order_____, dated_____, County Commissioners Court approved participation in Transportation Major Capital Improvement Program ("MCIP") within the cities and towns inside Dallas County; and

WHEREAS, the approved MCIP project lists and MCIP funding commitment amounts may be modified, updated or approved by the Commissioners Court on a periodic, as-needed basis; and

WHEREAS, Chapter 791 of the Texas Government Code, as amended, provides authorization for local governments to enter into interlocal agreements; and

NOW THEREFORE, THIS AGREEMENT is hereby made and entered into by City/Town and County for the mutual consideration stated herein:

ARTICLE I. DEFINITIONS

The following definitions are incorporated into this agreement for all purposes.

A. **AMENDMENT** shall mean a written document executed by all parties detailing changes, additions or deletions in the Master Agreement.

B. **AMENITY** shall mean Project features not included in the Standard Basic Project Design including but not limited to street pavers, colored concrete, planters, irrigation, decorative lighting, special signage, or any other feature above and beyond the Standard Basic Project Design or any increase in capacity in excess of County determined requirements based on anticipated future traffic flow.

C. **CITY/TOWN** shall mean the City of Wylie, Dallas County, Texas.

D. **CONTEXT SENSITIVE SOLUTIONS ("CSS")** is a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist. CSS principles include the employment of early, continuous and meaningful involvement of the public and all stakeholders throughout the project development process. It is the intent of the Dallas County Public Works Department to

use the essential elements of CSS in all approaches to deliver the project. Some projects will dictate a very intense use of CSS, while others will only use a few of the elements, but the County will always consider CSS.

E. **COUNTY** shall mean County of Dallas, State of Texas.

F. **DIRECT PROJECT and PROGRAM COSTS** shall mean those costs that can be identified specifically with a particular project or program cost objective. These costs generally include compensation of employees for the time devoted and identified specifically to the performance of the project or program, cost of materials acquired, consumed or expended specifically for the purpose of the project or program; equipment changes; damage claims and other approved capital expenditures; change orders; travel expenses incurred specifically to carry out the project including, but not limited to, design, right-of-way, road or street drainage, utility relocation and adjustment, and construction. Direct Cost does not include the City/Town or the County's general overhead.

G. **EFFECTIVE DATE** shall mean the date of the signature of the last person necessary for this Master Agreement to become effective.

H. **FIVE PHASE PROJECT DELIVERY SYSTEM** shall mean the process for delivering a project from conception to completion as detailed in Attachment A, Project Management Practices Manual ("Practices Manual" or "Attachment A"), which is attached hereto and incorporated herein by reference, as well as any amendments, updates, additions, or supplements thereto, which are also incorporated herein by reference. This Master Agreement references the most current edition of the Practices Manual. Amendments, updates, additions, or supplements may be issued by the Dallas County Public Works Department to the Practices Manual, which may be provided to the city/town on an as-needed basis during the term of this Master Agreement. The five phases of the project delivery system are planning, design, right-of-way, utility clearance, and construction.

I. **FUNDING AGREEMENT ("FA")** shall mean the agreement between the County and a City/Town to establish a preliminary proposed budget for a project, including the required funding match from the City/Town in an amount equal to or greater than County MCIP funding commitment. As design is completed and the engineering estimate is refined, the Funding Agreement ("FA") shall be incorporated into the Project Specific Agreement ("PSA"). A FA and/or PSA is necessary before beginning engineering design.

J. **INDIRECT COSTS** shall mean those costs that benefit more than one project and cannot be readily identified with a particular final project or program cost objective. Their precise benefits to a specific project are often difficult or impossible to trace.

K. **IN-HOUSE PROJECT DELIVERY COSTS ("IHPD")** shall mean all costs associated with the development of the Major Capital Improvement Program (MCIP) "Call for Projects", selection of projects, scoping of projects, project design, property acquisition and construction of projects. Cost Accounting shall include but is not limited to employee time reimbursement, materials, equipment, and other expenditures necessary for the management and continuation of the MCIP.

L. **INTERLOCAL AGREEMENTS** shall mean contracts or agreements entered into between City and County in accordance with the Texas Government Code, Chapter 791.

M. **LEAD AGENCY** shall mean that entity responsible for project management, including, but not limited to planning, design, right-of-way acquisition, approved utility relocation or adjustment and construction unless otherwise designated.

N. **MASTER AGREEMENT** ("MA") shall mean this document including all incorporated documents, attachments, and exhibits.

O. **MEMORANDUM OF AGREEMENT ("MOA")** shall mean a written document that includes, but is not limited to a MOA, MOU, FA, and/or PSA, which incorporates the results of the Preliminary Design Charrette.

P. **MEMORANDUM OF UNDERSTANDING "MOU")** shall mean a written document that includes, but is not limited to a MOA, MOU, FA, and/or PSA, which incorporates the results of the Preliminary Design Charrette.

Q. **MULTI-MODAL CONNECTIVITY IMPROVEMENTS** shall mean projects which comply with the concepts in the Moving Ahead for Progress in the 21st Century Act ("MAP-21"), any supplements and/or amendments thereto, or any future federal transportation acts which increase safety, accessibility, flexibility, efficiency, and enhance the integration and connectivity of the transportation system, across and between modes throughout the County for motorized and non-motorized users.

R. **ORPHAN ROADS** shall mean all or part of a street or road right-of-way, which are outside the incorporated limits of a municipality (or municipalities) and the incorporated area of the municipality (or municipalities) abuts or extends into the right-of-way. These roadway segments have, in effect, been "orphaned" by the abutting City/Town (or cities) that they serve in that they have been left unincorporated. Thus, the County has primary responsibility for maintenance, operation, enforcement, police and/or emergency services within these unincorporated rights of way.

S. **PARCEL OR PARCELS** shall mean those portions or part of land and improvements located either wholly or partially thereon, identified by County, City/Town or other stakeholder as required for right-of-way requirements of the Project. Such right-of-way shall include the existing street, road, drainage or other City/Town or County real property ownership and all additional real property to be utilized for the Project.

T. **PRELIMINARY CONCEPT CHARRETTE ("PCC")** shall have the same meanings and purposes as the Preliminary Design Charrette, but be conducted very early in the design start, before substantial design is underway. The conditions for which a PCC is appropriate will be determined by the lead agency. Use of CSS will usually mean that a PCC will be conducted, since its use fits perfectly into CSS concepts. Other conditions encountered may dictate the use of a PCC, such as poor soils, presence of unconsolidated solid waste dumps, innovative integration of master planning with project delivery, unusual right-of-way ("ROW") challenges, budgetary constraints (thus calling for significant Value Engineering efforts), etc. The results of properly using a PCC will be that early consensus will be achieved on a basic approach to the project design and construction, thus avoiding wasted design funding and loss of momentum for project delivery.

U. **PRELIMINARY DESIGN CHARRETTE ("PDC")** shall mean meetings of representatives of independent engineers and stakeholders of the contracting parties of the project for the purpose of discussing feasible design alternatives, forging consensus for the selected alternative, and includes entering into a MOA, MOU, FA, and/or a PSA for the overall estimate, alignment, and scope of the project. The PDC will be scheduled when the preliminary design is complete or near completion. This means horizontal and vertical alignment alternatives have been designed, ROW requirements are at least approximately known for each alternative, and the design is 40% to 60% complete. The result of a PDC that is conducted with all the stakeholders present is that it may help assure the project is able to

overcome any challenges with design completion, ROW acquisition, utility design and relocation, and finally, road construction.

V. **PROJECT MANAGER** shall mean the person appointed by the Lead Agency who is assigned the primary duty for assuring Project Participant coordination and timely project delivery. There will be only one Project Manager assigned to a Project.

W. **PROJECT PARTICIPANTS/TEAM** shall mean independent representatives from the County, City/Town, and other stakeholders of the contracting parties as may be mutually agreed upon by the County, City/Town, and stakeholders or otherwise with responsibility for delivering the completed Project.

X. **PROJECT(S)** shall mean the proposed thoroughfare and multi-modal connectivity improvements approved by the Commissioners Court for inclusion in the Transportation MCIP and approved by the City/Town.

Y. **PROJECT DURATION** shall mean the active life of the Project. Project shall commence with the application for a Project by the City/Town and approval by the Dallas County Commissioners Court. The Project shall be considered complete when construction has been fully completed and the maintenance period has expired or the Project has been terminated in accordance with Article IV of this Master Agreement.

Z. **PROJECT SPECIFIC AGREEMENT ("PSA")** shall mean a written agreement subsequent to this Master Agreement, which is entered into to establish the contractual rights and responsibilities of the City/Town and County as it relates to a particular Project. A PSA supersedes a MOA, MOU or FA.

AA. **RIGHT - OF WAY- ("ROW")** is a strip of land that is granted, through a ROW deed, an easement or other mechanism, for the Project. ROW shall mean that real property or property interest identified by the County or the City/Town, as necessary for the construction of the Project which shall include the existing street, road, drainage or other City/Town or County real property ownership and all additional real property to be utilized for the Project.

BB. **SCOPING SHEETS** will be attached to PSA's involving construction. Scoping sheets may be attached to PSA's involving a study or design. These sheets will set forth the design criteria to be used for the Project, including the alignment, appropriate specifications, typical section and other parameters of the Project. As project goals and needs are more clearly defined, the Scoping Sheets shall be updated and revised by the Project Manager to reflect current construction goals.

CC. **SMALL WATERSHED DAM** shall mean floodwater retarding structures that were constructed by the United States Department of Agriculture ("USDA") Natural Resources Conservation Service ("NRCS"), formerly named the Soil Conservation Service ("SCS"), in watersheds less than 250,000 acres under the authority of the Flood Control Act of 1944 and the Watershed Protection and Flood Prevention Act of 1954. These structures typically have earthen embankments with principal and auxiliary spillways.

DD. **STANDARD BASIC PROJECT DESIGN** shall mean the standard County-approved City/Town criteria for paving, bridges, drainage and appurtenances, traffic control items including pavement marking, warranted uniform signals, street light foundations, pull boxes, conduit, sidewalks, medians, storage/turn lanes, access, required structural retaining walls and standard driveways excluding road or street amenities, or such design criteria as may be agreed upon by the contracting parties and listed in a Project's Scoping Sheets.

EE. **TxDOT** shall mean the Texas Department of Transportation.

FF. **UTILITIES** shall mean each City/Town utility, public utility, common carrier, governmental or quasi-governmental facility, fiber optic facility, or other facility located within the limits of the Project by virtue of Texas or federal law or agreement between the entity and the City/Town, County, or State of Texas.

GG. **UTILITY, CITY/TOWN,** also known as **CITY/TOWN UTILITY** shall mean those utilities that are owned or operated by the City/Town, which requires relocation or adjustment for the purpose of the construction of the Project as identified by Project plans.

HH. **UTILITY IN PUBLIC RIGHT-OF-WAY** shall mean all Utilities located within the limits of any governmental entity.

II. **UTILITY IN PRIVATELY OWNED RIGHT-OF-WAY** shall mean all Utilities, excluding City/Town Utilities, whose facilities are located within a private easement.

JJ. **UTILITY BETTERMENT** shall mean any increase in the capacity of any Utility's Facility adjusted or relocated as a part of the Project as compared to the existing Facility, or any upgrading of the Utility's Facility above the standard practices, devices or materials, specified by the Utility and customarily used by the City/Town or Utility on Projects solely financed by the City/Town or Utility. Provided, however, that any adjustments necessary to successfully accomplish the Project shall not be considered a Betterment, and further, that any increase in the capacity of the Utility Facility resulting solely from the replacement of devices or materials no longer regularly manufactured, processed or installed shall not be considered a Betterment, provided that such replacement shall be only to the standard devices or materials currently used on other projects financed solely by the City/Town or Utility. This meaning shall apply to utilities that are part of the Project as well as the standard basic street components (See "STANDARD BASIC PROJECT DESIGN").

ARTICLE II. PERIOD OF THE AGREEMENT

This Master Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed (The "Effective Date"). This Master Agreement shall expire ten (10) years from the Effective Date unless terminated in accordance with Article IV of this Maser Agreement.

ARTICLE III. AMENDMENTS

This Master Agreement may be amended with the mutual consent of the City and County. Any amendment must be in writing and approved by the parties' respective governing bodies through either a Court Order from Commissioners Court or a City Council Resolution.

ARTICLE IV. TERMINATION, DEFAULT, TIME OF THE ESSENCE AND FORCE MAJEURE

A. TERMINATION

a. This Master Agreement may be terminated by any of the following conditions:

1. By expiration of the term of the agreement.

2. By either party, by providing written notice of termination pursuant to Article XIX, Paragraph I. of this Master Agreement establishing the effective date of termination to the other party as consequence of the party being in default of the provisions of this Master Agreement and/or any original, supplemental and/or any amended MOA, MOU, FA, and/or PSA or the failure to timely provide funding, with proper allowances being made for circumstances beyond the control of the defaulting party.

3. By either party for any reason with ninety (90) days written notice to the other party pursuant to Article XIX, Paragraph I. of this Master Agreement.

b. Should either party terminate this Master Agreement as herein provided, all existing, fully executed original and/or supplemental and/or amended MOA, MOU, FA, and/or PSA made under this Master Agreement shall not be terminated and shall automatically incorporate all the provisions of this Master Agreement.

c. In the event that any original and/or supplemental and/or amended MOA, MOU, FA, and/or PSA is terminated prior to completion of the Project, no additional Costs shall be incurred other than Costs due and payable at the time of termination for services actually performed or that shall become due and payable due to such termination. The Lead Agency, to the extent permitted, may terminate all Project contracts, unless written notice is given by either party to the other of its intent to complete the Project, and prepare a final accounting for the Project.

d. If the Project is terminated by the City prior to the award of any construction contract and the Project is located within the City limits, City shall pay to the County the full amount expended by the County on the Project and the County shall transfer to the City/Town its rights and all deliverables that it may be entitled to receive under the existing professional services or other project contracts or agreements. Such amount shall be included in the final accounting for the Project. Such amount shall be due and payable in full ninety (90) days subsequent to the termination, or thirty days subsequent to delivery of final accounting.

e. Once the construction contract has been awarded by the governing body of the Lead Agency, the PSA for that Project cannot be terminated until completion of the construction.

f. In the event that a Project is terminated prior to the award of the construction contract, either party may, upon written notice pursuant to Article XIX, Paragraph I. of this Master Agreement, take over the Project and prosecute the work to completion by contract or otherwise at its sole cost and expense. In the event that the party completing the work is not the Lead Agency, it is agreed that the Project Manager will furnish to the Completing Party a listing of current records pertaining to any outstanding obligations or other records or information required by any project contract, including any Work Order, or requested in writing by Completing Party in either printed or electronic format or both. The Lead Agency agrees to cooperate with the Completing Party. The Lead Agency will use its best efforts to transfer to the Completing Party all contracts. Obligations under such contracts shall become the sole obligation of the Completing Party upon transfer. Completing party agrees to timely pay all future obligations under such contract as they become due and payable. Completing Party hereby releases the Lead Agency from any and all liability under such assigned contracts subsequent to date of transfer, effective upon the transfer date. Lead Agency shall exercise its best efforts to ensure a transition of services without interruption.

Either party shall have the right to retain copies of all data, information, engineering, studies, or other items produced to the date of termination.

g. In the event that no FA is approved within five (5) years of Commissioners Court approval of County MCIP funding commitment, then the County in its sole discretion, can reallocate the County MCIP funding commitment.

h. In the event the Project is being completed in phases and more than five (5) years has transpired after a completed phase without any activity on subsequent approved phases, then the County in its sole discretion, can terminate the Project and reallocate the remaining County MCIP funding.

i. In the event that the City enters into a PSA with the County, if the Project has not been completed within ten (10) years from the date of Commissioners Court approval of the original PSA, then the County in its sole discretion, can terminate the Project and reallocate the remaining County MCIP funding.

j. Provisions b through j of this Article IV, Section A shall survive the termination of this Master Agreement and any MOA, MOU, FA, and/or PSA and shall be a continuing obligation until the transition of services, all payments made and the Projects are complete. All items listed or required in this provision shall be furnished by Lead Agency to Completing Party without additional cost or expense to completing party.

B. FORCE MAJEURE:

Neither County nor City shall be in default or responsible for delays or failures in performance resulting from causes reasonably beyond its control and not attributable to its neglect. Such acts include but are not limited to acts of God, fire, storm, pandemic, epidemic, flood, earthquake, natural disaster, nuclear accident, strike, air traffic disruption, invasion, insurrection, lockout, stoppage of labor, riot, freight embargo, public regulated utility, or governmental statutes, orders, or regulations superimposed after the fact. Any party delayed by force majeure shall as soon as reasonably possible give the other party written notice of the delay. If reasonably practical, the party claiming the suspension shall give notice of such impediment or delay in performance to the other party within ten (10) days of the knowledge of such occurrence. The party delayed shall use reasonable diligence to correct the cause of the delay, if correctable, and if the condition that caused the delay is corrected, the party delayed shall immediately give the other party written notice thereof and shall resume performance under this Master Agreement as soon as practicable. In the event of such an occurrence, the time for performance of such obligations or duty shall be suspended until such time that such inability to perform, shall be removed. Each party shall make all reasonable efforts to mitigate the effects of any suspension. The provisions of this Article IV, Section B shall survive the termination of this Master Agreement.

ARTICLE V. IMMUNITY AND LIABILITY FOR ACT AND OMISSIONS

County and City agree that no provision of this Master Agreement is in any way intended to constitute a waiver of any immunities from suit or liability, or a waiver of any tort limitation, that the parties have by operation of law, or otherwise. County and City agree that both County and City shall each be responsible for their own negligent acts or omissions or other tortious conduct in the course of performance of this Master Agreement without waiving any sovereign or governmental immunity available to either County or City or their respective officials, officers, employees, or agents under Texas or other law and without waiving any available defenses under Texas or other law. In the event of joint and concurrent negligence of the parties to this Master Agreement, responsibility, if any, shall be apportioned

comparatively in accordance with the laws of the State of Texas, without waiving any defenses, including sovereign or governmental immunity, or other defenses available to the parties under federal or Texas law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities. The provisions of this Article V shall survive the termination, expiration, or cancellation of this Master Agreement, or any determination that this Master Agreement or any portion hereof is void, voidable, invalid, or unenforceable.

ARTICLE VI. LEAD AGENCY

A. Lead Agency shall be that entity which is responsible for the Project from conception through to completion of construction. City and County may choose for the County to manage the Project through design and construction and for the City to acquire ROW.

B. In the event that the City is the Lead Agency the City shall:

a. Provide project management and leadership from Project selection to construction completion following the 5 Phase Project Delivery System as detailed in Attachment A to this Master Agreement, which is attached hereto and incorporated herein by reference, as well as any amendments, updates, additions, or supplements thereto, which are also incorporated herein by reference. Amendments, updates, additions, or supplements may be issued by the Dallas County Public Works Department to the Practices Manual, which may be provided to the city on an as-needed basis during the term of this Master Agreement;

b. Lead Agency shall be responsible for hosting the Preliminary Concept Charrettes and or Preliminary Design Charrettes and Neighborhood Public Workshops;

c. Acquire ROW necessary for the Project;

d. Enter into or obtain whatever agreements or permits necessary for Project completion;

e. Provide County with the opportunity for significant input in plan development and periodic progress reviews; and

f. Provide records for periodic auditing for either financial accounting or engineering accounting or both.

C. For City-led projects in which the City is considering to specify transportation infrastructure elements exceeding the Standard Basic Project Design criteria, County funding will only be eligible to the Standard Basic Project Design criteria unless the City and County have arrived at a mutual agreement through involvement of the County during the initial design phases, including the Design Kick-off Meeting and as necessary, the Preliminary Concept Charrette and Preliminary Design Charrette meetings.

ARTICLE VII. CITY/TOWN AGREES AS FOLLOWS:

A. To execute, within five (5) years of Commissioners Court approval of funding commitment, the necessary agreements with the County for the implementation of design and construction of the Projects mutually agreed upon and incorporated herein by reference with a PSA. Without at least a FA within five (5) years of Commissioners Court approval of the funding commitment, the County in its sole discretion can reallocate the funding commitment.

B. City agrees not to allow more than five (5) years to transpire after a completed phase without any activity on subsequent approved phases, in the event that the Project is being completed in phases. If more than five (5) years transpire after a completed phase without any activity on subsequent approved phases, the County in its sole discretion, can reallocate the remaining County MCIP funding.

C. City agrees to complete the Project within ten (10) years from the date of Commissioners Court approval of the PSA. If more than ten (10) years transpire, the County in its sole discretion can reallocate the remaining County MCIP funding.

D. To provide City Council Resolution adopting approved preferred alignment, proposed estimated budget, and commitment to meet MCIP Project funding for each milestone as specified herein in the Master Agreement or in the FA and/or PSA.

E. The County in its sole discretion can require the City to provide a plan to address outstanding issues before entering into necessary agreements for the Project to proceed.

F. City agrees to share the funding of each Project with County on an equal share basis of 50%/50% or an otherwise agreed cost sharing arrangement as specified in a FA and/or PSA with the following exclusions:

a. City shall bear the entire cost of:

1. City owned utilities relocation or adjustment such as water and sanitary sewer facilities, except utility adjustments directly attributable to storm sewer improvement conflicts;

2. Amenities including but not limited to street pavers, colored concrete, planters, decorative lighting, special signage, or any other feature over the Standard Basic Project Design;

3. Utility Betterments;

4. Direct costs of City which is fulfilling the role of Lead Agency, shall be totally funded by City unless supported by a detailed hourly accounting system equal to County's accounting system; and

5. City Indirect Costs.

G. After the City and County enter into a MOA, MOU, FA and/or PSA, regarding the Project's concepts, design elements and limits by the County and City at the PDC, the City agrees to acquire ROW required for designated projects by voluntary dedication, the subdivision platting process and/or other legal means, to the maximum extent possible, and to ensure through the building permitting process that setback requirements are imposed to limit encroachment upon the required ROW. City agrees to fund ROW not acquired, but reasonably expected to be acquired. City also agrees to fund the removal of improvements that are encroachments within existing or proposed ROW areas.

H. In the event of any proposed use of the Project ROW that will conflict with the proposed Project and City is unable to obtain such ROW as described above, City shall notify County of such conflict. County and City shall determine if the acquisition of the conflicting parcel would be in the best interest of the Project. In the event that agreement is reached and the parcel is acquired such cost shall be included in the pro rated cost of the project in the agreed upon proportions.

I. City hereby grants the County authority to enter into eminent domain proceedings within the City limits on each specific ROW alignment and/or project as approved by the City and County.

J. To require all Utilities located within or using the present public ROW on all designated transportation projects within City's/Town's municipal limits to adjust and/or relocate said Utilities as required by the proposed improvement of the designated transportation project. City Utilities shall be relocated or adjusted at no cost to County except as may be specifically set forth in this Master Agreement.

K. City agrees to be cooperative on issues relating to billboards, advertising signs, non- conforming uses, zoning and similar restrictions and to exercise its best efforts to provide variances when possible to minimize costs and minimize delays of the Project. Additional Project costs caused or contributed to by the City ordinance, zoning, non-conforming use determination or other requirement shall be paid in full by the City.

L. City shall require the adjustment and/or relocation of Utilities to be accomplished and finalized, as expeditiously as possible after approval of final plans to prevent Project schedule delays. Notwithstanding anything contained herein to the contrary, all Utilities shall be adjusted or relocated and the ROW clear for construction not later than thirty (30) days prior to the award of the construction contract. City will notify the County and other stakeholders when utility conflicts would impact progress of the Project's completion. County and City agree to work with all stakeholders to solve the problem; which includes engaging elected officials in the problem's resolution to prevent delays in the commencement or prosecution of construction on the Project.

M. Where planned roadway improvements (including, but not limited to storm drainage,) are in conflict with City owned water and sanitary sewer systems, that could otherwise remain in place, the actual costs of the necessary adjustment of City water and sewer utilities shall be pro rated at the overall percentage agreed to by City and County for cost sharing. City shall be responsible for funding one hundred percent (100%) of any Betterment; as well as 100% of any relocation that is caused by City installation during the Project Duration. Except as provided herein, all costs for adjustment and/or relocation of utilities in the public ROW shall be the responsibility of the Utility Owner or of the City Utility. Any Project delay or other damages caused by City or the Utility's failure to timely relocate or adjust the facility shall be at the entire cost of City.

N. To provide for continuing surveillance and control of ROW to prevent the construction, placement, storage or encroachment of any signs, personal property or other appurtenances in the existing or proposed ROW. In the event that the aforementioned features are allowed by City to encroach on necessary ROW during the duration of the project, City shall bear the entire cost of removal or relocation of said encroachment.

O. To provide to County for County's or County's designee's use, at no cost, adequate copies of all construction standards, codes, (specifically including zoning and development codes), plats, specifications, guidelines, standards or any other pertinent information as determined by County to be required for the completion of the Project. Additionally, City shall furnish County, at no cost, such documents as necessary to keep all items previously furnished to County current.

P. To actively participate and provide authorized representation with decision-making power at the PCC and/or the PDC, preconstruction meeting, and project meetings, which are necessary to Project development and completion.

Q. City agrees to provide timely review of interim submittals. "Timely review" will be agreed upon during the PCC and/or PDC as a part of the Project schedule. City further agree that if no review notes are submitted by the City in writing to the County in a timely basis, plans are approved as submitted.

R. When City is Lead Agency, City agrees to allow forty-five (45) days for County review of submittals and that any of the County's comments shall be incorporated into the final document.

S. City agrees that it will pay all additional Project cost for any City requested discretionary change, including, but not limited to Amenities and Utility Betterments, in or in addition to the design or construction of the Project subsequent to the City's opportunity to review the sixty five percent (65%) design plans.

T. Provide at City's/Town's cost for the continuing maintenance of all the Project ROW, such as mowing, drainage, trash removal, etc., during the period between acquisition and construction.

U. During the construction of the Project and after completion of the Project, City will be responsible for the control, operation, police enforcement and/or emergency services, without cost or contribution from the County.

V. After the completion of a Project and the maintenance period, the City will be responsible for all future maintenance without cost or contribution from the County.

W. City shall bear the entire cost of design, construction and administration for landscaping, streetscaping, streetlighting, as such items are not included in the Standard Basic Project Design and other amenities specified or requested by the City in excess of the Standard Basic Project Design.

X. It is the intent of this Master Agreement that the County will be the Lead Agency. In the event that the City and County agree in writing that the City will manage and administer one or more projects, the City and the County will enter into a FA and/or PSA as to that project(s). In such instance, the City agrees to assume all Lead Agency responsibilities except as may be determined by mutual agreement and set forth in the FA and/or PSA.

ARTICLE VIII. UTILITY IMPACTS.

A. In cases where a Utility is located in a Privately Owned ROW, and it is necessary to relocate the facility or make adjustments by reason of the widening or improvement of the designated Project, the County (or City if acting as the Lead Agency) will, after submission by the utility company of ROW documentation and cost estimates acceptable to the City, County and other stakeholders, assign the actual costs for the relocation and/or adjustment of said utility to the Project.

B. In cases where a Utility in Public ROW, excluding City Utilities, occupies any portion of the Project ROW by Texas or federal law or by agreement with the City that allows or permits the City to cause the relocation of the utility for the construction of the Project, the City shall timely require and enforce the relocation or adjustment requirement at no cost to the Project. In the event that the City has no legal or contractual right to cause the relocation, the relocation or adjustment shall be relocated or adjusted and all cost shall be a Project Cost. City shall take all steps necessary to ensure that such relocation or adjustment shall not conflict with or delay the Project schedule.

ARTICLE IX. COUNTY AGREES AS FOLLOWS:

A. To provide, as a Project Cost, preliminary engineering which will define project details, e.g., location, scope of work and specific right-of-way alignment for each improvement. Such preliminary engineering shall be submitted to the City for approval, prior to proceeding with the final design and any right-of-way acquisition.

B. To provide, as a Project Cost, for the construction of transportation improvements based upon design criteria conforming to Standard Basic Project Design in conformity with applicable City ordinances and standards, to the extent of Commissioners Court approved program funding. Scope of work shall include the agreed upon design standards as the basis for improvement criteria. Deviations from mutually agreed upon application of City standards and/or design criteria shall require prior approval of the City. Where City standards do not exist, TxDOT standards as of the Effective Date of this Master Agreement shall be utilized unless otherwise mutually agreed to by the parties in the FA and/or PSA.

C. To actively participate and provide authorized representation at the PCC and/or the PDC, preconstruction meetings, and Project meetings, which are necessary to project development through project completion.

D. To provide project management of each Project where the County is Lead Agency from commencement to completion of construction. City and County may agree to redefine project management roles as beneficial to the Project as defined in the MOA, MOU, FA, and/or PSA, and/or supplemental and/or amended agreements.

E. Upon receipt of written request detailing the information requested, to provide information related to the Project to the City or the City's designee at no cost to the City.

F. County agrees to provide review of interim submittals within forty-five (45) days of receipt, and hereby agrees that if no review notes are submitted by the County (if City is filling the role as Project Manager) in writing to the City within that time period, plans are to be approved as submitted.

G. To submit final engineering plans for review and written approval by the City forty-five (45) days prior to submitting documents to the County Purchasing Department for advertising the project for construction.

H. To provide for the acquisition, including acquisition by Eminent Domain, of the necessary additional ROW, on designated projects, in accordance with minimum standard requirements and utilizing existing public ROW to the maximum extent possible as a Project cost.

I. To require all contractors to secure all necessary permits required by the City on said construction projects.

J. To furnish record drawings of construction plans for the permanent records of the City/Town within twelve (12) months upon completion and acceptance of the transportation improvement Project.

K. To transfer the real property or property interest acquired by the County and used for the Project to the City.

L. In the event the County and the City agree in writing that the City will be the Lead Agency for the agreed upon Project, the County will reimburse the City for agreed costs as detailed in Article XII. (Funding) in this Master Agreement in an amount not to exceed the Project cost as approved by Dallas County Commissioners Court and incorporated in the FA and/or PSA.

All County payments shall be in accordance with Texas law and County policies and procedures as may be mutually agreed to by the parties and incorporated by reference in a FA and/or PSA.

ARTICLE X. PRELIMINARY DESIGN CHARRETTE (PDC), PRELIMINARY CONCEPT CHARRETTE (PCC)

A. City and County, as specified in Articles VII, IX, and X of this Master Agreement, respectively, will designate officials or representatives to participate in a PCC and/or PDC to be conducted on a mutually agreed to date and location. At least part of this meeting will be conducted on the Project site.

B. Results from the PCC will identify the general project scope, the basic approach and concepts to be taken with the project, the elements of CSS that will be included, and some ideas for alignments alternatives. The Lead agency will already have been determined, as well as the project administration and management roles, which include the Project Manager. Key project participants shall be introduced to stakeholders at the PCC and or PDC. Results from the PDC will identify the preferred alignment of the project, and provide all stakeholders a commitment for project delivery schedules and project budgets.

ARTICLE XI. FISCAL FUNDING

Notwithstanding anything to the contrary herein, this Master Agreement is expressly contingent upon the availability of County funding for each item and obligation contained herein. City shall have no right of action against the County as regards this Master Agreement, specifically including any funding by County of the Project in the event that the County is unable to fulfill its obligations under this Master Agreement as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this Master Agreement or failure of any funding party to budget or authorize funding for this Master Agreement during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the County, at its sole discretion, may provide funds from a separate source or terminate this Master Agreement. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Notwithstanding anything to the contrary herein, this Master Agreement is expressly contingent upon the availability of City funding for each item and obligation contained herein. County shall have no right of action against the City as regards this Master Agreement, specifically including any funding by City of the Project in the event that the City is unable to fulfill its obligations under this Master Agreement as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this Master Agreement or failure of any funding party to budget or authorize funding for this Master Agreement during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the City, at its sole discretion, may provide funds from a separate source or terminate this Master Agreement. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

ARTICLE XII. FUNDING

A. City and County mutually agree to proportionately fund the Direct Project and Program costs as agreed by the parties in a FA and/or PSA. Unless otherwise specified in the FA and/or PSA, the County shall bear fifty percent (50%) of the total Direct Project and Program costs

excluding the Amenities, relocation or adjustment of City Utilities, Utility Betterment, Indirect Cost, Direct Cost not supported by detailed hourly accounting system and other items as specified in this Master Agreement, FA, and/or PSA. County shall not be responsible for any amount of funding in excess of the Project not-to-exceed amount as shown in the FA and/or PSA. Unless otherwise specified in the FA and/or PSA, the City shall bear fifty percent (50%) of all Direct Project and Program costs. In addition, the City agrees to fund all other City cost as provided herein, including, but not limited to, Amenities, relocation or adjustment of City Utilities, Utility Betterment, Indirect Cost, Direct Cost not supported by detailed hourly accounting system, and other items as specified in this Master Agreement, FA, and/or PSA.

B. Unless otherwise stated in a FA and/or PSA, the milestones for each project shall be (1) preliminary and primary design (2) ROW acquisition and utility relocation or adjustment and (3) construction. The Lead Agency shall prepare an estimated cost for each milestone. Upon approval of the cost by the other party, each party shall fund its share of the respective milestones by placing that amount of money in an escrow account or otherwise encumber the funds to ensure that the Lead Agency will have sufficient funding available from current revenue for the timely payment of Project milestone costs. The Lead Agency may bill the other party for periodic payments for the actual amount of work completed toward the completion of the milestone. Upon completion of the milestone, the non-management party will be furnished a notice that such work has been completed and the amount of funding that may be utilized to pay subsequent milestone Project cost. Notwithstanding any other term or condition contained herein in this Master Agreement or in any FA and/or PSA, neither party will be required to award any contract until written certification has been received that funding has been placed in escrow or encumbered for the payment of the non-awarding party's portion of the Project cost.

C. In the event that the cost of the Project shall exceed the not-to-exceed amount, City and County agree to either reduce the scope of construction or seek additional funding to complete the Project at the agreed upon cost share percentages. At the termination of the Project, the Lead Agency will do a final cost accounting of the Project. In the event that the amount paid by either party exceeds its portion of the actual cost, the difference will be remitted to such party. In the event that additional funds are due, the Lead Agency will bill the other party who agrees to pay such funds within thirty (30) days of receipt of such billing.

D. If the City elects to manage the Project, the County will reimburse the City based on invoices for actual costs expended as supported by documentation approved by the County Auditor. Any and all supporting documentation required by the County Auditor shall be included with the invoice from the City.

E. After approval by the County's Commissioners Court and the City's City Council, and after the execution of an FA and/or PSA, the City shall escrow an amount adequate for estimated Project costs, which the County may use to pay for professional services, which include, but are not limited to scoping, preliminary design, and primary design.

F. City and County shall enter into a FA to establish funding commitments for both parties as required for each project within at least five (5) years of project selection unless the County and City decide to enter directly into a PSA. If the City agree the Project is to be completed in phases, no more than five (5) years may transpire after a completed phase without any activity on subsequent approved phases.

G. If the City and County agree to enter into a PSA without first entering into a FA, the City shall enter into a PSA with the County and complete the Project within ten (10) years or less.

H. Suggested timeframes for FA's, PSA's, and/or any supplements and/or amendments thereto are:

a. As soon as the project is accepted by Commissioners Court and as a result of the Kick-off meeting, a FA to establish the Lead Agency for preliminary engineering and general funding responsibilities and procedures for reimbursement by the Participating Agency; or

b. For a PSA, when the preliminary engineering plans are at sixty percent (60%) complete, providing specific details on project scope to enter into a PSA; or

c. After construction bids are opened, amend the PSA as needed.

ARTICLE XIII. NO THIRD PARTY BENEFICIARY ENFORCEMENT

It is expressly understood and agreed that enforcement of the terms and conditions of this Master Agreement and all rights of action relating to such enforcement shall be strictly reserved to the City and the County. Nothing contained in this Master Agreement shall give or allow any claim or right of action whatsoever to any other person or entity. The terms and provisions of this Master Agreement are for the benefit of the parties hereto and not for the benefit of any third party. It is the express intention of the City and the County that any entity or person other than the City or the County receiving services or benefits under this Master Agreement shall be deemed an incidental beneficiary only. This Master Agreement is intended only to set forth the contractual right and responsibilities of the parties hereto.

ARTICLE XIV. RIGHT OF ENTRY

The City agrees that the County shall have the right to enter upon the Project area for the time period necessary for the completion of the Project. The City agrees to furnish such police or other City personnel as requested by the County for traffic control or other public safety matters at no cost to the Project or the County.

ARTICLE XV. LIST OF PROJECTS

City agrees that it has been furnished with a list of the potential Projects as approved by the Dallas County Commissioners Court, subject to the agreement between the parties in a MOA, MOU, FA and/or PSA. City stipulates and agrees that the Commissioners Court Order approving the projects identifies the potential project location and describes the type of project in sufficient detail that the City is fully aware of the location and type of projects being considered.

ARTICLE XVI. REALLOCATION OF COUNTY MCIP FUNDING

The County in its sole discretion has the ability to reallocate County MCIP funding away from the City's Project if the City has not entered into a FA confirming the City funding match within five (5) years from Commissioners Court approval of the funding commitment. The County in its sole discretion has the ability to reallocate the remaining County MCIP funding in the event the Project is being completed in phases and more than five (5) years has transpired after a completed phase without any activity on subsequent approved phases. The County, in its sole discretion, also has the ability to reallocate the remaining County MCIP funding away from the

City's Project if the City has not completed the Regional Transportation milestone within ten (10) years.

ARTICLE XVII. ORPHAN ROAD POLICY

A. The County encourages all cities adjacent to orphan roads in the county to develop, commit to and submit a plan to the County for completing the annexation of the orphan road segments and assuming full responsibility for these roadways. In instances where two cities abut the same orphan road segment, the County encourages the two cities to jointly develop a plan for the annexation of that segment. The County offers its assistance to the cities in developing such plans.

B. The County, at the discretion of the Commissioners Court, may give additional selection value to projects in cities that have submitted a specific plan for the annexation of orphan roads when the County selects, approves, and schedules projects for funding in the County's Major Capital Improvement Program ("MCIP"). Such preference may also be given in approving projects for road and bridge district participation (Type "B" work).

C. The County, at the discretion of the Commissioners Court, may also refuse to participate in discretionary projects, such as road and bridge district projects or MCIP projects, in a City that elects not to pursue the annexation of orphan road segments that abut its boundaries. Failure to notify the County of the City's intent to annex and/or failure to submit a plan for annexation in a timely manner shall be construed by the County as the City's election not to pursue annexation.

D. The County, at the discretion of the Commissioners Court, may select specific orphan road segments for improvement when a City commits to annexation of the segment upon completion of the project. However, the specific plan for annexation of orphan roads submitted by the City will not be limited to annexation upon completion of improvements by the County. The County improvements may be made as road and bridge projects or as MCIP Projects (subject to other MCIP criteria, including but not limited to regional thoroughfare plan designation and City cost participation).

E. This policy application is prospective and projects selected by the County and approved by the Commissioners Court prior to the date of the adoption of this policy shall not be impacted by this policy.

F. The County shall provide written notification of the adoption of, and future revisions of, this policy to the cities abutting orphan road segments.

G. The County Director of Public Works shall maintain a listing of orphan roads and the city or cities they abut and shall provide updates to the Commissioners Court and to the cities as changes occur. The listing and changes to the listing shall be based on municipal boundary and annexation information provided to the County's Public Works by the cities as required by Texas Local Government Code, Section 242.001(c).

H. The provisions of this Article XVII of this Master Agreement shall survive the termination of this Master Agreement.

(Dallas County Code, Chapter 102, Article IV, Sec. 102-131 - 102-133, 6-27-2006, 8-10-2020).

ARTICLE XVIII. SMALL WATERSHED DAMS

The County encourages all cities/towns adjacent to small watershed dams maintained by the County to develop, commit to and submit a plan to the County for assuming full responsibility for the operations and maintenance of these dams. In instances where more than one city abuts a small watershed dam, the County encourages the cities/towns to develop a plan for operation and maintenance of the dam. The County offers its assistance to the cities/towns in developing such plans.

A. The County, at the discretion of the Commissioners Court, may refuse to participate in MCIP projects in a City that elects not to pursue accepting full responsibility for the operations and maintenance of small watershed dams within their jurisdiction. Failure to notify the County of the City's intent to submit a plan for operations and maintenance of small watershed dams in a timely manner shall be construed by the County as the City's election not to pursue operations and maintenance of these dams.

B. Projects selected by the County and approved by the Commissioners Court prior to the Effective Date of the adoption of this policy, shall not be impacted by this policy.

C. The County shall provide written notification of the adoption of, and future revisions of, this policy to the cities abutting small watershed dams.

D. The provisions of this Article XVIII shall survive the termination of this Master Agreement.

ARTICLE XIX. MISCELLANEOUS GENERAL PROVISIONS

A. **Applicable Law/Venue.** This Master Agreement and all matters pertinent thereto shall be governed by and enforced in accordance with the laws and case decisions of the State of Texas. Exclusive venue for any legal action regarding this Master Agreement and all matters pertinent thereto filed by either the County or the City shall be in Dallas County, Texas. Notwithstanding anything herein to the contrary, this Master Agreement is expressly made subject to the County's and the City's sovereign and/or governmental immunity, pursuant to Title 5 of the Texas Civil Practice and Remedies Code, and all applicable State of Texas and federal laws.

B. **Entire Agreement.** This Master Agreement constitutes the entire agreement between the parties respecting the subject matter contained herein, supersedes all prior and contemporaneous understandings and agreements, whether oral or in writing, between the parties respecting same, and may not be modified except by an instrument in writing executed by the parties hereto as herein provided.

C. **Severability.** If one or more of the provisions in this Master Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not cause this Master Agreement to be invalid, illegal or unenforceable, but this Master Agreement shall be construed as if such provision had never been contained herein, and shall not affect the remaining provisions of this Master Agreement, which shall remain in full force and effect.

D. **Default/Waiver/Mitigation.** It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this Master Agreement does not preclude pursuit of other remedies in this Master Agreement or as provided by law.

E. **Federal or State of Texas Funding.** In the event that any work or part thereof is funded by State of Texas or U. S. Government funding and any statute, rule, regulation, grant, contract provision or other State of Texas or U. S. Government law, rule, regulation or other provision imposes additional or greater requirement(s) than stated herein, the City agrees to timely comply therewith without additional cost or expense to the County.

F. **Headings.** The headings and titles, which are used following the roman numeral of each paragraph are only for convenience in locating various provisions of this Master Agreement and shall not be deemed to affect the interpretation or construction of such provisions.

G. **Number and Gender.** Words of any gender used in this Master Agreement shall be held and construed to include any other gender, and words in the singular shall include the plural and vice versa, unless the text clearly requires otherwise.

H. **Counterparts.** This Master Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

I. **Notice.** Any notice provided for in this Master Agreement to be given by either party to the other, shall be required to be in writing and shall be deemed given when personally delivered, or three (3) business days after being deposited in the United States Mail, postage prepaid, via certified mail, return receipt requested, or via registered mail, and addressed as follows:

County:	County of Dallas Director of Public Works Dallas County Administration Building 411 Elm Street, Fourth Floor Dallas, Texas 75202-3389
To City:	City of Wylie City Manager City Hall 300 Country Club Rd, Bldg 100 Wylie, TX 75098

Either party may change its address for notice by giving the other party written notice thereof.

J. **Assignment.** This Master Agreement may not be assigned or transferred by either party without the prior written consent of the other party and formal approval by the governing body of each party.

K. **Binding Agreement, Parties Bound.** When this Master Agreement has been duly executed and delivered by both parties, this Master Agreement shall constitute a legal, valid, and binding obligation of the parties, their successors, and permitted assigns.

L. **Amendment.** This Master Agreement may not be amended except in a written instrument specifically referring to this Master Agreement and signed by the parties hereto.

M. **Effective Date.** This Master Agreement shall commence on the Effective Date. The Effective Date of this Master Agreement shall be the date it is executed by the last of the parties. Reference to the date of execution shall mean the Effective Date.

N. **Contingent.** This Master Agreement is expressly subject to and contingent upon formal approval by the Dallas County Commissioners Court and by resolution of the City Council.

O. **No Joint Enterprise/Venture.** City and County agree that neither party is an agent, servant, or employee of the other party. The parties, including their agents, servants, or employees, are independent contractors, and not an agent, servant, joint enterprise/venture, or employee of any other party, and are responsible for their own acts, forbearance, negligence, and deeds, and for those of their agents, servants, or employees in conjunction with this Master Agreement. No joint enterprise/venture exists between the City and County.

The City of Wylie, State of Texas, has executed this Master Agreement pursuant to duly authorized City Council Resolution 2021-02(R), Minutes dated the 26th day of January, 2021.

The County of Dallas, State of Texas, has executed this Master Agreement pursuant to Commissioners Court Order Number_____and passed on the_____day of_____, 20_.

(the remainder of this page intentionally left blank)

(signatures appear on the following page)

CITY OF WYLIE

BY _____

TITLE _____

DATE_____

ATTEST_____
CITY SECRETARY \ ATTORNEY

COUNTY OF DALLAS

BY Clay Lewis Jenkins, County Judge

DATE _____

APPROVED AS TO FORM*:
JOHN CREUZOT
DISTRICT ATTORNEY

BY Jana Prigmore Ferguson
Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

ATTACHMENT A



DEPARTMENT OF PUBLIC WORKS
411 ELM ST., 4TH FLOOR
DALLAS, TEXAS 75202

PROJECT MANAGEMENT PRACTICES MANUAL

5 PHASE
PROJECT DELIVERY SYSTEM

2021

PREAMBLE

City and County agree that neither party is an agent, servant, or employee of the other party. The parties, including their agents, servants, or employees, are independent contractors, and not an agent, servant, joint enterprise/venture, or employee of any other party, and are responsible for their own acts, forbearance, negligence, and deeds, and for those of their agents, servants, or employees in conjunction with this Master Agreement. No joint enterprise/venture exists between the City and County.

Nothing in this manual creates a joint enterprise/venture between the County and the City. This manual is being included so that it could help encourage these protocols to be followed because it will assist in the efficiencies and thereby possibly help reduce monetary obligations and duration of the projects. These guidelines are strongly recommended to be followed in order to avoid potential cost-related and/or time delay issues.

INTRODUCTION

The purpose of this Dallas County Public Works Project Management Practices Manual ("Practices Manual") is primarily to provide a standard practice guide on project management practices within the Dallas County Public Works ("DCPW") department. It is meant to ensure that a standard approach is used by all Project Managers ("PMs") and other project members in the delivery of County Major Capital Improvement Program ("MCIP") funded transportation projects. The guidelines are meant to meet the requirements and intent of the American Public Works Association's ("APWA") publication entitled "The Public Works Management Practices Manual" ("the APWA Manual"). The APWA Manual contains recommended practice statements that describe the critical elements necessary for a full-service public works agency to accomplish its mission. The practice statements in the APWA Manual "call for the development and implementation of a policy or procedure in the form of a rule, regulation, written directive, or for the execution of an activity, report, procedure or other action."

The resulting Practices Manual is intended to list a number of applicable recommended practice statements. Our basic methodology is a strong matrix approach, so that our PMs are assigned from the time a planning initiative becomes an approved project, to completion of the total project. We use the terminology found in the Project Management Institute's "A Guide to the Project Management Body of Knowledge" ("PMBOK"). This includes the definition of a "Matrix Organization." The definition is "any organization structure in which the project manager shares responsibility with the functional managers for assigning priorities and for directing the work of individuals assigned to the project."

When we speak of a project participants/team, we are referring to a group led by an appointed DCPW Project Manager ("PM") who has team members from throughout the four functional divisions of DCPW. These four divisions in DCPW are Transportation & Planning, Property Management & Utility Coordination, Engineering & Construction, and Program & Engineering Management. The PMs manage projects from cradle to completion without switching between functional divisions.

The intent of this Practices Manual is to provide an overview guide to project delivery practices, not an exhaustive "how to" manual. Greater detail on these and other Public Works practices can be found in the APWA Manual for more detailed instructions on the specific elements of project delivery. Our experience is that really thick manuals are not used as much as shorter guidelines that provide the boundaries of good practice and a standard approach on the essentials, with empowerment to individual PMs on the details of how they work to deliver their individual projects.

This Practices Manual can also serve as a guideline for the city to follow when the city is leading an MCIP project. Dallas County can provide input on the consultant selection process used by the city and the bidding process.

PHASE 1 -- PLANNING & PRELIMINARY DESIGN

STEP ONE, PROJECT DEFINITION

1. Dallas County Public Works, in conjunction with other Dallas County departments and with approval from Dallas County Commissioners Court ("Commissioners Court"), initiates a "Call for Projects". The Dallas County Public Works Transportation & Planning Division will adjust the project selection criteria based on the Dallas County Mobility Plan developed from input provided from the cities and/or towns, criteria that the North Central Texas Council of Governments ("NCTCOG") is using, and guidance from the County Commissioners. The final criteria and Call for Projects process will be briefed and approved by the Commissioners Court and a 5-signature letter will be used to invite the cities to participate in the MCIP Call for Projects.
2. The MCIP Call for Projects is a process that involves Dallas County, requesting a nomination of projects from all cities/towns in Dallas County, which can also involve stakeholders such as NCTCOG, Texas Department of Transportation ("TxDOT"), Dallas Area Rapid Transit ("DART") and/or others. The nomination period is open for four to six months to allow cities/towns to submit projects to the County for review. Soon after sending out notification about the MCIP Call for Projects, Dallas County Public Works will host a workshop on the

MCIP and the application process. Various aspects of this Call for Projects Workshop and process will be adjusted based on prior input from the cities/towns in Dallas County. The amount of time and submittal deadline for the cities and/or towns to nominate projects will be adjusted based on feedback from the cities/towns. This is to ensure that the cities/towns have enough time to brief their elected officials, plan for inclusion of projects in city bond elections, etc.

3. DCPW's Transportation & Planning Division helps ensure that all of the information has been submitted correctly by cities/towns. If necessary, assistance may be provided to some of the smaller city staffs with preparation of their project submissions. A matrix team that consists of DCPW employees begins with field evaluations of the projects for conducting a feasibility review that precedes developing recommendations for selection of projects by Commissioners Court to be included in the County's MCIP. The DCPW team, with staff participation from each of the four DCPW divisions involved, provides assistance with risk assessments from various perspectives, which include cost estimates, scope definition, political aspects, funding, technical issues, utilities, safety, environmental, and traffic factors, etc. The DCPW Property Division team members examine Right-of-Way ("ROW"), utilities involvement, railroad involvement, relocations, etc.

4. Every project selected for MCIP funding commitments is then placed into a Program Year (PY) (year slated for construction start) in a spreadsheet called the "MCIP Transportation Funding Commitments" that is presented in Briefing format in a public forum to the Commissioners Court for their formal approval.

5. The MCIP has been formulated on the premise that legal agreements should reflect the nature and character of the program. Equal funding, Project Management (groups of independent stakeholders and cities/towns) methods of project delivery, and principles applied in every phase of project delivery are the essential elements of the MCIP. The time it takes for getting interlocal agreements approved should never be on the critical path of project delivery. Therefore, much effort was expended between the Civil Division of the Dallas County District Attorney's staff and DCPW staff to formulate a Master Agreement Governing Transportation Major Capital Improvement Projects ("Master Agreement"). This MCIP Master Agreement has been signed by all the cities/towns with approved projects and serves as the legal basis for future agreements between the various cities/towns and Dallas County, including but not limited to a Memorandum of Agreement ("MOA") and Memorandum of Understanding ("MOU"). Later, during project design, enough information will be known to forge a Funding Agreement ("FA") or a Project Specific Agreement ("PSA") that details the specifics of that particular project. None of the basic elements of a city-county legal agreement have to be repeated in the FA and/or the PSA, thus simplifying the process and time involved.

6. A project management planning meeting is held next with each City or Town, which has projects selected. This meeting is to initially review the selected projects and determine the basic parameters for each of the projects, such as cash flow requirements, for each participant of the project, who the lead agency for project delivery will be, agreed upon technical criteria, known risks, roles for each stakeholder, etc., all focused on assuring timely project delivery and moving the project into construction during the selected PY. If there is a great deal of uncertainty associated with the project (e.g. part of some economic development such as transit oriented development, or part of brown field development, or other significant environmental challenges, or a very significant change in planned use of an area in the future

such as industrial area converted to mixed use, etc), then the lead agency may conduct a Planning Charrette.

The purpose of the Planning Charrette meeting, with all significant participants and stakeholders, is to determine the beginning scope and the realm of possible approaches. Serious design cannot begin until there is an agreement on a relatively reasonable set of alternatives, which bear some relationship to the scope of funding currently available. Relationships will also be established at the Planning Charrette meeting involving the city, stakeholders, utilities and other participants of the project, which may be sustained throughout the life of the project.

7. DCPW commits to using Principles of Trust, Commitment, and Shared Vision in addition to Best Practices of Project Management Principles throughout the life of the project. Each city is invited to use the same principles to deliver the selected projects. This type of approach is also an integral part of Context Sensitive Solutions ("CSS"), which is a design methodology that involves early and continuous involvement of all participants and stakeholders of a project. The Planning Charrette meeting is a form of CSS. The Dallas County Mobility Plan should also be considered as part of applying CSS for project delivery.

8. For every project that the city and/or town and county stakeholders agree to assign Dallas County as the Lead Agent, a PM will be assigned by DCPW. In addition, the DCPW Assistant Director ("AD"), in consultation with the PM and other AD's or designated DCPW business unit leaders, will identify their own matrix team members for the project. Any available Project Management tools will be used to optimal effect during the life of the project.

9. An initial Project Funding & Execution Status ("PFES") and Program Management & Planning Status ("PMAPS") form will be developed by the PM for each project in coordination with the ADs (or designees) from the DCPW divisions including Program & Engineering Management Division ("PEMD"), the Engineering & Construction division and Transportation & Planning Division. Each AD or designated DCPW business unit leader will review PFES and PMAPS in order to provide an adequate workforce for each project, and ensure that their own employees' assignments are balanced.

10. A decision on the use of Subsurface Utility Engineering ("SUE") will be made before initiating design. In the analysis of candidate projects, utility relocation risks will have been identified. When these risks are high (the usual situation), then funding will be planned in the design for SUE efforts. Dallas County Public Works ("DCPW") will have in place an Indefinite Delivery, Indefinite Quantity ("IDIQ") contract for quick implementation of SUE consultant efforts. Initiatives for joint efforts of utilities are anticipated between independent participants and stakeholders wherever feasible. This information will be critical for designers to use as they launch the design. Total integration of the SUE methodology will help ensure that <u>all</u> utility impacts are considered in every phase of project delivery.

STEP TWO, PRELIMINARY DESIGN

1. A systematic decision process as part of the DCPW Business Operating Plans ("PWBOP") updating is done to determine which design efforts will be completed with in-house designers and which will be done by consultants. For consultant selection, a rigorous and systematic process will be used to select the best qualified consultants for each project. An initial contract will be signed with a best qualified consultant to perform the entire preliminary design, or participate as a Preliminary Design liaison, trainer, or expert to advise an in-house design force for the project. As much as possible, an Indefinite Delivery, Indefinite Quantity ("IDIQ") methodology will be used to help ensure that inordinate amounts of time are not used in the best qualified selection process required by state law. Cities and/or towns who participate in the process are welcome to provide input to the County in the consultant selection process.
2. The DCPW's team of in-house design staff, a city, or a selected consultant firm will begin the initial design efforts under the leadership of the PM. One initial objective is to resolve alignment issues early in the design process with the participation of all stakeholders. In some circumstances, a feasibility study may be required to compare and contrast different alternatives before real design can begin. Estimated ROW takes, utility impacts, and environmental effects for each alternative may need to be reported before stakeholders decide on a preferred alternative for preliminary design.
3. CSS methodology will continue to be used, stressing total stakeholder involvement, throughout the project delivery process. Task Force meetings will be scheduled. Dallas County Public Works employees' matrix team meetings will also be scheduled.
4. When a consultant is used as the design agent, a contract will be negotiated for the preliminary design only, unless the project is relatively simple and the final solutions are not in question. The goal is to avoid protracted negotiations on the total scope and fee at the very beginning of the project, when many of the factors influencing final design consideration are not yet known. The decision to issue a new work order for completion of the Primary Design will be made after an interim evaluation on the Preliminary Design is completed using the County's consultant evaluation system.
5. A Preliminary Design Charrette ("PDC") will be planned by the PM who will lead the execution with all stakeholders (cities/towns, utilities, county, any private parties or other decision-makers/stakeholders). The scope of invitees to the PDC will be dependent upon the project's complexity and number of unknowns. The goal of the PDC is to build support behind the project and the alignment alternative that is selected. Many projects have been derailed by a lack of support by the project's independent representatives from the county, city, and other stakeholders. A great effort will be made to ensure attendance of all of the independent key players.
6. This consensus building effort is an integral part of any CSS approach to design. The DCPW Director and/or AD's will be personally involved and the PM will make special efforts to notify political leaders of meetings, so that the political leaders can have the meetings on

their calendars and may plan to attend. In addition, individual contacts will have to be made to ensure that utility company representatives attend meetings, since key alignment decisions will be made that can affect, or be affected by, probable utility locations. If applicable, the PDC will include an orientation walk-thru of the project site, which includes right-of-way assessment. The PM will highlight specific city zoning and other ROW requirements, or ask the city to highlight these.

7. As part of the CSS approach, a public involvement strategy will be forged under the leadership of the PM, and the advisement of the DCPW Transportation & Planning Division ("T&P"). Staff of DCPW's T&P will advise PMs on various public involvement techniques and methods to use to best involve the public and other stakeholders. DCPW will use innovative methods, such as workshop/small group formats. City methods and approaches will be respected and adhered to in this area.
8. Phase 1 ends with approval of the Preliminary Design Report, Preliminary Alignment/Profile and Preliminary Sizing of bridges and drainage structures along with SUE determination, Preliminary Survey Report, and Preliminary Utility Investigation Report.
9. The design firm or DCPW in-house design team will have begun necessary permitting and environmental assessments. Basically, the level of effort will approximate that required of the Preliminary Schematic and Environmental Assessment Phase that currently is required on TxDOT projects.
10. Project plans are estimated to be 60-65% complete at the end of Preliminary Design. A risk assessment may occur before proceeding into Primary Design to identify key aspects that may need to be resolved before or during the Primary Design.

PHASE 2 -- PRIMARY DESIGN

1. The initial task is the assignment of either a DCPW In-house design team or the negotiation of a new work order with the consultant, specifically for completing the Primary Design. A new work order for completion of the Primary Design can be negotiated after Preliminary Design is nearing completion when the unknowns should be relatively few.

2. Scope of Work is now well defined by all Phase 1 effort and includes geotechnical investigations, utility analysis (including an appropriate level of SUE), constructability review, environmental analysis, traffic analysis, ROW parcels (based on Preliminary Design), and integration of context sensitive solution elements. Other aspects in Phase 1 that may be included but not limited to are: neighborhood public workshops, key stakeholder meetings and initial coordination with utilities, as necessary. With the scope defined a PSA can be executed with attached scoping sheets defining the critical parameters for the project.

3. Part of negotiations, both with DCPW In-house design teams and consultants, includes definitive delivery dates for various deliverables, phases, and reviews. In paying submitted invoices for progress during the design period, earned value analysis concepts will be used to

track cost and schedule progress. DCPW generally does not make "cost plus" assumptions about a consultant's work efforts. Greater clarity on scope definition can be achieved with the typical multi-phase design approach of issuing separate work orders for Preliminary Design and Primary Design avoiding or minimizing the instances of misunderstanding on the true project scope.

4. The consultant or DCPW in-house design team works with all stakeholders, including utilities, under the guidance and direction of the County PM. The lead designer is the Technical Manager at this point in the process, and is always under the leadership of the PM. When an IDIQ consultant is hired to perform a survey, miscellaneous design, SUE, or materials testing, the PM is closely monitoring the progress. Also, the design firm for water and/or wastewater services will be integrated, and whenever possible, we will attempt to ensure that the design consultant for the transportation or infrastructure project is also selected by the city to design the municipal utility improvements. We anticipate and expect our consultants to become familiar with our 5 Phase Project Delivery System's processes and deliverables.

5. Traffic and utilities data will be considered in design, with data from the city, County, NCTCOG, and/or consultant. An agreed upon level of SUE will be key to input into the design details, and including utility companies involvement throughout all phases of the project.

6. Environmental assessment will be completed during this phase. Significant issues should be addressed without wasting time on clearly unimportant areas. An environmental impact analysis will be completed if the assessment shows that this analysis is required. The goal is to execute environmentally sustainable solutions that improve the overall quality of life of the transportation users and citizens of Dallas County and the city.

7. Right-of-Way (ROW) documents will be finalized, with quality control by the consultant or DCPW's in-house design team. The quality assurance ("QA") function will be completed by both the PM and DCPW's Property Management & Utility Coordination Division ("PMUC") in a smooth manner, using pre-coordinated checklists. At the appropriate time, the documents will be delivered to PMUC, but the PM still retains overall responsibility for timely project delivery. Early involvement on ROW issues, including utility relocation aspects such as getting possible Rights of Entry ("ROE") can be critical for obtaining vital information to ensure successful utility relocations. Early provision of final and accurate ROW documents will be a critical milestone of the design contract.

8. The Design Consultant or the DCPW In-house design team completes the work on a provided schedule. Consultants and/or DCPW's In-house design team are expected to ensure that they accomplish "muddy boots" design with true "eyes-on" on the total project site. These actions will avoid lengthy rounds of passing designs back and forth, in favor of "over-the-shoulder" reviews, as required to meet design completion timelines. These will include city, utilities and other interested stakeholders under the orchestration of the PM.

9. The PM completes the interim evaluation of the consultant. Special note will be taken of the consultant's system for assuring quality control ("QC") of all design efforts, including ROW documents.

10. After construction is complete, the PM performs a final consultant evaluation, using the standard evaluation system. The Consultant is given an opportunity to evaluate DCPW's project management process.

PHASE 3 – DESIGN COMPLETION & RIGHT-OF-WAY INITIATION

1. This phase begins with the delivery of the initial, unsealed ROW documents to the County by the consultant. Consultants will first bring a few ROW documents for initial review by the PM and DCPW Property Division team members, to ensure that they fully understand the details and level of Quality Control that the County expects in their submittals. Standards and scheduling will be clearly spelled out in writing within the Consultant's contract. Deliverables will include ROW maps and deed records.

2. Consultant is required by contract to submit property owner deeds along with right-of-way maps, which have received an internal quality control process. The PM ensures utility representatives are informed of the project and all known utilities are shown on the plans. Diligent efforts must be made to ensure that all private or public utility easements are identified on the maps and plans as required in Consultant Contract. All the SUE efforts should be included in the design documents.

3. Consultants or In-house Design Team are to avoid taking ROW that is not necessary to the construction of the project. The PM works with the project participants to minimize the ROW takings and ensures the appropriate leadership is used so that project delivery dates are met.

4. The PM ensures that the county or the city's ROW Functional Manager works towards the efficient execution of ROW planning, appraisal and acquisition services. The DCPW's Property Division will manage the ROW Acquisition Services IDIQ contract, if this delivery tool is used. Before writing a Work Order for the ROW Acquisition Services IDIQ, the DCPW Property Division Manager may meet with the DCPW Engineering & Construction Manager or DCPW Transportation & Planning Manager, DCPW Program Engineering Manager and the PM, to ensure that an adequate project budget is available for the added cost of procuring ROW services.

5. The county or city PM monitors and tracks progress on ROW acquisition. The County or the city's PM resolves issues as they develop, keeping all stakeholders, including utilities, informed.

6. DCPW may have further final discussions with city, utilities and stakeholders, early enough to preclude re-work by the prime consultant. The goal is to achieve this prior to completing the final design documents.

7. Consultant will make minor design changes as directed by the PM resulting from property owner requests or other changes that arise naturally in ROW negotiations.

8. As required, the PM will be prepared to present expert testimony at any Eminent Domain hearings and any related litigation.

9. ROW is complete when all parcels necessary for construction have been acquired.

PHASE 4 – ROW Completion & Utility Adjustment

1. ROW acquisition is carried to completion under the active project management and leadership of the PM, with proactive activity of the ROW acquisition group. If the city or other governmental entity such as TxDOT, is the ROW acquisition agency, the PM will still track the progress and proactively keep progress on schedule.

2. The PM will inform project participants about results of the SUE to ensure utility adjustments are accomplished in time to keep scheduled project advertisement and contract award dates. The relevant APWA practices will be used as the guide.

3. The County or City PM tracks and resolves issues and work schedules, to proactively lead efforts to minimize or avoid the obstacles of property acquisition and utilities relocation to ensure project schedule. The use of utilities Rights of Entry ("ROE") may be explored as a way that could take the utility adjustment time off the project critical path if the utility companies are agreeable. If the utility company is not agreeable to the use of ROE, then the ROW will need to be obtained before the utility company relocates. Road and Bridge ("R&B") forces may be available to help clear trees from the new ROW.

4. The city works with the PM and other project participants to help expedite utility relocations. Many times, franchise utilities have relationships with cities/towns that can be used beneficially to secure better cooperation. Monthly Task Force meetings are initiated during this phase to ensure early and frequent communication of all stakeholders. All project participants are to proactively work with the utilities and facilitate their relocation. DCPW policy is to have Zero Relocation of Relocations ("0RR").

5. Prior to engaging the Dallas County Purchasing Department ("Purchasing") for advertising the project for construction bids an "Advertising Risk Assessment" ("ARA") is completed. Advertising is not issued until all utilities are within a reasonable and confirmable clearance date. A deliberate decision will be made on how many days from bid opening until contract award, and how many days until the Work Order is given. Work Order dates will not be projected to occur before high assurance that all known utilities will have been relocated. A second important function of the ARA is to ascertain all the funding commitments, to update the PFES to include all funds already expended, and to calculate an up-to-date construction estimate. All of the above actions will be coordinated and finalized at a meeting scheduled and run by the PM with the DCPW Director, AD and a city's representative in attendance. This meeting will be scheduled as one of the critical milestones for the project.

6. The PM will ensure designers (in-house or consultant) will be kept on-call for projects if required to complete requested engineering support services during construction, such as shop drawing submittal review and consultation on design intent, assumptions, etc. The intent is to retain the best part of the effort and focus that the consultant or DCPW In-house design team has just expended in designing the project.

7. DCPW will coordinate with Purchasing and any other departments as necessary to facilitate Pre-Project Meetings to notify the nearby community and regional contractor community about the upcoming advertisement of the project for construction bids.

PHASE 5 -- CONSTRUCTION

STEP ONE, CONSTRUCTION

1. The PM works with PEMD to advertise a project in coordination with the Dallas County Purchasing Department for advertisement, pre-bid meetings, bid opening, and award. A one hundred percent (100%) design completion up-to-date construction estimate will be completed by the PM and will be used as the fair-cost government estimate for construction bidding purposes.

2. DCPW leads the drafting of the PSA and any necessary amendments/supplements to the PSA with each city giving approval of final funding on a timely basis. An updated PFES will be needed at this time.

3. The PM works with PEMD to help the Dallas County Purchasing Department facilitate the construction contract award. PM works with all cities/towns to ensure a logical and timely notice to proceed is given. This order to begin work and the contract time period will be based on the status of utility relocations, any city requirements, etc.

4. The PM will plan, schedule, and execute the Pre-Construction Meeting involving key stakeholders of the project, including utility companies. The PM will schedule for attendance and participation, the DCPW Director and the AD for Engineering & Construction and/or the AD for Transportation& Planning. Careful pre-planning helps ensure the attendance of the right stakeholders and staff. The PM will normally facilitate their own meetings since they have the expertise and experience to accomplish these tasks without hiring specialized consultants.

5. Construction proceeds on schedule with Construction Management services provided by the County or the city. The PM helps ensure that principles of collaboration (Trust, Commitment, and Shared Vision) are maintained throughout the project construction phase by the independent project participants such as contractors, cities, utility companies, transportation agencies and other key stakeholders.

6. The PM ensures constant communication with customers and other project stakeholders. This may include a construction oriented neighborhood meeting, as well as periodic project newsletters, notices of key construction events or phasing, meeting with neighborhood interests (property owners, schools, churches, businesses, etc). We are interested in not only achieving a high quality end-product, but also in delivering the project in a user-friendly manner. This is all part of total Context Sensitive Solutions project delivery.

STEP TWO, PROJECT CLOSE OUT

1. The PM ensures the final pay estimate is paid to Contractor on a timely basis with assistance from the DCPW Program & Engineering Management Division ("PEMD").
2. The PM completes final Evaluation on the Contractor, using interim evaluation results (if one was done), and performance during the entire contract period. Contractor evaluates DCPW (on a voluntary basis).
3. The PM ensures that as-built plans are provided to the ultimate owner of the project, typically the city, from marked-up construction plans.
4. The PM works with the PEMD to ensure total project costs are finalized, a final PFES is completed, and Program Management is able to disencumber any remaining funds to be put back into the MCIP fund.
5. The PM ensures the city is invoiced for their remaining portion of the Total Project Costs.
6. The PM formally turns the project over to the City by letter citing the date of return to City for maintenance.
7. The PM plans an After Action Review ("AAR") to capture lessons learned and celebrate project completion with all participants involved in project delivery from design to construction completion.
8. The PM conducts the applicable one (1) or two (2) year Maintenance Bond Inspection in conjunction with all applicable stakeholders.
9. The PM completes close out project report, including retaining the key project documents digitally and documenting key lessons learned.

Dallas County Public Works Department's Project Delivery Team's Essential Elements for Utility Relocations

1. Know the utilities' customers **and remember that we have the same customers**.
2. Make utilities move **only if absolutely necessary to achieve the project purpose**.
3. Move utilities only once if the move is, in fact, **essential.**
4. Get involved with actual field reconnaissance early. Include and engage Project representatives or constructability personnel very early.
5. Get the acquiring agency's Right-of-Way personnel involved early.
6. Schedule initial utility meetings early. Make collaboration among independent project participants the theme.
7. Involve and invite utility representatives to neighborhood or public meetings.
8. Distribute roadway plans early to get started with the utility planning.
9. Coordinate with all utilities to ensure that one has no negative impact on another. Coordination should ensure that enough right-of-way is acquired to accommodate all of the facilities.
10. When plans are changed, get them to utility companies promptly. Provide a list of changes for all cities/towns, utilities and stakeholders in a timely manner.
11. Communicate with utilities frequently to ensure knowledge of changing personnel and the appropriate contact person.
12. Review and comment on plans to identify conflicts between utilities and the project plans.
13. If applicable, verify with utility companies their ability to move their utilities before construction needs to begin.
14. Do not begin implementing a project schedule without total feedback from all companies.
15. Identify the precise sequence of utility relocations that need to occur. Many companies are predecessors of other companies' relocations. Communicate this sequence to all utilities and other stakeholders. Ensure that the sequence is streamlined as much as possible.
16. One way of ensuring the streamlining of the utility relocation sequence is web-based notification when each utility company is completed or is scheduled to be completed with relocating their utility lines/facilities. Scheduling is as vital as the actual sequence of relocations.
17. Consider that seasonal shutdown restrictions will have significant and adverse schedule impacts, sometimes up to one (1) year. Also consider that certain times of day are restricted from utility relocation. In addition, develop procedures for emergency situations and learn the appropriate "windows of opportunity" for changeovers, etc.

18. Share accurate information with all companies and try to help ensure that they share information with each other.

19. Communicate the need to follow city ordinances, particularly those relating to traffic control, backfill and pavement restoration. Traffic control plan must be filed and approved.

20. Ensure that the companies have measures for handling complaints about their work and that they do not inconvenience customers more than is absolutely essential. **Remember**, 0RR!!

GUIDELINES FOR ENSURING SMOOTH RELATIONSHIPS
BETWEEN LOCAL GOVERNMENTS AND THE UNION PACIFIC RAILROAD (UPRR)

- **Start Early Coordination –** Set up a meeting with UPRR's local representative to share project selection lists and to ascertain projects with UPRR impacts. Then on impacted projects, share preliminary designs, invite UPRR to early meetings, such as stakeholder preliminary design charrettes, public workshops, etc.
- **Work out precisely the location of railroad project impacts,** before contacting UPRR. This speeds the coordination process greatly. Use MAPSCO location, subdivision, and RR Mile Post wherever possible.
- **Use the UPRR website for a wealth of information, maps, etc.** This can save time in answering questions and can provide much information about UPRR, including points of contact, e-mail and telephone information, instructions, applications, specifications, DOT crossing information, permit requirements, ROW agreements, etc. DCPW in-house or consultant designers need to explore this web-site before launching road design whenever there is going to be a RR crossing. Procedures and responsibilities are clearly laid out, as are design guidelines and specifications. Avoid nasty surprises that can impact project costs if not budgeted.
- **Expect the UPRR owned ROW to contain many other utilities (telecommunications, power, pipelines, etc.), that you will have to pay to relocate.** These are private easements the utilities have paid for and the project will have to bear the costs of relocation. UPRR is a good source of information on the potential conflicts that you will encounter. Budgeting accurately for these costs will avoid nasty surprises later.
- **Check with UPRR before pursuing any changes to their standard agreement or attachments.** UPRR has agreements to work out in 23 states, and their lawyers are very vigilant to watch for precedents that might bind UPRR elsewhere. Work on win-wins in the body of the agreement.
- **Avoid adversarial actions and relationships.** Do not presume upon the UPRR (e.g., impossible requests that are not pursued in a timely manner, making demands they cannot meet, presuming the worst).
- **Look for ways to forge win-wins, for UPRR and the local community.** Understand that the United States Department Of Transportation ("USDOT") has a policy to reduce at-grade RR crossings. This puts tremendous pressure on railroad companies to accomplish this goal. Are there some rarely used at-grade railroad crossings in the city that could possibly be closed? Explore ways to eliminate them and UPRR could be more interested to meet the needs of the project that is needing UPRR assistance.
- **When appropriate, have Dallas County's attorneys communicate directly with UPRR attorneys.** If we follow the spirit of win-win, then both sides will have better results, even if our attorneys are involved, as they may have to be. The Project Manager should stay involved to ensure that going down "legal rabbit trails" is avoided whenever possible.
- **When you are in doubt and have searched all the readily available information, contact UPRR's Real Estate Division in Omaha, NE.** Even though UPRR staff have large territories to cover, they are never too busy to help you proactively solve a problem and forge a win-win situation. If you setup a "folder number," with UPRR this will save them much time in looking up the project file information.

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	D
Department:	Finance		*(City Secretary's Use Only)*
Prepared By:	Melissa Beard	**Account Code:**	Various
Date Prepared:	January 1, 2021	**Exhibits:**	2

Subject

Consider, and act upon, Ordinance No. 2021-03 amending Ordinance No. 2020-44 (2020-2021 Budget) for proposed budget amendments for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance.

Recommendation

Motion to approve Ordinance No. 2021-03 amending Ordinance No. 2020-44 (2020-2021 Budget) for proposed budget amendments for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance.

Discussion

There are three components to this budget amendment request:

1) Following the adoption of the Compensation Study in FY 2013-14, Council directed staff to develop a performance based evaluation and pay plan for non-public safety personnel. With that plan in place, an average salary increase of 2% was included in the FY 2020-2021 Budget. Individual performance evaluations have been completed and the reallocation of funds to the relative department line items is required in the form of an amendment to the FY 2020-2021 Budget Ordinance. Included in the reallocation is a one-time payment of $500 to each public safety employee who is topped out in their step grade, as well as a merit based one-time payment for non-step employees who are at the top of their pay grade. The performance evaluation score of non-step employees determines the percentage increase earned or the amount of their one-time payment. One-time payments are set at $300 for 1%, $400 for 2% and $500 for 3%.

	Budget	Merit Based	One Time Payment	Variance
General Fund	$227,311	$145,616	$31,650	$50,045
4B Fund	$ 27,496	$ 26,289	$ 816	$ 392
Utility Fund	$ 35,878	$ 32,912	$ 2,340	$ 625

The amendment does not change the total budget dollars. The variance will remain in the combined services department budget for each fund. The variance between the amendment and the amount set aside for merit in the

budget is due to several factors including turnover and employees hired after the eligible merit increase date of May 31, 2020. The budget is based on full staff levels.

2) During the council meeting on December 21, 2020, a budget amendment was approved to move the excess CARES money to the General Fund to cover public safety salaries per the Collin County Interlocal Agreement. At that time, there were two large expenses that qualified for use of CARES money that were not encumbered because the deadline for purchase could not be met. The deadline to expense CARES funds has since been extended, therefore staff is requesting these two items be added back to the Fund 140 (EOC) budget. The expenses are as follows:

Aeroclave Decontamination Systems $123,383

Laserfiche RIO upgrade $59,115

Additionally, the EOC is requesting that $150,000 be added back to the budget of Fund 140 (EOC) for various expenses, mostly related to administration of the vaccine. Line item detail is in Exhibit A.

3) The digital sign project at the Municipal Complex was included in the FY 2020 Hotel Occupancy Fund budget, but the project was not completed as of September 30, 2020. This request is to move forward the remainder of the project cost totaling $12,950.

All account details are included in **Exhibit A.**

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2020-44, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2020-2021; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council heretofore adopted Ordinance No. 2020-44 setting forth the Budget for Fiscal Year 2020-2021 beginning October 1, 2020, and ending September 30, 2021; 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 2020-2021 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 2020-2021 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2021-03, are, completely adopted and approved as amendments to the said FY 2020-2021 Budget.

SECTION II: All portions of the existing FY 2020-2021 Budget and Ordinance No. 2020-44, 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 26th day of January, 2021.

_____

Matthew Porter, Mayor

ATTEST:

_____

Stephanie Storm, City Secretary

Budget Amendment
Redistribution of Funds Set Aside for Merit-Based Raises

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit	Debit	Credit
				Performance Based Merit Increase		One Time Payment for Topped Out Emp	
100	5112	51110	Salaries	8,718.80		400.00	
		51112	Salaries - Part Time	351.09		-	
		51130	Overtime	97.50		-	
		51310	TMRS	1,366.53		62.00	
		51440	FICA	568.38		24.80	
		51450	Medicare	132.93		5.80	
				11,235.23		492.60	
100	5113	51110	Salaries	2,586.98			
		51130	Ovetime	7.50			
		51310	TMRS	402.14			
		51440	FICA	160.86			
		51450	Medicare	37.62			
				3,195.10			
100	5131	51110	Salaries	10,808.65		400.00	
		51130	Ovetime	30.00		-	
		51310	TMRS	1,679.99		62.00	
		51440	FICA	672.00		24.80	
		51450	Medicare	157.16		5.80	
				13,347.80		492.60	
100	5132	51110	Salaries	1,990.25		400.00	
		51130	Ovetime	55.76		-	
		51310	TMRS	317.13		62.00	
		51440	FICA	126.85		24.80	
		51450	Medicare	29.67		5.80	
				2,519.66		492.60	
100	5152	51110	Salaries	3,736.67			
		51130	Ovetime	67.50			
		51310	TMRS	589.65			
		51440	FICA	235.86			
		51450	Medicare	55.16			
				4,684.84			
100	5153	51110	Salaries	5,297.92		400.00	
		51130	Ovetime	3.75		-	
		51310	TMRS	821.76		62.00	
		51440	FICA	328.70		24.80	
		51450	Medicare	76.87		5.80	
				6,529.00		492.60	
100	5154	51110	Salaries	2,195.71			
		51310	TMRS	340.34			
		51440	FICA	136.13			
		51450	Medicare	31.84			
				2,704.02			
100	5155	51110	Salaries	5,641.76			
		51130	Ovetime	270.00			
		51310	TMRS	916.32			
		51440	FICA	366.53			
		51450	Medicare	85.72			
				7,280.33			
100	5211	51110	Salaries	7,637.45		11,700.00	
		51112	Salaries - Part Time	2,870.76		-	
		51130	Overtime	150.00		-	
		51310	TMRS	1,207.05		1,813.50	
		51440	FICA	660.81		725.40	
		51450	Medicare	154.54		169.65	
				12,680.61		14,408.55	
100	5231	51110	Salaries	9,977.60		9,000.00	
		51130	Ovetime	288.58		-	
		51310	TMRS	1,591.26		1,395.00	
		51440	FICA	636.50		558.00	
		51450	Medicare	148.86		130.50	
				12,642.80		11,083.50	

Budget Amendment
Redistribution of Funds Set Aside for Merit-Based Raises

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit	Debit	Credit
100	5241	51110	Salaries	6,066.19		400.00	
		51130	Ovetime	1,048.82		-	
		51135	FSLA Overtime	1,367.18		-	
		51310	TMRS	1,314.74		62.00	
		51440	FICA	525.90		24.80	
		51450	Medicare	122.99		5.80	
				10,445.82		492.60	
100	5251	51110	Salaries	4,346.32			
		51112	Salaries - Part Time	109.51			
		51130	Overtime	440.54			
		51310	TMRS	741.96			
		51440	FICA	303.57			
		51450	Medicare	71.00			
				6,012.90			
100	5311	51110	Salaries	4,176.94			
		51310	TMRS	647.42			
		51440	FICA	258.97			
		51450	Medicare	60.57			
				5,143.90			
100	5312	51110	Salaries	5,836.74			
		51130	Ovetime	91.50			
		51310	TMRS	918.88			
		51440	FICA	367.55			
		51450	Medicare	85.96			
				7,300.63			
100	5313	51110	Salaries	1,410.55		400.00	
		51130	Ovetime	46.02		-	
		51310	TMRS	225.77		62.00	
		51440	FICA	90.31		24.80	
		51450	Medicare	21.12		5.80	
				1,793.77		492.60	
100	5411	51110	Salaries	10,056.70		1,400.00	
		51130	Ovetime	270.00		-	
		51310	TMRS	1,600.64		217.00	
		51440	FICA	640.26		86.80	
		51450	Medicare	149.74		20.30	
				12,717.34		1,724.10	
100	5511	51110	Salaries	8,888.28		1,200.00	
		51112	Salaries - Part Time	-		-	
		51130	Overtime	375.00		-	
		51310	TMRS	1,435.81		186.00	
		51440	FICA	574.32		74.40	
		51450	Medicare	134.32		17.40	
				11,407.73		1,477.80	
100	5551	51110	Salaries	9,752.89			
		51112	Salaries - Part Time	1,595.05			
		51310	TMRS	1,758.93			
		51440	FICA	703.57			
		51450	Medicare	164.55			
				13,974.99			
100	5181	56040	Special Services		145,616.47		31,649.55
112	5612	51110	Salaries	1,140.05			
		51112	Salaries - Part Time	97.22			
		51130	Overtime	15.00			
		51310	TMRS	179.03			
		51440	FICA	73.02			
		51450	Medicare	18.16			
				1,522.48			
112	5613	51110	Salaries	2,248.43		-	
		51112	Salaries - Part Time	2,361.81		300.00	
		51130	Overtime	41.25		-	
		51310	TMRS	419.26		-	
		51440	FICA	288.39		18.60	
		51450	Medicare	67.45		4.35	
				5,426.59		322.95	

Budget Amendment
Redistribution of Funds Set Aside for Merit-Based Raises

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit	Debit	Credit
112	5614	51110	Salaries	1,895.24		400.00	
		51130	Ovetime	120.00		-	
		51310	TMRS	312.36		62.00	
		51440	FICA	124.95		24.80	
		51450	Medicare	29.22		5.80	
				2,481.77		492.60	
112	5625	51110	Salaries	7,044.65			
		51112	Salaries - Part Time	7,172.69			
		51130	Overtime	90.00			
		51310	TMRS	1,456.49			
		51440	FICA	887.05			
		51450	Medicare	207.46			
				16,858.34			
112	5000	56040	Special Services		26,289.18		815.55
611	5711	51110	Salaries	4,617.80		400.00	
		51130	Ovetime	735.00		-	
		51310	TMRS	829.68		62.00	
		51440	FICA	331.87		24.80	
		51450	Medicare	77.62		5.80	
				6,591.97		492.60	
611	5712	51110	Salaries	10,011.92		500.00	
		51130	Ovetime	450.00		-	
		51310	TMRS	1,621.60		77.50	
		51440	FICA	648.64		31.00	
		51450	Medicare	151.70		7.25	
				12,883.86		615.75	
611	5714	51110	Salaries	4,137.59		1,000.00	
		51130	Ovetime	300.00		-	
		51310	TMRS	687.83		155.00	
		51440	FICA	275.13		62.00	
		51450	Medicare	64.35		14.50	
				5,464.90		1,231.50	
611	5715	51110	Salaries	6,410.20			
		51130	Ovetime	63.00			
		51310	TMRS	1,003.35			
		51440	FICA	401.34			
		51450	Medicare	93.86			
				7,971.75			
611	5719	56040	Special Services		32,912.48		2,339.85

	BUDGET	MERIT BASED	ONE TIME PYMT	DIFFERENCE B/(W)
TOTAL GENERAL FUND	227,311	145,616	31,650	50,045
TOTAL 4B FUND	27,496	26,289	816	392
TOTAL UTILITY FUND	35,878	32,912	2,340	625

Budget Amendment **Exhibit A**
Redistribution of Funds Set Aside for Merit-Based Raises

Fund	Department	Account Number	Account Description	Debit	Credit	
CARES ACT expense and revenue Fund 140 adjustment						
140	5140	58850	Major Tools and Equipment	75,723.00		Aeroclave Decontamination Systems
140	5140	52130	Tools/Equip Non Capital	47,660.00		Aeroclave Decontamination Systems
140	5140	52070	Computer Software	30,712.00		Laserfiche RIO Upgrade
140	5140	54810	Computer Hardware/Software Maintenance	28,403.00		Laserfiche RIO Upgrade
140	5140	52010	Office Supplies	5,000.00		Necessary for Vaccination Efforts (Printing, Signage, Forms, Pens, and Other Materials)
140	5140	52130	Tools/Equip Non Capital	22,000.00		PPE, Supplies, Tools, Equipment, and other
140	5140	52250	Medical & Surgical	50,000.00		Medical Supplies related to COVID-19 Response
140	5140	52380	Chemicals	10,000.00		Aeroclave and other disinfectants.
140	5140	52710	Wearing Apparel & Uniforms	5,000.00		PPE and Replacements for COVID Replacement, etc.
140	5140	52810	Food Supplies	2,000.00		Food supplies, for vaccination days, etc.
140	5140	56080	Advertising	3,000.00		Signage and other Related materials, for vaccination
140	5140	56150	Lab Analysis	48,000.00		4000 per month for 12 months.
140	5140	56530	Court & Legal Costs	5,000.00		Attorney and legal fees related to ordinances, etc.
				332,498.00		
100	4000	43450	County Proceeds	1,380,263.70		
140	4000	43450	County Proceeds		1,380,263.70	
100	4000	43450	County Proceeds		1,046,336.63	
140	4000	43450	County Proceeds		543,417.96	
Completion of Digital Sign Project at Municipal Complex						
161	5651	54910	Buildings	12,950.00		

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	E
Department:	Finance		*(City Secretary's Use Only)*
Prepared By:	Melissa Beard	**Account Code:**	
Date Prepared:	January 15, 2021	**Exhibits:**	Monthly Investment Report

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for December 31, 2020.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Investment Report for December 31, 2020.

Discussion

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

City Of Wylie

2020-2021 Investment Report

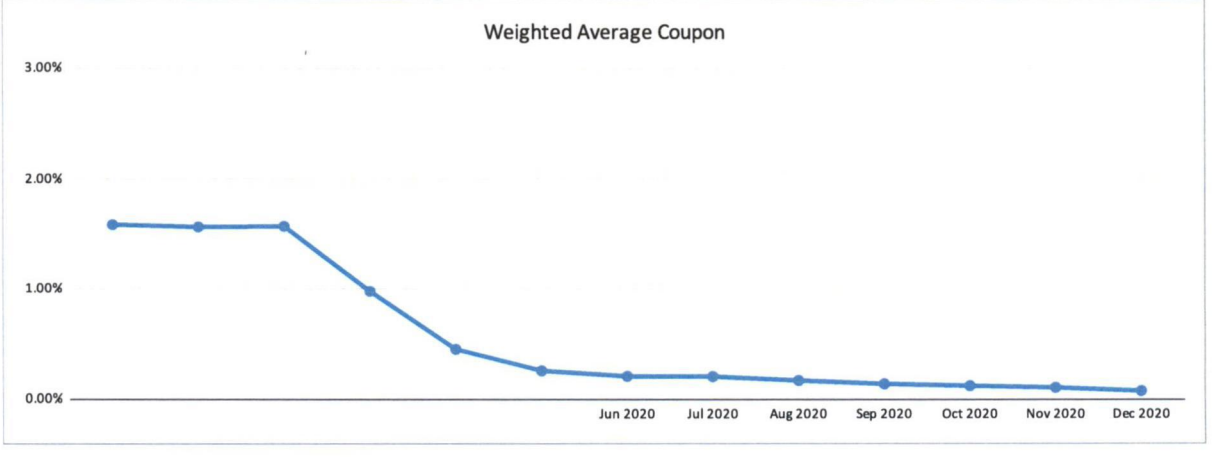
December 31, 2020

Money Market Accounts:	MMA
Certificates of Deposit:	CCD
Treasury Bills:	T-Bills
Treasury Notes:	T-Notes
Government Agency Notes:	AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	$15,397,910.13	MMA	0.0909%	Texpool	12/31/2006	NA
2	$15,945,943.50	MMA	0.0676%	TexStar	3/15/2011	NA
	$31,343,853.63					

Total

Weighted Average Coupon:	0.0790%	**Money Markets:**	$31,343,853.63
Weighted Average Maturity (Days):	1.00	**Certificates of Deposits:**	$0.00
			$31,343,853.63



Melissa Beard 1-15-20

Finance Director/Investment Officer

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	F
Department:	Finance		*(City Secretary's Use Only)*
Prepared By:	Melissa Beard	**Account Code:**	
Date Prepared:	January 15, 2021	**Exhibits:**	Revenue and Expenditure Monthly Report

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for December 31, 2020.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Revenue and Expenditure Report for December 31, 2020.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

December 31, 2020

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2020-2021	CURRENT MONTH ACTUAL 2020-2021	YTD ACTUAL 2020-2021	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 25.00%
GENERAL FUND REVENUE SUMMARY					
TAXES	32,899,113	6,532,081	18,288,902	55.59%	**A**
FRANCHISE FEES	2,840,000	357,465	357,465	12.59%	**B**
LICENSES AND PERMITS	916,852	75,992	210,471	22.96%	
INTERGOVERNMENTAL REV.	4,887,948	25,947	96,331	1.97%	**C**
SERVICE FEES	3,872,224	309,857	699,455	18.06%	**D**
FINES AND FORFEITURES	331,450	16,528	44,939	13.56%	**E**
INTEREST INCOME	25,000	538	2,190	8.76%	**F**
MISCELLANEOUS INCOME	177,500	8,062	24,908	14.03%	
OTHER FINANCING SOURCES	2,416,161	0	2,416,161	100.00%	**G**
REVENUES	**48,366,248**	**7,326,470**	**22,140,822**	**45.78%**	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,015,111	NA	NA	NA	**H**
TOTAL REVENUES	**49,381,359**	**7,326,470**	**22,140,822**	**44.84%**	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	95,507	12,878	17,572	18.40%	
CITY MANAGER	1,193,854	113,432	248,802	20.84%	
CITY SECRETARY	420,655	16,791	95,364	22.67%	
CITY ATTORNEY	170,000	22,123	22,123	13.01%	
FINANCE	1,230,039	161,812	291,669	23.71%	
FACILITIES	896,184	67,872	147,677	16.48%	
MUNICIPAL COURT	543,881	36,262	83,828	15.41%	
HUMAN RESOURCES	714,812	64,461	135,132	18.90%	
PURCHASING	203,552	18,761	42,822	21.04%	
INFORMATION TECHNOLOGY	2,004,234	69,092	617,770	30.82%	**I**
POLICE	11,203,765	1,123,192	2,463,599	21.99%	
FIRE	9,498,390	920,003	1,992,222	20.97%	
EMERGENCY COMMUNICATIONS	2,009,604	267,556	608,212	30.27%	**J**
ANIMAL CONTROL	614,738	42,438	94,672	15.40%	
PLANNING	322,362	30,063	69,567	21.58%	
BUILDING INSPECTION	595,423	57,545	132,807	22.30%	
CODE ENFORCEMENT	255,857	22,186	51,276	20.04%	
STREETS	4,466,149	239,935	463,473	10.38%	
PARKS	2,580,143	193,789	471,830	18.29%	
LIBRARY	2,106,912	200,227	465,045	22.07%	
COMBINED SERVICES	5,412,265	497,395	1,071,187	19.79%	
TOTAL EXPENDITURES	**46,538,326**	**4,177,813**	**9,586,649**	**20.60%**	
REVENUES OVER/(UNDER) EXPENDITURES	**2,843,033**	**3,148,657**	**12,554,173**	**24.24%**	

A. Property Tax Collections for FY20-21 as of December 31, 2020 are 66.16%, in comparison to FY19-20 for the same time period of over 69.15%. Sales tax is on a 2 month lag and one month has been received. December 2020 was up 3.85% compared to December 2019.

B. Franchise Fees: The majority of franchise fees are recognized in the third and fourth quarter with electric fees making up the majority.

C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed quarterly. Budget includes funds for CARES funding that were transferred to General Fund, but the accounting entry on the General Ledger has not been completed.

D. Service Fees: Trash fees billed in October are applicable towards FY 2019-20 revenue with the remaining fees coming from other seasonal fees.

E. Fines and Forfeitures are down 20% from December 2019 which is a continuation of the decreasing trend in fines.

F. The Interest rate has gone from .20% in July 2020 when budget was prepared to .0790% for December 2020.

G. Yearly transfer from Utility Fund.

H. Largest Carry Forward items: Energov Software $225,450, Rowlett Creek Dam Improvements $110,000. Stone Road Rehap Project $300,000

I. Annual software license and maintenance agreements. Percentage will level out over next few months.

J. Annual contract payments for Plano Joint Radio System $133k, hosted solution for workstaions $78k and portable radio replacements $87k. Percentage will level out over next few months.

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

December 31, 2020

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2020-2021	CURRENT MONTH ACTUAL 2020-2021	YTD ACTUAL 2020-2021	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 25.00%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	23,921,619	1,811,667	3,923,035	16.40%	**K**
INTEREST INCOME	18,000	438	1,622	9.01%	
MISCELLANEOUS INCOME	33,000	1,400	4,755	14.41%	
OTHER FINANCING SOURCES	0	0	0	0.00%	
REVENUES	**23,972,619**	**1,813,505**	**3,929,412**	**16.39%**	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	1,040,244	NA	NA	NA	**L**
TOTAL REVENUES	**25,012,863**	**NA**	**3,929,412**	**15.71%**	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	1,353,535	119,246	230,848	17.06%	
UTILITIES - WATER	4,562,713	191,009	401,109	8.79%	
UTILITIES - SEWER	1,374,903	81,772	201,069	14.62%	
UTILITY BILLING	1,170,356	99,260	208,151	17.79%	
COMBINED SERVICES	15,460,544	929,590	4,360,425	28.20%	**M**
TOTAL EXPENDITURES	**23,922,051**	**1,420,877**	**5,401,602**	**22.58%**	
REVENUES OVER/(UNDER) EXPENDITURES	**1,090,812**	**392,628**	**-1,472,190**	**-6.87%**	

K. Most Utility Fund Revenue billed in October was applicable to FY 2019-20.

L. Largest Carry Forward items: Energov Software $150,300, Pump Station Backup Generators $601.370, WW Treatment Plant Decommissioning Design $100,000

M. Annual transfer to the General Fund of $2.4 million. Other expenses are payments to NTMWD for water minimum and sewer treatment.

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	G
Department:	Planning		*(City Secretary's Use Only)*
Prepared By:	Jasen Haskins, AICP	**Account Code:**	
Date Prepared:	January 18, 2021	**Exhibits:**	2

Subject

Consider, and act upon, Ordinance No. 2021-04 for a change of zoning from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 acres located at 32 Steel Road. **(ZC2020-16)**.

Recommendation

Motion to adopt Ordinance No. 2021-04 for a change of zoning from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 acres located at 32 Steel Road. **(ZC2020-16)**.

Discussion

Approval of Zoning Case 2020-16 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning of 2.9068 acres of property located at 32 Steel Road (Lot 1, Block 1 of the Helmberger Industrial Park) from Planned Development 2018-30 (PD 2018-30) to Light Industrial (LI). Exhibit A (Legal Description) is included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2020-16, FROM PLANNED DEVELOPMENT 2018-30 (PD 2018-30) TO LIGHT INDUSTRIAL (LI), TO ALLOW FOR LIGHT INDUSTRIAL DEVELOPMENT; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Light Industrial, said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

SECTION 2: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 4: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 5: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6: 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 7: The repeal of any ordinance, or parts thereof, by the enactment of this 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 effecting any rights of the municipality under any section or provisions 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 26th day of January, 2021.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

DATE OF PUBLICATION: February 3, 2021, in the Wylie News

Exhibit A
Legal Description

Being Lot 1, Block 1 of the Helmberger Industrial Park.
Located at 32 Steel Road, Wylie, Texas 75098

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	H
Department:	Purchasing	**Account Code:**	Various Departments
Prepared By:	Glenna Hayes	**Budgeted Amount:**	$70,000.00
Date Prepared:	January 19, 2021	**Exhibits:**	

Subject

Consider, and act upon, the approval of the purchase of Uniform Apparel from ServiceWear Apparel Inc. in the estimated annual amount of $70,000.00 through a cooperative purchasing contract with OMNIA/TCPN Region 4 Cooperative, and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion to approve the purchase of Uniform Apparel from ServiceWear Apparel Inc. in the estimated annual amount of $70,000.00 through a cooperative purchasing contract with OMNIA/TCPN Region 4 Cooperative, and authorizing the City Manager to execute any necessary documents.

Discussion

With the Fiscal Year 2020-2021 budget, the City has discontinued clothing allowances for various departments and is moving towards uniform apparel. The Utility Billing, Public Works, Parks, and Code Enforcement departments established their dress codes, itemized their requirements, and reviewed various cooperative contracts. The team has determined that ServiceWear Apparel Inc. provides the best overall value in terms of price points, garment quality, and customer service options such as on-site fit sessions and on-line ordering customized to each department's needs.

Staff recommend the purchase of uniform apparel from ServiceWear Apparel Inc. in the estimated annual amount of $70,000 through a cooperative purchase contract with OMNIA/TCPN Region 4 Cooperative (#R160801)/Wylie Agreement #W2021-31-I.

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	I
			(City Secretary's Use Only)
Department:	City Secretary		
Prepared By:	City Secretary	**Account Code:**	
Date Prepared:	January 19, 2021	**Exhibits:**	Resolution, Notice, & Calendar

Subject

Consider, and act upon, Resolution No. 2021-03(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, ordering the General Election to be administered by the Collin County Elections Administrator and the City of Wylie on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three years; Designating locations of polling places; Designating filing deadlines; Ordering Notices of Election to be given as prescribed by law in connection with such election.

Recommendation

A motion to approve Resolution No. 2021-03(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, ordering the General Election to be administered by the Collin County Elections Administrator and the City of Wylie on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three years; Designating locations of polling places; Designating filing deadlines; Ordering Notices of Election to be given as prescribed by law in connection with such election.

Discussion

The offices of two City Council members, Places 2 and 4, will expire in May 2021. By the proposed Resolution, the City Council will order a General Election to be held on May 1, 2021. There will be one election for two Council seats, Place 2 and Place 4, for the Wylie City Council positions appearing on one ballot.

This Resolution stipulates the polling places where qualified voters can cast ballots for the election. It also outlines the early voting by personal appearance locations and deadlines for filing. Early voting by personal appearance shall be available at the main locations: Collin County Elections Administration, 2010 Redbud Blvd #102, McKinney, Texas (for voters in Collin County), and the Wylie Municipal Complex (Smith Public Library), 300 Country Club Road, Building 300, Wylie, Texas (for all Wylie voters) beginning on Monday, April 19, 2021 through Tuesday, April 27, 2021. Extended hours are stipulated in the Resolution. The Election Day voting will be held at the Smith Public Library. The 2021 Election Calendar are attached for your review.

RESOLUTION NO. 2021-03(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, COLLIN, DALLAS AND ROCKWALL COUNTIES, TEXAS, ORDERING THE GENERAL ELECTION TO BE ADMINISTERED BY THE COLLIN COUNTY ELECTIONS ADMINISTRATOR AND THE CITY OF WYLIE ON MAY 1, 2021, FOR THE PURPOSE OF ELECTING THE POSITIONS OF TWO COUNCIL MEMBERS (PLACE 2 AND PLACE 4) OF THE WYLIE CITY COUNCIL, TO HOLD OFFICE FOR A PERIOD OF THREE YEARS; DESIGNATING LOCATIONS OF POLLING PLACES; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION.

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

SECTION 1: An election is hereby ordered to be held on Saturday, May 1, 2021, for the purpose of electing two Council members to fill the following expiring terms on the Wylie City Council: Place 2 and Place 4.

SECTION 2: The entire City shall constitute one election precinct for this election and the Smith Public Library, 300 Country Club Road, Building 300, Wylie, Texas, is hereby designated as the polling place. The election officers and maximum number of clerks for said polling place shall be determined and appointed in accordance with the provisions of the Contract for election administration services.

Polling Place

Smith Public Library
300 Country Club Road, Building 300
Wylie, Texas 75098

Election polls shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.

SECTION 3: Early voting by personal appearance shall be available at the Smith Public Library, 300 Country Club Road, Building 300, Wylie, Texas 75098. Collin County voters may vote at any of the additional voting locations open under full contract services with the Collin County Elections Administration.

Early voting will begin on Monday, April 19, 2021 and continue through Tuesday, April 27, 2021 during the normal working hours of 8:00 a.m. to 5:00 p.m. with extended voting hours on Saturday, April 24, 2021 from 8:00 a.m. to 5:00 p.m.; and Monday, April 26, 2021 and Tuesday, April 27, 2021 from 7:00 a.m. to 7:00 p.m. For Collin County voters, applications for ballot by mail shall be requested from and mailed to the Collin County Elections Administration: Attn: Bruce Sherbet, 2010 Redbud Blvd. #102, McKinney, Texas 75069 or

absenteemailballoting@collincountytx.gov. For Dallas County and Rockwall County voters, applications for ballot by mail shall be requested from and mailed to the City of Wylie, Attn: Stephanie Storm, 300 Country Club Road, Building 100, Wylie, Texas 75098 or stephanie.storm@wylietexas.gov. Applications for ballots by mail must be received no later tan the close of business on April 20, 2021.

SECTION 4: Candidates must file for a specific place and adhere to the filing deadlines accordingly. Candidate Packets are available in the City Secretary's Office. The candidate filing periods for the General Election for Council seats, Place 2 and Place 4 are as follows:

General Election Filing For Council Seats Places 2 and 4

Beginning: January 13, 2021 at 8:00 a.m.
Ending: February 12, 2021 at 5:00 p.m.

Candidates must file in the City Secretary's Office located at 300 Country Club Road, Building 100, Wylie, Texas 75098.

SECTION 5: Direct Record Electronic (DRE) voting machines shall be used in this election for early voting by personal appearance and Election Day voting for Collin County Voters. Paper ballots shall be used for Dallas and Rockwall County voters and for all early voting by mail ballots.

SECTION 6: The City Secretary is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be so published and/or posted in connection with the conduct of this election. The election, including providing notice of the election, shall be conducted in accordance with the Texas Election Code and other applicable law, and all resident qualified and registered voters of the City shall be eligible to vote at the election.

SECTION 7: The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Texas Election Code and any other state or federal law in carrying out and conducting the election, whether or not expressly authorized herein.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Collin, Dallas, and Rockwall Counties, Texas, on this the 26th day of January, 2021.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

Election Calendar

For a City's General Election on

May 1, 2021

This calendar indicates the dates for actions necessary in a general election of city officers to be held on May 1, 2021. It includes all major actions for which the Election Code prescribes a specific date or deadline for performance, but it does not include all actions (e.g., preparation of ballot boxes and other election equipment and of sets of precinct election forms) for which the beginning date for performance can vary from one city to another depending on local factors. Each city secretary should use the chart in M §9.02 of the *Texas Municipal Election Law Manual* together with this calendar to fill in those dates on the city secretary's personal election calendar created in accordance with local conditions [see M §9.03]. The city secretary's personal calendar should also reflect dates that the city secretary prefers in place of the discretionary dates recommended in this calendar.

Column 5 indicates the time interval between the date of the action and election day. For example, the notation 50th in the entry for March 12 means that the day for beginning mandatory office hours is the 50th day before election day; the notation "+10" in the entry for May 11 means that the last day for the presiding judge of the early voting ballot board to mail to voters notices of rejected mail ballots is the 10th day after election day.

When there is a statutory provision prescribing the **last day** for the performance of an act, the number in Column 5 reflects that day. If the statutory day must be moved because of a Saturday, Sunday, or state or national holiday, the resulting date is designated in Columns 1 and 2, and Column 5 indicates, in parentheses and italics, the actual number of days measured from election day.

In preparing a personal calendar, the city secretary should remember the rule in EC §1.006 that if the last day for performance of an action falls on a Saturday, Sunday, or a state or national holiday, the deadline date is usually extended to the next regular business day whether the day is a city holiday or not [see M §2.16(a)]. When a deadline is extended for this reason, the extended date is used for determining other dates that are calculated in relation to the event of the extended date. Exceptions are noted in this calendar.

Major steps are in ALL CAPS. Steps for early voting are in *ITALICS.*

Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Dec 14	LAST DAY to begin posting on bulletin board the notice of the dates of the filing period for the general election. (30 days before first day to file application for a place on the ballot). SOS has ruled that notice must contain location where applications will be received.	City Secretary	11.05(f)	138th
Thu Dec 31	Obtain a supply of the following forms: candidate's application for place on ballot; appointment of campaign treasurer (candidate and specific-purpose committee); report of contributions and expenditures (candidate-officeholder and specific-purpose committee); application for mail ballot, and a set of administrative forms if ordered from a supply house. (Set up schedule for ordering precinct sets and other forms if they are to be ordered later.)	City Secretary	7.11 et seq. 18.10	*121st
Dec 31-Jan 22	Review recommendation for following steps listed in M §9.02 for possible needed or desired action: Steps 1 through 5 (revising election precincts; designating polling places; changing method of voting if equipment is available but not adopted for use or if acquisition of equipment by city is desired); Step 12 (establishing or changing terms of election judges).	City Secretary and City Council	9.02	*121st thru *99th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Fri Jan 1	*First day voters may submit an application for a ballot by mail (ABBM), for an Annual ABBM, or for a Federal Postcard Application (FPCA).*	City Secretary	16.51	120th
	GENERAL ELECTION			
Wed Jan 13	FIRST DAY FOR FILING APPLICATION for place on ballot. This is the 30th day before filing deadline.	City Secretary	11.05	108th
Jan 13	FIRST DAY FOR FILING DECLARATION OF WRITE-IN CANDIDACY.	City Secretary	11.10	108th
Fri Jan 15	Last day for timely filing of semi-annual report of contributions and expenditures.	City Secretary	18.05	106th
Mon Jan 18- Feb 12	Recommended period for CALLING ELECTION AND POSTING NOTICE OF ELECTION on bulletin board.	Mayor [1]	10.02 10.03 10.04 10.12	*103rd thru 78th
Mon Feb 1	LAST DAY for small city in small county to provide secretary of state notice of intent to use exception to accessibility requirements or show undue burden, if required. 90th day is on Sun. This action is extended to Mon, Feb 1 (89th day).	City Secretary	7.07(d), (e), (f)	90th *(89th)*
Tue Feb 9	If the candidate dies on or before Feb 9 (day before the 2nd day before filing deadline, in other words, the 3rd day before the filing deadline), the City Secretary MUST remove candidate's name from ballot. NOTE - If a candidate dies after this date but on or before the filing deadline, the City Secretary MAY choose to remove the candidate's name from the ballot, in which case the filing deadline is extended to the 5th day after the regular filing deadline.	City Secretary	11.25(a)	81st
	GENERAL ELECTION			
Fri Feb 12	STATUTORY LAST DAY FOR ORDERING ELECTION.[2]	Mayor[1]	10.04	78th
Feb 12	LAST DAY FOR FILING APPLICATION FOR PLACE ON BALLOT (must be received by 5 p.m.). City Secretary's office should stay open until 5 p.m. NOTE - If a candidate dies after February 9 but on or before the filing deadline, the City Secretary MAY choose to remove the candidate's name from the ballot, in which case the filing deadline is extended to the 5th day after the regular filing deadline.	City Secretary	11.05(a) 11.06 11.05(b)	78th
Feb 12	Recommended LAST DAY FOR NOTICE DESIGNATING ELECTION PRECINCTS AND POLLING PLACES.	City Council	3.07	*78th
Mon Feb 15	Recommended beginning date for preliminary work on appointment of election judges.	City Secretary	4.08	*75th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Feb 15	Recommended last day to POST 72 HOUR NOTICE OF DRAWING for order of names on ballot. Must be posted at least 72 hours preceding the time of the drawing. **NOTE:** Feb 15 is Presidents' Day, a state holiday. If the city is open for business, these recommended actions may be taken.	City Secretary	8.06	*75th
Tue Feb 16	LAST DAY FOR A WRITE-IN CANDIDATE to declare candidacy in the GENERAL election.	City Secretary	11.10	74th
Wed Feb 17	If no candidate has an opponent in an election considered to be a separate election, deliver the certification of unopposed candidates to the city council.	City Secretary	10.23	73rd
Feb 17	LAST DAY FOR FILING APPLICATION FOR PLACE ON THE BALLOT, If a candidate died after February 11 but on or before the filing deadline, and the City Secretary chose to remove the candidate's name from the ballot (see Feb 12 entry).	City Secretary	11.05(b)	73rd (5th day after filing deadline)
Feb 18-22	Recommended period to CONDUCT DRAWING FOR ORDER OF NAMES ON BALLOT. Prepare ballot format and send it to printer.	City Secretary	8.06	*72nd thru *68th
Fri Feb 19	LAST DAY for a ballot candidate in **general** election to withdraw and have name omitted from the ballot (withdrawal request must be received by 5 p.m.). **EXCEPTION:** A withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND if the public notice of the logic and accuracy test has not been published.	City Secretary	8.05(b) 11.22(b)	71st
Feb 19	LAST DAY for a write-in candidate to withdraw in **general** election and have name omitted from write-in list. The statute does not state a time, but the SOS considers 5 p.m. the deadline.	City Secretary	11.22(b)	71st
Fri Feb 19	LAST DAY that a declaration of ineligibility causes omission of candidate's name from ballot in the general election. City secretary's office should stay open until 5 p.m.	City Secretary	11.23 11.24	71st
Sat Feb 20	LAST DAY to order a **SPECIAL ELECTION** to fill a vacancy so that the filing deadline will be the 62nd day before election day. This date remains on Sat because it is not the last day to order a special election.	City Council City Secretary	13.06	70th
Mon Feb 22	LAST DAY to withdraw from GENERAL election IF filing deadline was extended due to removal of deceased candidate's name from the ballot. **EXCEPTION:** A withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND if the public notice of the logic and accuracy test has not been published.	City Secretary	11.05(b)	68th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Mar 1	If a **SPECIAL ELECTION** to fill a vacancy was ordered on or before the 70th day before the election, **this is the LAST DAY to file an application for a place on the ballot and the LAST DAY to file a declaration of write-in candidacy in the SPECIAL ELECTION.** 62nd day is on Sunday. This action is extended to Mon, Mar 1, the 61st day. **NOTE:** For information on removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Secretary	13.06	62nd *(61st)*
Tues Mar 2	First day of the period Texas Ethics Commission will defer investigation until after election (or runoff) if an allegation is filed.	City Secy/ Texas Ethics Commission	18.01	60th
Mar 2	*Recommended day to contact the county clerk or elections administrator concerning availability of the initial list of voters who have submitted **annual** applications for ballot by mail (ABBM).* **NOTE:** Mar 2 is Texas Independence Day, but these actions don't move as they are not statutory deadlines to take action.	City Secretary	16.523	*60th
Wed Mar 3	LAST DAY TO DELIVER NOTICE OF THE ELECTION TO THE COUNTY CLERK AND VOTER REGISTRAR of each county in which the election will be held. The deadline is the 60th day, which is March 2, Texas Independence Day, and moves to Wed, Mar 3. **NOTE:** The Notice must now include the location of each polling place, including the building name, if any, and the street address, including suite or room number, if any.	City Council (City Secretary)	10.16	60th (61st)
Fri Mar 5	Extended deadline to file for a place on the ballot in a city office having a 4-year term if no one has filed by 5 p.m. on Feb 12 (must be received by 5 p.m.).	City Secretary	11.05	57th
Mar 5	If a **SPECIAL ELECTION** to fill a vacancy was called on or before the 70th day before the election **this is the**: 1. **LAST DAY** for a candidate in the **special** election to withdraw (withdrawal request must be received by 5 p.m.); and 2. **LAST DAY** that a declaration of ineligibility causes omission of candidate's name from the ballot. **EXCEPTION:** a withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND if the public notice of the logic and accuracy test has not been published. **NOTE:** For information on removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Secretary	8.05(b) 11.22 11.24	57th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Mar 8-19	Recommended period for APPOINTING ELECTION JUDGES.[2] (Schedule for first council meeting after period if no meeting during period.) See M §10.15 on giving notice to election judges of their duties.	City Council[1]	4.03 4.04 4.05(b)	*54th thru *43rd
Thur Mar 11	RECOMMENDED DATE TO PRINT BALLOTS which have been prepared earlier.	City Secretary	8.16	*51st
Fri Mar 12	Beginning date of period for mandatory office hours. City Secretary must keep office open for at least 3 hours a day during regular office hours on regular business days.	City Secretary	2.15	50th
Tue Mar 16	Last day to order a **SPECIAL ELECTION** to fill a vacancy.	City Secretary	13.06	46th
Mar 16	Last day for a challenge of a candidate application based on form, content, procedure, if the first ballots by mail are placed in the mail on Mar 17.	City Secretary	11.07(d)	46th
Wed Mar 17	*DEADLINE for mailing ballots to FPCA voters and other voters who are eligible for early voting because they are voting from outside the United States. If it is not possible to mail these ballots by this deadline, the city secretary must notify the secretary of state within 24 hours of knowing the deadline will not be met.* **NOTE:** Information on the roster for a person who votes early voting in person or who votes early by mail must be available for public inspection and on the County's website if the County Clerk or EA is the early voting clerk or on the City's website if the City Secretary is the early voting clerk by 11:00 on the day after the information is entered on the roster (for voters voting in person) or by 11:00 am on the day after the early voting clerk receives the ballot (for voters voting by mail). If the entity does not maintain a website, the information must be on the bulletin board used for posting notices.	City Secretary City Secretary	16.57 16.82(b)	45th
Mon Mar 22	If a **SPECIAL ELECTION** to fill a vacancy was ordered after the 70th day before the election but on or before the 46th day before election day, this is the LAST DAY for filing an application for a place on the ballot OR to file a declaration of write-in candidacy in the **SPECIAL ELECTION.** **NOTE:** For information on removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Council	13.06(a)(2)	40th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Sat Mar 27	LAST DAY for a candidate in a **SPECIAL ELECTION** with a filing deadline of the 40th day, to withdraw or be declared ineligible and have name omitted from the ballot. The 35th day is Sat, Mar 27. EC §1.006 does not apply to this deadline, and this deadline is not moved. **EXCEPTION:** A withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND if the public notice of the logic and accuracy test has not been published. **NOTE:**For information on removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Secretary	11.22(b) 11.24(b)	35th
Thur Apr 1	Due date for filing first report of campaign contributions and expenditures by opposed candidates and specific-purpose committees supporting or opposing opposed candidates by 5 p.m. or midnight if filed electronically. City secretary's office should stay open until 5 p.m.	City Secretary	18.06	30th
Apr 1	Last day for submitting voter registration application in time to vote at the election or for requesting transfer of registration in time to vote in new precinct not in the same county and territory.	Registrar	6.23(g) 6.25(b)	30th
Apr 1	LAST DAY TO MAIL BALLOTING MATERIALS for early voting by mail to persons whose applications were accepted before the 37th day. The clerk must mail ballots out to voters by the 30th day before election day if the clerk accepted the application by the 37th day before election day (old law was the 45th day). In any case, ballots should be mailed as soon as possible.	City Secretary	16.57	30th
Apr 1-21	PERIOD FOR PUBLISHING NOTICE OF ELECTION. Must be published at least once in a newspaper during this period. NOTE: April 21 is San Jacinto Day, but it is highly recommended that the notice be published no later than April 21.	Mayor [1]	10.12 20.04	30th thru 10th
Apr 1	Minimum 10th day to begin posting continuous notice if signature verification committee meets Apr 11.	City Secretary	16.72	30th
Apr 1	Recommended last day to notify presiding judges of duty to hold election.	Mayor	10.15	*30th
Apr 1	Recommended last day to request voter registrar to prepare lists of registered voters and furnish statement of residence forms to be used in conducting the election.	City Secretary	6.32(d) 6.35 7.42	*30th
Apr 1	Recommended day to begin posting the Notice of Voting Order Priority for voters with mobility issues on the city's website if the city maintains one.	City Secretary	9.221(d)	*30th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Fri Apr 9	Recommended last day to request waiver of partial manual recount of electronically counted ballots if the secretary of state has not already issued a waiver. NOTE: It is highly unlikely the secretary of state's office will issue a blanket waiver.	City Secretary	9.45	*22nd
Apr 9-22	*Possible period for posting notice **amending** notice of branch early voting polling places.*	City Secretary	16.22(k)	22nd thru 9th
Sat Apr 10 (Apr 9 Recom-mended)	LAST DAY for POSTING NOTICE OF ELECTION on bulletin board for posting notices of city council meetings. **NOTE:** The 21st day is on Sat. Technically, the notice can be delayed until Mon, Apr 12, but it is better practice to post no later than Fri, Apr 9, which is the 22nd day before the election.	City Secretary [1]	10.12(c)	21st
Apr 10 - May 1	For City with at least 250 registered voters that maintains an internet website, period to post on website new bond election voter information pamphlet. See NOTE above re: recommended first day to post.	City Secretary		21st thru Election Day
Sun Apr 11	*First day a signature verification committee may begin work.*	City Secretary	16.72	20th
Mon Apr 12	*Last day for unregistered applicant to submit a federal postcard application and be eligible to vote a full ballot.. (The 20th day before the election is Sun, Apr 11. The deadline is extended so that if the application is placed in the mail by Mon, Apr 12, it is timely.)*	City Secretary	17.02(a) & (d)	20th *(19th)*
Tue Apr 13	*Recommended last day for publication of notice of the test of automatic tabulating and DRE equipment to be used in early voting if the test is on Apr 16. (Notice for tabulating equipment must be 48 hours before **date** of test. Notice for DRE equipment must be 48 hours before **test begins**.)*	City Secretary	7.38(d) 7.40	18th
Apr 13	*Last day early voting clerk, upon receipt of defective early voting application, must mail 2nd application with explanation of defects and instructions.*	City Secretary	16.53(c)	18th
Wed Apr 14	*Last day to begin posting continuous notice of schedule for branch early voting polling places. (5th day before beginning of early voting by personal appearance.)*	City Secretary	16.22(k)	17th
Fri Apr 16	*Last day to receive application from voter delivered in person for a ballot to be voted by mail (by close of business). This is the last business day before the beginning of early voting by personal appearance.*	City Secretary	16.51(e)(5)	15th
Apr 16	*Last day to accept an FPCA without a postmark to prove mailing date and mail the voter a full ballot if the voter is not permanently registered but meets the requirements to be registered under EC Title 2.*	City Secretary	17.02(d)	15th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Apr 16	*Last day for conducting first test of automatic tabulating and DRE equipment to be used for early voting (at least 48 hours before it is used).*	City Secretary	7.40(c) & (d)	15th
Apr 16	STATUTORY DEADLINE FOR NOTIFYING JUDGES OF DUTY TO HOLD THE ELECTION.	Mayor	10.15(a)	15th
Apr 16	Last day to challenge write-in candidate for form, content, and procedure.	City Secretary	11.10(h)	15th
Sun Apr 18	*First day cities holding joint election with county having population of 100,000 or more may convene the early voting ballot board to process mail ballots. 24-hour notice must be posted for each delivery of voting materials made before election day. If notice requirements have been followed, the board may process the materials but may not count the ballots until after the end of the period of early voting by personal appearance. (9th day before end of early voting by personal appearance.)*	City Secretary	16.74(a)	13th
Mon Apr 19	*FIRST DAY FOR EARLY VOTING BY PERSONAL APPEARANCE. If voting will be conducted on Sat or Sun, Apr 24 or 25, notice of schedule must be posted at least 72 hours before first hour of the weekend voting. (The city council must designate 2 weekdays that early voting will be conducted for 12 hours.*)	City Secretary	16.21 16.22(d) & (i)	12th
Apr 19	*First day for new illness or disability allowing late application for late (emergency) early voting.*	Voter	17.16	12th
Tue Apr 20	*Last day to accept application by mail for a ballot to be voted by mail, by 12 noon or close of business, whichever is later.*	City Secretary	16.51(d)	11th
Apr 20	*Last day to accept an FPCA from a registered voter.*	City Secretary	17.02(b)	11th
Apr 20	*Last day for county clerk or election administrator to deliver final list of voters that submitted an annual ABBM.*	City Secretary	16.523(a)	11th
Wed Apr 21	LAST DAY FOR PUBLICATION OF NOTICE OF ELECTION. NOTE: April 21 is San Jacinto Day, but it is highly recommended that the notice be published no later than the 10th day before election day.	Mayor [1]	10.12	10th
Apr 21	*Last day to post notice if early voting will be conducted on Sat, Apr 24.*	City Secretary	16.22(k)	10th
Thur Apr 22	*Last day to post notice if early voting will be conducted on Sun, Apr 25.*	City Secretary	16.22(k)	9th
Fri Apr 23	Due date for filing second report of campaign contributions and expenditures by 5 p.m. or midnight if filed electronically.	City Secretary	18.06(c) 18.08(a) & (c)	8th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Apr 26	Last day for publication of notice of first test of automatic tabulating equipment to be used at a polling place if the first test is on April 28. (48 hours before test begins.) Note that testing must occur 48 hours before equipment is to be used (starting at 7:00 am on Election Day).	City Secretary	7.40(d)	*5th
Apr 26	Last day for publication of notice of first test of DRE equipment to be used at a polling place if the first test is on April 28. Notice must be published at least 48 hours before **test begins** for DRE's.	City Secretary	7.38(d)	*5th
Apr 26	Last day for publication of notice of first test of automatic tabulating equipment to be used at a central counting station if the first test is on April 28 (48 hours before test begins).	City Secretary	7.40(b) & (d)	5th
Apr 26	*Last day for early voting clerk to receive mailed ABBM when voter submitted ABBM via email or fax on Tues April 20.*	City Secretary	16.51(e)	5th
Apr 26	*First day for death in family to qualify for late (emergency) early voting.*	City Secretary	17.31	5th
Tue Apr 27	*LAST DAY OF REGULAR EARLY VOTING BY PERSONAL APPEARANCE.*	City Secretary	16.21(c)	4th
Apr 27-May 1	*As soon as early voting is over, and until 7:00 p.m. May 1, early voting materials may be delivered to the early voting ballot board for qualifying purposes (may not be counted until election day, except if election is held jointly with a county of 100,000 or more. See below.) Post notice of delivery continuously 24 hours before each delivery.*	City Secretary	16.74(a) & (c)	4th thru close of polls
Apr 27	*In election held jointly with a county having a population of 100,000 or more, this is the first day that the EVBB may begin counting early ballots voted by mail, starting at 7:00 pm (or when polls closed that day). Assure that the counting equipment has been tested at least 48 hours before tabulation begins.*	Early Voting Ballot Board	16.74	4th at close of polls
Wed Apr 28	LAST DAY for first test of automatic tabulating equipment to be used at a polling place or central counting station and DRE equipment to be used at a polling place. If tests are conducted on this day, make sure all notices have been published. See entries for Apr 26 for deadlines for notice publication.	City Secretary	7.40(d)	3rd
Apr 28	*Last day to receive an application to cancel mail ballot that has not arrived at the early voting clerk's address as listed on the carrier envelope.*	City Secretary	16.59(a)	3rd
Apr 28	Last day for conducting first test of automatic tabulating equipment to be used at a polling place (at least 48 hours before used for counting on election day). To assure 48 hours before 7 a.m. of election day, test must be by 3rd day. Notice must be published at least 48 hours before **date** of test.	City Secretary	7.40(c) & (d)	3rd

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Apr 28	Last day for conducting first test of DRE equipment to be used at a polling place or central counting station (at least 48 hours before voting begins on election day). To assure 48 hours before 7 am of election day, test must be by 3rd day. Notice must be published at least 48 hours before **test begins** for DREs.	City Secretary	7.38(d)(1) & (2)	3rd
Apr 28 - 30	*Period to apply for late (emergency) early voting because of death in family Apr 26 or later. Requires absence from county on election day.*	City Secretary	17.33	3rd thru 1st
Apr 28 - 30	Recommended time to prepare list of registered voters for early voting ballot board if more than one early voting polling place. The early voting clerk must mark the names on the list of registered voters of persons who voted early, before this list is delivered to the precinct election judges.	City Secretary	16.76 16.83(a)	*3rd thru 1st
Apr 28 - May 1	*Period to apply for late (emergency) early voting because of illness or disability originating on or after Apr 19.*	City Secretary	17.17	3rd thru Election Day, 5 p.m.
Thur Apr 29	Last day for first test of automatic tabulating equipment to be used at a central counting station. The equipment must be tested at least 48 hours before it is used to count votes. Notice must be published at least 48 hours before **date** of test.	Presiding Judge	7.40(b) & (c)	2nd
Fri Apr 30	*Last day to deliver precinct list of registered voters, with the early voting voters marked, to presiding judges and recommended date for delivery of supplies to presiding judges.*	City Secretary	7.47(b) 16.83(j)	1st
Apr 30	Recommended date for delivery of equipment to polling places (statutory deadline is 6 a.m. on election day).	City Secretary	7.48	*1st
Apr 30	RECOMMENDED DAY TO POST NOTICE OF COUNCIL MEETING to canvass the returns if canvass will be on 3rd day after election. Notice must be posted at least 72 hours before time of meeting.	City Secretary	9.42(b)	*1st
Apr 30	*Last day to submit an application (by close of business) for and vote a ballot by personal appearance due to death in immediate family that occurred Apr 26 or later.*	City Secretary	17.33(b)	1st
Sat May 1	**ELECTION DAY.** Polls are open 7 a.m. to 7 p.m. Voting by sick or disabled voters at main early voting place, 7 a.m. to 7 p.m., where electronic voting systems are used at precinct polling place.	City Secretary	17.41	E Day
May 1	*7 a.m. to 7 p.m. early voting clerk's office must remain open for early voting activities.*	City Secretary	9.23	E Day
May 1	*5 p.m. deadline for late applications for ballots from voters who became ill or disabled Apr 19 or later.*	City Secretary	17.16 17.17	E Day

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
May 1	*Deliver early voting ballots, etc., to early voting ballot board. Second key to ballot box is delivered by chief of police or marshal.*	City Secretary	16.73(a)	E Day
May 1	7 pm deadline for receiving ballots from voters who became ill or disabled Apr 19 or later.	City Secretary	17.17	E Day
May 1	*7 pm first deadline for receiving early voting mail ballots, except overseas and armed forces ballots and certain ballots place for delivery before this deadline. After regular mail delivery, check mail box for early voting mail ballots. See additional deadline on +1 day.*	City Secretary	9.23(c) 16.58(a)	E Day
May 1	Receive precinct records, voted ballots, etc. (Chief of police or marshal receives keys to ballot boxes containing voted ballots.)	City Secretary Mayor	9.33(d) 9.34	E Day
May 1	PREPARE UNOFFICIAL TABULATION OF RESULTS.	City Secretary	9.35	E Day
Mon May 3	*Second deadline for receiving mail ballots if the delivery envelope arrives before 5 pm and has a cancellation mark indicating it was placed for delivery at or before 7 p.m. at the location of the election on election day. This second deadline occurs the day after the election. The day after the election is Sun. This deadline is extended to Mon, May 3.* ***NOTE:** This applies to voters who submitted an application for a ballot by mail and cast a by-mail ballot from within the United States.*	City Secretary	16.58(a)	+1 *(+2)*
May 3	*First day for public access to early voting by mail applications and for mailed early voting ballot materials, including those for annual ABBMs.* ***NOTE:** Information on the roster for a person who votes early voting in person or who votes early by mail to be available for public inspection and on the County or City's website (or bulletin board if there is no website) when information on voters voting in person is entered on the roster or when ballots by mail are received. See entry for Wed Mar 17.*	City Secretary	9.49(d) 16.56(g) 16.522(f)	*(+2)*
May 3	*Last day to deliver provisional ballots to Voter Registrar of each county in which city is located.*	City Secretary	9.41(a)	*(+2)*
Tue May 4	Recommended day to provide Official STATEMENT OF ELECTED OFFICER NOT APPOINTED BY THE GOVERNOR and OATH OF OFFICE to candidates who appear to have won, or may win. **These are now Secretary of State Forms 2201 and 2204.** These are provided at this time for information. They must be signed after the canvass.	City Secretary	12.32(d)	+3

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
May 4-10	*Period during which early voting ballot board may meet to count ballots received from outside the United States if the early voting clerk certifies that all ballots mailed from outside the United States have been received.*	Early Voting Ballot Board	16.74(f)(1)	+3 thru +9
May 4 -12	PERIOD FOR OFFICIAL CANVASS. Mayor sets exact day and hour. City secretary records results in election register as soon as practicable after canvass. [Canvass may occur before 11th day only if all FPCA ballots have been received and the EVBB has completed the count of provisional ballots.]	City Council/ City Secretary	9.42(b) 9.44	+3 thru +11
May 4 -12	*Completion before canvass of report of early votes cast for each candidate or measure, by election precinct.*	City Secretary	16.87	+3 thru +11
May 4 -12	AFTER CANVASS, ISSUE CERTIFICATES OF ELECTION, except that if a recount has been requested, the certificate of election for that office may not be issued until after the recount.	Mayor	12.23	+3 thru +11
May 4 - 24	Partial manual count of electronically counted ballots must begin not later than 72 hours after polls close and be completed by the +21st day. +21st day is Sat, May 22. The date is extended to Mon, May 24.	City Secretary	9.45	+3 thru +21 *(+23)*
Thur May 6	*Last day to receive a ballot from outside the United States, from a non-military voter, IF cancellation or receipt mark indicates ballot was placed for delivery by 7 pm on election day.*	City Secretary	16.58(b)	+5
Fri May 7	*Last day to receive an FPCA ballot from a member of the U.S. Armed Services or Merchant Marines or a spouse or dependent of a member. NO cancellation or receipt mark showing date placed for delivery is required on these ballots.*	City Secretary	16.58(b)	+6
May 7	Last day for provisional voter to present ID to voter registrar or execute required affidavit.	Voter Registrar	16.261(g)	+6
May 7	Last day for voter registrar to complete the review of provisional ballots.	Voter Registrar	9.41(d)	+6
May 7	Type A elected officials may qualify and assume duties of office [LGC §22.006]. The statute states 5th day after election, excluding Sundays. The resulting day is the 6th day after. Officials may not take office until the canvass is complete unless the election was cancelled.	Candidate with City Secretary	12.34	+6
May 7, 2022	NOTE for **May 7, 2022**: IF City maintains a website, deadline to post on website the requirements and deadline for filing for candidacy of each elected office of the political subdivision. NOTE: See Endnotes for additional information that must be posted on the website.	City Secretary	N/A	365th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Sun May 9-17	ORDERING OF RUNOFF ELECTION, if necessary, not later than 5th day after canvass.	City Council or Mayor [1]	14.04	+8 thru +16
Mon May 10	Last day for Voter Registrar to designate a time of delivery of provisional ballots to the general custodian of election records or presiding judge of the EVBB. Time must be before the convening of the EVBB. The +7 day is May 8, a Sat. This deadline is extended to Mon, May 10 (+9th day).		9.41(c) TAC §81.175(d)(3)	+7 *(+9)*
May 10	Last day for general custodian of election records or presiding judge of the early voting ballot board to retrieve the provisional ballots from the voter registrar.	City Secretary or Judge of EVBB	9.41(d)	+9
May 10	Last day for the EVBB to convene for counting the provisional ballots or any by mail ballots timely and properly received after election day. See entries for May 3, 6, and 7.	Early Voting Ballot Board	16.77(b) 16.58(b)	+9
Tue May 11	Last day for presiding judge of EVBB to mail notices of rejected mail ballots to voters.	Presiding Judge of EVBB	16.78	+10
Wed May 12	LAST DAY for conducting the official canvass of the election.	City Council	9.42(b)	+11
Fri May 14-May 24	Period during which notice of disposition of provisional ballots must be mailed to voters. If 10th day is Sat or Sun (May 15-16), last day is Mon, May 17. If 10th day is Sat, May 22, last day is Mon, May 24.	Presiding Judge of EVBB	16.77(e)	By 10th day after canvass
Mon May 17	Election records must be available in an electronic format no later than this day, for a fee of not more than $50.00. The deadline is the 15th day, which is a Sunday, and moves to Mon May 17,	City Secretary	9.48(e) 9.5	+15 (+16)
Mon May 24-Jun 28	POSSIBLE PERIOD FOR RUNOFF ELECTION, depending on date of official canvass, unless a charter provides for a later date. If 45th day is Sat, Jun 26, the deadline moves to Mon, Jun 28. **NOTE:** The order of the names on the runoff ballot should be in the same order as they appeared on the general election ballot, so no ballot drawing is required for the runoff ballot.	City Secretary/ City Council	14.03 8.06(g) 14.07	20th-45th (47th) day after canvass
May 24	Last day for mailing results of manual count to secretary of state. +21st day is Sat. The deadline is extended to Mon, May 24.	City Secretary	9.45	+21 *(+23)*
Mon May 31	Last day Type A elected officials may qualify and assume duties of office; if they fail to qualify by this day, the office is considered vacant	Candidate with City Secretary	12.34	+30
Thur Jun 10	LAST DAY OF MANDATORY OFFICE HOURS.	City Secretary	2.15	+40
Thur July 1	First day for transfer of voted ballots from the locked ballot box to another secure container.	City Secretary	9.49(g)	+61

*An asterisk in Column 5 indicates the time stated is not required by statute.

Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Thur July 15	Last day for timely filing of semiannual report of contributions and expenditures.	City Secretary	18.05	July 15
Mar 2, 2023	Last day of preservation period for ballots and other precinct election records of city election, except for candidate applications.	City Secretary	9.49(g)	+22 months
May 2, 2023	Last day of preservation period for candidate applications.	City Secretary	11.02(f)	+2 years

Endnotes

[1] Follow home-rule city's charter provision, if any.

[2] The city's governing body may choose to conduct a mock student election under EC §276.007. The major steps taken for a general election should be taken for a student election. The student election may be held on the first day before the election, but results must not be published until after the polls close on election day.

[3] If a candidate on the ballot dies on or before the filing deadline, the City Secretary MAY choose to remove the candidate from the ballot, in which case, the filing deadline is extended 5 days. If that extended filing deadline falls on a weekend or holiday, it is extended to the next business day. Withdrawal deadlines after the extended filing deadlines will also be impacted. The Monday, March 1 filing deadline for a special election to fill a vacancy ordered on or before the 70th day before election day would be extended to Monday, March 8, and the withdrawal deadline for that extended deadline would be Saturday, March 13 (the withdrawal deadline does NOT move to the next business day). The Monday, March 22 filing deadline for a special election to fill a vacancy ordered after the 70th day but on or before the 46th day before election day would be extended to Monday, March 29, and the withdrawal deadline for that extended deadline would be Saturday, April 3 (the withdrawal deadline does NOT move to the next business day).

[4] The following information must be posted on a city's website, if the city maintains a website: (1) the political subdivision's contact information, including a mailing address, telephone number, and e-mail address; (2) each elected officer of the political subdivision; (3) the date and location of the next election for officers of the political subdivision; (4) the requirements and deadline for filing for candidacy of each elected office of the political subdivision for the next election (posted one year prior to the date of that election). (5) each notice of a meeting of the political subdivision's governing body under Subchapter C, Chapter 551; and (6) each record of a meeting of the political subdivision's governing body under Section 551.021. Note that a City with population of less than 5,000 located in a county with population of less than 25,000 does not have to post (5) and (6) on its website.

NOTE ON CALENDAR FOR SPECIAL OR RUNOFF ELECTION

To prepare a calendar for a special election to fill a vacancy in office, see M §13.02; for a special election on a measure, see M §15.02; for a runoff election, see M §14.03.

NOTE ON CONTEXT

When reading a section of the Election Code, remember to read the chapter and subchapter titles to determine if the section you are reading applies to cities.

*An asterisk in Column 5 indicates the time stated is not required by statute.

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	1
Department:	Planning		*(City Secretary's Use Only)*
Prepared By:	Jasen Haskins, AICP	**Account Code:**	
Date Prepared:	January 18, 2021	**Exhibits:**	

Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 acres located at the northwest corner of County Line Road and Troy Road. **(ZC2020-17).**

Recommendation

Motion to approve a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 acres located at the northwest corner of County Line Road and Troy Road. **(ZC2020-17).**

Discussion

OWNER: Lake Park Villas, LLC **APPLICANT: Michael Ryan Joyce**

The applicant is requesting to rezone 26.653 acres located on the northwest corner of County Line Road and Troy Road. The property is currently zoned multi-family. The requested rezoning to a Planned Development (Exhibit B) is to allow for a change from a townhome development designed for buildings with 5-7 units to one which allows only 2-3 units per building.

This request stems from the original developer being unable to complete the property as originally planned. That plan included 165 townhomes in ~25 buildings for which a preliminary plat was approved in 2017 (Exhibit C). Utility and roadway construction for phase one was completed and final platted in 2019. The project has been dormant since (Exhibit D).

The applicant wishes to complete the project with duplexes, and a few triplexes; however, the zoning ordinance calls for a minimum of 35' wide end lots on townhomes. Duplexes are essentially 2-unit townhomes by the zoning ordinance. However, all lots, by definition, are end lots on a duplex, and the applicant would not only have to replat the entire 26 acres to maintain the 35' wide minimum, but also incur an expense to move the utilities and reform the pad sites for the 72 lots on ~12 acres of phase 1.

The PD conditions allow all end lots within the development to be 30' in order to place duplexes. The PD also allows for duplexes with single car garages. At the request of the Planning and Zoning Commission, the PD conditions require 16' minimum driveways to accommodate off-street parking. All other aspects of the proposal are in keeping with the conditions

of the current by-right zoning district.

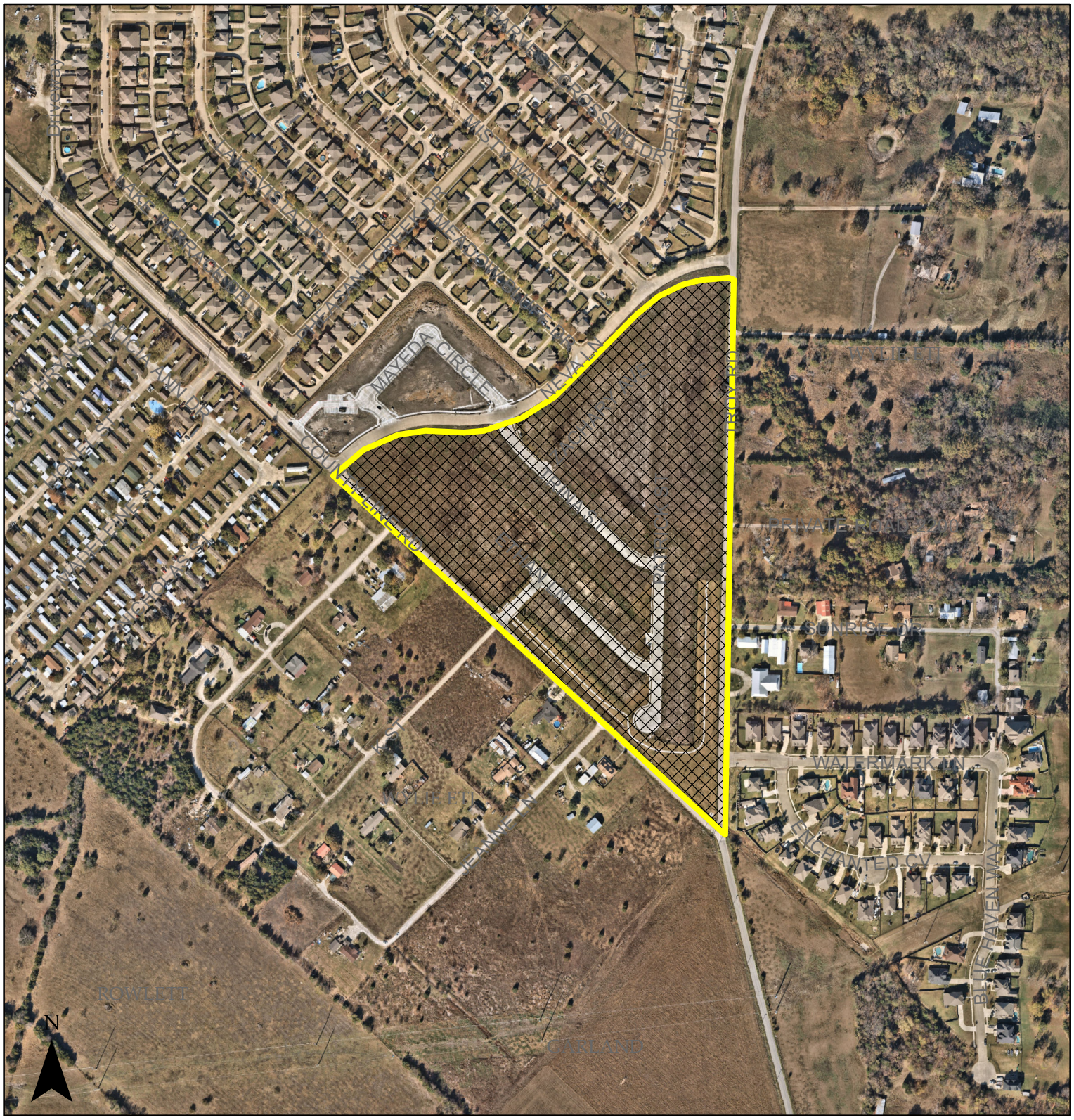
Staff has minimal concerns regarding the reduction of the end lots to 30'. The purpose of the 35' end lot is to both maintain open space and allow for fire access between larger townhome structures. The nature of a duplex development minimizes that purpose and the PD Conditions prevent townhomes larger than a triplex.

Staff did have concerns regarding the single car garages. The zoning ordinance requires a minimum 500 sq. ft. garage and the proposed PD conditions allow for 225 sq. ft. As Wylie is a third-ring suburb and the location of this development is located ~4 miles from the commercial center at FM 544 and SH 78, automotive trips are likely with the possibility of multiple vehicles in each household. P&Z's addition of wider driveways has alleviated that concern.

Notifications/Responses: 21 notifications were mailed; with no responses received in favor or in opposition of the request.

P&Z Commission Discussion
After the applicant agreed to provide the aforementioned driveways, the Commission voted to recommend approval 5-0.

Locator Map



ZC 2020-17

Subject Property

0 215 430 860 1,290 1,720 Feet

CITY OF WYLIE

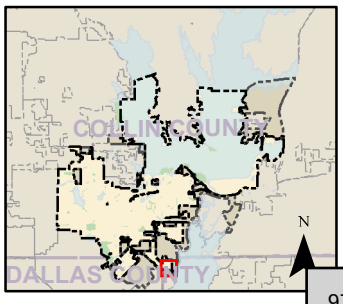


Exhibit "B"
Planned Development Conditions
ZC 2020-17
"Lake Park Villas"

I. PURPOSE:

The purpose of this Planned Development (PD) is to allow the continued development of the Lake Park Villas subdivision with the approved preliminary plat dated May 9th, 2017, adjusting for townhomes limited to duplexes and triplexes.

II. GENERAL CONDITIONS

A. This Planned Development District shall not affect any regulations within the City of Wylie Zoning Ordinance, current or as amended, except as specifically provided herein.

B. All regulations of the underlying Multi-Family District, including new residential development standards, as set forth in Articles 3, 5, and 7 of the City of Wylie Zoning Ordinance (adopted as of September, 2019) are included by reference and shall apply herein.

III. SPECIAL CONDITIONS

To facilitate the development of a duplex residential development the following conditions shall apply:

A. Section 3.3.A.1 is amended as follows: The TH district is a single family residential district allowing between 2 and 3 attached houses on individual lots and requiring a minimum lot size of 3,000 square feet. The Townhouse District is intended to provide flexibility for development of properties that are providing open space, preserving natural areas of value, or avoiding areas with environmental hazards.

B. Figure 3-5 is amended as follows:

Figure 3-5 - Townhouse District	
Lot Size - minimums	
Lot Area (sq ft)	3,000 sq ft
Lot Width (feet)	30
Lot Width of Corner Lots (feet)	45
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	120
Dwelling Regulations	
Minimum Square Footage	1,000 - Duplex (2 dwellings) 1,200 - others (3+dwellings)
Design Standards Level of Achievement	See section 3.4 Residential Design Standards
Yard Requirements - Main Structure	
Front Yard (feet)	20
Side yard (Feet)	0 for interior or 5 for exterior
Side yard of Corner Lots (feet)	15
Side Yard of Allowable nonresidential use	NA
Rear yard (feet)	20
Rear yard Double Front Lots (feet)	45
Lot Coverage	60%
Height of Structures	
Main Structure(feet)	40
Accessory Structure (feet)	14

C. Section 3.F.10 shall be amended as follows:

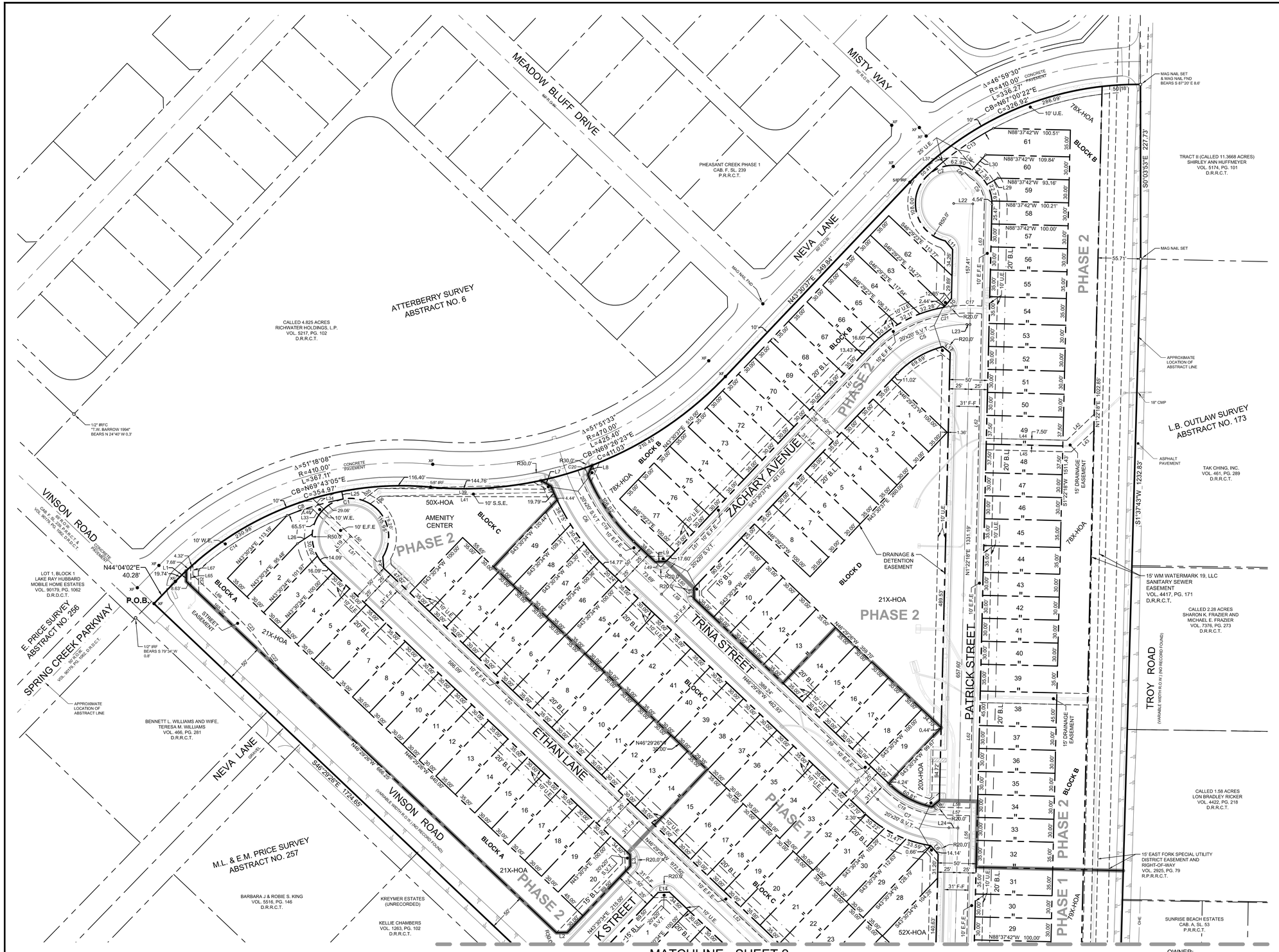
10. Garage Entry
    a. Base Standard

Garage doors shall be located on the primary street elevation of a residential unit. Each garage shall be a minimum of 225 square feet.

Driveways shall be a minimum of 16 feet wide from right-of-way curb (exclusive of required radius) to garage door to accommodate off-street parking.

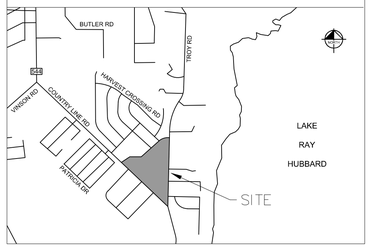
b. Desirable Design Attributes

Garage doors shall be styled with carriage style hardware.



VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LEGEND

EASEMENTS	
DE	DRAINAGE
EFE	EAST FORK SUD
PE	PARKING
SSE	SANITARY SEWER
SVT	SIGHT VISIBILITY TRIANGLE
UE	UTILITY
WE	WATER
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
POB	POINT OF BEGINNING
DRRCT	DEED RECOROS ROCKWALL COUNTY, TEXAS
PRRCT	PLAT RECORDS ROCKWALL COUNTY, TEXAS

SEE SHEET No. 2 FOR LINE/CURVE TABLES & DETAILS

P&Z 4/18/17
CC 5/9/17

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
LAKE PARK VILLAS

PHASE 1
BLOCK B, LOTS 1-31, 79X;
BLOCK C LOTS 15-49, 51X-52X;
BLOCK D, LOTS 14-19

PHASE 2
BLOCK A, LOTS 1-21X;
BLOCK B, LOTS 32-78X;
BLOCK C LOTS 1-14, 50X;
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS
8 HOA LOTS
BEING 26.586 ACRES SITUATED IN THE
ATTERBERRY SURVEY, ABSTRACT NO. 6
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

OWNER:
Wylie Vinson Troy Holding, LLC
14160 N Dallas Pkwy, Suite 760
Dallas, TX 75254
Phone: 972-965-5866
Contact : Sam Fan

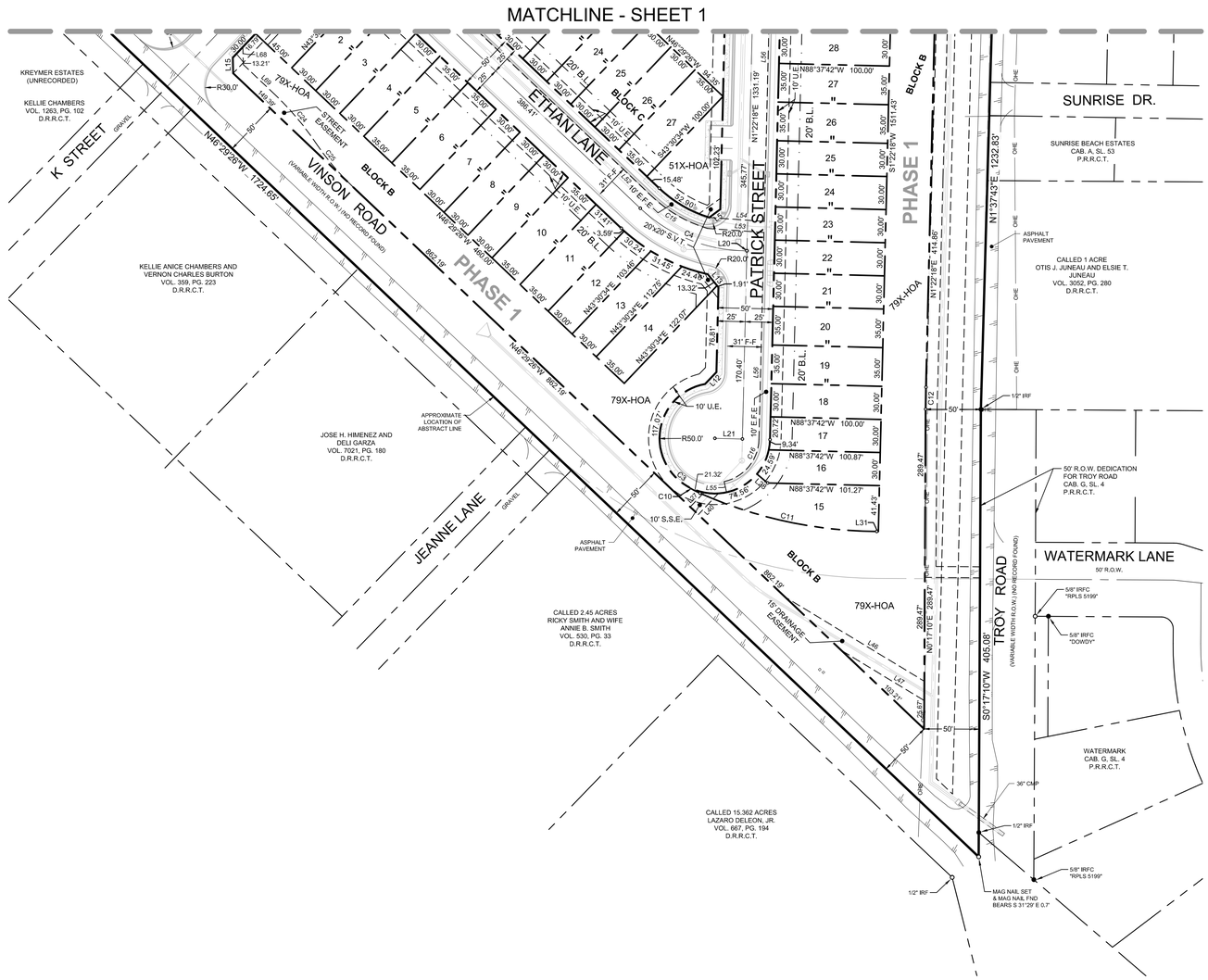
APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Jay Marsh, P.E.

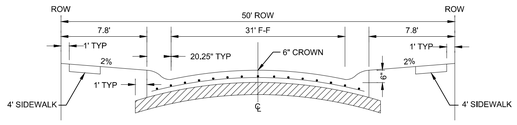
Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	APR. 2017	063225200	1 OF 3

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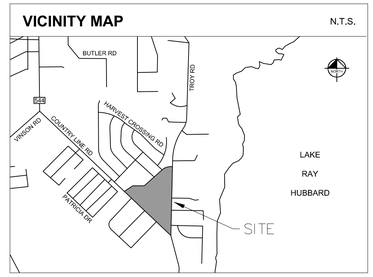
DWG NAME: K:\FRI_SURVEY\063225200-WYLIE - VINSON ROAD\DWG\063225200 PRELIM PLAT.DWG PLOTTED BY HOERNER, JOHN 4/13/2017 4:04 PM LAST SAVED 4/13/2017 11:07 AM

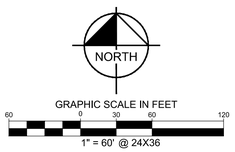




PARABOLIC STREET SECTION

NTS





Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. Bearing system of this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.
4. FLOOD STATEMENT: According to Map No. 48397C0010L, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain). This flood statement shall not create liability on the part of the surveyor.
5. Approximate Density is 6.28 Dwelling Units / Acre.
6. All HOA lots will be owned and maintained by the HOA.
7. No appurtenance between the height of 2' and 9' may be placed in visibility triangles or easements.
8. Certificate of Occupancy will not be issued for the property until all the onsite and offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.

LEGEND

EASEMENTS	
DE	DRAINAGE
EFE	EAST FORK SUD
PE	PARKING
SSE	SANITARY SEWER
SVT	SIGHT VISIBILITY TRIANGLE
UE	UTILITY
WE	WATER
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
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XF	"X" CUT IN CONCRETE FOUND
POB	POINT OF BEGINNING
DRRCT	DEED RECORDS ROCKWALL COUNTY, TEXAS
PRRCT	PLAT RECORDS ROCKWALL COUNTY, TEXAS

BENCH MARK LIST

BM 50 - CITY OF WYLIE MONUMENT No. 5 LOCATED NORTH OF THE NORTHEAST INTERSECTION OF TROY ROAD AND COUNTY ROAD 732 (BEAVER CREEK).

ELEV = 454.277'

BM 51 - CITY OF WYLIE MONUMENT No. 2 LOCATED NORTH OF STATE HIGHWAY No. 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 104 SOUTH BALLARD STREET.

ELEV = 550.238'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°10'06"E	13.83'	L21	S88°37'42"E	25.00'	L41	S89°47'35"E	228.61'	*L61*	N43°30'37"E	396.02'
L2	S88°30'34"W	14.14'	L22	S88°37'41"E	25.00'	L42	S46°22'18"W	49.47'	*L62*	N01°22'18"E	645.37'
L3	S01°29'26"E	14.85'	L23	S88°37'42"E	4.02'	L43	S46°22'18"W	40.69'	*L63*	N01°22'18"E	133.10'
L4	S04°14'36"E	14.87'	L24	S88°37'42"E	11.69'	L44	N88°37'42"W	105.02'	*L64*	N43°37'42"W	21.22'
L5	N53°00'57"E	12.41'	L25	N10°53'47"W	10.00'	L45	N88°37'42"W	111.23'	L65	S01°29'26"E	24.98'
L6	S40°55'41"E	14.79'	L26	N56°39'39"E	23.34'	L46	S58°48'39"E	147.35'	L66	N46°29'26"W	78.62'
L7	S61°47'35"E	15.19'	L27	S43°30'34"W	18.09'	L47	S58°48'39"E	87.65'	L67	N00°39'24"E	13.60'
L8	S24°05'57"W	13.98'	L28	S49°45'23"E	12.59'	L48	S88°30'34"W	10.10'	L68	S01°29'26"E	15.86'
L9	N88°30'36"E	14.14'	L29	S60°05'35"W	16.51'	*L49*	S46°29'26"E	10.00'	L69	N46°29'26"W	39.29'
L10	S41°31'05"W	15.29'	L30	S41°50'43"W	26.46'	*L50*	S45°26'55"E	109.98'			
L11	S40°52'32"E	14.87'	L31	N89°40'31"W	1.45'	*L51*	S45°26'55"E	110.07'			
L12	N43°37'08"E	14.87'	L32	S01°29'26"E	30.35'	*L52*	S46°29'26"E	912.59'			
L13	S39°00'33"E	15.24'	L33	S46°29'26"E	11.66'	*L53*	S85°56'29"E	51.38'			
L14	N88°30'34"E	14.85'	L34	S46°29'26"E	20.09'	*L54*	S85°56'29"E	49.79'			
L15	S01°29'26"E	14.14'	L35	S53°14'58"W	25.45'	*L55*	N12°14'42"W	10.00'			
L16	N50°18'05"E	13.14'	L36	S53°14'58"W	16.66'	*L56*	N01°22'18"E	187.39'			
L17	N50°26'30"W	12.36'	L37	N40°37'36"W	17.00'	*L57*	S88°15'00"E	50.84'			
L18	S01°29'24"E	14.14'	L38	N40°37'36"W	48.99'	*L58*	S88°15'00"E	49.91'			
L19	S43°30'34"W	25.00'	L39	N89°47'35"W	227.55'	*L59*	N46°29'26"W	462.93'			
L20	N90°00'00"E	0.11'	L40	S43°30'34"W	26.40'	*L60*	S46°29'26"E	50.00'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	258°27'47"	50.00'	225.55'	S82°44'27"W	77.46'	*C21*	53°13'42"	165.00'	153.29'	S70°07'28"W	147.83'
C2	258°27'47"	50.00'	225.55'	S52°08'25"W	77.46'	C22	12°33'28"	236.36'	51.80'	S40°11'48"E	51.70'
C3	258°27'47"	50.00'	225.55'	S49°23'48"E	77.46'	C23	12°35'28"	263.71'	57.95'	N40°12'18"W	57.84'
C4	43°30'34"	140.00'	106.31'	S68°14'43"E	103.78'	C24	12°34'41"	264.00'	57.96'	N40°12'06"W	57.84'
C5	46°24'35"	150.27'	121.72'	S66°44'10"W	118.42'	C25	12°34'41"	236.00'	51.81'	S40°12'06"E	51.71'
C6	26°16'42"	280.00'	128.42'	S33°21'05"E	127.30'						
C7	43°25'26"	135.27'	102.52'	S68°13'29"E	100.09'						
C8	10°55'56"	400.00'	76.32'	S73°38'15"W	76.21'						
C9	60°21'15"	40.00'	42.14'	N28°48'19"W	40.21'						
C10	11°35'40"	90.00'	18.21'	S60°06'59"E	18.18'						
C11	23°45'42"	397.50'	164.85'	S77°47'40"E	163.67'						
C12	1°05'08"	1050.00'	19.89'	S00°49'44"W	19.89'						
C13	15°14'50"	400.00'	106.44'	S54°17'14"W	106.13'						
C14	19°37'03"	400.00'	136.96'	S58°21'45"W	136.29'						
C15	26°53'39"	125.00'	58.67'	S59°56'16"E	58.14'						
C16	76°23'00"	40.00'	53.33'	N39°33'48"E	49.46'						
C17	16°24'14"	175.00'	50.10'	S88°13'45"W	49.93'						
C18	32°06'12"	120.00'	67.24'	S62°32'33"E	66.36'						
C19	26°07'25"	265.00'	120.82'	S33°25'44"E	119.78'						
C20	2°14'54"	255.00'	10.01'	S21°32'41"E	10.01'						

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
LAKE PARK VILLAS

PHASE 1
BLOCK B, LOTS 1-31, 79X;
BLOCK C LOTS 15-49, 51X-52X;
BLOCK D, LOTS 14-19

PHASE 2
BLOCK A, LOTS 1-21X;
BLOCK B, LOTS 32-78X;
BLOCK C LOTS 1-14, 50X;
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS
8 HOA LOTS
BEING 26.586 ACRES SITUATED IN THE
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CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

OWNER:
Wylie Vinson Troy Holding, LLC
14160 N Dallas Pkwy, Suite 760
Dallas, TX 75254
Phone: 972-865-5866
Contact : Sam Fan

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Jay Marsh, P.E.

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	APR. 2017	063225200	2 OF 3

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DWG NAME: K:\FRI_SURVEY\063225200\WYLIE - VINSON ROAD\DWG\063225200 PRELIM PLAT.DWG PLOTTED BY HOEFNER, JOHN 4/13/2017 4:05 PM LAST SAVED 4/13/2017 11:07 AM

STATE OF TEXAS §

COUNTY OF ROCKWALL §

CITY OF WYLIE §

WHEREAS WYLIE VINSON TROY HOLDING, LLC, are the sole owners of a tract of land situated in the Atterberry Survey, Abstract No. 6, City of Wylie, Rockwall County, Texas and being all of a called 26.586 acre tract of land described in Special Warranty Deed to Wylie Vinson Troy Holdings, LLC, as recorded in Instrument No. 20160000014754, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northwest corner of said 26.586 acre tract, being at the intersection of the centerline of Vinson Road, a variable width right-of-way, with the southeasterly right-of-way line of Neva Lane, a 60 foot wide right-of-way;

THENCE departing the centerline of said Vinson Road, along the northwesterly line of said 26.586 acre tract and the southeasterly right-of-way line of said Neva Lane, the following courses:

North 44°04'02" East, a distance of 40.28 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 51°18'08", a radius of 410.00 feet, a chord bearing and distance of North 69°43'05" East, 354.97 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 367.11 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the left having a central angle of 51°51'33", a radius of 470.00 feet, a chord bearing and distance of North 69°26'23" East, 411.03 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 425.40 feet to an "X" cut in concrete found for corner at the end of said curve;

North 43°30'37" East, a distance of 349.84 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right having a central angle of 46°59'30", a radius of 410.00 feet, a chord bearing and distance of North 67°00'22" East, 326.92 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 336.27 feet to a mag nail set for the northeast corner of said 26.586 acre tract on the westerly line of a called 11.3668 acre tract of land described as Tract II in a deed to Shirley Ann Huffmeyer, as recorded in Volume 5174, Page 101, Deed Records, Rockwall County, Texas, same being in Troy Road, a variable width right-of-way, from which a mag nail found for witness bears South 87°20' East, 8.6 feet;

THENCE South 00°03'53" East, along the easterly line of said 26.586 acre tract, the westerly line of said Tract II, and crossing said Troy Road, a distance of 227.73 feet to a mag nail set for the southwest corner of said Tract II, being on the centerline of said Troy Road;

THENCE South 01°37'43" West, continuing along the easterly line of said 26.586 acre tract and along the centerline of said Troy Road, a distance of 1232.83 feet to a 1/2 inch iron rod found for the southwest corner of a called 1 acre tract of land described in a deed to Otis J. Juneau and Elsie T. Juneau, as recorded in Volume 3052, Page 280, said Deed Records, common to the northwest corner of Watermark, according to the plat thereof recorded in Cabinet G, Slide 4, Plat Records, Rockwall County, Texas;

THENCE South 00°17'10" West, continuing along the easterly line of said 26.586 acre tract and the centerline of said Troy Road, a distance of 405.08 feet to a mag nail set for the southerly corner of said 26.586 acre tract, being at the intersection of the centerline of said Troy Road with the centerline of aforesaid Vinson Road, from which a mag nail found for witness bears South 31°29' East, 0.7 feet;

THENCE North 46°29'26" West, departing the centerline of said Troy Road, along the southwesterly line of said 26.586 acre tract and the centerline of said Vinson Road, a distance of 1724.65 feet to the **POINT OF BEGINNING** and containing 26.586 acres (1,158,070 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **WYLIE VINSON TROY HOLDING, LLC**, ACTING HEREIN BY AND THROUGH HIS (ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LAKE PARK VILLAS**, AN ADDITION TO THE CITY OF WYLIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WYLIE'S USE THEREOF. CITY OF WYLIE, TEXAS SUBDIVISION ORDINANCE ADOPTED 2-25-03, AMENDED 7-24-07.

THE CITY OF WYLIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WYLIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, my hand, this _____ day of _____, 20_____.

BY: WYLIE VINSON TROY HOLDING, LLC

By: _____
Sam Fan - Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Wylie, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

_____ _____
Mayor — Date
City of Wylie, Texas

ACCEPTED

_____ _____
Mayor — Date
City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the **LAKESIDE ON TROY**, a subdivision or addition to the City of Wylie was submitted to the City Council on the ___ day of _____ 20___, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said pla and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D. 20___.

_____
City Secretary
Ciy of Wylie, Texas

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
LAKE PARK VILLAS

PHASE 1
BLOCK B, LOTS 1-31, 79X;
BLOCK C LOTS 15-49, 51X-52X;
BLOCK D, LOTS 14-19

PHASE 2
BLOCK A, LOTS 1-21X;
BLOCK B, LOTS 32-78X;
BLOCK C LOTS 1-14, 50X;
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS
8 HOA LOTS
BEING 26.586 ACRES SITUATED IN THE
ATTERBERRY SURVEY, ABSTRACT NO. 6
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

OWNER:
Wylie Vinson Troy Holding, LLC
14160 N Dallas Pkwy, Suite 760
Dallas, TX 75254
Phone: 972-965-5866
Contact : Sam Fan

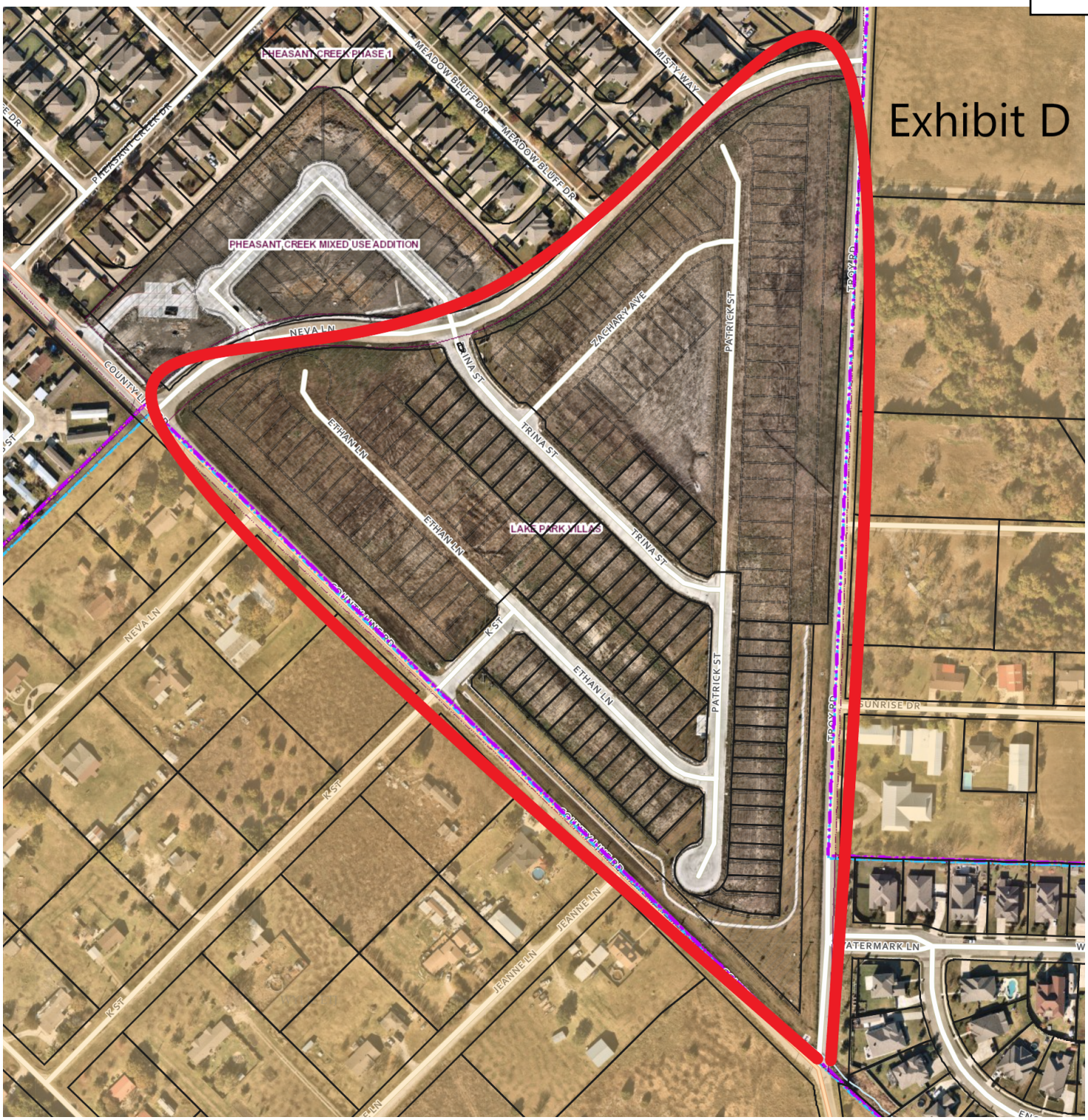
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Phone: 972-335-3580
Fax: 972-335-3779
Contact : Jay Marsh, P.E.

Kimley»Horn
5750 Genesis Court, Suite 200 — Tel. No. (972) 335-3580
Frisco, Texas 75034 — FIRM # 10193822 — Fax No. (972) 335-3779

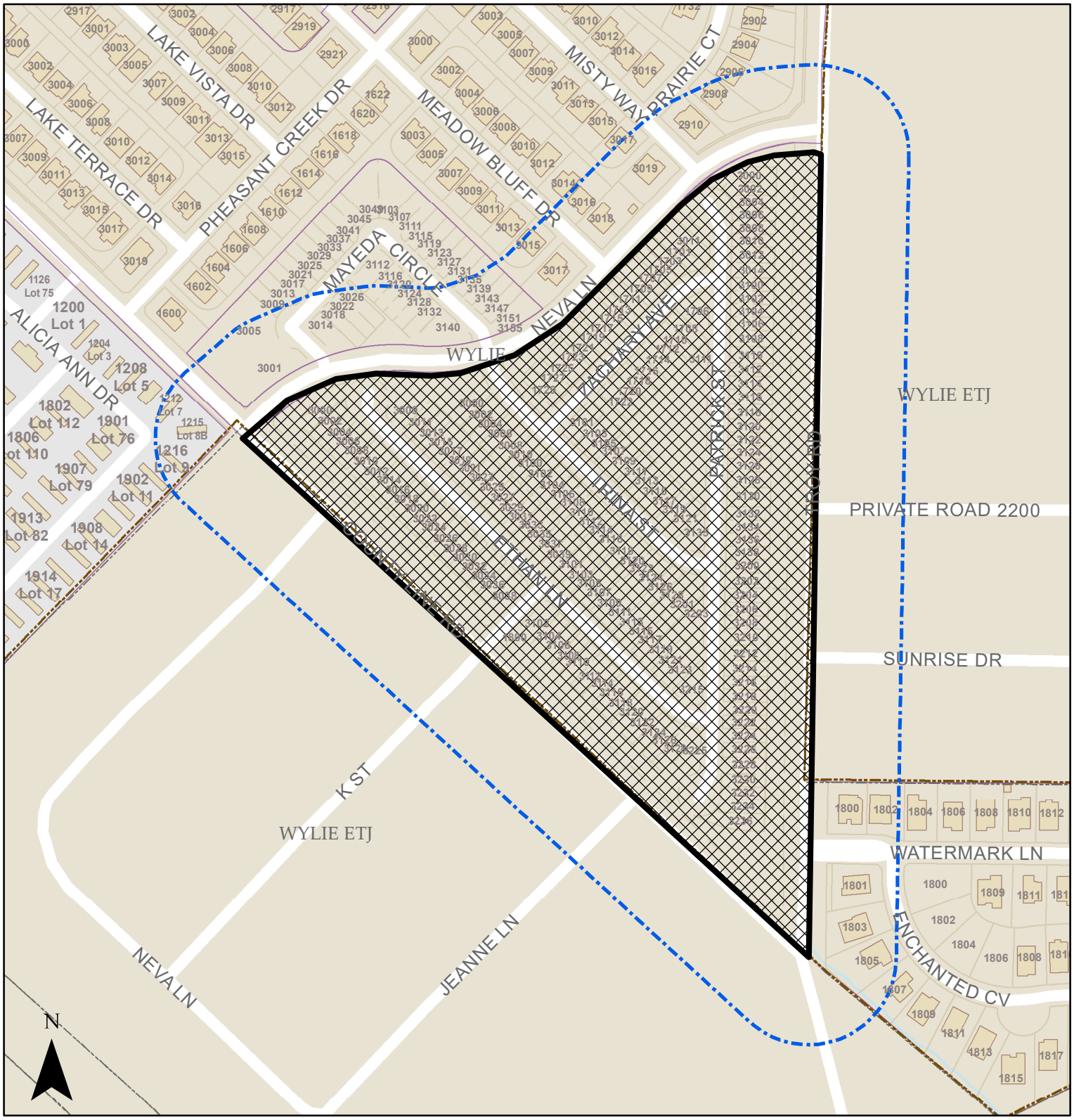
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N/A	JMH	KHA	APR. 2017	063225200	3 OF 3

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Exhibit D
PHEASANT CREEK PHASE 1
MEADOW BLUFF DR
MISTY WAY
PHEASANT CREEK MIXED USE ADDITION
NEVA LN
ZACHARY AVE
PATRICK ST
TROY RD
TRINA ST
ETHAN LN
LAKE PARK VILLAS
K ST
SUNRISE DR
JEANNE LN
WATERMARK LN

Notification Map



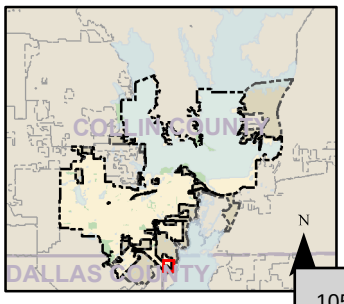
ZC 2020-17

200 Foot Notifcation Buffer

Subject Property

0 145 290 580 870 1,160 Feet

CITY OF WYLIE





MJP
MICHAEL JOYCE
PROPERTIES

Wylie Lake Park Villas

- Objective – To amend the existing multifamily zoning to allow for a product that better serves the area while enhancing the street scape for the City and Residents of Wylie, TX.

Wylie Lake Park Villas

- Preliminary Plat was approved on April 9, 2017 – 165 Town Home Lots
- Typical lot size 30’ x 100’
- 35’ x 100’ end unit lots
- Phase 1 Development Construction Plan was approved in July 2018
- Phase 1 received final acceptance in January 2020
- Final Plat for Phase 1 has been recorded

Wylie Lake Park Villas

- 30’-35’ Town home lots with 20’ front yard setbacks
- Multi unit buildings in configurations varying from 2 - 7 units per building
- Minimum 3,000 square foot lots
- 0’-5’ side yard setbacks
- 25’ rear yard setbacks
- 1,000 – 1,200 square foot minimums

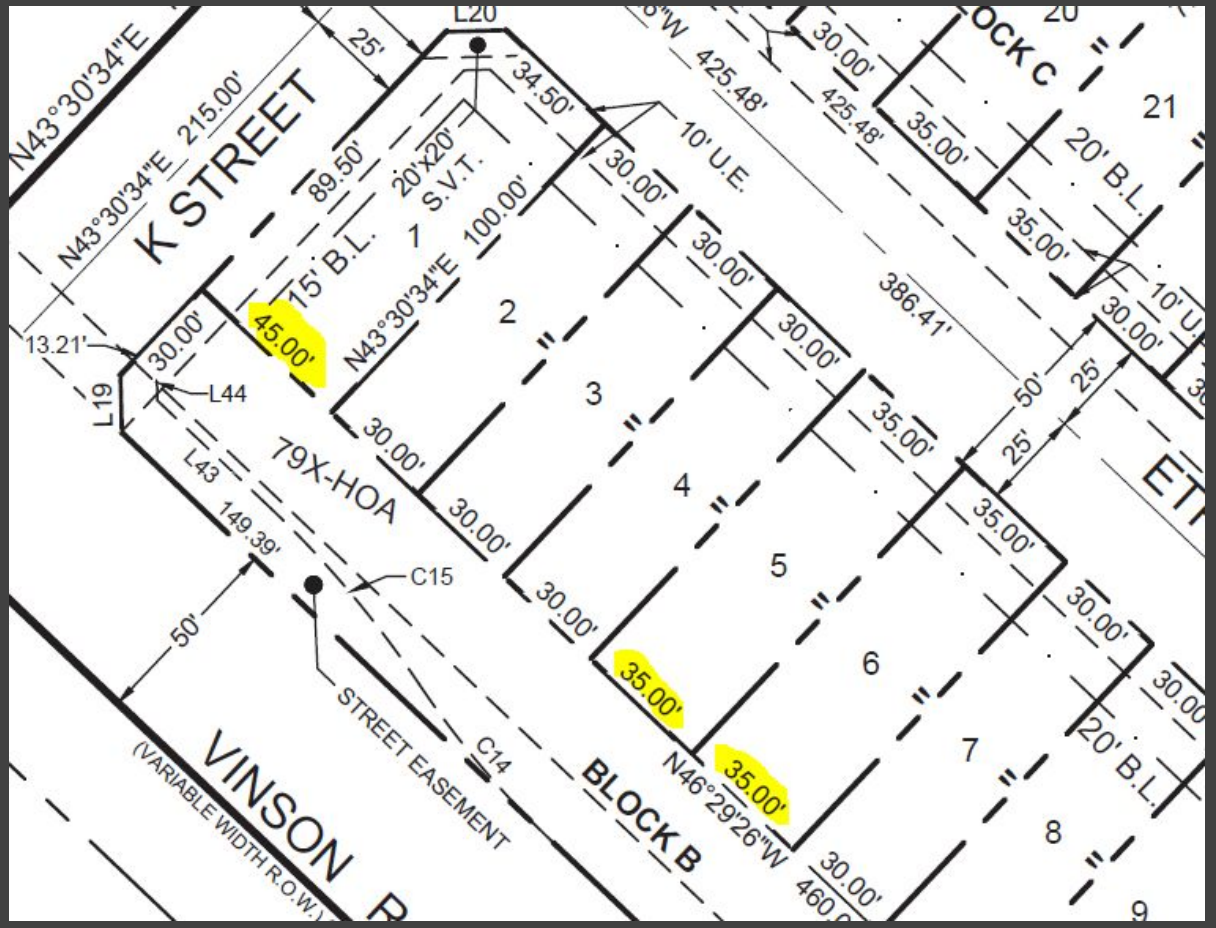
Proposed Amendments

- 30’ minimum lot width on end unit buildings
- 20’ rear building line set back
- 225 square foot minimum garage

What is ‘end unit lot size’ with town homes?

- The end of each building shall have a larger minimum lot size and additional setbacks in order to create open space between the buildings.

End Unit Lot Size

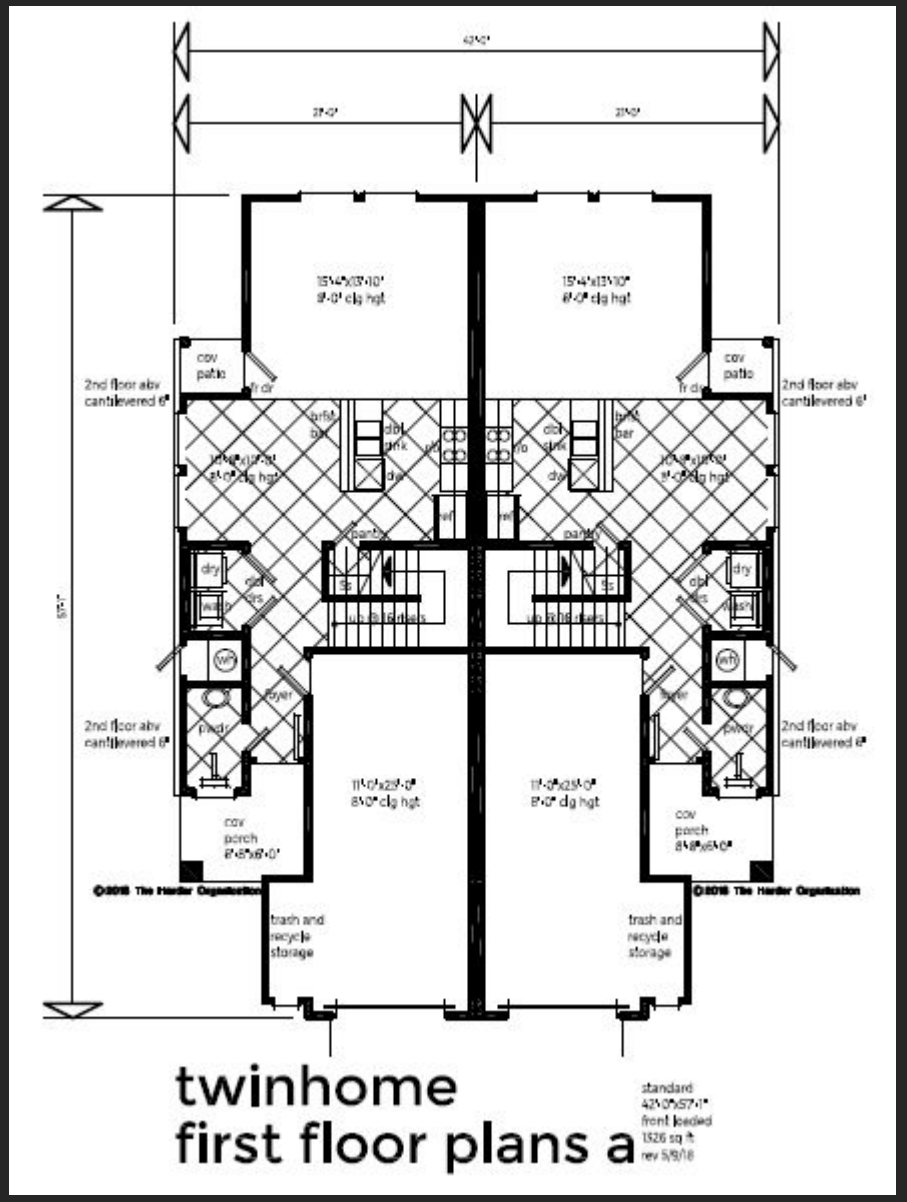


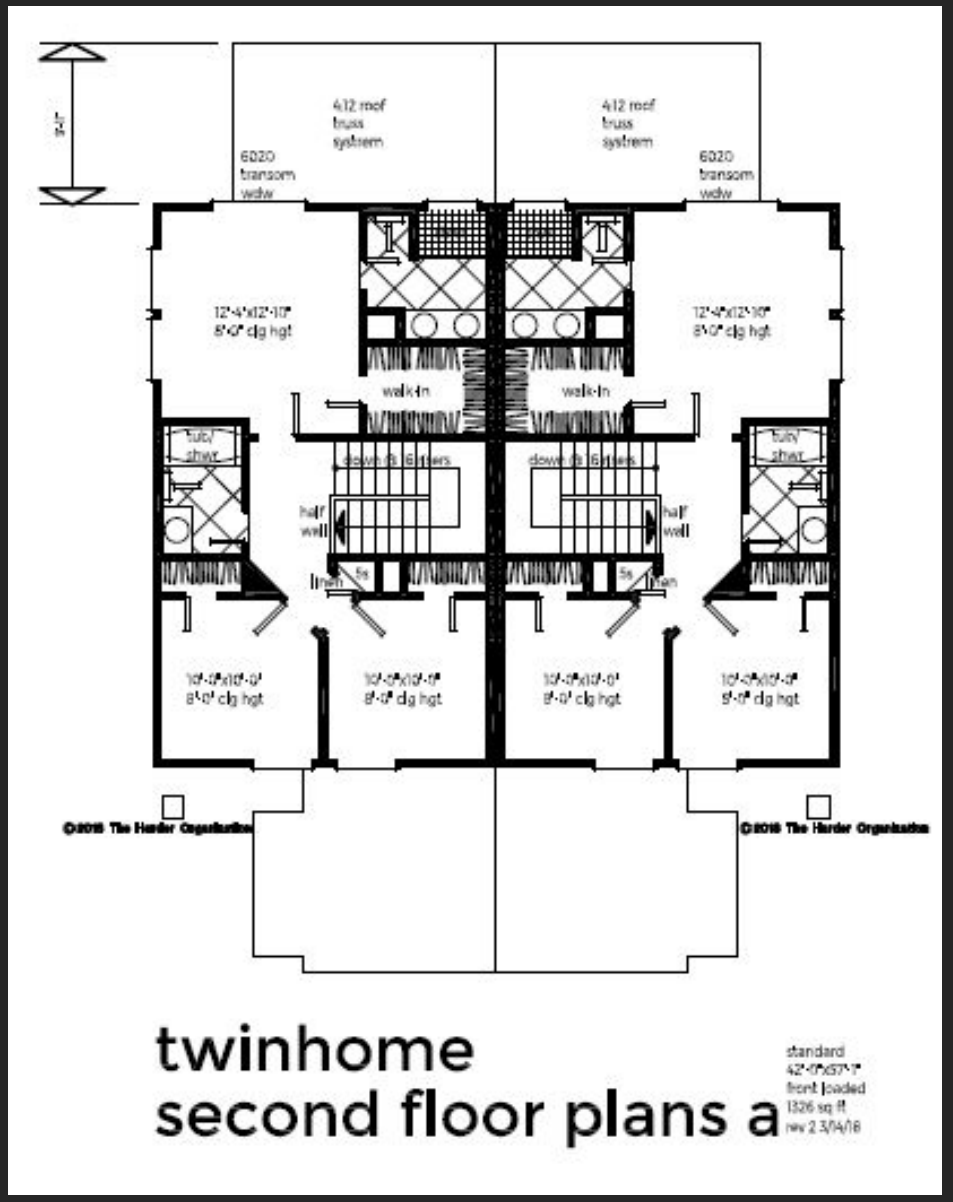
End Unit Lot Minimum 3,000 square feet





twinhome
street view


42'-0"
21'-0"
21'-0"
15'-4"x13'-10"
8'-0" clg hgt
15'-4"x13'-10"
8'-0" clg hgt
cov patio
fr dr
2nd floor abv cantilevered 6"
brkfst bar
dbl sink
dw
clo
clo
dbl sink
dw
brkfst bar
10'-6"x10'-0"
8'-0" clg hgt
10'-6"x10'-0"
8'-0" clg hgt
pantry
pantry
dry
dbl stacks
dbl stacks
dry
wh
wh
SS
SS
up 13 risers
up 13 risers
foyer
foyer
pwdr
pwdr
2nd floor abv cantilevered 6"
2nd floor abv cantilevered 6"
11'-0"x23'-0"
8'-0" clg hgt
10'-0"x23'-0"
8'-0" clg hgt
cov porch 6'-6"x6'-0"
cov porch 6'-6"x6'-0"
©2016 The Harder Organization
©2016 The Harder Organization
trash and recycle storage
trash and recycle storage
51'-1"
twinhome
first floor plans a
standard
42'-0"x57'-1"
front loaded
1526 sq ft
rev 5/9/16


8'-1"
4:12 roof truss system
4:12 roof truss system
6020 transom wdw
6020 transom wdw
12'-4"x12'-10"
8'-0" clg hgt
12'-4"x12'-10"
8'-0" clg hgt
walk-in
walk-in
tub/ shwr
tub/ shwr
down to 6 risers
down to 6 risers
half wall
half wall
linen
5s
5s
linen
10'-0"x10'-0"
8'-0" clg hgt
10'-0"x10'-0"
8'-0" clg hgt
10'-0"x10'-0"
8'-0" clg hgt
10'-0"x10'-0"
8'-0" clg hgt
©2016 The Harder Organization
©2016 The Harder Organization
twinhome
second floor plans a
standard
42'-0"x57'-1"
front loaded
1326 sq ft
rev 2 3/14/16

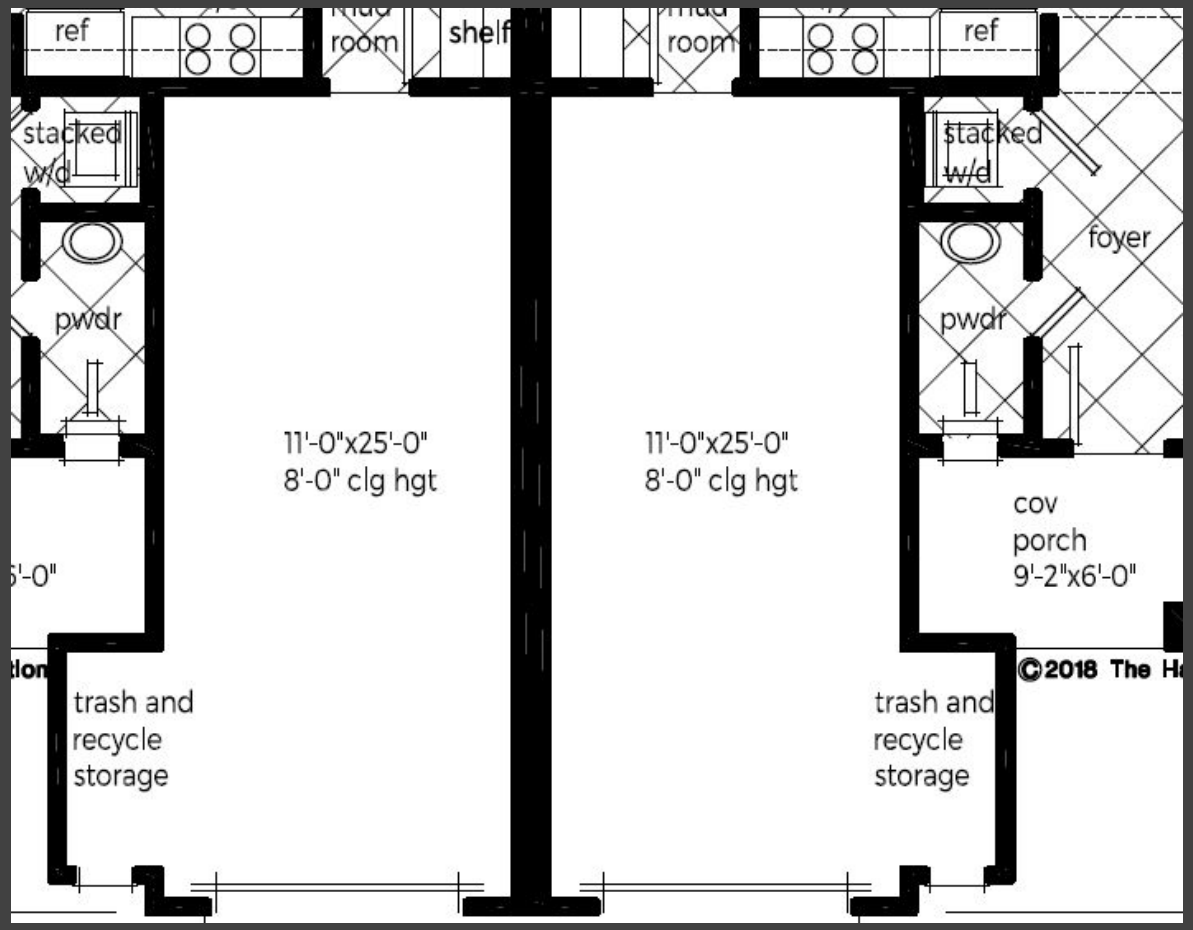
20’ rear yard setback

- Currently requires 25’ rear yard setback
- Twin Home increases side yards availability
- Increased depth of allowable living area
- Increased side yards provide for more yard area
- Decreased total width of usage on lot

225 square foot minimum garage

- Requesting a reduction in the minimum garage square footage to accommodate the twin home concept
- Increased curb appeal by limiting the total garage door along the façade
- Provide additional storage area in garage area for trash cans, bicycles and other items

Garage Area of Twin Home



Why Twin Homes?

- Increased street view with single family appeal
- Increased affordability for citizens
- Increased usable back yard space with increased side yards
- Able to utilize with the existing preliminary plat with no changes

Thank You

MICHAEL JOYCE
PROPERTIES

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	2
Department:	Planning		*(City Secretary's Use Only)*
Prepared By:	Jasen Haskins, AICP	**Account Code:**	
Date Prepared:	January 18, 2021	**Exhibits:**	7

Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue **(ZC2020-18).**

Recommendation

Motion to disapprove a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue **(ZC2020-18).**

Discussion

OWNER: Pilikia 'Ania, LLC **APPLICANT: Colton Tapp**

Applicant has requested to withdraw the item from consideration.

The applicant is requesting to rezone 3.92 acres located at 425 North Ballard Avenue. The property is currently zoned Agricultural District (AG/30).

The reason for the requested rezoning to Planned Development - Multi Family is to allow for a development consisting of two apartment buildings of ~94 units. The applicant is requesting a PD to allow for a denser, urban style multi-family development.

To achieve the goal of an urban style, the applicant is proposing PD conditions to allow for a density of 24 units per acre versus the 15 units per acre called out in the zoning ordinance; 1.75 parking spaces per unit vs 2.00; One-bedroom unit square footage of 650 vs 900; 50' building height vs 40'; and 4:12 roof pitch vs 8:12.

Other general conditions include a 6' sidewalk v 5'; landscaping every 10 parking spaces v 12; and a trash compactor v dumpsters. The zoning exhibit includes an aesthetic railroad style water tower, a dog park, and a resident/emergency connection to Jackson Street.

The Comprehensive Plan labels the area "Urban Core" which "preserves and replicates the historic character of Wylie, as well as builds upon a mixed-use type of development that creates a unique pedestrian-friendly atmosphere."

Notifications/Responses: 40 notifications were mailed; with two responses received in favor and 17 received in opposition of the request from within the notification area. Other comments, from outside the notification area, were received, 27 in opposition of the request and 14 in favor.

P&Z Commission Discussion

During the public hearing citizens expressed concerns about traffic on Ballard, traffic on Jackson, the height of the apartment buildings, the non-historic nature of the development so close to downtown, and the number of differences of the requests from the base zoning, among other items.

The Commissioners voted 5-0 to recommend disapproval. The recommendation requires a ¾ affirmative vote by Council to overturn.

Locator Map



ZC 2020-18; North Ballard Station Apartments; 425 N Ballard Ave

Subject Property

0 150 300 600 900 1,200 Feet

CITY OF WYLIE

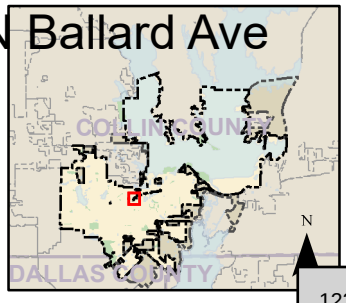


EXHIBIT A
Planned Development District
North Ballard Station
Apartments

1.3 Relationship to Other Plans – This Planned Development shall not affect any regulations within the Comprehensive Zoning Ordinance (adopted September 2019) except as provided herein, and the accompanying concept plan (Exhibit B).

3.3.B.1 Purpose – The purpose of this Planned Development-Multi Family (PD-MF) is to allow for an Urban Density residential development in a walkable living environment, changing from Agricultural (AG). This PD will address the semi-urban residential needs - walkable from The Downtown Historic District- and its aim to develop character around the railroad of the City of Wylie.

3.3.B.3 Design Standards –
All regulations of the Multi-Family District (MF) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted September 2019) are hereby replaced with the following:

Figure 3-6 - Multifamily District (MF)	
Lot Size	PROPOSED
Lot Area (sq. ft.)	170,620'; 3.917 Acre
Lot Width (feet)	
Lot width of corner Lots (feet)	NA
Lot Depth (feet)	
Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Minimum Square Footage	1BR - 650 sf; 2 BR-950 sf; 3 BR- none
Maximum Density	24 UNITS/ GROSS ACRE
Building Separation between detached buildings (feet)	
Design Standards Level of Achievement	See Figures 3-9 and Exhibit B-Concept Elevations
Yard Requirements – Main Structures	
Front Yard (feet)	20 feet
Side Yard (feet)	60 feet
Side Yard of Corner Lots (feet)	
Side Yard of allowable nonresidential use (feet)	
Rear Yard (feet)	60 feet
Rear Yard Double Front Lots (feet)	
Height of Structures	
Main Structure (feet	50
Accessory Structure (feet)	20

3.4.C Design Standards Review – All development within this PD will achieve all of the design standards from Article 3, replacing Figures 3-9 (a), (b), and (c) "Requirements" and the applicable sections of 'base' and 'desirable' standards as follows:

a. Land Design Requirements	
ELEMENT	**PROPOSED**
Public Open Space Easements	N/A
Perimeter Screen Along Thoroughfares	NONE REQUIRED
Perimeter Walkways and Landscape	a) Mixture of Large canopy and Ornamental trees averaging 50' OC along 6' wide sidewalk b) Benches at Open Space Nodes
Lighting and Furnishings along open space easements and trails	N/A

b. Street and Sidewalk Requirements	
ELEMENT	**PROPOSED**
Curvilinear Streets	Curved road along rear. See Exhibit D
Entry Features and Medians	Decorative Railroad Water Tank
Signage at Entries	Monument Sign
Street Name Signs	N/A
Pedestrian Crosswalks	N/A
Sidewalk Locations	N/A
Mail Boxes	Club Integrated
Sidewalk Lighting	Low-illumination with solar controls, bollard lighting at 250' at sidewalk
Perimeter Alleys	N/A

c. Architectural Requirements	
ELEMENT	**PROPOSED**
Building Bulk and Articulation	Architectural articulation at unit placement
House Numbers	N/A
Exterior Façade Material	30% Brick; 70% Fiber Cement
Porch	Exterior Patios; Interior breezeways at entries
Chimneys	N/A
Roof Pitch	4:12 Roof Pitch
Roof Materials	Metal Standing Seam Accents; Architectural Shingles
Roof Eaves	True trim soffit
Garage entry	N/A
Dwelling Size	1BR- 650; 2BR- 950
Fencing	Wrought Iron; Precast along Railroad
Landscaping	N/A
Outdoor Lighting	Wall Sconces; decorative light bollards; decorative wall-packs
Conservation/Sustainability	N/A

3.4.D.3.a Provision of Public Pathways – Perimeter walkways and landscape, Base Standard - All Residential Developments shall provide a six-foot minimum concrete public walkway with a ten-foot minimum width landscape buffer at the front perimeter of the development to provide access to the subdivision.

Large canopy trees shall be provided at 50 ft. O.C. The walkway may be located partially in the landscape buffer and partly within the street right-of-way parkway and must be placed a minimum of five foot off the curb. Minimum size for shade trees shall be 3 inches in caliper and 14 to 16 feet in height. Ornamental shade trees shall have a minimum diameter of 3 inches, while ornamental flowering trees shall be eight to ten feet in height.

A side entrance is designed to connect with the adjacent single-family development on Jackson Avenue, which further extends walkable paths to downtown.

4.3.E.2.4 Landscaping of Parking Lots –All parking rows shall have landscaped areas every 10 spaces.

5.1.B.7 Parking – Parking for the entire site shall be set at a total of 1.75 spaces per dwelling unit.

5.2.B.7b Multifamily Dwelling Additional Provisions – (2) A playground shall not be required. (3)(a) Numbers shall be installed on each building and onsite staff will act as a directory. (3)(b) A trash compactor shall be provided in lieu of lidded dumpster(s). (3)(d) Covered mail boxes shall be incorporated into the design at the clubhouse.

7.2.a Multi-Family Proximity Slope – Side and rear setbacks of 60’ shall be required in lieu of a 2:1 slope requirement.

7.I.1 Screening – A solid masonry screen wall of 6 feet high shall be constructed along the entirety of the western boundary of the property adjacent to railroad property. Wrought iron fencing, with masonry columns no less than 50’ on-center, and no less than 5’ in height shall be constructed along the southern and eastern boundaries as generally depicted in Exhibit B.

BUILDING KEY

1 / A — BUILDING NUMBER / BUILDING TYPE

SITE DATA

SITE ACRES	3.92
SITE UNITS	94
SITE DENSITY	24.0

3-STORY RESIDENTIAL BUIDLINGS
2-STORY CLUBHOUSE 7,000 S.F.

(1) 3-STORY BLDG A -70 UNITS 28,800 NET S.F.
(1) 3-STORY BLDG B -24 UNITS 9,250 NET S.F.

PARKING TABULATION

PARKING REQUIRED		
TOTAL PARKING		
1.75 PER UNIT	1.75(94)	165
H.C. PARKING		4
CLUB		13
TOTAL REQUIRED		165
PARKING PROVIDED		
UNCOVERED SPACES		165
TOTAL PARKING PROVIDED		165
PARKING RATIO		1.75

SIDEWALKS 5'-0" WIDE

TYPICAL PARKING SPACE — 20' / 9'

HANDICAP AISLE SPACE — 20' / 10' 5' 10'

VAN HANDICAP AISLE SPACE — 20' / 10' 8' 10'

SITE NOTES

1. CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)

2. SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PAVEMENT, PARKING SPACES, HC RAMPS AND ALL SIDEWALKS.

3. CONTRACTOR TO INSTALL ALL SIGNAGE.

4. REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.

5. REFER TO LANDSCAPE FOR FENCE AND GATE DETAILS.

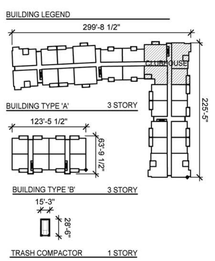
6. * ASTERISK DENOTES FIRE SPRINKLER RISER ROOM.

7. PREMISES SHALL BE IDENTIFIED BY NUMBERS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH AND A MINIMUM OF 0.5 INCHES WIDE AND OF CONTRASTING COLOR TO THE BACKGROUND ITSELF.

LEGEND

PROPERTY LINE	— — —
EASEMENTS/SETBACKS	— — — —
FIRE LANE	- - - - - - -
ADA ACCESSIBLE ROUTE	.....
TARGET MARK	⌖
HANDICAP PARKING	♿
HANDICAP VAN PARKING	V
HANDICAP UNIT DESIGNATION	♿
TRAFFIC DIRECTIONAL ARROWS	⇆
A/C CONDENSING UNIT	▣
FIRE SPRINKLER RISER ROOM	*

BUILDING LEGEND



PROPOSED REZONING AGRICULTURAL TO MULTI-FAMILY. COMBINED SITE ADDRESS ARE UNDER SAME OWNERSHIP.

NORTH BALLARD STATION, LLC
COLTON TAPP
2250 SACHSE ROAD
WYLIE, TEXAS 75098
COLTON.TAPP@GMAIL.COM
469-371-6247:

- 425 N. BALLARD AVENUE PER COLLIN CENTRAL APPRAISAL DISTRICT (TRACT 1)
- 419 N. BALLAD AVENUE POSTED ON SITE (TRACT 1)
- 417 N. BALLARD AVENUE PER COLLIN CENTRAL APPRAISAL DISTRICT (TRACT 2)



GRAPHIC SCALE
0 40' 80'

01 SITE & ADDRESS PLAN
SCALE: 1" = 40'

12/10/2020

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 NORTH JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

NORTH BALLARD STATION
WYLIE, TEXAS

DATE:
12/10/2020

PROJECT NUMBER:
20074

REVISIONS

NO	DATE

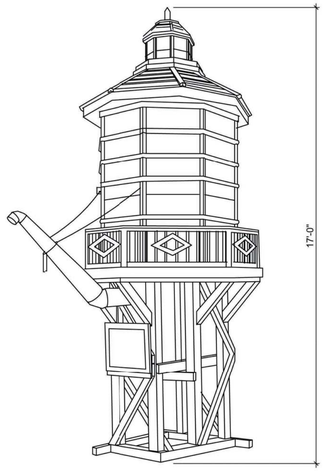
DRAWINGS ISSUED FOR:
XXXXXX

SHEET NUMBER

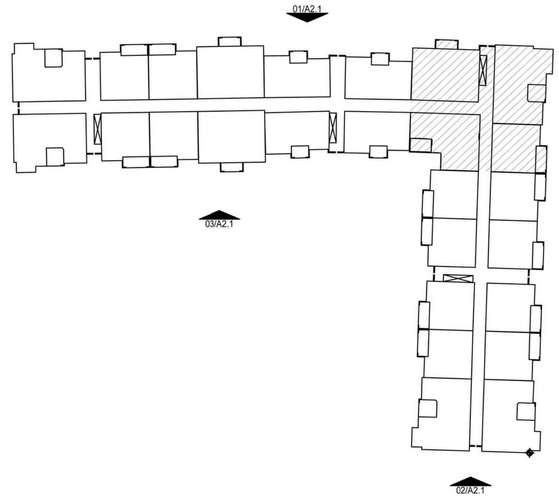
EXHIBIT B

SITE PLAN

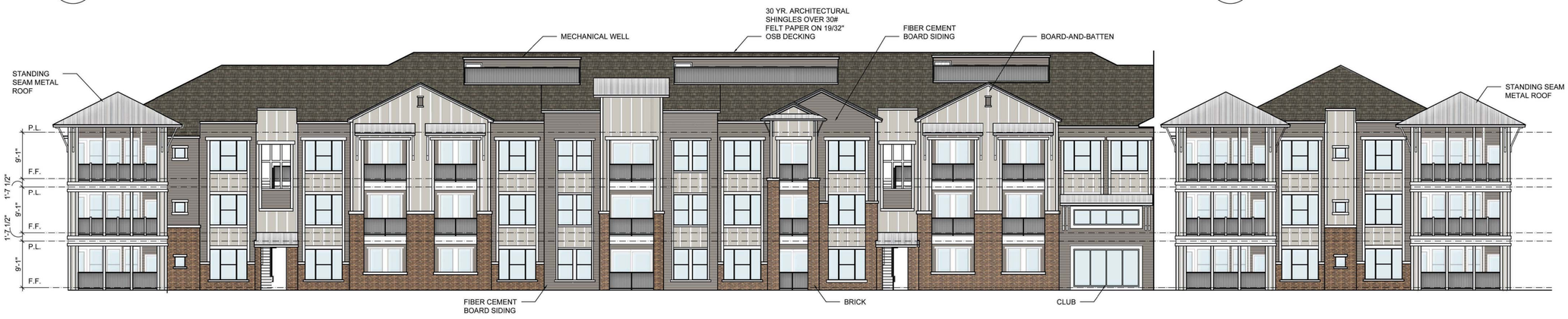
COPYRIGHT © 2020



05 RAILROAD TRIBUTE WATER TANK
SCALE: 3/8"=1'-0"



04 BUILDING TYPE 'A' KEY



REAR ELEVATION

03 BUILDING TYPE 'A' BACK ELEVATION
SCALE: 3/32"=1'-0"

02 BUILDING TYPE 'A' BACK ELEVATION
SCALE: 3/32"=1'-0"



FRONTAGE ELEVATION

01 BUILDING TYPE 'A' FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Cross architects

NORTH BALLARD STATION APARTMENTS
WYLIE, TEXAS

EXHIBIT C

CONCEPTUAL ELEVATION

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EXHIBIT D

Planned Development District

North Ballard Station Apartments

Proposed Timeline:

November submission review

December final submission

January P&Z meeting

January Council meeting

February Staff Approval

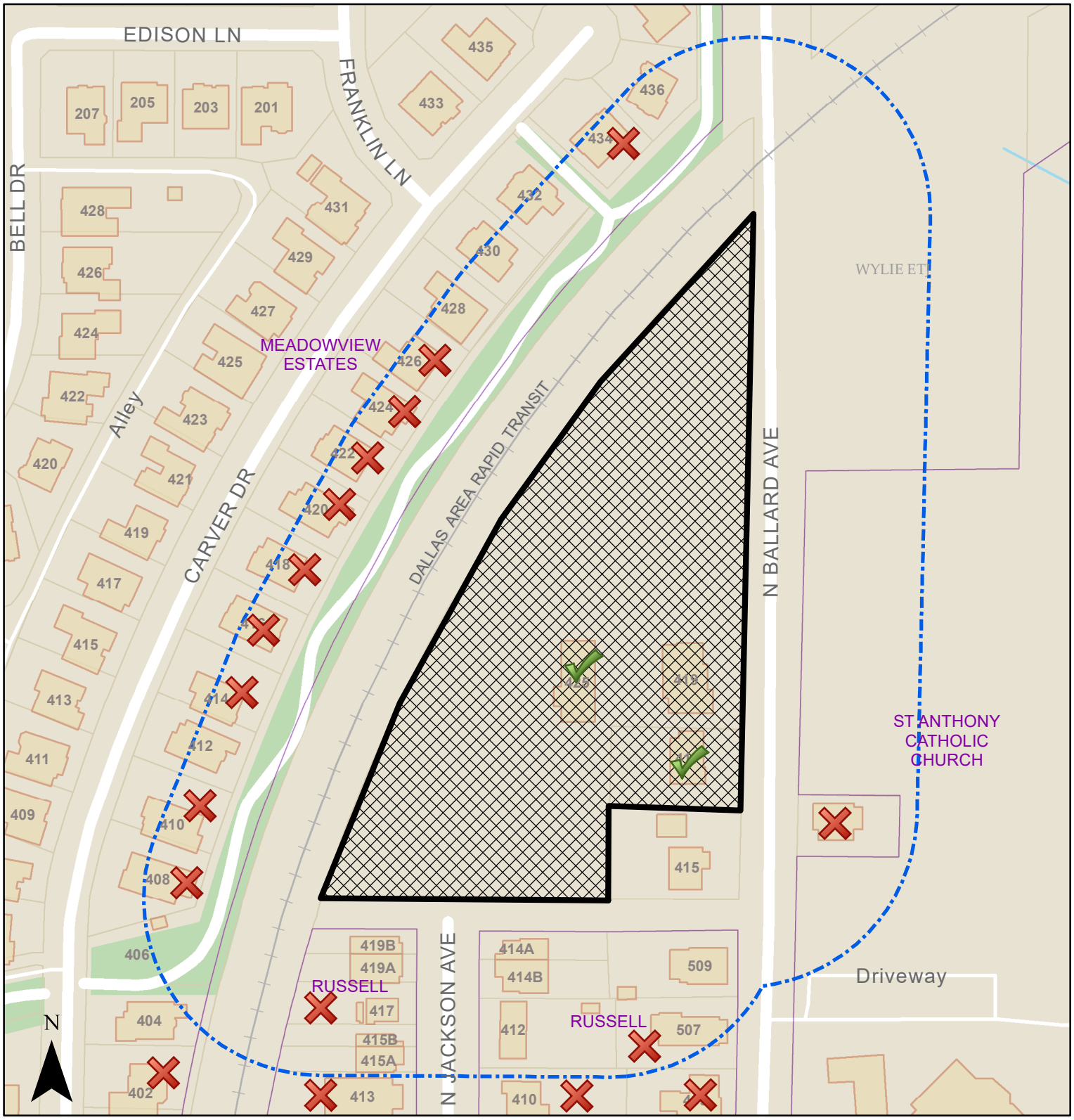
February Apply for Plat (60 days) and

Site Plan approval (30 days)

March Apply for Grading Permit

April Break Ground/ Plat approval

Notification Map



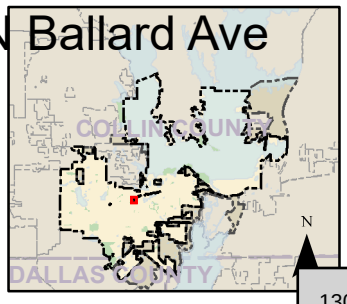
ZC 2020-18; North Ballard Station Apartments; 425 N Ballard Ave

200 Foot Notifcation Buffer

Subject Property

0 75 150 300 450 600 Feet

CITY OF WYLIE



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 #2020-18.

V I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: SANDRA DAVIS
(please print)

Address: 102 W. BROWN ST.
WYLIE, TEXAS 75098

Signature: Sandra Davis

Date: JAN 4, 2021

COMMENTS:

THERE IS NO WAY AN ENTRANCE COULD BE POSSIBLE ON JACKSON THE INTERSECTION AT BROWN & JACKSON IS IMPOSSIBLE TO EXIT OR USE. I LIVE AT THE CORNER OF BROWN & JACKSON AND GETTING ACROSS IS IMPOSSIBLE DURING TRAFFIC HOURS WITH THE CARS PARKED ON JACKSON EVEN ONE WAYS ON THE STREET JACKSON COULD NOT HANDLE MORE TRAFFIC GETTING OUT OF MY DRIVEWAY IS HARD NOW MUCH LESS WITH AN APARTMENT ENTRANCE AT THE END OF THE STREET.

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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_X_ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Mona Cooper
(please print)

Address: 205 Millstone Dr
Wylie TX 75098

Signature: Mona Cooper

Date: 1-5-21

COMMENTS:

(1) The traffic cannot handle a complex at this location. (2) Vacancies due to unemployment & pending evictions. (3) Economy & unemployment are uncertain. Wylie doesn't need empty apts. (4) High number of renters decreases property values. How will this property add to the area? (5) Wylie has a historic downtown with a house on the historic registry. An apartment complex doesn't fit. (6) Crime is a concern given break ins. Recently there was an armed robbery at the Dollar Store.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Kathleen Fuentez
(please print)

Address: 1111 Lakewood DR.
Wylie TX 75098

Signature: Kathleen Fuentez

Date: 1-5-2021

COMMENTS:

The area they are wanted to build is already to congested through downtown Wylie. Going to work through there is bad and coming home also. Please don't allow Apts. in that area.

Thank You
Kathleen Fuentez

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: TERRY & ANGELA DVORAK
(please print)

Address: 416 CARVER DR
WYLIE TX 75098

Signature: Terry Dvorak

Date: 12/27/2020

COMMENTS:

1) This will no doubt CREATE EVEN WORSE TRAFFIC JAMS & MAJOR CONGESTIONS AND HAVE HUGE SAFETY CONCERNS
2) CONCERNS of OVERFLOW TRAFFIC COMING INTO MEADOWVIEW AND USING IT AS A CUT THROUGH WITH POTENTIAL SPEEDERS.
3) IT WILL DESTROY THE HISTORICAL LOOK of DOWNTOWN WYLIE
4) POTENTIALLY LOWERING THE PROPERTY VALUES of THE EXISTING COMMUNITY
5) A HUGE MAJORITY of THE MEADOWVIEW RESIDENTS ARE Completely opposed.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Susan McKenzie
(please print)

Address: 106 Harvest Bend Drive
Wylie, TX

Signature: Susan McKenzie

Date: December 30, 2020

COMMENTS:

Please don ' t add to the traffic at this intersection! As it is now, EVERY day from around 4:30 until 6 it is next to impossible to get out onto Ballard, widening the road isn ' t even going to help this and now you ' re planning to add who knows how many more people to this area. Not to mention ruining our small town feel.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Chad & Julie Hurt
(please print)

Address: 200 Edison Lane

Signature: Chad Hurt Julie Hurt

Date: 12-30-20

COMMENTS:

Crazy! We like ballard & downtown Wylie like it is now. Small & historic. Multi-family units bring traffic & crime. We don't want more apartments in Wylie. This is too close to my house. I can see the field out my front door & enjoy the beauty of it. I walk on the trail daily by the tracks & do not want to view a 3 story apartment building. People use our neighborhood as a cut through & we have many kids here. Increased population like this will make traffic much worse.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MEGAN QUILLIN
(please print)

Address: 202 AUTUMN BREEZE DR
WYLIE, TX 75098

Signature: Megan Quillin

Date: 12/31/2020

COMMENTS:

AN APARTMENT COMPLEX WILL INCREASE TRAFFIC IN THIS ALREADY GRID LOCKED AREA OF BALLARD.
FAMILIES AND CHILDREN SHOULD NOT LIVE IN SUCH CLOSE PROXIMITY OF THE RAILROAD TRACKS.
I'M WORRIED ABOUT THE INCREASE OF CRIME IN HARVEST BEND HAVING APARTMENTS SO CLOSE.
PLEASE DON'T RUIN THE AMBIANCE OF HISTORICAL DOWNTOWN WYLIE!

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JASON Quillin
(please print)

Address: 202 Autumn Breeze Dr
Wylie Tx 75098

Signature: Jason Quillin

Date: 12/31/2020

COMMENTS:

I Strongly feel that Allowing Another Apartment Building to Go UP So Close to A neighboring Community as well as the Train Tracks will Cause both An influx of Crime as well as Accidents As the Area is Already Such A Busy Intersection Please Dont Ruin The Ambiance of Historic Downtown Wylie...

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: TIM EPPERSON
(please print)

Address: 210 MALTESE CIRCLE
WYLIE TX 75098

Signature: [signature]

Date: 12/30/2020

COMMENTS:

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: CARISA EPPERSON
(please print)

Address: 210 MALTESE CIRCLE
WYLIE, TX 75098

Signature: CEpperson

Date: 12/30/2020

COMMENTS:

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
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Name: Rylee Epperson
(please print)

Address: 210 Maltese Circle
Wylie, TX, 75098

Signature: Rylee Epperson

Date: 12/30/20

COMMENTS:

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Tammy Boehm
(please print)

Address: 302 Da Vinci Ct
Wylie, Tx 75098

Signature: Tammy Boehm

Date: 12-31-2020

COMMENTS:

I moved to Wylie 5 years ago for the small town appeal. There were high ratings for the education system and community safety. I settled my family in a quiet neighborhood. With the arrival of the college, everywhere I drive or walk is busy and built up. I understand progress and the importance of a strong local economy. However, "stuffing" a business or apartment complex or new housing in every possible piece of property detracts from the landscape and appeal of Wylie! I frequently walk the trail behind behind the subdivision - next to the proposed new development. It is peaceful, private, enjoyable. I have concerns with the arrival of new apartments, the atmosphere of the trail and neighborhood will diminish. A few other concerns – there is a lot of traffic on Ballard and this will spill out right near an already congested intersection. Another subject of concern I have is with parking. With a large complex on a small piece of property – where is visitor parking? My concern is it will overflow into the currently quiet neighborhoods surrounding the proposed complex. I am asking to please consider the quality of life for all the current residents as so many decisions are being made to "build up" Wylie and take away the small town appeal. What is the end goal? Thank you!

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Alexis Self
(please print)

Address: 305 Stoneybrook Dr.
Wylie, TX 75098

Signature: Alexis Self

Date: 12/30/2020

COMMENTS:

Changing the zoning in this area would increase the traffic to an already congested area and increase the danger at an already land locked deadly intersection. The impact to our historic area is terrible. There are plenty of other 4 acre plots it could go. Try Ballard & 78!

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: VERNA M SELF
(please print)

Address: 305 STONEYBROOK DR
WYLIE, TX 75098

Signature: Verna M Self

Date: 1-30-2020

COMMENTS:

Impacts traffic in the area, increases risk of injury at an already ~~dead~~ hazardous ~~hazardous~~ intersection. Takes away the ambience of historic downtown Wylie. We have a beautiful city, please don't destroy it.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
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Name: Donald Dennis
(please print)

Address: 306 Autumn Breeze Dr
Wylie Tx 75098

Signature: Donald Dennis

Date: 12-31-2020

COMMENTS:

I am against the Zoning Change at 419-425 N. Ballard for these reasons
1. Increased traffic - Ballard at Brown [redacted] is already a traffic Nightmare. esp. during rush hour.
2. Multi use family dwellings do not fit in the Neighborhood with Single family Dwellings all around.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Alecia Self
(please print)

Address: 307 S. 2nd St.
Wylie, TX 75098

Signature: Alecia Self

Date: 12/30/2020

COMMENTS:

The Planned zoning would increase traffic in an already congested area. When the train is going through, many cars cut through the neighborhood which creates an increase in the amount of cars, as well as lack of safty concern when people are speeding through the area. It would take away from the historical district in downtown and add to the already bottle necked hazardous traffic conditions through the middle of downtown. Currently turning left off of Jackson is already dangerous which is the prefered detour around downtown to avoid the extremely dangerous light at Ballard and Brown.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: LAHOUCINE SANDABAD
(please print)

Address: 307 SIKORSKY CT
WYLIE, TX 75098

Signature: [signature]

Date: 28 / Dec / 2020.

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 #2020-18.

_✓_ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Tiffany Gruber
(please print)

Address: 402 Carver Dr.
Wylie, Texas 75098

Signature: Tiffany Gruber

Date: 12/30/20

COMMENTS:

I am concerned about traffic and safety. There are already traffic issues in this part of Wylie - this would increase traffic and have an impact on the safety of this neighborhood and surrounding areas. There will be limited parking as well - this means cars will be parking on the ~~###~~ surrounding streets and areas not designated for apartment parking (similar problem on other side of Wylie w/ many complaints from property owners.).

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Brandon Gruber
(please print)

Address: 402 Carver Dr
Wylie, TX 75098

Signature: Brandon Gruber

Date: 12/30/2020

COMMENTS:

I am concerned about traffic and safety. Ballard already has a traffic problem, and cars are speeding through the neighborhood to bypass it. There are a lot of children in this neighborhood. I also feel that building apartments this close to downtown will make Wylie lose its "small-town" appeal. Parking is always an issue with apartments. Overflow parking can create more issues in the future.

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: RAY CRAWFORD
(please print)

Address: 405 CARVER DR.
WYLIE, TX 75098

Signature: Ray Crawford

Date: 12-28-2020

COMMENTS:

CONCERNED WITH INCREASED TRAFFIC FLOW INTO & OUT OF MEADOWVIEW ESTATES NEIGHBORHOOD; POSSIBLE INCREASE OF APARTMENT RELATED NOISE.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Tracy Lawson
(please print)

Address: 405 N. Ballard Ave.

Signature: Tracy Lawson

Date: 1/3/2021

COMMENTS:

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Clinton Cook - Trustee
(please print)

Address: 407 N Jackson (APD 2507065, 2507064
413 N Jackson (APD 450764)

Signature: Clint Cook

Date: 1/4/2021

COMMENTS:

Not enough drainage to support more development.
Ruin neighborhood with high traffic

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Rahel Hodgu
(please print)

Address: 408 B N Jackson Ave Wylie Tx 75098

Signature:

Date: 1-03-2021

COMMENTS:

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Nadia Ibarra
(please print)

Address: 408 Carver Dr
Wylie TX 75098

Signature: _____

Date: 12/29/2020

COMMENTS:

Tax Account R 117300202RB1

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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Date, Location & Time of Planning & Zoning Commission meeting: Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Updated Form

Name: CHRISTINE WALK
(please print)
Address: 408A N. JACKSON AVE.
WYLIE, TX 75098
Signature: Christine Walk
Date: 1-1-2021

COMMENTS:

I am a twelve year resident of N. Jackson Ave in Wylie. As a home owner my property & street are very important to me & my family. (Which our street is like a large family.) Being such a small street we are already fretting at the seams unable to support the vehicles + traffic for the current residence, there is no way to allow hundreds more vehicles. We are also not interested in our property values to decrease, noise, crime, or traffic to increase. We are a small neighborhood not a throughway. Our street is perfect the way it is, finally getting rid of the junkies, drug dealers, trailer trash, rude nasty unwanted people, now being a close community. We are not interested in massive amounts of people or traffic ruining our neighborhood. We are & will always be against anything like this. We are a small residential/historic neighborhood & want to keep it that way. We moved here because it is quite & want to keep it that way. Residential = NO Appartments!!! Leave our street alone.

Walk

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Johnathan Walk
(please print)

Address: 408A N Jackson
Wylie, Tx

Signature: Johnathan Walk

Date: 1/4/2021

COMMENTS:

The increased traffic caused by 94 apartments would make leaving Jackson or Ballard almost impossible. Traffic already backs up past the train tracks during rushhour. Now add 191 more cars wanting to get into the apartments they would all come down the Jackson connection. Both Ballard and Jackson are too small to handle the increased traffic. Plus being next to the historic downtown district, the proposed building would stand out as being too "modern". The overall decrease in land value for neighboring houses would effect the people already on the street, and would set the precedent of Wylie removing a community in order for a "business" to receive lost income on a bad investment.

Tax Account

PUBLIC COMMENT FORM R 11730020 2RB1

(Please type or use black ink)

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

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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Updated Form

Name: CHRISTINE WALK
(please print)

Address: 408A N. JACKSON AVE.
WYLIE, TX 75098

Signature: Christine Walk

Date: 1-1-2021

COMMENTS:

I am a twelve year resident of N. Jackson Ave in Wylie. As a home owner my property & street are very important to me & my family. (Which our street is like a large family.) Being such a small street we are already beyond at the seams unable to support the vehicles + traffic for the current residence, there is no way to allow hundreds more vehicles. We are also not interested in our property values to decrease, noise, crime, or traffic to increase. We are a small neighborhood not a throughway. Our street is perfect the way it is, finally getting rid of the junkies, drug dealers, trailer trash, rude nasty unwanted people, now being a close community. We are not interested in massive amounts of people or traffic ruining our neighborhood. We are & will always be against anything like this. We are a small residential/historic neighborhood & want to keep it that way. We moved here because it is quiet & want to keep it that way! Residential = NO Appartments!!! Leave our street alone!

Cwalk

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Mark Isom
(please print)

Address: 409 N Ballard Ave
Wylie, TX 75098

Signature: Mark Isom

Date: 1/5/21

COMMENTS:

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: DONALD W. CULP
(please print)

Address: 409 N. JACKSON (UNITS A&B)
WYLIE, TX 75098

Signature: Donald W. Culp

Date: 4 JANUARY 2021

TAX ID'S
R-5125-000-0030-1
R-5125-000-0040-1

COMMENTS:

I OWN THIS PROPERTY AS A RENTAL AND AM CONCERNED ABOUT THE INCREASE IN TRAFFIC ON JACKSON. THERE ARE A LOT OF CHILDREN ON THIS STREET AND MAKING IT A THROUGH STREET WILL NO DOUBT INCREASE TRAFFIC AS THIS WOULD BE A FASTER ROUTE TO BROWN. PARKING IS ALSO TIGHT ON JACKSON AND CONCERNED ABOUT APARTMENT RESIDENT USING THE STREET FOR OVERFLOW. ALL OF THIS IS LIKELY TO MAKE MY RENTAL PROPERTY LESS ATTRACTIVE AND REDUCE PROPERTY VALUE. PEOPLE LIKE LIVING ON JACKSON, IN PART, BECAUSE IT IS NOT A THROUGH STREET

ALSO CONCERNED ABOUT LONG TERM UP-KEEP OF THE APARTMENTS AND RISK OF TURNING INTO LOWER RENT UNITS, WHICH TENDS

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Charles Morton
(please print)

Address: 410 Carver DR.
Wylie Tx 75098

Signature:

Date: 1/31/20

COMMENTS:

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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Name: Susan Morton
(please print)

Address: 410 Carver Dr.
Wylie Tx 75098

Signature: Smorton

Date: 1/3/20

COMMENTS:

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Chris Allen + Tracy Allen
(please print)

Address: 410 N Jackson Ave.
Wylie TX 75098

Signature: _____

Date: 12/18/20

COMMENTS:

We are against this for several reasons. We bought on Jackson Ave because it is a dead end street. We know who comes and goes and the neighbors watch out for each other. Connecting our street to the apartment complex will increase traffic, noise and possibly crime. I can just imagine people not wanting to stop at the red light on Brown and cut through the apartment complex to avoid the traffic light.

If Jackson Ave were to stay a dead end street, then I would be more inclined to approve.

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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Name: RONNYE DUNN
(please print)

Address: 410 W. OAK ST
Wylie TX 75098

Signature: Ronnye S Dunn

Date: 12/28/2020

COMMENTS:

WE DO NOT NEED MORE TRAFFIC ZOOMING DOWN BROWN - WEST OAK ETC.

APTS will DESTROY DOWNTOWN WYLIE. There is NO PARKING NOW AND TRYING TO GET DOWN BALLARD is BAD ENOUGH. PLEASE APTS Should Be PLACED AWAY FROM DOWNTOWN

CITY OF WYLIE

Mary Bradley <mary.bradley@wylietexas.gov>

North Ballard Station Apartments

1 message

Brenda Goode [redacted] Mon, Jan 4, 2021 at 1:58 PM
To: planning@wylietexas.gov
Cc: [redacted]

To put in plainly, no just no
I could list the obvious problems traffic is already at Ballard and Brown, you will be making anyway out of my neighborhood going west infinitely more problematic, the lowering of property values for close neighborhoods, etc.
This type of structures should be kept to major thoroughfares such as 78, 544, Country Club.
What I can't imagine is why you want to so thoroughly blight the quaintness of that area of Wylie. We have so little to begin with. Why not lift it up and maintain it? You ought to be ashamed to think this is a good idea.

"Pave paradise and put up a parking lot."

Sincerely,
Brenda Goode - 26 year resident
411 Kamber Ln, Wylie, TX 75098
214 478-8582

[redacted]

At present I will not be at the meeting Tues. for obvious pandemic reasons. I am sure this timing helps your possible passage of this proposal.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: W. G. Vick
(please print)

Address: 431 CARVER DR
WYLIE, TX 75098

Signature: W G Vick

Date: 12-21-2020

COMMENTS:

APARTMENT COMPLEXES INCREASE CRIME AND LOWER NEAR-BY PROPERTY VALUES.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
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Name: ANNA VICK
(please print)

Address: 431 CARVER DR
WYLIE, TX 75098

Signature: Anna L Vick

Date: 12-21-2020

COMMENTS:

CRIME AND PROPERTY VALUE ARE THE CONCERNS.

KEEP APT COMPLEXES OUT OF RESIDENTIAL NEIGHBORHOODS.

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jay + Ashley Starks
(please print)

Address: 414 Carver Dr
Wylie TX 75098

Signature:

Date: 12-16-2020

COMMENTS:

Traffic on Ballard is already atrocious. Construction traffic will make downtown Wylie inaccessible. You will also effectively shut down one entrance to Meadowview Estates.
This will ruin the work businesses have put into making downtown a more attractive place. The one elementary school is already at capacity and this will do nothing but strain resources.
Homes on the greenbelt feel betrayed by this. We will be there on the 5th 26th.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
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Wylie, Texas 75098

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Name: Ralph Rozier III
(please print)

Address: 1040 Cove View Lane
St. Paul, Tx 75098

Signature: Ralph Rozier

Date: 12-22-2020

COMMENTS:

I own property at 417 N. Jackson St. and do not want apartments.

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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Date, Location & Time of Planning & Zoning Commission meeting: Tuesday, January 5, 2021 6:00 pm
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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
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Name: Bernadette Rozier
(please print)

Address: 1040 Cove View Lane
St Paul, Tx

Signature: Bernadette Rozier

Date: 12-22-2020

COMMENTS:

I own property at 417 N. Jackson St. and do not want apartments. Apartments lowers our 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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jason C. Smith
(please print)

Address: 432 Carver Dr.
Wylie, Tx 75098

Signature: Jason C. Smith

Date: 12/23/2020

COMMENTS:

Obstructed view & lack of privacy.

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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Name: ELIAS RODRIGUEZ
(please print)

Address: 418 CARVER DRIVE
WYLIE TX 75098

Signature: E D

Date: 01/04/21

COMMENTS:

NO. I see increased traffic in our subdivision and don't like the thought of construction in and around an already congested area —
NO. NO. NO. NO.
Besides I dont want the view from my patio to be a 3 story apartment —

TAX ACCOUNT
R851800401601

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
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Wylie, Texas 75098

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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
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Name: Pamela Jackson
(please print)

Address: 420 Carver Dr.

Signature: Pamela Jackson

Date: 1/4/21

COMMENTS:

I have lived on Carver Dr for 6 yrs. My husband bought this house for many reasons but for 1 reason was because we wouldn't ever have neighbors behind us due to train track were felt like we had a little bit of country around us, with the quietness at, not a lot of traffic. Its mostly about as children play outside. This neighborhood residents care about our community, we all work hard to keep our properties looking pleasant - we have no trash in our yards - but I'm sure that will not last, with the outside traffic cutting thro. We all love our privacy in our back yards don't take that away from us. Thanks, Pamela Jackson

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 #2020-18.

_✓_ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Pamela Jackson
(please print)

Address: 424 Carver Dr.

Signature: Pamela Jackson

Date: 1/4/21

COMMENTS:

My husband owns this house at 424 Carver Dr. also which his ~~ste~~ son and grandson live there. We bought the house for the same reason as we bought 420 Carver Dr.

We do not need the extra congestion traffic on Ballard or Brown. It's a dead idea to leave your house from 3:30 until 7+ because Ballard is already a cut thro. for many many people. Our ~~road~~ roads would start needing repairs done. There's nothing good about this plan it needs not to happen.

Pamela Jackson

CITY OF WYLIE

Zoning Case #2020-18

1 message

Jim Mortenson Mon, Dec 28, 2020 at 2:54 PM

I am writing to **oppose** the zoning case #2020-18 to be heard January 5 and 26 2021. I believe the introduction of apartments in that specific location will create a terrible hindrance to traffic on Parker Road/N. Ballard Street.

--

JHM
422 Bell Drive
Wylie TX 75098

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Van T. Du
(please print)

Address: 422 Carver Dr.
Wylie, TX ~~7598~~ 75098

Signature: [signature]

Date: 1/2/2021

COMMENTS:

We don't want any cut-through traffic. There are children that play outside and we want them to be safe

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jeffrey L Hahs, Deborah L Hahs
(please print)

Address: 424 Carver Dr.
Wylie, TX 75098

Signature: Deborah L. Hahs

Date: 12-28-2020

COMMENTS:

See attached sheet.

Jeffrey L Hahs, Deborah L Hahs

We are **against** the requested zoning for case #2020-18

We moved to Wylie in Dec. 2006. We happened to stumble across the Christmas Parade and fell in love with the area. The next day we walked around the downtown area and admired all the historical buildings and the houses along Ballard St. We purchased our home and moved in later that month.

Our backyard backs up to the railroad tracks, we are on **424 Carver Dr.** and are one of the few that received the notice because we live within 200 ft. of the proposed apartments.

Currently, we can look out the kitchen window and see cars sitting at a standstill on Ballard Street several times per day as they head towards the downtown area. Adding approx. 143+ vehicles from an apartment complex to the already congested area will only add further delays and likely cause more vehicles to use Meadowview Estates as a cut-through and increase the traffic significantly through our neighborhood adding more obstacles for the children in this community as they ride their bikes, skateboard, and play outside. The cars that use our community as a cut-through are usually speeding/following too close putting drivers and children in danger.

This will affect more households then just the ones that are 200 ft from the apartment complex. More than likely, it will increase traffic on Ann Dr., Franklin Ln, Edison Ln, Bell Dr., Binney Ln, Sikorsky Ct., Carver Dr., DaVinci Ln, and Vicki Ln continuing onto Winding Oaks and Brown St. as they exit the subdivision.

We are suggesting the entire subdivision and the households on Vicki Lane also receives this notice, because it does concern them as much as it does us.

The lights from the apartment complex will be shining into the back of the people's houses; a lot of them being bedrooms, including ours.

There will be increased noise level around the area while they do construction and noise from all the added cars, and new residents.

We bought our home in 2006, one of the reasons we purchased where we did was to be close to the historical downtown Wylie and second for our view in our backyard, not to be looking at a 3-story apartment building.

Privacy concerns. I would rather not go out into my backyard and see someone sitting on their balcony looking directly into my backyard.

I cannot imagine that the City of Wylie or the Wylie Historical Society would want apartment buildings next to the Historical area?

Thank you for listening to our concerns.

Deborah Hahs

Jeff Hahs

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: IAN MUTSWIRI
(please print)

Address: 426 CARVER DR, WYLIE, TX 75098

Signature: [signature]

Date: 12/30/20

COMMENTS:

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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Date, Location & Time of Planning & Zoning Commission meeting: Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Kathy Milton
(please print)

Address: 428 Da Vinci Ln
Wylie, TX 75098

Signature: Kathy Milton

Date: 12/28/2020

COMMENTS:

I am opposed to the zoning change and building of a multi-housing unit. Currently traffic backs up from the light at Ballard and Brown to the north past the railroad tracks. Turning in our out of Meadowview Estates can be dangerous during those times. When there is a train, we see a steady stream of traffic cutting through the neighborhood; ignoring stop signs and speed limits. The additional traffic created from residents, visitors, and employees will only add to the congestion.
As you enter historic downtown Wylie, you are greeted by the historical homes and businesses on Ballard, the addition of this complex would detract from the beauty that is the downtown area of Wylie. Downtown Wylie has a reputation of being beautiful, friendly, and welcoming. I am always amazed at the reach of our tourism across this country.
Wylie is unique in many ways and as the applicant has similar holdings in Plano, if approved I believe we would see the same changes begin to take place in Wylie that have taken place in Downtown Plano surrounding thier buildings.
I urge the committee to deny this request without reservation.

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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Date, Location & Time of Planning & Zoning Commission meeting: Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Daniel Ross Grant
(please print)

Address: 431 Da Vinci Lane
Wylie, TX

Signature: _____

Date: December 29, 2020

COMMENTS:

THE construction of this massive complex will redefine the iconic Ballard part of Wylie. I believe that it will have a historically negative impact on this city's identity.

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Angela & Greg Pecina
(please print)

Address: 434 Carver Drive
Wylie, TX 75098

Signature: Angela Pecina

Date: 12/28/2020

COMMENTS:

Our backyard directly backs up to the land. We will lose all privacy in our backyard based on the apartment location. Based on projected parking spaces it will also cause more traffic in our neighborhood and parking on our streets. We bought our house primarily for the location and the cul-de-sac which will have higher traffic now and not safe for our children. Not to mention the increased crime rate that comes with apartment dwellings

We have a walking trail next to our home which will in turn become the parking lot overflow and walkway.

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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Date, Location & Time of Planning & Zoning Commission meeting: Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Blake Herpeche
(please print)

Address: 307 N Jackson Ave

Signature: Blake Herpeche

Date: 12/29/20

COMMENTS:

I look forward to expressing my reasons against this proposed zoning change on the P&Z meeting on 1/5.

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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Date, Location & Time of Planning & Zoning Commission meeting: Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jason Otts
(please print)

Address: 507 N Ballard Ave
Wylie, TX 75098

Signature: Ja Otts

Date: 01/04/2021

COMMENTS:

We just purchased this house on 507 N Ballard and were just made aware that it is proposed to build an apartment complex within 200 ft of this home. The proposed apartment would tower over the house and obstruct the view in the backyard. Please accept this as our formal petition against the requested zoning.

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Glenis Dixon
(please print)

Address: 514 N Ballard
Wylie

Signature: Glenis Dixon

Date: 12/28/2020

COMMENTS:

At this time Ballard has MORE traffic then it CAN handle. I feel The two entrances/exits would increase the accidents on Ballard

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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Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Arnold V Herrick
(please print)

Address: 612 Sumter Dr.
Wylie, Texas 75098

Signature: Arnold V Herrick

Date: Jan 4th 2021

COMMENTS:

This location is not a feasible one for a such a development. The current road infrastructure cannot handle the current vehicular load. Rush hour traffic on Ballard is usually backed up as far as north as the Masonic Lodge and quite often beyond that. East and West bound traffic on Brown is also affected (where Brown meets Ballard) during these times as well. Addition of a large, multifamily apartment Development will place an even greater strain on already crowed roads and intersections.

Any planned enhancements to road in that area will do little to nothing in alleviating this issue as any expansion will only help the current traffic issues and not the new issues that will be created by this development. I highly urge the council to vote against zoning change for this case and against any plans to place an apartment development in this location.

Thank You for Your Time & Consideration.

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jal Dennis
(please print)

Address: 811 Crestview Lane

Wylie TX 75098

Signature: _____

Date: 12/30/2020

COMMENTS:

Please do not allow more apartments to be built on our historic drive, North Ballard Avenue. The traffic conditions in Wylie are horrible as you enter downtown from the north and to bring large multi-family housing to that area without a pre-installed traffic solution simply adds fuel to the fire. The businesses on Ballard Street for the most part will not stay open in the evenings to serve this population so it's not a benefit to the majority of that business community.

Thank you for allowing me to make this comment.

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Gonzalo Figueroa IV
(please print)

Address: 2010 Trinity Lane Wylie, TX 75098

Signature: _____

Date: 12/30/20

COMMENTS:

CITY OF WYLIE

Mary Bradley <mary.bradley@wylietexas.gov>

Fwd: Proposed Apartment complex at Ballard

1 message

Jasen Haskins <jasen.haskins@wylietexas.gov> Tue, Jan 5, 2021 at 8:27 AM
To: Mary Bradley <mary.bradley@wylietexas.gov>

CITY OF WYLIE

Jasen Haskins, AICP

Planning Manager

City of Wylie

300 Country Club Rd.

Wylie, TX 75098

972-516-6324

WARNING: Computer viruses can be transmitted via email. The recipient should check this email and any attachments for viruses. The City is not liable for damages caused by the transmission of a virus attached to this email or any errors or omissions caused by the transmission of this email when such errors or omissions are outside of the control of the sender.

The views or opinions presented in this email are solely those of the author and do not necessarily represent those of the City of Wylie. Among other prohibitions, employees of the City of Wylie are prohibited from making defamatory statements; participating in any form of copyright, patent, or trademark infringement; and violating or allowing the violation of any local, state, or federal law. If any communication by an employee is in violation of these prohibitions, such communications shall be deemed contrary to the City's policies and outside the scope of the employment of that employee. The City shall not be liable for such communication, and the employee responsible will be personally liable for any damages or other liabilities.

---------- Forwarded message ---------
From: **Chris Holsted** <chris.holsted@wylietexas.gov>
Date: Tue, Jan 5, 2021 at 8:04 AM
Subject: Fwd: Proposed Apartment complex at Ballard
To: Jasen Haskins <jasen.haskins@wylietexas.gov>

---------- Forwarded message ---------
From: **Aleksandra Rolfson** [redacted]
Date: Mon, Jan 4, 2021 at 10:50 PM
Subject: Proposed Apartment complex at Ballard
[redacted]

All,

[redacted]

I can not attend the January 5th meeting about this proposal, but I want to state that I am against this zoning change ar
building apartments.
I do have few questions about an LLC that's promoting this deal, as well as any other LLC registered in CIty of Wylie.

1. Is it common for an LLC's NOT to pay City of Wylie taxes on some of the properties that they own, such as Pilikia 'Aina LLC address 2220 Sachse Rd, as well as 2250 Sachse Rd?
2. Is it common for LLC's NOT to have an Agg exemption filed with Collin CAD on the property, but get Agg loss on the market value of the property?

I am aware that Pilikia 'Aina LLC is well known within City's personnel as well as that Mr. Choya Tapp (President and Director of Pilikia 'Aina LLC) has deep roots in City of Wylie and has invested in downtown Wylie.

Thank you and have a great day,

Aleksandra Rolfson

Aleksandra Rolfson

Aleksandra Rolfson

--

[redacted]

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

Date, Location & Time of City Council meeting: Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MICHAEL K. PATTON
(please print)

Address: 3604 OLIVIA DR.
WYLIE, TX, 75098

Signature: Michael K Patton

Date: 01/04/2021

COMMENTS:

417 / 425 N. Ballard Ave. Wylie, TX - Zoning Change Letter of Support

The undersigned downtown business owners wish to state our unified support for approval of a **zoning change** requested by Colton Tapp (North Ballard Station, LLC) regarding two parcels: 417 N. Ballard & 425 North Ballard, Wylie TX 75098, collectively a total of 4.1 acres. A portion of these parcels are currently zoned DTH (Downtown Historic District) & another portion, AG (Agricultural District). *We ask that the Wylie Planning & Zoning Commission approve a Zoning Change Request to convert both parcels to PD (Planned Development, with Underlying zoning of MF-Multifamily District), to allow for the construction of a 94-unit apartment complex.*

We believe that this development, situated within walking & biking distance of retail shops & restaurants, will bring substantial business to the downtown area. With the new Collin College campus open & continued commercialization of the areas surrounding downtown, this area is long overdue for new housing. We would like to see new residents live closer to the downtown strip; the proposed apartment complex would sit in the heart of a commercial, urban area, adjacent to a currently-zoned townhome district, storage facility & railroad and is certain to have a positive impact on local commerce & meet the demand for new housing for students, singles & small families.

As individuals & business owners, we strongly encourage the Commission to approve this request.

Respectfully submitted,

Merchant	Signature
Bold BBQ Pit	
Sun Lounge Tanning	
Trendz n Traditions	Donna Wesson
Ballard Street Cafe	La Joya
Cupt Nooks	George Beauteau
DMG CREAMERY	Dearsorella Kvacault
	Ken Swazl
ALL THE RAVE NUTRITION	
Anytime Fitness	
EMC 2 TRAVEL	Alice Stewart
The Bridal Shoppe	Melanie C. Berry
The Borough Frenzo Market	
H & H Property Management	
Checkmark House	

North Ballard Station | Merchants For Zoning Case No. 2020-18

Bold BBQ Pit | 114 N Ballard Ave, Wylie, TX 75098

Sun Lounge Tanning | 120 N Ballard Ave, Wylie, TX 75098

Trendz ‘n Traditions | 122 N Ballard Ave, Wylie, TX 75098

Ballard Street Café | 112 N Ballard Ave, Wylie, TX 75098

La Joya | 211 N Ballard Ave, Wylie, TX 75098

OMG Creamery | 100 N Ballard Ave, Wylie, TX 75098

All the Rave Nutrition |104 S Ballard Ave, Wylie, TX 75098

Anytime Fitness | 101 S Ballard Ave, Wylie, TX 75098

EMC 2 Travel | 201 N Ballard Ave #101, Wylie, TX 75098

The Bridal Shoppe | 201 N Ballard Ave Suite 100, Wylie, TX 75098

The Borough Farmers Market | 201 N Ballard Ave Suite 100, Wylie, TX 75098

H&H Property Management | 201 N Ballard Ave, Wylie, TX 75098

Cheesesteak House | 207 N Ballard Ave, Wylie, TX 75098

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	3
Department:	Planning		*(City Secretary's Use Only)*
Prepared By:	Jasen Haskins, AICP	**Account Code:**	
Date Prepared:	January 18, 2021	**Exhibits:**	5

Subject

Hold a Public Hearing, consider, and act upon, an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road **(ZC2020-19).**

Recommendation

Motion to approve an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road **(ZC2020-19).**

Discussion

OWNER: Residents of Creekside Estates **APPLICANT: Shonna Brown, Creekside HOA**

The applicant is requesting to amend Planned Development 99-32 to allow for a maximum fence height of 8' feet in lieu of 6' feet within the Creekside Estates residential development consisting of 327.5 acres.

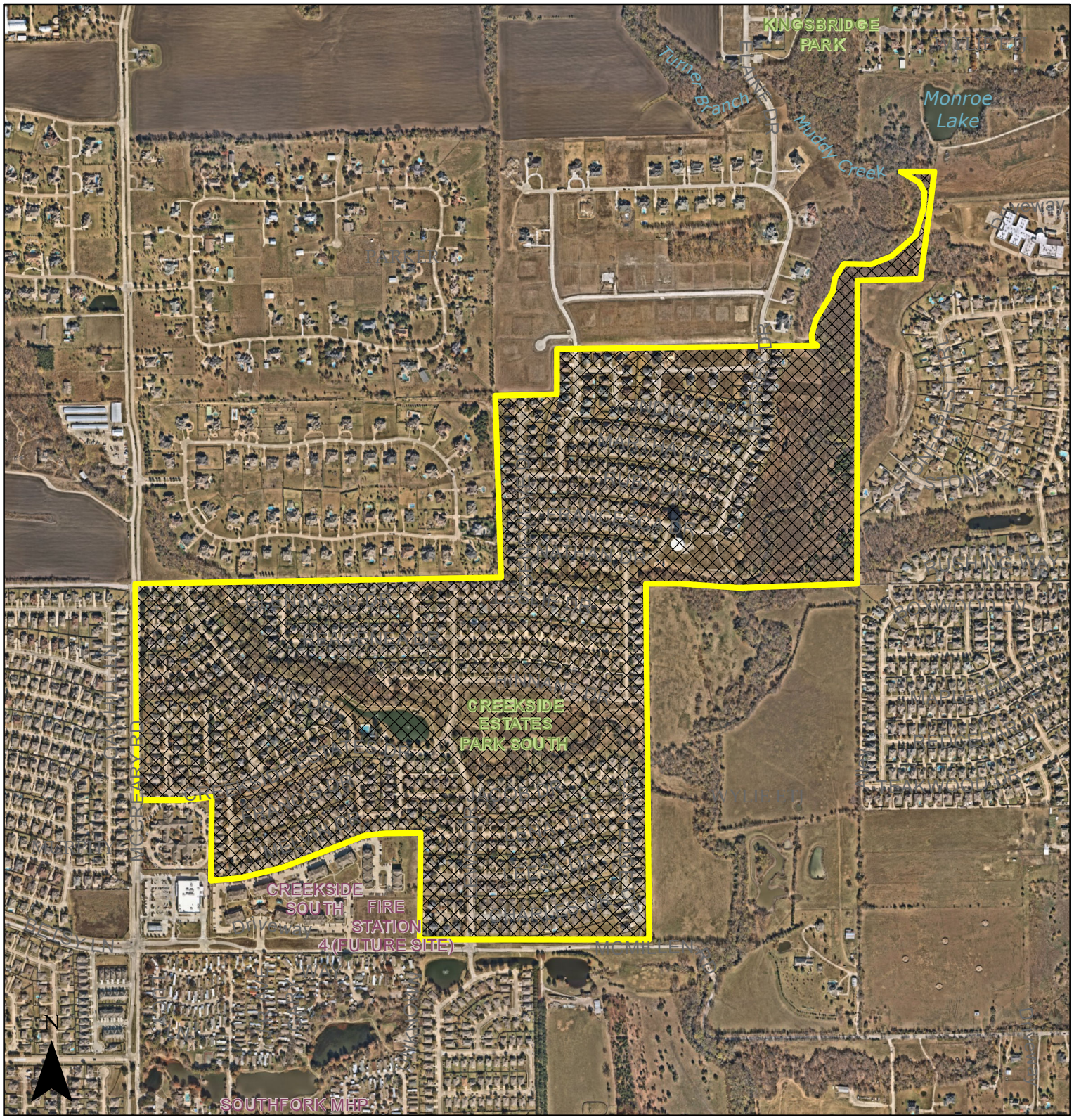
The Creekside Estates residential lots are restricted to a fence height of 6' due to the development standards that were approved in 1999. The residents of the subdivision are requesting a 2' increase in allowable height to match the City Ordinance. The Zoning Board of Adjustments has approved variances related to fence heights in this subdivision and the City of Wylie's base zoning in residential districts allow for a residential fence maximum height of 8'.

The amendment is outlined in Section "A.3 Additional Guidelines", and does not change any other fencing requirements, such as materials, etc.

In accordance with State Law, 766 notifications were mailed to property owners within 200' of the subject property. 19 responses were received, 18 in favor and one opposed at the time of this posting.

P&Z Commission Discussion
The Commission voted 5-0 to recommend approval.

Locator Map

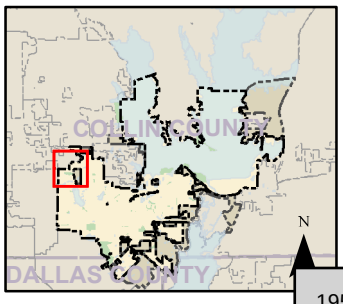


ZC 2020-19; Creekside Estates - all phases

Subject Property

0 475 950 1,900 2,850 3,800 Feet

CITY OF WYLIE



PLANNED DEVELOPMENT DESIGN STANDARDS
CREEKSIDE ESTATES
CITY OF WYLIE
DECEMBER 17, 2020

SF-A – Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-3 zoning classification except as noted below:

11.3 Area regulations.

(1) *Size of yards*

(1) *Front yard*. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
(2) *Side yard*. There shall be a side yard on each side of the lot having a width of not less than 6 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
(3) *Rear yard*. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot*

(1) *Lot area*. No building shall be constructed on any lot less than 7,200 square
(2) *Lot width*. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
(3) *Lot depth*. The minimum depth of the lot shall be not less than 100 feet.

(3) Minimum dwelling size. The minimum floor area of any dwelling shall be 1,600 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

A.1 Exterior Wall Materials – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.

A.2 Roofs – Roofs must be covered with composition material of at least 180 lb weight shingle and have a minimum pitch of 8:12.

A.3 Fences and Walls- Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.

A.4 Screening -The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exists on the lot:

1. Clotheslines
2. Drying Racks
3. Hanging clothes, lines, rugs and textiles of any kind
4. Yard maintenance equipment
5. Wood piles and compost piles
6. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
7. Garbage can and refuse containers

Plant material such as trees and bushes may be used for screening.

A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other

A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:

1. Trees – a minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
2. Shrubs – eighteen (18) 3 gallon shrubs across the front of the house
3. Grass – solid sod from the fence to the front curb

SF-B Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-2 zoning classification except as noted below:

10.3 *Area regulations.*

(1) *Size of yards*

(1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
(2) Side yard. There shall be a side yard on each side of the lot having a width of not les than 7 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
(3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot*

(1) Lot area. No building shall be constructed on any lot of less than 8,500 square feet.
(2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
(3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.

(3) *Minimum dwelling size*. The minimum floor area of any dwelling shall be 1,800 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

A.1 *Exterior Wall Materials* – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.

A.2 *Roofs* – Roofs must be covered with composition material of at least 180 lb. weight shingle and have a minimum pitch of 8:12.

A.3 *Fences and Walls* – Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.

A.4 *Screening* – The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:

1. Clotheslines
2. Drying racks
3. Hanging clothes, linens, rugs and textiles of any kind
4. Yard maintenance equipment
5. Wood piles and compost piles
6. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
7. Garbage can and refuse containers

Plant material such as trees and bushes may be used for screening.

A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other

A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:

1. Trees – A minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
2. Shrubs – eighteen (18) 2 gallon shrubs across the front of the house
3. Grass – solid sod from the fence to the front curb

SF-C – Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-1 zoning classification except as noted below:

9.2 *Area regulations*.

(1) *Size of yards*

(1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
(2) Side yard. There shall be a side yard on each side of the lot having a width of not less than 8 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
(3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot*.

(1) Lot area. No building shall be constructed on any lot of les than 10,000 square feet.
(2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
(3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.

(3) Minimum dwelling size. The minimum floor area of any dwelling shall be 2,000 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

A.1 Exterior Wall Materials – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such a brick, stone or stucco.

A.2 Roofs- Roofs must be covered with composition material of at least 180 lb. weight shingle and have a minimum pitch of 8:12.

A.3 Fences and Walls – Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.

A.4 Screening – The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:

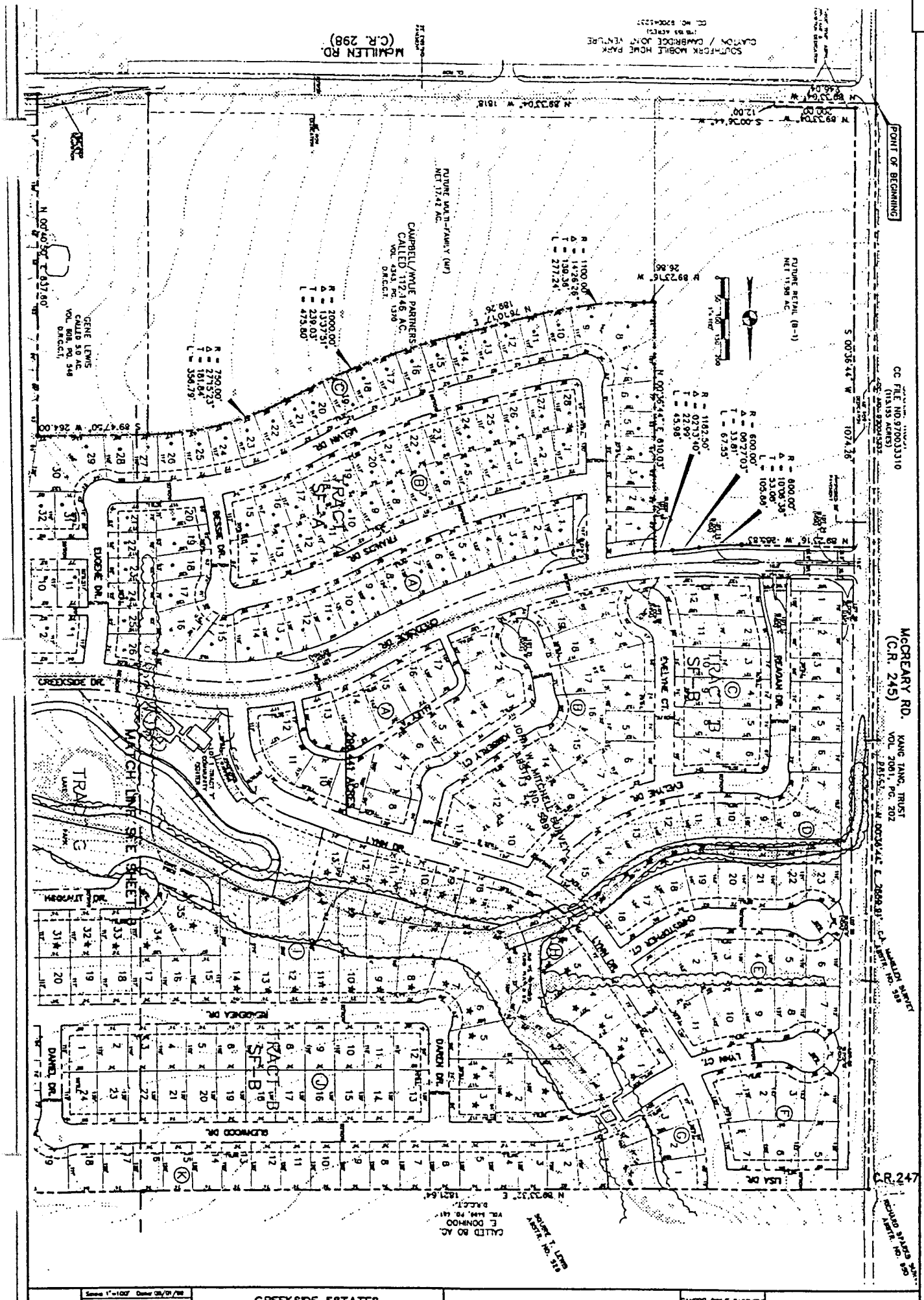
1. Clotheslines
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Plant material such as trees and bushes may be used for screening.

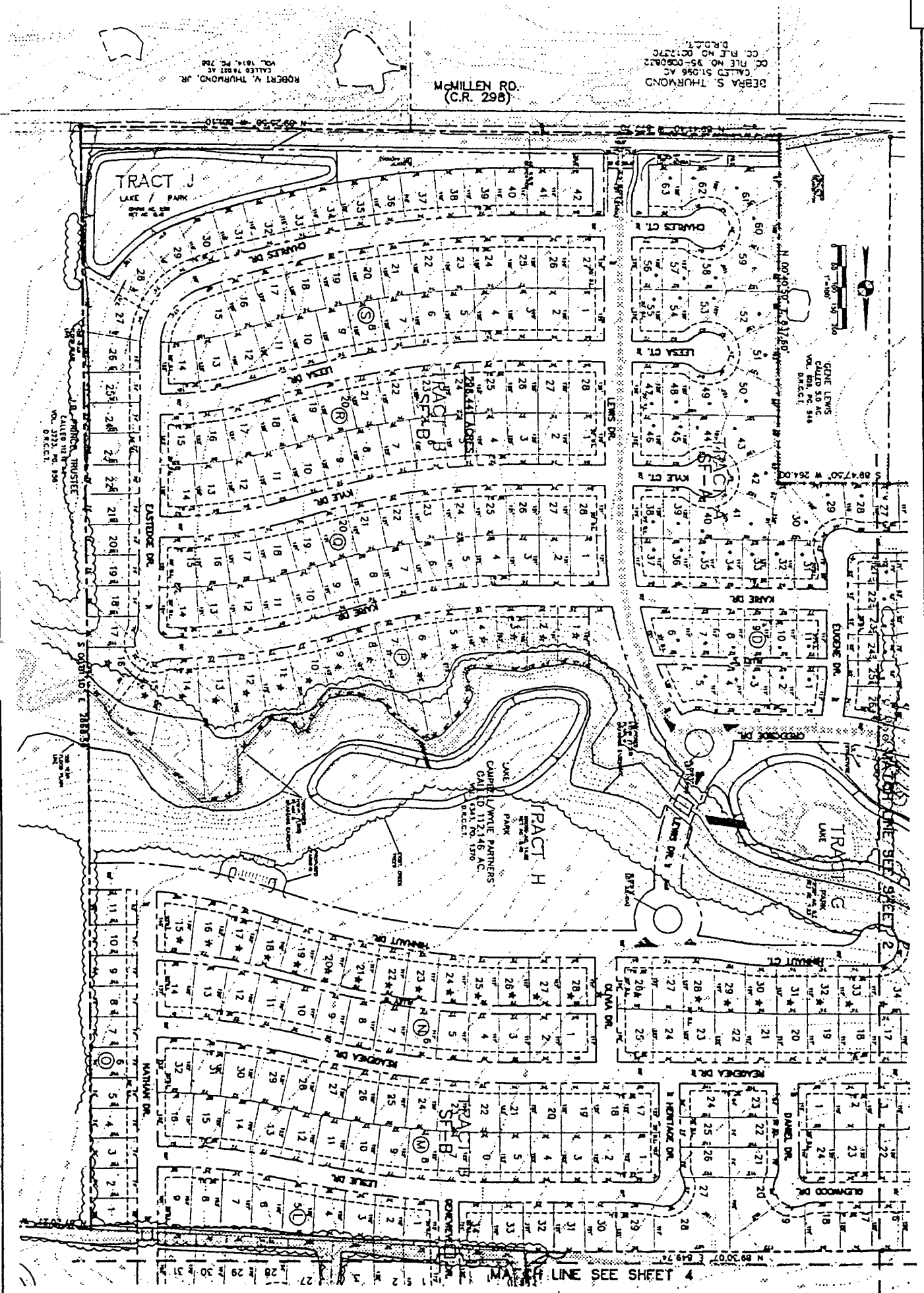
A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other

A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:

1. Trees – A minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
2. Shrubs – eighteen (18) 2 gallon shrubs across the front of the house
3. Grass – solid sod from the fence to the front curb



SHEET 2	Scale 1"=100' Date 08/01/22 Designed By W.A.T. Drawn By D.C.P. Checked By B.A.B.	CREEKSIDE ESTATES CITY OF WYLIE, TEXAS	PRELIMINARY PLAT/ DEVELOPMENT PLAN	CAMPBELL/WYLIE PARTNERS 8235 DOUGLAS AVENUE SUITE # 630 DALLAS, TX 75225	Bury+Pittman Consulting Engineers and Surveyors 400 S. Houston St., Suite 330 Dallas, Texas 75202 (214) 139-0071

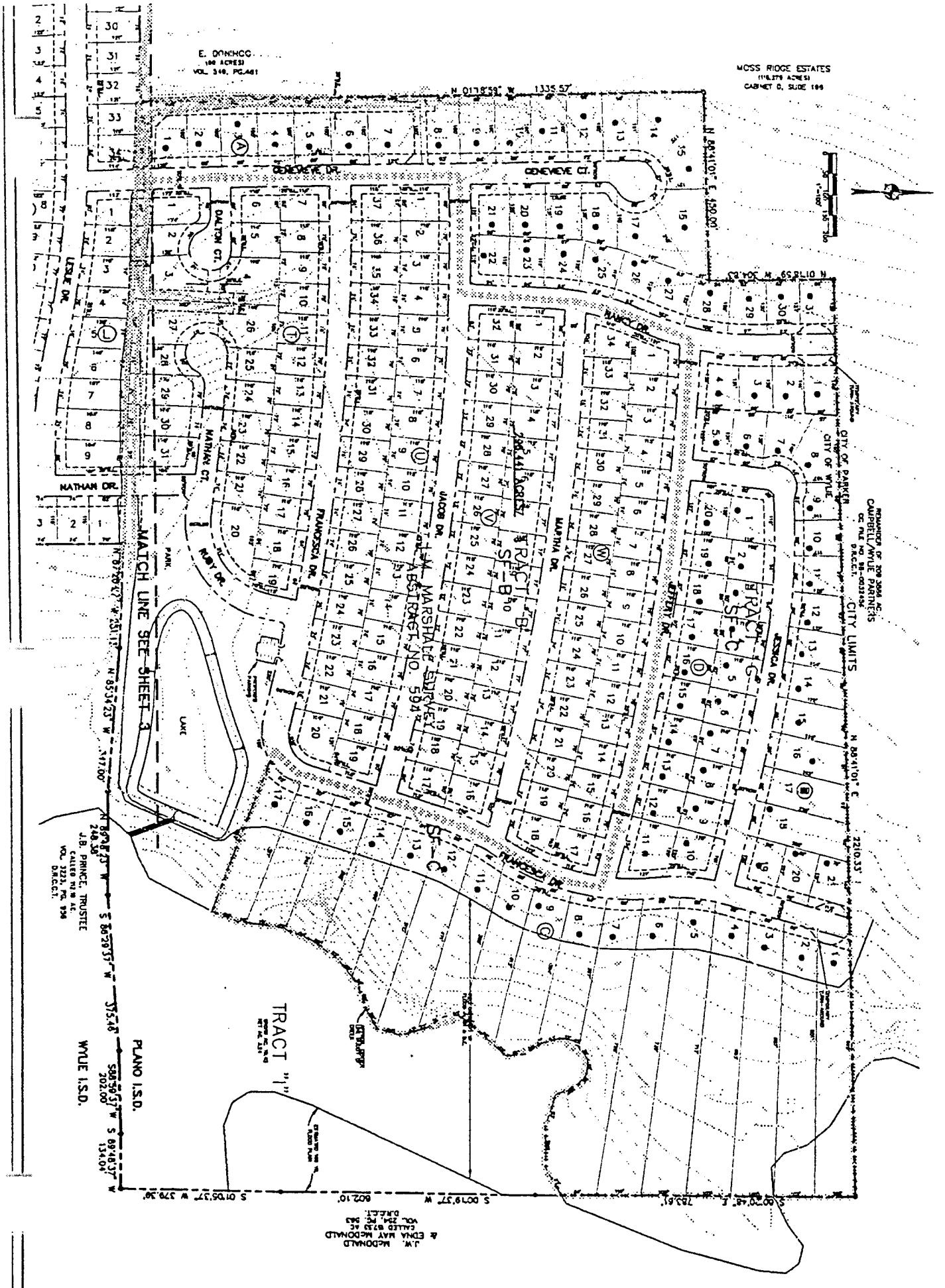


Scale 1"=100' Date 08/07/20	CREEKSIDE ESTATES CITY OF WYLIE, TEXAS	PRELIMINARY PLAT/ DEVELOPMENT PLAN
Designed By W.A.T.		
Drawn By D.C.F.		
Checked By B.A.B.		

CAMPBELL/WYLIE PARTNERS
6309 DOUGLAS AVENUE
SUITE # 650
DALLAS, TX 75225

Bury+Pittman
Consulting Engineers and Surveyors

SHEET 3



Scale 1"=100' Date 08/07/20	CREEKSIDE ESTATES CITY OF WYLIE, TEXAS	PRELIMINARY PLAT/ DEVELOPMENT PLAN	CAMPBELL/WYLIE PARTNERS 8235 DOUGLAS AVENUE SUITE # 450 DALLAS, TX 75225	Bury+Pittman Consulting Engineers and Surveyors
Designed By: W.A.T.				
Drawn By: D.C.P.				
Checked By: S.A.S.				

SHEET 4

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	4
Department:	Planning		*(City Secretary's Use Only)*
Prepared By:	Jasen Haskins, AICP	**Account Code:**	
Date Prepared:	January 19, 2021	**Exhibits:**	4

Subject

Consider, and act upon, Ordinance No. 2021-05 for a change of zoning from Agricultural (AG) to Planned Development - Single Family (PD-SF), to allow for single family development on 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. **(ZC 2020-13)**

Recommendation

Motion to adopt Ordinance No. 2021-05 for a change of zoning from Agricultural (AG) to Planned Development - Single Family (PD-SF), to allow for single family development on 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. **(ZC 2020-13)**

Discussion

Approval of Zoning Case 2020-13 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

At the January 12, 2021 meeting, City Council approved the zoning request with stipulations that included:

- Requiring a stamped concrete crosswalk in lieu of proposed pavers
- The pocket park be redesigned to include a playground
- The pocket park be completed before any home can be occupied
- The pocket park be HOA owned and maintained.

The applicant has added these items to the PD Conditions (Section III Special Conditions #'s 5, 7, and 8) and the Zoning Exhibit. In addition, language has been added that will allow the park to be moved within the subdivision should engineering and final site design require it (Section III Special Conditions #6).

The subject ordinance allows for the rezoning of 13 acres of property located on Woodbridge Parkway across from Raymond Cooper Junior High School from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF). Exhibit A (Legal Description), Exhibit B (PD Conditions), and Exhibit C (Zoning Exhibits) are included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2020-13, FROM AGRICULTURAL DISTRICT (AG/30) TO PLANNED DEVELOPMENT - SINGLE FAMILY (PD-SF), TO ALLOW FOR A SINGLE FAMILY PLANNED COMMUNITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development - Single Family (PD-SF), said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

SECTION 2: That Planned Development Conditions and a Zoning Exhibit are an integral component of the development of the property and are attached as Exhibits B and C, respectively.

SECTION 3: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 6: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7: 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 8: The repeal of any ordinance, or parts thereof, by the enactment of this 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 effecting any rights of the municipality under any section or provisions 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 26th day of January, 2021.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

DATE OF PUBLICATION: February 3, 2021 in the Wylie News

Legal Description
EXHIBIT "A"
MANORS AT WOODBRIDGE

A tract of land situated in the William Sachse Headright Survey Abstract No. 835, Collin County, Texas, and being all of that certain tract of land conveyed to Jeffrey L. Whitcraft and Maria T. Whitcraft as recorded in File No. 93-0088428, Deed Records, Collin County, Texas, and more particularly described as follows:

BEGINNING at a point in the centerline of a Hooper Road (50 foot right-of-way), said point being the northeast corner of a 100 acre tract of land conveyed to the North Texas Municipal Water District as recorded in Volume 1300, Page 809, said Deed Records, and being 1648.55 feet from the southeast corner of the William Sachse Survey line, Abstract No. 835;

THENCE North 89 degrees 44 minutes 00 seconds West, 2069.32 feet along the north line of said North Texas Municipal Water District tract to a 1/2 inch iron rod set for corner, from which a 1/2 inch iron rod bears North 89 degrees 44 minutes 05 seconds West, 4.47 feet, said iron rod set being in the southerly line of a tract of land conveyed to B. C. Wood as recorded in Volume 3282, Page 804, said Deed Records;

THENCE North 00 degrees 35 minutes 00 seconds West, 274.36 feet along the common line of said B.C. Wood tract to a 1/2 inch iron rod set;

THENCE South 89 degrees 44 minutes 00 seconds East, 2072.11 feet along the common line of said B. C. Wood tract to a 1/2 inch iron rod set for corner, from which a 1/2 inch iron rod bears South 19 degrees 38 minutes 47 seconds East, 9.74 feet, said iron rod set being in the centerline of said Hooper Road;

THENCE South 00 degrees 01 minute 00 seconds West, 274.36 feet along the centerline of said Hooper Road to the point of beginning, and containing 13.041 acres of land, more or less;

SAVE AND EXCEPT therefrom the following:

All that certain lot, tract or parcel of land conveyed to Collin County by deed dated April 30, 1981, recorded in Volume 1577, Page 398, and being more fully described as follows:

BEING a parcel of land in the William Sachse Survey, Abstract No. 835, Collin County, Texas, and being part of a tract of land conveyed to Jeffrey L. Whitcraft and Maria T. Whitcraft as recorded in File No. 93-0088428, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the northeast corner of the Jeffrey L. Whitcraft tract, said point being in the common line between the L. K. Pegues Survey, Abstract No. 703, and the William Sachse Survey, Abstract No. 835, said line being also the centerline of existing Hooper Road;
THENCE South 00 degrees 01 minute 00 seconds West, a distance of 274.36 feet along the centerline of existing Hooper Road to a point of intersection with the south property line of the Whitcraft tract;

THENCE North 89 degrees 44 minutes 00 seconds West, a distance of 30.00 feet to a point for corner;

THENCE North 00 degrees 01 minute 00 seconds East, a distance of 274.36 feet parallel with and 30 feet west of the centerline of existing Hooper Road, to a point of intersection with the north property line of said Whitcraft tract;

THENCE South 89 degrees 44 minutes 00 seconds East, a distance of 30.00 feet to the point of beginning, and containing 0.189 acre of land, more or less;

And further SAVE AND EXCEPT therefrom the following:

A tract of land situated in the W. Sachse Survey, Abstract No. 835, City of Wylie, Collin County, Texas and being part of a tract of land described in General Warranty Deed to Timothy R. Johnson and Carol C. Johnson recorded in Clerk's File No. 97-0066824 of the Land Records of Collin County, Texas, said tract conveyed to the City of Wylie by deed recorded under Clerk’s File No. 20130805001096800, Official Public Records, Collin County, Texas, and more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap set for comer in the existing west right-of-way line of Hooper Road (a variable width right-of-way) at the northeast comer of said Johnson tract;

THENCE with said existing west right-of-way line, South 0º 09' 47" West, a distance of 91.65 feet to a 5/8" iron rod with "KHA" cap set in the proposed west right-of-way line of Hooper Road at the beginning of a non-tangent curve to the right having a central angle of 5º 39' 11", a radius of 934.50 feet, a chord bearing and distance of North 5º 59' 14" East, 92.16 feet;

THENCE in a northeasterly direction, departing the said existing west right-of-way line, with said proposed west right-of-way line and with said curve to the right, an arc distance of 92.20 feet to a 5/8" iron rod with "KHA" cap set for comer in the north line of said Johnson tract at the end of said curve;

THENCE with the said north line of the Johnson tract, South 89º 56' 00" East, a distance of 9.87 feet to the point of beginning, and containing 1,706 square feet or 0.039 acre of land.

PLANNED DEVELOPMENT STANDARDS
EXHIBIT "B"
MANORS AT WOODBRIDGE

I. PURPOSE

The intent of Manors at Woodbridge is to establish a long-lasting, high-quality community that contributes to the suburban lifestyle in the City of Wylie. The detached patio homes offered in Manors at Woodbridge are very desirable for growing suburban areas and offer a differentiated product type not currently available in Wylie. Additionally, the patio homes in Manors at Woodbridge will generate a cohesive and complementary housing product adjacent to the Woodbridge Townhome community to the north. With the difficult configuration and location of the site next to a former landfill, patio homes are the highest and best use at this location.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.

2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of 2019) shall apply except for the following:

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size *(Minimum)*	
Lot Area (sq. ft.)	4400
Lot Width (feet)	40
Lot width of corner Lots (feet)	45
Lot Depth (feet)	110
Lot Depth of Cul-de-sac Lots (feet)	88 *(average depth of 107)*
Dwelling Regulations	
Minimum Square Footage	1800
Design Standards Level of Achievement	See Section IV Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	20
Front Yard of Cul-de-sac Lots (feet)	15
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	5 & 10
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	5
Lot Coverage	75%

Height of Structures	
Main Structure (feet)	36

III. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 90 lots.
2. No alleys shall be required within the Planned Development.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries are not required.
5. 10’ stamped concrete crosswalk shall be generally located in the center of the community. Final location to be determined during engineering design and approved by City of Wylie staff.
6. A pocket park of a minimum of 10,000 square feet, and with amenities, shall be included as generally depicted on the zoning exhibits. The park may be relocated and combined with other open space in the same subdivision, subject to City of Wylie staff approval, should site development or engineering require such modifications.
7. The pocket park shall be completed prior to certificate of occupancy / final inspection of any home.
8. All open space and common area lots, including the pocket park, shall be owned, and maintained by the Homeowners Association in perpetuity.
9. The City shall not accept the public improvements nor will a building permit be issued for Manors at Woodbridge unless/until the extension and improvement of Casey Court (located within the Woodbridge Villas subdivision) is completed from Concord Drive south to “Street A” (shown on the Zoning Plan) of Manors at Woodbridge. This is further detailed on Exhibit “C-1” attached hereto.

IV. DESIGN CONDITIONS:

A. Land Design Standards

1. No public open space easements are required in the Planned Development.
2. There shall be a 40’ buffer with a 6’ decorative metal fence with masonry columns every 50’ built along Woodbridge Parkway.
3. Desirables, as listed in the zoning ordinance, shall not be required.

B. Street and Sidewalk Standards

1. No curvilinear streets shall be required in the Planned Development.
2. A stone monument identifying the subdivision shall be placed in Lot 1 Block A open space. The monument shall be made with more than 1 type/color of stone.
3. All crosswalks within the subdivision shall be 7’ wide with distinctive striping connecting to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act.
4. A minimum 4’ wide, dedicated lead walk, separate from a driveway, shall provide connection between the house and the driveway. This lead walk shall not connect to the street.

5. A mailbox cluster shall be provided in the subdivision.
6. Streetlights on decorative poles every 350’ placed on alternating sides of the street throughout the subdivision.
7. Two or more different types/color of stone on the subdivision monument shall be a desirable provided in this section.

C. Architectural Standards

1. At least 20% of the façade shall be offset a minimum of 1’ either protruding from or recessed back from the remainder of the façade.
2. The minimum masonry percentage shall be 85% overall. The remaining 15% shall be cementitious fiber cement material.
3. 2nd story front elevation set back over brick shall be allowed with cementitious fiberboard.
4. A front-facing hip roof which faces the street, and which comprises greater than 35% of the total width of a house’s façade shall be broken up with dormers or other architecturally compatible appurtenances.
5. Each single-family residential unit shall have a combined patio and/or porch total covered area of a minimum of 150 total square feet of floor area.
6. Minimum of 8:12 front elevation roof pitch on front elevations, except 3:12 roof pitches on porches/patios or dormers.
7. Architectural laminated shingles shall be used. 3-Tab Shingles are prohibited.
8. In order to encourage variety, the exterior facades of houses on the same side of the street shall vary within every 4 houses. The same exterior facade of home cannot be directly across the street from each other. When a house is constructed, the same combination of brick, stone, masonry-like materials, and paint shall not be used on other houses within four (4) lots on either side of that house. This shall be monitored by the Architectural Control Committee.
9. 3 car (or more) garages are prohibited.
10. Each garage shall be a minimum of 400 square feet.
11. Each garage shall incorporate at least two of the following architectural features:
    a. Sconce lighting
    b. Decorative banding or molding
    c. Decorative overhangs above garage doors
    d. Eyebrow soldier course over garage doors
    e. Decorative brackets on garage doors
    f. Columns flanking garage doors.
12. A minimum 6’ board on board cedar fence shall be built along the rear lot line by the home builder.
13. Each residential dwelling shall have an established front lawn with 1 tree and 5 shrubs. Each residential dwelling shall also have 1 tree in the backyard.
14. Two desirables shall be provided in this section. An automated, subsurface irrigation system and board on board fencing.

EXHIBIT “C-1”

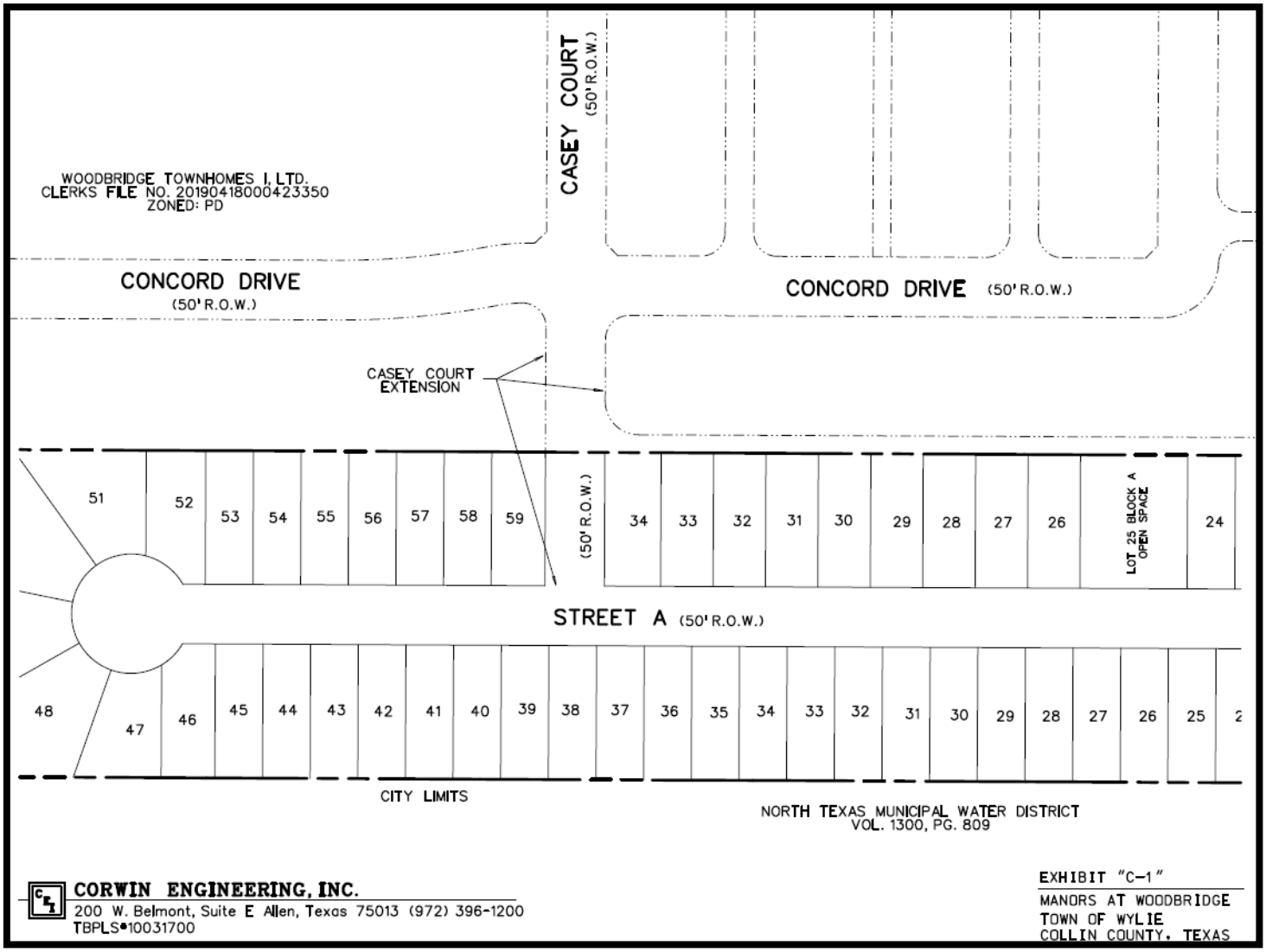
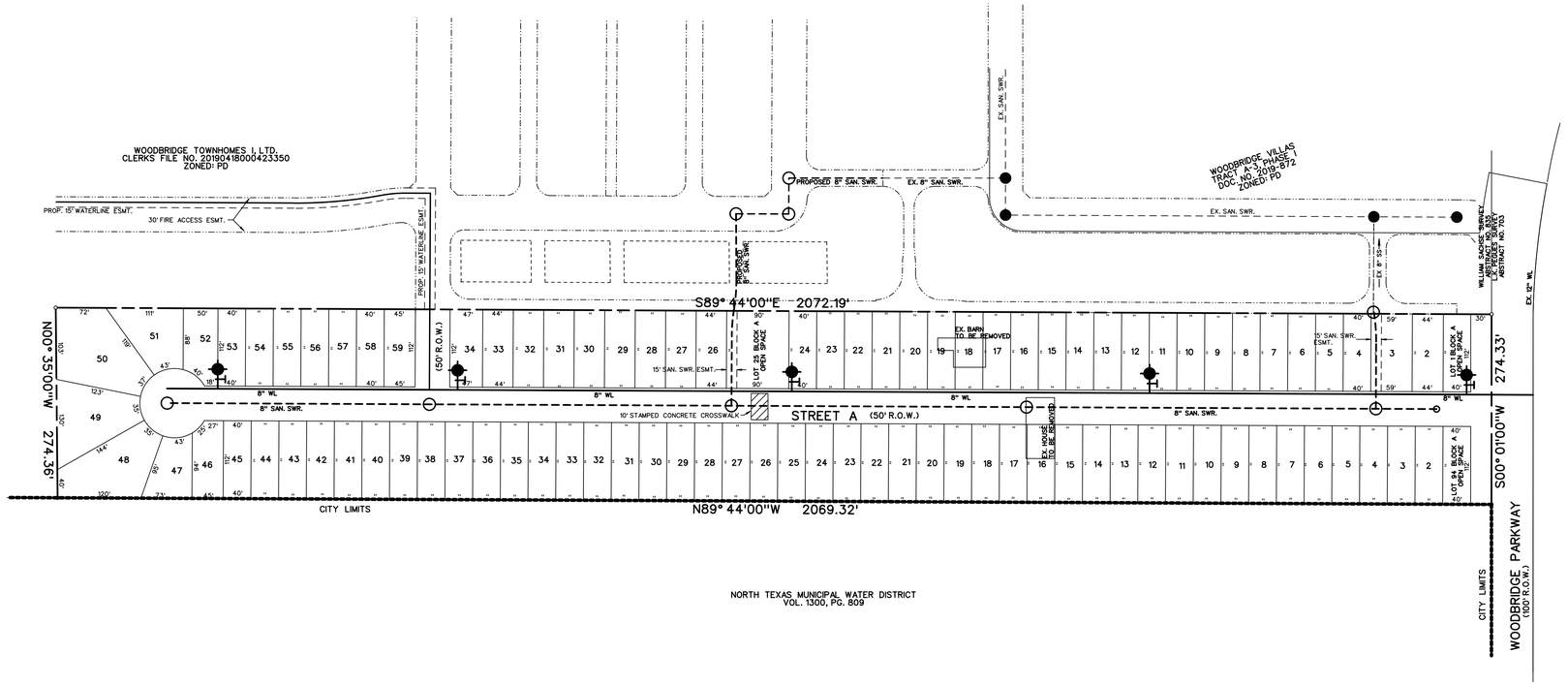
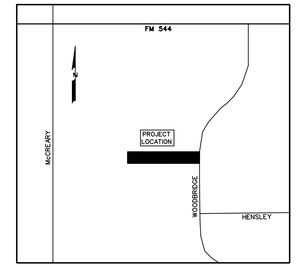

CASEY COURT
(50' R.O.W.)
WOODBRIDGE TOWNHOMES I, LTD.
CLERKS FILE NO. 20190418000423350
ZONED: PD
CONCORD DRIVE
(50' R.O.W.)
CONCORD DRIVE (50' R.O.W.)
CASEY COURT
EXTENSION
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LOT 25 BLOCK A
OPEN SPACE
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CITY LIMITS
NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 1300, PG. 809
CORWIN ENGINEERING, INC.
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200
TBPLS•10031700
EXHIBIT "C-1"
MANORS AT WOODBRIDGE
TOWN OF WYLIE
COLLIN COUNTY, TEXAS

Exhibit "C"

0 50 100 200
SCALE: 1" = 100'

N





LOCATION MAP
N.T.S.

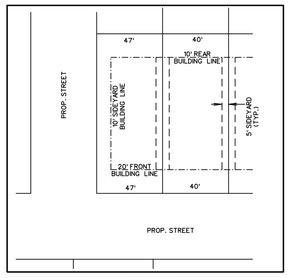
LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

NOTE:

ALL OPEN SPACES TO BE OWNED AND MAINTAINED BY THE HOA.

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 1300, PG. 809



TYPICAL DETAIL
N.T.S.

TYPICAL LOT/PAD
110' LOT DEPTH
40' LOT WIDTH
80' PAD DEPTH
30' PAD WIDTH

EX. ZONING AG/30
PROPOSED ZONING PD

ZONING PLAN

MANORS AT WOODBRIDGE

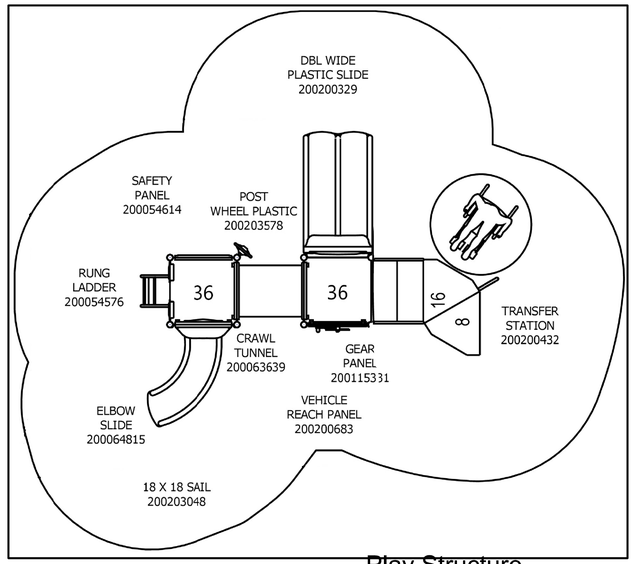
90 TOTAL SINGLE FAMILY LOTS
3 TOTAL OPEN SPACE LOTS
13.041 TOTAL ACRES
2.613 TOTAL R.O.W. DEDICATION
OUT OF THE
WM. SACHSE SURVEY, ABSTRACT NO. 835
IN THE
CITY OF WYLIE
COLLIN COUNTY, TEXAS

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
214-888-8857

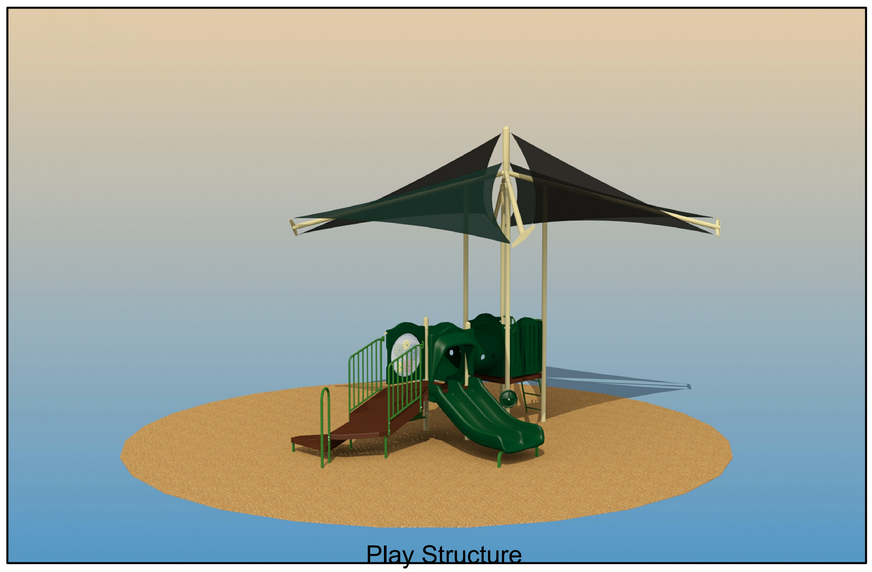
OWNER
TIMOTHY & CAROL JOHNSON
932 HOOPER ROAD
WYLIE, TEXAS 75098

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

DECEMBER 2020 SCALE 1"=100'



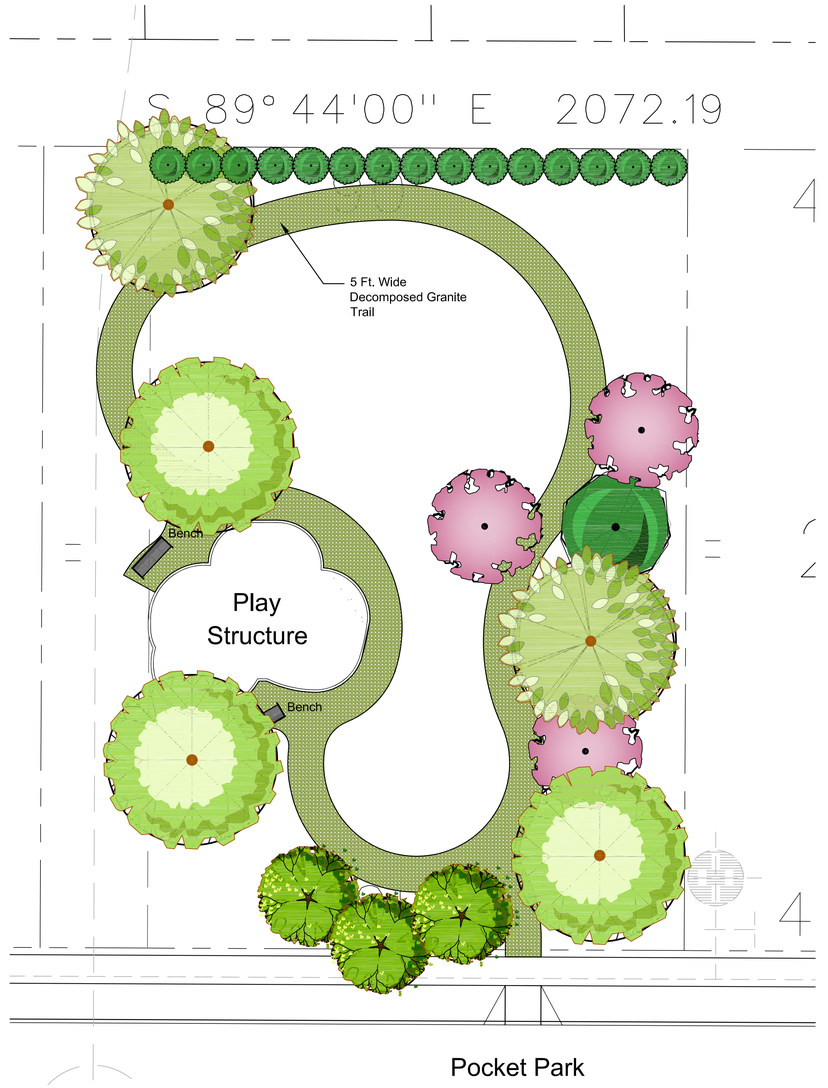
Play Structure



Play Structure

Pocket Park Features

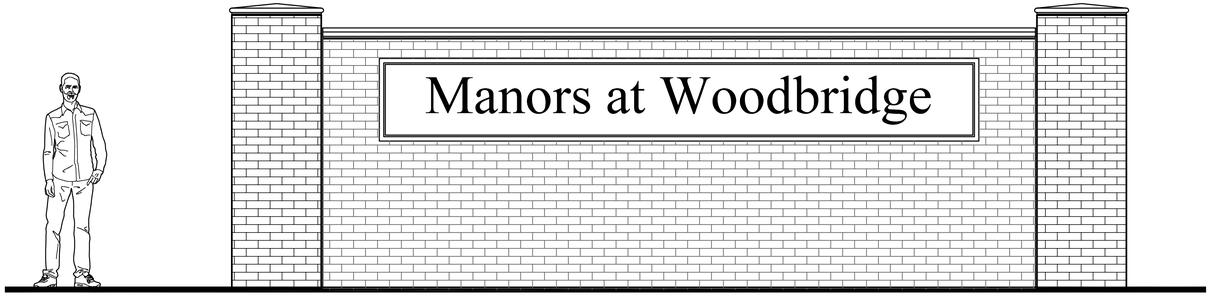
- Play Structure
- 5 Ft. Wide Decomposed Granite Trail
- 2 Park Benches
- Landscape and Trees



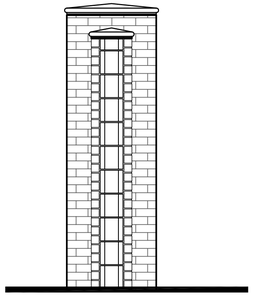
Pocket Park

Manors at Woodbridge Parkway

Skorburg Company



Sign Wall





Woodbridge Entry

Manors at Woodbridge Parkway

Skorburg Company

SINGLE PHASE DEVELOPMENT SCHEDULE

MANORS AT WOODBRIDGE

Zoning Submittal…...……..……...11/16/2020

Zoning Submittal…...……..……..12/10/2020

Planning and Zoning ……..……...12/15/2020

City Council……...……..……...1/12/2021

City Council……...……..……...1/26/2021

First Preliminary Plat Submittal……..……..…….....2/15/2021

Second Preliminary Plat Submittal……..……...…..…….....3/1/2021

Preliminary Plat Approval……..……..…….....4/13/2021

Plan Set Submittal……..3Q2021

Break Ground…….4Q2021

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	5
Department:	Finance		*(City Secretary's Use Only)*
Prepared By:	Melissa Beard	**Account Code:**	
Date Prepared:	January 18, 2021	**Exhibits:**	CAFR; Management Letter

Subject

Consider, and act upon, acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2019-20 following a presentation by the audit firm Weaver, LLP.

Recommendation

Motion to accept the Comprehensive Annual Financial Report (CAFR) for FY 2019-20 as presented by the audit firm of Weaver, LLP.

Discussion

The City Charter in Article VII, Municipal Finance, Section 13: Independent Audit, requires that at the end of the fiscal year an independent audit be made of all accounts of the City by a certified public accountant. In compliance with the City Charter, our outside auditor, Weaver LLP has performed an audit as of September 30, 2020.

The goal of the audit is to provide reasonable assurance that the financial statements of the City are free of material misstatement. This is achieved through testing of accounting controls, internal controls, and compliance. There is also testing of significant accounting balances using a combination of vouching material transactions, sampling transactions and applying analytical procedures.

Interim Fieldwork for the audit began the week of September 21 and the final fieldwork was performed November 16 through December 11.

This is the first year for the audit to be performed by Weaver after their selection to continue as the City's independent auditors following an RFP process completed in 2020. The 2020 audit is the thirteenth year in a row for Weaver to perform our audit. Three RFP processes have been completed in that 13-year time period, audit partners have been rotated and audit managers and staff have changed frequently.

Staff recommends acceptance of the Comprehensive Annual Financial Report (CAFR) as presented.

CITY OF WYLIE

CAFR

Comprehensive Annual Financial Report

For the Year Ended September 30, 2020
City of Wylie, Texas



Ballard Avenue in historic downtown Wylie serves as a community gathering place hosting many events throughout the year.

CITY OF WYLIE, TEXAS
COMPREHENSIVE ANNUAL FINANCIAL REPORT

FISCAL YEAR ENDED
SEPTEMBER 30, 2020

AS PREPARED BY THE
FINANCE DEPARTMENT


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

CITY OF WYLIE, TEXAS
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

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INTRODUCTORY SECTION


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

CITY OF WYLIE

Our Mission…
…to be responsible stewards of the public trust,
to strive for excellence in public service
and to enhance the quality of life for all.

January 26, 2021

The Honorable Matthew Porter, Mayor
Members of the City Council
And the Citizens
City of Wylie, Texas

Financial policies of the City of Wylie require that the City's Finance Department prepare a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Accordingly, the Comprehensive Annual Financial Report (CAFR) for the City of Wylie, Texas for the fiscal year ended September 30, 2020, is hereby issued.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making the representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute assurance, that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial records have been audited by Weaver LLP, Certified Public Accountants, as required by the City Charter. This CAFR has been prepared based upon those audited records. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2020 are free of material misstatement. This independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2020, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditor.

Profile of the City

The City of Wylie is located in the south-central portion of Collin County, approximately 23 miles northeast of downtown Dallas. Incorporated in 1887, the City adopted its Home Rule Charter on January 19, 1985 and operates under a council-manager form of government. The City Council is comprised of a Mayor and six council members. All members are elected at-large on a staggered and nonpartisan basis for three-year terms. They are responsible to enact local legislation, provide policy, and annually adopt the operating budget. They appoint the City Manager, City Attorney, Judge of the Municipal Court and members of various boards and

commissions. The City Manager, under the oversight of the City Council, is responsible for the proper administration of the daily operations of the City.

The City provides a full range of municipal services including general government, public safety (police, fire, and emergency communications), streets, library, parks and recreation, planning and zoning, code enforcement, animal control, and water and sewer utilities. Sanitation services are provided by the City but are privately contracted. The Wylie Economic Development Corporation (WEDC) is included in the financial statements as a discrete component unit. Its purpose is to aid, promote and further economic development within the City. The Wylie Park and Recreation Facilities Development Corporation (4B Corporation) is also combined within the financial statements of the City. Both WEDC and the 4B Corporation are primarily funded with sales tax revenues. Both corporations are discussed more fully in the notes to the financial statements.

The annual budget of the City serves as the foundation for its financial plan and control. The budget is proposed by the City Manager and adopted by the City Council in accordance with policies and procedures established by the City Charter, ordinances and state law. The budget process begins early in the year with a presentation to the council of a ten-year plan that incorporates current and future capital needs and allows for planning of future debt considerations and/or planning for General Fund fund balance drawdowns for one-time expenditures. A five-year plan is also presented so that property tax rate considerations may be analyzed with revenue and expenditure projections. The last several years, it has been a goal to maintain or lower the property tax rate so that Wylie remains at a competitive level with other area cities while still providing adequate revenue to fund the needs of our steady growth. Department budgets are reviewed by the City Manager who will develop a proposed budget for presentation to the City Council. The City Council reviews the budget in subsequent work sessions and a formal budget is prepared and made available to the public for review by August 5 each year or a date to be determined by the City Council. Prior to official adoption of the budget by Council, a public hearing on the proposed budget is held to allow for public input. Of the twenty-four governmental funds the City maintains, fifteen of them are annually appropriated. These include the General Fund, eleven Special Revenue Funds and the three Debt Service Funds.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Wylie operates.

Local economy

Wylie continues to experience steady growth even through the COVID-19 pandemic. Local businesses faced unprecedented economic challenges early in the year, but most of the local economy had rallied by late 2020. The unemployment rate topped 12% locally but ended down near 5%, while the State of Texas reached 13.5% and rebounded to down below 7%.

Housing and residential growth outpaced 2019 with Wylie's population rising 2.8% to 55,156. Residential construction permits remain steady, ending the year at 500 new residential construction permits issued. Of that 500, 443 were Single Family Dwelling permits and 57 were Single Family Attached structures. In addition, the newly built 'Seventy8 Westgate' opened with 200 out of 286 apartments leased. The economy remains strong and this is also evidenced in the tax base. When both residential and commercial growth is considered, our total tax base increased by 5.4% over the previous year. Our freeze adjusted taxable assessed value this year, as provided by the Collin Central Appraisal District, Dallas Central Appraisal District and Rockwall Central Appraisal District, was $4,927,892,674.

Even in the midst of a global pandemic, sales tax numbers continue to trend upwards with FY20 up 12.4% over the previous year. From a regional perspective, Wylie benefits greatly from the expanding populations of Murphy, Sachse, and Lavon with a Retail Trade Area population of nearly 230,000 residents.

The City's continued pace of growth is due to a favorable economic environment enhanced by the strategic partnership between the City and the Wylie Economic Development Corporation (Wylie EDC). Wylie added 17,000 square feet of medical office space at Woodbridge Centre, a Kroger-anchored shopping center added 7,920 square feet of retail space. Industrial and manufacturing sectors are still thriving in 2020. Cardinal

Strategies relocated into a new 5,800 square feet office in Regency Business Park and Avanti Windows & Doors announced an expansion to invest $5 million and hire nearly 100 employees on Hensley Lane. The long-awaited expansion of Collin College into the Wylie area was realized with the Grand Opening of the Wylie campus in the summer of 2020. The campus began serving students the Fall Semester of 2020. The 7,500-student campus has contributed to the increased daytime population in the City thus making it more appealing to small and mid-size businesses in addition to restaurants and retailers.

Growth in southeastern Collin County is accelerating with the announcement of a $2 Billion, 1,500-acre mixed use development with 4,500 single-family homes and 1,000 multi-family units in Lavon, just north east of Wylie. Similar developments will only help expedite the final development of Wylie. This market will continue to experience growth, infill and redevelopment of underperforming properties.

Long-term financial planning

In 2006, the City developed a Long-Range Financial Plan that evolves with each budget cycle. The plan included street and park improvements, a new city hall, library, fire station, recreation center and sidewalks. The voters of the City of Wylie authorized the City to issue $73,950,000 in General Obligation Bonds to fund this capital improvement program. The first series of General Obligation bonds were sold in late March of 2006 and the remaining bonds were sold in August of 2008. Since that time the City has refunded various bond issues to obtain more favorable interest rates.

Certificates of Obligation in the amount of $7,175,000 were sold in Fiscal Year 2017 that will provide funding for new capital assets in the City's water storage and metering systems. The City is currently replacing the old metering system with Advanced Metering Infrastructure (AMI). This project is advantageous because it addresses aging infrastructure, improves water conservation and reduces unaccounted for water. New meters will automate meter-reading processes, and provide more accurate information to the Utility Billing Department. More importantly, it will empower our residents and business owners to manage their water use and costs through real-time data via the customer portal. The AMI system is projected to be completed Fall 2021.

Partial funding of the Public Safety Building remodel and expansion was provided by Certificates of Obligation issued in 2018 for $8,500,000. This construction project was completed in FY2020 and re-opening of the building occurred in November 2020.

Fire Station #4 is slated for construction in FY2021 and will be partially funded with $3 million previously transferred from the General Fund fund balance that was above the required minimum fund balance policy. The remaining portion of this project will be funded with Certificates of Obligation to be issued early 2021.

Relevant financial policies

During Fiscal Year 2020, the City Council approved the Financial Management Policies with one significant change made to the 2019 policies. Previously, the City was not required to rotate external auditors, only to circulate requests for proposal upon expiration of the contract. The new policy does not require rotation of the audit firm, but does require rotation of the audit partner and audit manager after five consecutive years. The rest period for the partner is two years and the rest period for the manager is five years.

Financial Management Policies state that, "It is the goal of the City to achieve and maintain an unassigned fund balance in the general fund equal to 25% of expenditures. The City considers a balance of less than 20% to be cause for concern, barring unusual or deliberate circumstances. If unassigned fund balance falls below the goal or has a deficiency, the City will appropriate funds in future budgets to replenish the fund balance based on a time table deemed adequate by the City Council."

Texas Government Code requires the governing body of an investing entity to review its' investment policy not less than annually. The governing body must adopt a written instrument by rule, order, ordinance or resolution stating that it has reviewed the investment policy and that the written instrument so adopted shall record any changes made to the investment policy. City Council approved by Resolution the Investment Policy with one minor change noted this year. Previously an annual investment report was required and this was changed to a monthly investment report.

City Council also approved, for the first time, a separate Debt Management Policy. Previously, debt management was addressed only as a section of the Financial Management Policies and did not have any specific benchmarks of measure. The new policy establishes parameters and provides guidance governing the issuance, management, continuous evaluation of and reporting on all debit obligations issued by the City.

Major initiatives

The City Council worked together to continue efforts on their previously adopted mission, vision and values that are used for strategic planning purposes. The budget for Fiscal Year 2020-21 approved by the City Council reflected a decrease in the property tax rate of $0.016475 per $100 of assessed property valuation. This rate was one cent below the no new revenue tax rate and was the ninth consecutive year the Council has decreased the tax rate.

Awards and Acknowledgements

Recognition

Various awards came to the City throughout the year. Safewise.com named Wylie the 4th Safest City to live in the United States. Wylie Fire Rescue maintained their ISO 1 ranking by the property/casualty insurance industry. The Wylie Economic Development Corporation (WEDC) was named The Economic Development Workforce Partner of the Year by Workforce Solutions of North Central Texas.

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Wylie for its comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2019. The City has participated in the program for many years and has been awarded the Certificate numerous times. In order to be awarded a Certificate of Achievement, the government must publish an easily readable and efficiently organized CAFR. This report must satisfy both GAAP and applicable legal requirements.

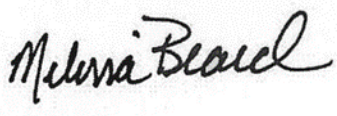
A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The City also received from GFOA, the Distinguished Budget Presentation Award for our 2019-20 budget document. To earn recognition, budget documents must meet program criteria and excel as a policy document, financial plan, operations guide, and communication tool. The 2020-21 budget has also been submitted for eligibility of the award.

The preparation of this report could not be accomplished without the dedicated services of the entire staff of the Finance Department. We would also like to express our appreciation to all staff members who assisted and contributed to the preparation of this report. Acknowledgement is also given to representatives of Weaver, LLP, Certified Public Accountants, for their dedicated assistance in producing this report.

Special acknowledgement is given to the City Manager, Mayor and the members of the City Council for their support for maintaining the highest standards of professionalism in the management of the City of Wylie finances.

Respectfully submitted,



Melissa Beard
Finance Director



Ron Arp
Assistant Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Wylie Texas

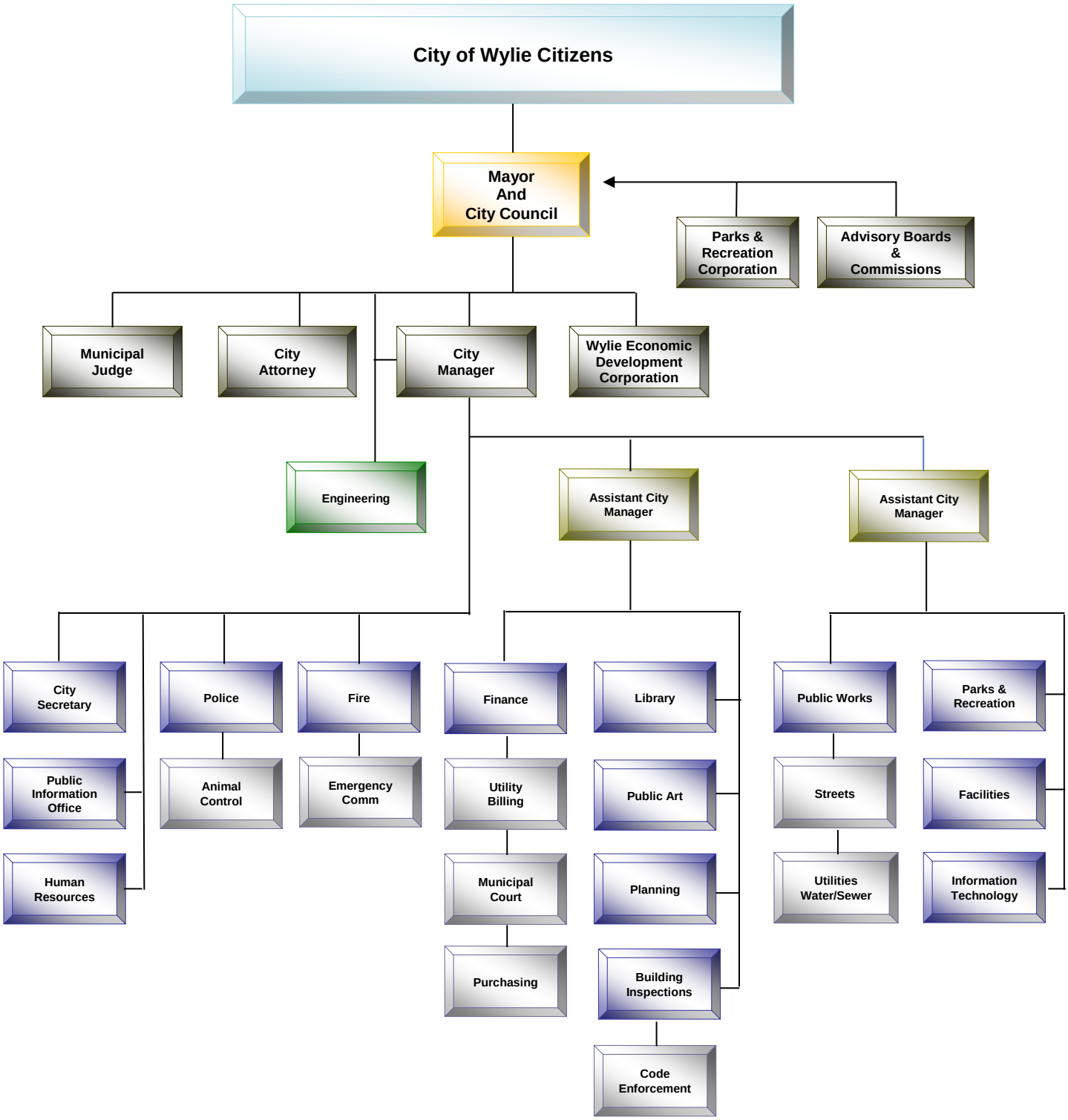
For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

September 30, 2019

Christopher P. Morrill

Executive Director/CEO

FY 2020 CITY OF WYLIE
ORGANIZATIONAL CHART



CITY OF WYLIE, TEXAS

PRINCIPAL OFFICIALS
September 30, 2020

City Council

Eric Hogue, Mayor
Jeff Forrester, Mayor Pro Tem
David R. Duke, Councilmember
Matthew Porter, Councilmember
Candy Arrington, Councilmember
Dr. Timothy T. Wallis, Councilmember
David Dahl, Councilmember

City Staff

Chris Holsted, City Manager
Brent Parker, Assistant City Manager
Renae' Ollie, Assistant City Manager
Stephanie Storm, City Secretary
Melissa Beard, Finance Director
Lety Yanez, Human Resources Director
Anthony Henderson, Police Chief
Brandon Blythe, Fire Chief
Tim Porter, Public Works Director
Robert Diaz, Parks & Recreation Director
Ofilia Barrera, Library Director
Jason Greiner, WEDC Director

Other Appointed Officials

Weaver, LLP, Auditors
Abernathy, Roeder, Boyd & Hullett, PC, City Attorney
Norton Rose Fulbright US LLP, Bond Counsel
FirstSouthwest, A Division of Hilltop Securities, Financial Advisors


CITY OF WYLIE
GULF, COLORADO &
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STATE OF TEXAS

FINANCIAL SECTION


CITY OF WYLIE
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SANTA FE RAILWAY
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STATE OF TEXAS

weaver
Assurance • Tax • Advisory

Independent Auditor's Report

Members of the City Council
City of Wylie, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Wylie (the City) as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Members of the City Council
City of Wylie, Texas

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 11, and the budgetary comparison information and Texas Municipal Retirement System pension and OPEB schedules on pages 64 through 73 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Members of the City Council
City of Wylie, Texas

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 19, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* the City's internal control over financial reporting and compliance.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
January 19, 2021


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

City of Wylie, Texas
Management's Discussion and Analysis
September 30, 2020

As management of the City of Wylie, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages one through four of this report.

Financial Highlights

- The unassigned portion of the General Fund fund balance at the end of the year was $21,914,768 or 54.31 percent of total General Fund expenditures. This includes the 25% of General Fund expenditures which is required to be held in General Fund fund balance per the City Council approved Financial Management Policies. That amount is $10,088,381. The remainder represents funds which may be used for one-time expenditures or unforeseen needs which the Council allocates for a specific purpose. The unassigned General Fund fund balance can be seen on page 18 of this report on the Balance Sheet-Governmental Funds. It is part of the total General Fund fund balances, September 30, 2020, shown on page 21 of this report on the Statement of Revenues, Expenditures, and Changes in Fund Balance.

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the fiscal year ended September 30, 2020, by $270,501,249 (net position). Of this amount, $33,208,114 (unrestricted portion of net position) may be used to meet the government's ongoing obligations to citizens and creditors. Included in the unrestricted portion of net position are monies from all the City's various funds which are not restricted for other purposes.

- Total assets were $380,446,383 which includes capital assets and current assets such as cash, prepaids, inventory, and receivables. Total liabilities were $115,705,852 which includes long-term liabilities from debt, compensated absences, pension liabilities, and OPEB liabilities and other liabilities such as accrued interest, accounts payables, unearned deposits and accrued liabilities. The statement of net position also includes deferred outflows and inflows from pension and OPEB liabilities along with deferred losses from refunding of debt.

- The City's total net position increased by $20,663,586 primarily due to developer contributions of over $14 million for streets, alleys, drainage and water/sewer infrastructure. Service charges for business type activities exceeding operating costs also contributed to the net position increase as well as an increase in sales tax receipts. Property tax receipts increased only by the additional tax of new construction. The effects of these changes can be seen in Table 2.

- The City's governmental funds reported combined ending fund balances of $44,933,412, a decrease of $7,107,323 in comparison to the previous year. The General Fund ending balance was higher than 2019 by $2.5 million, while Capital Projects Funds declined by $10 million. The majority of this decrease was due to expenditures of bond money for the renovation of the Public Safety Building after it was rendered uninhabitable from the hail storm of 2016.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City of Wylie's finances. This is done in a manner similar to a private-sector business. Two statements, the Statement of Net Position and the Statement of Activities, are utilized to provide this financial overview.

The Statement of Net Position presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flow. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide statements distinguish between governmental activities and business-type activities. Governmental activities basically account for those activities supported by taxes and intergovernmental revenues. On the other hand, business-type activities are basically supported by user fees and charges. Most City services are reported in governmental activities while business-type activities are reported in the Enterprise Fund.

The government-wide statements include not only the City but also a discrete component unit, the Wylie Economic Development Corporation (WEDC). Although legally separate, WEDC is financially accountable to the City.

Fund financial statements. The City, like other state and local governments, utilizes fund accounting to ensure and demonstrate compliance with finance-related legal requirements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains twenty-four individual governmental funds. Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund and the General Obligation Debt Service Fund. All Capital Projects Funds are combined for a single, aggregated presentation. Data from the other non-major funds are also combined and reported in a single column. Individual fund data for each of the non-major governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary funds. The City maintains one type of proprietary fund, an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its water and sewer operations.

Proprietary funds financial statements provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the financial statements. The notes provide additional information that is essential to gain a full understanding of the data provided in the government-wide and fund financial statements

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. Required supplementary information can be found after the notes to the financial statements.

Government-Wide Financial Analysis

At the end of fiscal year 2020, the City's net position (assets exceeding liabilities) totaled $270,501,249. This analysis focuses on the net position (Table 1) and changes in net position (Table 2).

Net Position. The largest portion of the City's net position, $214,969,666, or 79.5%, reflects its investment in capital assets (land, buildings, improvements other than buildings, machinery and equipment, construction in progress), less any related debt used to acquire those assets that is still outstanding. The City uses these assets to provide services to its citizens; consequently, these assets are not available for future spending. Although the City reports its capital assets net of related debt, the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, $22,323,469, or 8.3% represents resources that are subject to external restrictions on how they may be used. The unrestricted portion of net position which is $33,208,114 (12.3%) may be used to meet the government's ongoing obligations to citizens and creditors.

Table 1
Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	$ 52,924,908	$ 57,859,387	$ 41,335,022	$ 32,937,692	$ 94,259,930	$ 90,797,079
Capital assets	222,982,177	207,557,941	63,204,276	59,030,678	286,186,453	266,588,619
Total Assets	275,907,085	265,417,328	104,539,298	91,968,370	380,446,383	357,385,698
Deferred outflows of resources	7,322,278	10,475,067	589,116	874,967	7,911,394	11,350,034
Long term liabilities	89,164,348	98,913,322	15,685,041	13,356,134	104,849,389	112,269,456
Other liabilities	6,976,651	4,567,501	3,879,812	1,936,232	10,856,463	6,503,733
Total liabilities	96,140,999	103,480,823	19,564,853	15,292,366	115,705,852	118,773,189
Deferred inflows of resources	1,972,892	113,761	177,784	11,119	2,150,676	124,880
Net Position:						
Net investment in capital assets	159,454,525	144,685,908	55,515,141	53,636,639	214,969,666	198,322,547
Restricted for debt service	1,244,524	1,187,960	-	-	1,244,524	1,187,960
Restricted for capital projects	7,365,790	9,903,575	9,606,719	8,265,544	16,972,509	18,169,119
Restricted for economic development	3,529,938	3,087,668	-	-	3,529,938	3,087,668
Restricted for tourism	471,211	411,337	-	-	471,211	411,337
Restricted for other	105,287	127,958	-	-	105,287	127,958
Unrestricted	12,944,197	12,893,405	20,263,917	15,637,669	33,208,114	28,531,074
Total Net Position	$185,115,472	$172,297,811	$ 85,385,777	$ 77,539,852	$ 270,501,249	$ 249,837,663

Changes in Net Position

Governmental Activities. Governmental activities increased the City's net position by $12,817,661 from the prior year. This was primarily due to developer contributions of streets, alleys and drainage totaling $10,277,401. There also was a slight increase in ad valorem revenue from new residential construction and an increase in sales taxes due to favorable economic conditions.

Business-type Activities. Net position from business-type activities increased by $7,845,925 from the prior year. Utility revenues from the growth of our customer base are partially responsible, as well as increased revenue from bulk sewer charges. However, the majority of the net position increase is due to developer contributions for water and sewer infrastructure of approximately $4.04 million and a current year increase of $2.4 million in charges for services with current year operational expenses remaining consistent with prior year.

Table 2
Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	$ 7,736,212	$ 6,906,667	$ 23,047,261	$ 20,662,507	$ 30,783,473	$ 27,569,174
Operating grants and contributions	388,250	505,924	-	-	388,250	505,924
Capital grants and contributions	11,902,495	7,217,417	5,590,177	2,783,419	17,492,672	10,000,836
General revenues:						
Ad valorem taxes	34,300,635	33,275,978	-	-	34,300,635	33,275,978
Sales taxes	10,037,707	8,967,508	-	-	10,037,707	8,967,508
Other taxes and fees	2,734,736	2,883,573	-	-	2,734,736	2,883,573
Interest	188,991	495,039	138,968	266,776	327,959	761,815
Gain (loss) disposal of capital assets	77,901	-	-	-	77,901	-
Miscellaneous	914,338	559,846	129,912	357,199	1,044,250	917,045
Total revenues	68,281,265	60,811,952	28,906,318	24,069,901	97,187,583	84,881,853
Expenses:						
General Government	12,134,312	11,634,904	-	-	12,134,312	11,634,904
Public Safety	23,057,208	22,175,998	-	-	23,057,208	22,175,998
Urban Development	1,108,956	1,346,364	-	-	1,108,956	1,346,364
Streets	9,259,873	8,912,861	-	-	9,259,873	8,912,861
Community Service	9,860,490	9,530,076	-	-	9,860,490	9,530,076
Interest on long-term debt	2,448,009	2,688,231	-	-	2,448,009	2,688,231
Water and sewer operations	-	-	18,655,149	17,635,306	18,655,149	17,635,306
Total expenses	57,868,848	56,288,434	18,655,149	17,635,306	76,523,997	73,923,740
Increase (decrease) in net position before transfers	10,412,417	4,523,518	10,251,169	6,434,595	20,663,586	10,958,113
Transfers	2,405,244	2,273,616	(2,405,244)	(2,273,616)	-	-
Increase (decrease) in net position	12,817,661	6,797,134	7,845,925	4,160,979	20,663,586	10,958,113
Net position - October 1	172,297,811	165,500,677	77,539,852	73,378,873	249,837,663	238,879,550
Net position - September 30	$ 185,115,472	$ 172,297,811	$ 85,385,777	$ 77,539,852	$ 270,501,249	$ 249,837,663

Government-Wide Financial Analysis

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined fund balances of $44,933,412.

The General Fund is the main operating fund of the City. At the end of the current fiscal year, unassigned fund balance was $21,914,768. The overall fund balance of the General Fund increased by $2,555,471 during the current fiscal year. The reason for the increase is multi-faceted. Overall, General Fund revenues were higher due to an increased property tax base (new construction), increased sales tax revenue and an expansion of the customer base for service fees, while expenditures were also less than anticipated.

The General Obligation Debt Service Fund reported an increase of $33,439 in fund balance. This was due in part to interest earnings within the fund and the current year's excess of revenue over expenditures. These funds are specifically restricted for the payment of debt service. The Capital Projects Fund decreased $9,617,287 due primarily to capital outlay for the Public Safety Building renovation during the fiscal year. Other governmental funds' combined fund balances decreased $78,946.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide statements, but in more detail.

Unrestricted net position of the Utility Fund at the end of the year was $20,263,917. This represents an increase of $4,626,248. This is largely attributable to the increases in water and sewer operating revenues. The year included a planned rate increase, which is based on a five-year water and sewer rate study. There also was an increase in the system's customer base. This year's operating income was $4,730,174.

General Fund Budgetary Highlights. In FY2020, the General Fund expenditure budget was increased by $2,772,817 over the 2019 budget, with approximately $1 million funding new personnel requests. Approved positions included an Assistant Police Chief, two new School Resource Officers, four Firefighters, a Maintenance Worker and a Streets Supervisor. A Jail Manager position was also funded for six months to allow for mid-year hiring to prepare for the opening of the City's new jail facility in the 2021 budget year. There were also over $1 million of current level service requests that were funded, including the replacement of six Police Patrol vehicles, a Fire Battalion vehicle replacement, Emergency Communications upgrades and IT upgrades across departments. Each year the City performs a mid-year review of the budget. If the City Manager determines that funds are available certain amendments are proposed to the City Council for their review and approval. Expenditures were amended throughout the year with the majority occurring during mid-year reviews. These amendments decreased General Fund appropriations by $21,728 or 0.05 percent.

In the General Fund, the actual revenue received in comparison to the final budget was over by $765,618. This positive variance is most noticeable in non-property taxes and service fees. General Fund expenditures had a final budget-to-actual positive variance of $3,883,749 prior to other financing sources/uses. This amount is attributable to intentional savings made by all departments, incomplete or postponed projects and personnel savings due to turnover and unfilled vacancies.

Capital Assets and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of September 30, 2020, amounts to $286,186,453 (net of accumulated depreciation). The investment in capital assets includes land, buildings, improvements other than buildings, machinery and equipment, and construction in progress. The total increase in the City's investment in capital assets for the current year was 7.4%.

Table 3
Capital Assets at Year-end
Net of Accumulated Depreciation (000's)

	Governmental Activities		Business-Type Activities		Total	
Asset	2020	2019	2020	2019	2020	2019
Land	$ 40,967	$ 39,952	$ 112	$ 112	$ 41,079	$ 40,064
Other non-depreciable assets	1,160	1,160	-	-	1,160	1,160
Buildings	32,900	34,200	2,805	2,935	35,705	37,135
Improvements	123,796	121,982	54,366	52,467	178,162	174,449
Machinery and equipment	6,122	5,911	1,166	1,403	7,288	7,314
Construction in progress	18,037	4,353	4,755	2,114	22,792	6,467
	$ 222,982	$ 207,558	$ 63,204	$ 59,031	$ 286,186	$ 266,589

Additional information on the City's capital assets can be found in the notes to the financial statements on pages 41-42.

Debt Administration. At the end of the current fiscal year, the City of Wylie had total bonded debt outstanding of $83.4 million, all of which is backed by the full faith and credit of the City.

Table 4
Outstanding Debt at Year End (000's)

	Governmental Activities		Business-Type Activities		Total	
Type of Debt	2020	2019	2020	2019	2020	2019
General Obligation	$ 57,230	$ 62,900	$ 3,150	$ 3,700	$ 60,380	$ 66,600
Combination Tax & Revenue	8,410	8,725	7,025	7,125	15,435	15,850
Contractual Obligations	1,055	1,125	-	-	1,055	1,125
Unamortized premium (discount)	5,920	6,762	616	687	6,536	7,449
Total	$ 72,615	$ 79,512	$ 10,791	$ 11,512	$ 83,406	$ 91,024

Total bonded debt of the City decreased primarily due to principal payment of debt and amortization of premiums.

The City continues to maintain favorable ratings from bond rating agencies. The current General Obligation, Combination Tax and Revenue Certificates of Obligation, and Revenue Bonds ratings are as follows.

	Moody's Investors Service	Standard & Poor's
General obligation bonds	Aa2	AA
Certificates of obligation	Aa2	AA
Revenue bonds	A1	A+

Additional information on the City's long-term debt can be found in the notes to the financial statements on pages 43-47.

Economic Factors and Next Year's Budgets and Rates

During FY2020, 500 building permits were issued and 350 building permits are projected for FY2021. Steady growth is the predominant characteristic of the City with $166,358,418 of new assessed valuation added to the tax roll from new construction for FY2021. This value brought an additional $1.1million to the budget, allowing the City to maintain service levels while decreasing the average taxpayer's burden. As steady growth continues, the upward trend in property values remains evident. The City's Freeze-adjusted taxable property values showed an increase of 5.4% from FY2020 to FY2021. Our growth pattern is also projected to continue into FY2021 but the City recognizes that as we get closer to build-out, redevelopment will fuel the City's growth of tax base. As is the City's pattern, fiscal conservatism continues to play a major role in the development of the FY2021 operating budget.

In FY2021, General Fund revenues and expenditures are budgeted to increase by 3.07% and 5.33% prior to other financing sources and transfers out, respectively, over FY2020 revenues and expenditures. This will provide a 38% estimated fund balance at FY2021 year-end, which exceeds the goal of 25%.

FY2021 Utility Fund revenues are budgeted to increase by 15.18% from FY2020 revenues and expenses were projected to increase by 6.77% from FY2020.

The City had an updated study of water and sewer rates performed by an outside consultant in FY2020. The rates needed to fund current and future operating and infrastructure needs were identified. Also included in the study were estimated future water and sewer charges from North Texas Municipal Water District as well as future capital needs, including the completion of the Advanced Metering Infrastructure system. Therefore, in the Utility Fund, water and sewer rates were adjusted for the FY2021 budget year in accordance with this study.

During FY2006, voters authorized the City to issue $73,950,000 in bonds. $35,325,000 was issued in 2006 with the remaining $38,625,000 issued in 2008. The issuance of these bonds was expected to cause an increase in the I & S tax rate to cover the principal and interest payments on the additional debt. However, the total tax rate went unchanged from FY2009 through FY2012. FY2013 began the trend of a tax rate reduction and 2021 was the ninth consecutive year the Council has decreased the tax rate. The current reduction was $.016475 bringing the nine-year rate reduction total to $.226921. The current rate of $.671979 per $100 of assessed property valuation allows Wylie to be at a competitive level with other area cities while still providing adequate revenue to fund the needs of our growth.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 300 Country Club Road, Wylie, Texas, 75098.


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

BASIC FINANCIAL STATEMENTS


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

CITY OF WYLIE, TEXAS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020

EXHIBIT A-1

	Primary Government			
ASSETS	**Governmental Activities**	**Business-type Activities**	**Total**	**Component Unit**
Cash and cash equivalents	$ 48,374,023	$ 27,618,346	$ 75,992,369	$ 1,735,327
Receivables (net of allowance for uncollectibles)	4,342,514	3,988,818	8,331,332	713,896
Inventories	168,120	177,230	345,350	12,088,146
Prepaid items	-	-	-	2,000
Restricted assets:				
Cash and cash equivalents	40,251	8,486,206	8,526,457	
Receivables	-	1,064,422	1,064,422	-
Capital assets (net of accumulated depreciation):				
Land	40,966,942	112,045	41,078,987	-
Other non-depreciable assets	1,160,294	-	1,160,294	-
Construction in progress	18,037,266	4,754,546	22,791,812	-
Buildings	32,899,700	2,805,725	35,705,425	-
Improvement other than buildings	123,796,352	54,366,269	178,162,621	-
Machinery and equipment	6,121,623	1,165,691	7,287,314	-
Total assets	275,907,085	104,539,298	380,446,383	14,539,369
DEFERRED OUTFLOWS OF RESOURCES				
Deferred loss on refunding	2,583,453	110,762	2,694,215	-
Deferred outflows - pensions	4,638,653	468,971	5,107,624	93,808
Deferred outflows - OPEB	100,172	9,383	109,555	1,800
Total deferred outflows of resources	7,322,278	589,116	7,911,394	95,608
LIABILITIES				
Accounts payable and other current liabilities	3,580,849	3,512,313	7,093,162	161,995
Accrued interest payable	347,899	47,713	395,612	8,800
Due to other governments	123,201	-	123,201	-
Liabilities payable from restricted assets	-	319,786	319,786	-
Unearned revenue	2,924,702	-	2,924,702	39,000
Non current liabilities:				
Due within one year	7,974,680	1,208,998	9,183,678	386,644
Due in more than one year	81,189,668	14,476,043	95,665,711	5,090,482
Total liabilities	96,140,999	19,564,853	115,705,852	5,686,921
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows - pensions	1,921,294	172,985	2,094,279	46,839
Deferred inflows - OPEB	51,598	4,799	56,397	872
Total deferred inflows of resources	1,972,892	177,784	2,150,676	47,711
NET POSITION				
Net investment in capital assets	159,454,525	55,515,141	214,969,666	-
Restricted for:				
Debt service	1,244,524	-	1,244,524	-
Capital projects	7,365,790	9,606,719	16,972,509	-
Economic development	3,529,938	-	3,529,938	-
Tourism	471,211	-	471,211	-
Other	105,287	-	105,287	-
Unrestricted	12,944,197	20,263,917	33,208,114	8,900,345
Total net position	$ 185,115,472	$ 85,385,777	$ 270,501,249	$ 8,900,345

The accompanying notes to the basic financial statements are an integral part of this statement.

CITY OF WYLIE, TEXAS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2020

Function/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government				
Governmental activities:				
General government	$ 12,134,312	$ 2,968,934	$ -	$ -
Public safety	23,057,208	2,994,404	265,198	158,069
Urban development	1,108,956	1,560,468	-	-
Streets	9,259,873	-	-	1,242,688
Community service	9,860,490	212,406	123,052	10,501,738
Interest on long-term debt	2,448,009	-	-	-
Total governmental activities	57,868,848	7,736,212	388,250	11,902,495
Business-type activities:				
Utility	18,655,149	23,047,261	-	5,590,177
Total business-type activities	18,655,149	23,047,261	-	5,590,177
Total primary government	$ 76,523,997	$ 30,783,473	$ 388,250	$ 17,492,672
Component unit:				
Wylie Economic Development Corp	$ 1,833,406	$ -	$ -	$ -
Total component units	$ 1,833,406	$ -	$ -	$ -

General revenues:	
Ad valorem taxes	
Sales taxes	
Franchise taxes	
Unrestricted investment earnings	
Miscellaneous income	
Gain on disposal of assets	
Transfers	
Total general revenues and transfers	
Change in net position	
Net position - Beginning of year	
Net position - Ending	

The accompanying notes to the basic financial statements are an integral part of this statement.

EXHIBIT A-2

Net (Expense) Revenue and Changes in Net Position			
Governmental Activities	Business-type Activities	Total	Component Unit
$ (9,165,378)	$ -	$ (9,165,378)	$ -
(19,639,537)	-	(19,639,537)	-
451,512	-	451,512	-
(8,017,185)	-	(8,017,185)	-
976,706	-	976,706	-
(2,448,009)	-	(2,448,009)	-
(37,841,891)	-	(37,841,891)	-
-	9,982,289	9,982,289	-
-	9,982,289	9,982,289	-
$ (37,841,891)	$ 9,982,289	$ (27,859,602)	$ -
$ -	$ -	$ -	$ (1,833,406)
$ -	$ -	$ -	$ (1,833,406)
34,300,635	-	34,300,635	-
10,037,707	-	10,037,707	3,283,493
2,734,736	-	2,734,736	-
188,991	138,968	327,959	3,927
914,338	129,912	1,044,250	707,127
77,901	-	77,901	
2,405,244	(2,405,244)	-	-
50,659,552	(2,136,364)	48,523,188	3,994,547
12,817,661	7,845,925	20,663,586	2,161,141
172,297,811	77,539,852	249,837,663	6,739,204
$ 185,115,472	$ 85,385,777	$ 270,501,249	$ 8,900,345

CITY OF WYLIE, TEXAS
BALANCE SHEET-GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020

	General Fund	General Obligation Debt Service
ASSETS		
Cash and cash equivalents	$ 22,087,060	$ 1,289,703
Receivables (net of allowance for uncollectibles):		
Ad valorem taxes	233,175	87,639
Franchise taxes	1,011,262	-
Sales taxes	1,281,971	-
Accounts	431,276	-
Other	631,023	-
Inventories, at cost	168,120	-
Total assets	$ 25,843,887	$ 1,377,342
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
LIABILITIES:		
Accounts payable	$ 1,105,626	$ -
Other payables and accruals	732,970	-
Due to other governments	123,201	-
Unearned revenue	-	-
Total liabilities	1,961,797	-
DEFERRED INFLOWS OF RESOURCES:		
Unavailable resources	1,284,136	78,608
Total deferred inflows of resources	1,284,136	78,608
FUND BALANCES:		
Nonspendable		
Inventory	168,120	-
Restricted		
Debt service	-	1,298,734
Capital projects	-	-
Economic development	-	-
Municipal court	-	-
Tourism	-	-
Law enforcement	38,037	-
Committed		
Park acquisition and improvement	-	-
Fire training	-	-
Fire development	-	-
Public arts	416,297	-
Assigned		
Law enforcement	40,207	-
Streets	20,525	-
Unassigned	21,914,768	-
Total fund balances	22,597,954	1,298,734
Total liabilities, deferred inflows of resources, and fund balances	$ 25,843,887	$ 1,377,342

The accompanying notes to the basic financial statements are an integral part of this statement.

EXHIBIT A-3

Capital Projects Fund	Non major Governmental Funds	Total Governmental Funds
$ 17,174,468	$ 7,863,043	$ 48,414,274
-	-	320,814
-	-	1,011,262
-	634,311	1,916,282
-	-	431,276
-	31,857	662,880
-	-	168,120
$ 17,174,468	$ 8,529,211	$ 52,924,908
$ 952,044	$ 80,163	$ 2,137,833
647,275	62,771	1,443,016
-	-	123,201
1,163,663	1,761,039	2,924,702
2,762,982	1,903,973	6,628,752
-	-	1,362,744
-	-	1,362,744
-	-	168,120
-	215,081	1,513,815
14,411,486	-	14,411,486
-	3,529,938	3,529,938
-	48,926	48,926
-	471,211	471,211
-	18,324	56,361
-	548,168	548,168
-	222,745	222,745
-	1,570,845	1,570,845
-	-	416,297
-	-	40,207
-	-	20,525
-	-	21,914,768
14,411,486	6,625,238	44,933,412
$ 17,174,468	$ 8,529,211	$ 52,924,908

CITY OF WYLIE, TEXAS **EXHIBIT A-4**
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020

Total fund balance-governmental funds balance sheet	$	44,933,412
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet.		222,982,177
Deferred losses on refunding are reported as deferred outflows of resources in the government-wide statement of net position.		2,583,453
Revenues earned but not available within sixty days of the fiscal year-end are not recognized as revenue in the fund financial statements.		1,362,744
Deferred outflows of resources $4,638,653 related to the City's net pension liability result in an increase in net position in the government-wide financial statements while deferred inflows ($1,921,294) result in a decrease in net position.		2,717,359
Deferred outflows of resources $100,172 related to the City's net OPEB liability result in an increase in net position in the government-wide financial statements while deferred inflows ($51,598) result in a decrease in net position.		48,574
Interest payable on long-term debt does not require current financial resources, therefore interest payable is not reported as a liability in the governmental funds balance sheet.		(347,899)
Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore are not reported in the fund financial statements.		(89,164,348)
NET POSITION OF GOVERNMENTAL ACTIVITIES - statement of net position	$	185,115,472

The accompanying notes to the basic financial statements are an integral part of this statement.

CITY OF WYLIE, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

EXHIBIT A-5

	General Fund	General Obligation Debt Service	Capital Projects Fund	Non major Governmental Funds	Total Governmental Funds
REVENUES					
Ad valorem taxes	$ 25,729,864	$ 8,584,268	$ -	$ -	$ 34,314,132
Sales taxes	6,596,463	-	-	3,441,244	10,037,707
Franchise fees	2,961,998	-	-	-	2,961,998
Licenses and permits	1,025,896	-	855,327	27,758	1,908,981
Intergovernmental	1,769,063	-	387,361	681,617	2,838,041
Service fees	4,044,908	-	-	207,888	4,252,796
Court fees	221,861	-	-	29,169	251,030
Development fees	-	-	-	477,776	477,776
Interest income	77,011	10,509	81,488	19,983	188,991
Miscellaneous income	173,347	-	-	9,655	183,002
Total revenues	42,600,411	8,594,777	1,324,176	4,895,090	57,414,454
EXPENDITURES					
Current:					
General government	10,701,921	-	-	-	10,701,921
Public safety	20,998,867	-	-	962,012	21,960,879
Urban development	1,045,043	-	-	-	1,045,043
Streets	3,130,606	-	-	-	3,130,606
Community service	4,477,088	-	-	3,950,421	8,427,509
Capital outlay	-	-	13,950,920	-	13,950,920
Debt service:					
Principal	-	5,720,000	-	335,000	6,055,000
Interest and fiscal charges	-	2,841,338	-	54,050	2,895,388
Total expenditures	40,353,525	8,561,338	13,950,920	5,301,483	68,167,266
Excess (Deficiency) of revenues under expenditures	2,246,886	33,439	(12,626,744)	(406,393)	(10,752,812)
OTHER FINANCING SOURCES (USES)					
Transfers in	2,375,787	-	3,009,457	497,050	5,882,294
Transfers out	(3,008,000)	-	-	(469,050)	(3,477,050)
Capital leases issued	384,243	-	-	-	384,243
Proceeds from sale of property	81,713	-	-	-	81,713
Insurance recovery	474,842	-	-	299,447	774,289
Total other financing sources (uses)	308,585	-	3,009,457	327,447	3,645,489
Net change in fund balances	2,555,471	33,439	(9,617,287)	(78,946)	(7,107,323)
Fund balances October 1, 2019	20,042,483	1,265,295	24,028,773	6,704,184	52,040,735
Fund balances September 30, 2020	$ 22,597,954	$ 1,298,734	$ 14,411,486	$ 6,625,238	$ 44,933,412

The accompanying notes to the basic financial statements are an integral part of this statement.

CITY OF WYLIE, TEXAS **EXHIBIT A-6**
RECONCILIATON OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2020

Net change in fund balances- total governmental funds.	$ (7,107,323)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	15,735,299
Depreciation expense on capital assets is reported in the statement of activities but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.	(10,584,652)
Disposal of capital assets decreases net position in the government-wide financial statements and gets netted with the proceeds of the sale that is recorded at the fund level statements.	(3,812)
The repayment of the principal of long term debt consumes the current financial resources of governmental funds, but has no effect on net position. The amortization of bond premiums and deferred gain/loss on refunding of long term debt is reported in statement of activities but does not require the use of current financial resources. Therefore, the effect of the amortization of these various items are not reported in the statement of revenues, expenses, and changes in fund balance. This amount represents the net effect of the following items: o Prinicipal payments of $6,055,000 on bonds and $299,955 on capital leases o Amortization of premium on bonds of $842,030 and deferred loss on refunding of ($388,859) o Issuance of ($384,243) capital lease	6,423,883
GASB 68 requires certain expenditures to be de-expended to account for the changes in pension liabilities and deferred inflows/outflows. There was a decrease in pension liabilities of $3,445,023, a increase in deferred inflows of ($1,853,358), and a decrease in deferred outflows of ($2,835,746).	(1,244,081)
GASB 75 requires certain expenditures to be de-expended to account for the changes in OPEB liabilities and deferred inflows/outflows. There was an increase in OPEB liabilities of ($113,259), an increase in deferred inflows of ($5,773), and an increase in deferred outflows of $71,816.	(47,216)
Current year changes in accrued interest payable does not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.	26,474
Current year changes in the long-term liability for compensated absences do not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.	(395,532)
Governmental funds do not recognize assets contributed by developers. However, in the statement of activities, the fair market value of those assets is recognized as revenue, then allocated over the useful life of the assets and reported as depreciation expense.	10,277,401
Certain revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenue in the governmental funds.	(262,780)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES - statement of activities	$ 12,817,661

The accompanying notes to the basic financial statements are an integral part of this statement.


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

CITY OF WYLIE, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2020

	Enterprise Fund
	Utility Fund
ASSETS	
Current assets	
Cash and cash equivalents	$ 27,618,346
Accounts receivables (net of allowances for uncollectibles)	3,697,768
Other receivables	291,050
Inventories, at cost	177,230
Restricted assets	
Cash and cash equivalents	8,486,206
Accounts receivable	1,064,422
Total current assets	41,335,022
Non-current assets	
Capital assets:	
Land	112,045
Buildings	3,889,427
Waterworks system	46,461,417
Sewer system	42,108,477
Machinery and equipment	2,878,828
Construction in progress	4,754,546
Accumulated depreciation	(37,000,464)
Total capital assets (net of accumulated depreciation)	63,204,276
Total non-current assets	63,204,276
Total assets	104,539,298
DEFERRED OUTFLOWS OF RESOURCES	
Deferred loss on refunding	110,762
Pensions	468,971
OPEB	9,383
Total deferred outflows of resources	589,116

The accompanying notes to the basic financial statements are an integral part of this statement.

EXHIBIT A-7

	Enterprise Fund Utility Fund
LIABILITIES	
Current liabilities:	
Accounts payable	$ 3,172,983
Retainage payable	98,112
Other payables and accruals	241,218
Compensated absences payable - current	155,345
General obligation bonds payable - current	420,000
Combination bonds - tax and revenue - current	310,000
Capital lease - current	323,653
Accrued interest payable	47,713
Payable from restricted assets	
Customer deposits	319,786
Total current liabilities	5,088,810
Non-current liabilities:	
General obligation bonds payable	2,730,000
Combination bonds - tax and revenue	7,330,984
Capital lease	3,010,014
Net pension liability	1,358,949
OPEB	46,096
Total noncurrent liabilities	14,476,043
Total liabilities	19,564,853
DEFERRED INFLOWS OF RESOURCES	
Pensions	172,985
OPEB	4,799
Total deferred inflows of resources	177,784
NET POSITION	
Net investment in capital assets	55,515,141
Restricted for construction	9,606,719
Unrestricted	20,263,917
Total net position	$ 85,385,777

CITY OF WYLIE, TEXAS **EXHIBIT A-8**
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION – PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Enterprise Fund
	Utility Fund
OPERATING REVENUES	
Water	$ 10,924,665
Sewer	11,851,144
Penalties	169,686
Water taps	60,115
Sewer taps	14,901
Reconnect fees	26,750
Total operating revenues	23,047,261
OPERATING EXPENSES	
Water purchases	5,606,379
Sewer treatment	5,461,975
Utility administration	871,145
Water department	1,410,184
Sewer department	935,307
Utility billing	956,416
Engineering	29,190
Combined services	352,462
Other	186,377
Depreciation	2,507,652
Total operating expenses	18,317,087
Operating income	4,730,174
NON-OPERATING REVENUES (EXPENSES)	
Investment revenue	138,968
Miscellaneous income	129,912
Interest expense	(338,062)
Total non-operating revenues (expenses)	(69,182)
Net income before transfers and contributions	4,660,992
TRANSFERS AND CONTRIBUTIONS	
Capital contributions	4,041,082
Impact fees	1,549,095
Transfers out	(2,405,244)
Total transfers and contributions	3,184,933
Change in net position	7,845,925
Net position, October 1	77,539,852
Net position, September 30	$ 85,385,777

The accompanying notes to the basic financial statements are an integral part of this statement.

CITY OF WYLIE, TEXAS
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

EXHIBIT A-9

	Enterprise Fund	
	Utility Fund	
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$	23,176,455
Cash payments to employees for services		(1,764,681)
Cash payments to other suppliers for goods and services		(11,772,697)
Net cash provided by operating activities		9,639,077
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES		
Transfers to other funds		(2,405,244)
Net cash used in non-capital financing activities		(2,405,244)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Proceeds from capital debt		3,333,667
Principal and interest paid		(1,044,656)
Acquisition or construction of capital assets		(2,640,168)
Water and sewer impact fee revenue		1,549,095
Net cash provided by capital and related financing activities		1,197,938
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividends on investments		138,968
Net cash provided by investing activities		138,968
Net increase in cash and cash equivalents		8,570,739
Cash and cash equivalents at beginning of year		27,533,813
Cash and cash equivalents at end of year	$	36,104,552
RECONCILIATION TO STATEMENT OF NET POSITION		
Cash and cash equivalents	$	27,618,346
Restricted cash and cash equivalents		8,486,206
Total cash and cash equivalents	$	36,104,552
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	$	4,730,174
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense		2,507,652
Miscellaneous income		129,912
Pension and OPEB expense		(313,063)
Effects of changes in assets and liabilities:		
Decrease (increase) in receivables		25,354
Decrease (increase) in inventories		(39,160)
Decrease (increase) in restricted receivables		187,215
Decrease (increase) in deferred outflows for pensions and OPEB		267,731
Increase(decrease) in deferred inflows for pensions and OPEB		166,665
Increase (decrease) in accounts payable		1,931,148
Increase (decrease) in other payables and other accruals		41,742
Increase (decrease) in compensated absences		29,779
Increase (decrease) in customer deposits		(26,072)
Total adjustments		4,908,903
Net cash provided by operating activities	$	9,639,077
NONCASH ITEMS		
Developer contributions of capital assets	$	4,041,082

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Wylie (the City) was incorporated in 1887. The City operates under a Council-Manager form of government as a duly incorporated home rule city as authorized under the constitution of the State of Texas, and provides the following services: public safety (police and fire), streets, water, sewer and sanitation, public improvements, culture, planning and zoning, parks and recreation, and general administrative services.

The City reports in accordance with accounting principles generally accepted in the United States of America (GAAP) as established by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB). The accounting and reporting framework and the more significant accounting principles and practices are discussed in subsequent sections of this Note. The remainder of the notes are organized to provide concise explanations, including required disclosures of budgetary matters, assets, liabilities, fund equity, revenues, expenditures/expenses, and other information considered important to gaining a clear picture of the City's financial activities for the fiscal year ended September 30, 2020.

A. Financial Statement Presentation

The basic financial statements are prepared in conformity with GASB Statement No. 34, which requires the government-wide financial statements to be prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities, business-type activities and activities of its discretely presented component unit on the statement of net position and statement of activities. Significantly, the City's statement of net position includes both noncurrent assets and noncurrent liabilities of the City. In addition, the government-wide statement of activities reflects depreciation expenses on the City's capital assets, including infrastructure.

In addition to the government-wide financial statements, the City has prepared fund financial statements, which use the modified accrual basis of accounting and the current financial resources measurement focus for the governmental funds. The accrual basis of accounting is utilized by proprietary funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

The City also presents Management's Discussion and Analysis, which includes an analytical overview of the City's financial activities. In addition, a budgetary comparison statement is presented that compares the original adopted and final amended General Fund budget with actual results.

B. Financial Reporting Entity

The City's basic financial statements include the accounts of all City operations. In evaluating how to define the government for financial reporting purposes, management has considered all entities for which the City is considered to be financially accountable. The City is a home rule municipality governed by an elected Mayor and six-member City Council, who appoint a City Manager. As required by GAAP, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The discretely presented component unit is reported in a separate column in the combined financial statements to emphasize that it is legally separate from the City.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

B. Financial Reporting Entity – Continued

Blended Component Unit

The Wylie Park and Recreation Facilities Development Corporation ("the 4B Corporation") is presented in the basic financial statements as a blended component unit of the City. The 4B Corporation's board is substantively the same as the City Council. All members of the 4B Corporation other than the board are City employees. The City Manager is the Chief Executive Operating Officer of the 4B Corporation. The purpose of the 4B Corporation, which is financed with a voter-approved half-cent sales tax, is to promote economic development within the City through the construction of park and recreation facilities. The 4B Corporation has a September 30 year-end. The 4B Corporation's financial budget, treasury, and personnel functions are totally integrated with the City's (thus the City has operational responsibility for the 4B Corporation). All of the 4B Corporation's financial information is presented in the basic and combining financial statements along with the notes to these financial statements. The 4B Corporation does not issue separate financial statements.

Discretely Presented Component Unit

The Wylie Economic Development Corporation (WEDC) is a discretely presented component unit in the combined financial statements. The governing body of the WEDC is appointed by the City Council and the WEDC's operating budget is subject to approval of the City Council. The WEDC's board is not substantially the same as the City Council. The purpose of the WEDC, which is financed with a voter-approved half-cent City sales tax, is to aid, promote and further the economic development within the City. The WEDC is presented as a governmental fund type and has a September 30 year-end. Under a contract with the WEDC, the financial, budget, treasury and personnel functions of the WEDC are integrated with the City. All of WEDC's financial information is presented in the combined and combining financial statements along with the notes to these financial statements. There are no separately issued financial statements of the WEDC.

C. Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the City as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely on fees and charges for support. Additionally, the primary government is reported separately from the legally separate component unit for which the primary government is financially accountable.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category (Public Safety, Urban Development, etc.) or program are offset by program revenues. Direct expenses are those that are clearly identifiable with specific function or program. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program, b) grants and contributions that are restricted to meeting the operational requirements of a particular function or program, or c) grants and contributions that are restricted to meeting the capital requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenues. Internally dedicated resources are also reported as general revenues rather than as program revenues.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

C. Government-Wide and Fund Financial Statements – Continued

Separate fund financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The major governmental funds are the general fund, the general obligation debt service fund, and the capital projects fund. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses of either fund category for the governmental and enterprise combined) for the determination of major funds. The non-major funds are combined in a column in the fund financial statements. The non-major funds are detailed in the combining section of the financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The government-wide and proprietary fund financial statements follow the accounting set forth by the Governmental Accounting Standards Board.

Governmental fund level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. The governmental fund financial statements follow the accounting set forth by the Governmental Accounting Standards Board.

Property taxes, franchise fees, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Sales taxes collected and held by the State and merchants at year-end on behalf of the City are also recognized as revenue. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation – Continued

Fund Accounting

The following major funds are used by the City:

1. Governmental Funds:

Governmental Funds are those through which most governmental functions of the City are financed. The acquisition, use and balances of the City's expendable financial resources and the related liabilities (except those accounted for in proprietary funds) are accounted for through governmental funds. The measurement focus is on determination of changes in financial position, rather than on net income determination. The following is a description of the major Governmental Funds of the City:

a. The **General Fund** is the operating fund of the City. This fund is used to account for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General Fund.

b. The **General Obligation Debt Service Fund** is used to account for the accumulation of financial resources for the payment of principal, interest and related costs on general obligation long-term debt paid from taxes levied by the City.

c. The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities, except those being financed by proprietary funds.

In addition, the City reports the following non-major governmental funds.

a. **4B Sales Tax Revenue Fund** accounts for sales tax monies specifically designated for promoting economic development within the City by developing, implementing, providing and financing park and recreation projects.

b. **Parks Acquisition and Improvement Fund** accounts for the development and improvement of City parks.

c. **Fire Training Center Fund** accounts for First Responder fees specifically designated for the construction of the Fire Training Center.

d. **Fire Development Fees Fund** accounts for contributions specifically designated for use of the fire department.

e. **Municipal Court Technology Fund** accounts for court fines specifically designated for improvements in court technology.

f. **Municipal Court Building Security Fund** accounts for court fines specifically designated for additions/improvements to court security.

g. **Hotel Tax Fund** accounts for occupancy taxes charged to hotels.

h. **Emergency Operations Fund** accounts for non-payroll activity funded through CARES Act grant funding.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation – Continued

i. **Federal Seizure Fund** accounts the City's share of forfeiture proceeds at the federal level and is restricted for law enforcement additions/improvements only.

j. **Judicial Efficiency Fund** accounts court fines specifically restricted to improving the efficiency of the administration of justice.

k. **Truancy Court Fund** accounts for court fines designated for the efficiency of Juvenile Court truancy cases.

l. **Municipal Judicial Fund** accounts for fines designated for efficiency of the municipal court.

m. **4B Debt Service Funds** account for the accumulation of resources to be used for the payment of principal and interest on the 4B Sales Tax Revenue Bonds – Series 1996 and 2005.

Governmental funds with legally adopted annual budgets include the General Fund, the General Obligation Debt Service Fund, two (2) 4B Debt Service Funds, and all special revenue funds.

2. Proprietary Funds:

Proprietary Funds are accounted for using an economic resources measurement focus. The accounting objectives are a determination of net income, financial position, and changes in cash flows. All assets and liabilities associated with a proprietary fund's activities are included on its statement of net position.

The proprietary funds are financed and operated in a manner similar to private business enterprise. The costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis are financed or recovered primarily through user charges. Periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The following is a description of the major proprietary fund of the City:

The Utility Fund is used to account for the operations of the water distribution system, wastewater pumping stations and collection systems. The City contracts with North Texas Municipal Water District for wastewater treatment.

E. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) other obligation, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States; (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (5) certificates of deposit by state and national banks domiciled in this state that are (A) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or (B) secured by obligations that are described by (1), pledged with third party selected or approved by the City, and placed through a primary government securities dealer.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

E. Cash and Cash Equivalents - Continued

Investments maturing within one year of date of purchase are stated at cost or amortized cost, all other investments are stated at fair value which is based on quoted market prices.

F. Inventories and Prepaid Items

Inventory is valued at cost (first-in, first-out). The cost of governmental fund type inventory is recorded as an expenditure when consumed rather than when purchased. Reported inventories are equally offset by non-spendable fund balance, which indicates that they do not constitute "available, spendable resources" even though they are a component of fund balance. The City is not required to maintain a minimum level of inventory. Inventories in the Proprietary Funds consist of supplies and are recorded at the lower of cost or market.

Prepaid balances are for payments made by the City for which benefits extend beyond September 30, 2020, and the non-spendable fund balance has been recognized to signify that a portion of fund balance is not available for other subsequent expenditures.

G. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

Advances between funds, as reported in the fund financial statements, are offset by non-spendable fund balance in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of an allowance for uncollectibles. Trade accounts receivable in excess of 60 days comprise the trade accounts receivable allowance for uncollectibles.

H. Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants or contractual agreements.

Customer deposits received for water and wastewater service are, by law, considered to be restricted assets. These balances are included in the Utility Fund.

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $15,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets’ lives are not capitalized.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

I. Capital Assets – Continued

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Capital assets of the primary government, as well as the component units, are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Buildings	20 - 30
Improvements other than buildings	20 - 50
Machinery and equipment	5 - 20

J. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. A percentage of accrued sick leave is payable on a longevity basis at the time of termination. All vacation and sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

K. Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Losses on refunding are deferred and amortized over the life of the new issuance or the existing debt using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

L. Pensions and Other Postemployment Benefits (OPEB)

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from the City's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

L. Pensions and Other Postemployment Benefits (OPEB)– Continued

Information regarding the City's Total Pension Liability and Total OPEB Liability is obtained from TMRS through reports prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, Accounting and Financial Reporting for Pensions and GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

M. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows and deferred inflows of resources. Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting as deferred outflows:

Deferred Loss on Refunding – these deferred outflows result from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Pensions/ OPEB – these deferred outflows result from pension/OPEB contributions after the measurement date (deferred and recognized in the following fiscal year) and/or differences between expected and actual economic experience.

Deferred inflows of resources represent the acquisition of net position/fund balance that applies to a future period(s) and so will not be recognized as an inflow or resources (revenue) until that time. The City reports certain deferred inflows related to pensions and OPEB on the government-wide statement of position and unavailable tax revenues at the fund level.

N. Fund Equity

The City has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions*. The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are Nonspendable, Restricted, Committed, Assigned, and Unassigned.

These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

In accordance with GASB 54, the City classifies governmental fund balances as follows:

Nonspendable fund balance – includes amounts that are not in a spendable form or are required to be maintained intact. (i.e. inventories, prepaid items)

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

N. Fund Equity – Continued

Restricted fund balance – includes amounts that can be spent only for the specific purposes stipulated by external resource providers either constitutionally or through enabling legislation (i.e. debt service, capital projects, economic development, municipal court security, municipal court technology, tourism).

Committed fund balance – includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority (City Council). Commitments may be changed or lifted only by the government taking the same formal action (resolution) that imposed the constraint originally. (i.e. park acquisition and improvement, recreation, fire training, fire development, public arts).

Assigned fund balance – comprises amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. The City Council has authorized the City Manager as the official authorized to assign fund balance to a specific purpose as approved by the fund balance policy. Assigned fund balance includes balances for streets, renovations, project for public safety buildings, and law enforcement. Restricted funds for law enforcement must be spent before assigned monies for law enforcement may be spent.

Unassigned fund balance – is the residual classification of the general fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

Order of Expenditure of Funds – When multiple categories of fund balance are available for expenditure, the City will start with the most restricted category and spend those funds first before moving down to the next category with available funds.

Minimum General Fund Unassigned Fund Balance – It is the goal of the City to achieve and maintain an unassigned fund balance in the general fund equal to 25% of expenditures. The City considers a balance of less than 20% to be cause for concern, barring unusual or deliberate circumstances. If unassigned fund balance falls below the goal or has a deficiency, the City will appropriate funds in future budgets to replenish the fund balance based on a time table deemed adequate by the City Council.

Net Position – In the statement of net position, the amount of net position restricted for other consists of the following as of September 30, 2020:

Municipal court	$	48,926
Law enforcement		56,361
Total	$	105,287

O. Subsequent Events

The City has evaluated all events or transactions that occurred after September 30, 2020 up through January 19, 2021, the date the financial statements were issued. During this period, there were no subsequent events requiring disclosure.

NOTE 2. CASH AND INVESTMENTS

At year end, the carrying amount of the City's deposits was $54,854,189 and the bank balance was $54,887,548. All of the bank balances were covered by Federal deposit insurance and collateralized by the pledging financial institution's City's safekeeping account at the Federal Reserve or held by a third party custodian. The custodian serves contractually as the City's agent.

Cash and investments as of September 30, 2020 consist of and are classified in the accompanying financial statements as follows:

Statement of net position:		
Primary Government		
Cash and cash equivalents	$	75,992,369
Restricted cash and cash equivalents		8,526,457
Total Primary Government		84,518,826
Component Unit		
Cash and cash equivalents		1,735,327
Total cash and investments	$	86,254,153
Cash on hand	$	64,311
Deposits with financial institution		54,854,189
Investments		31,335,653
Total cash and investments	$	86,254,153

The table below identifies the investment types that are authorized for the City by the Public Funds Investment Act. (Government Code Chapter 2256) The table also identifies certain provisions of the City's investment policy that address interest rate risk, credit risk, and concentration of credit risk.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment In One Issuer
U.S. Treasury obligations	5 years	100%	None
U.S. Agency obligations	5 years	100%	None
Certificates of deposit	18 months	25%	None
Direct repurchase agreements	2 years	100%	None
Investment pools	90 days	None	None

Disclosures relating to interest rate risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates.

In accordance with its investment policy, the City manages its exposure to declines in fair value by limiting the weighted average maturity of its portfolio to less than three years.

NOTE 2. CASH AND INVESTMENTS – CONTINUED

Disclosures relating to interest rate risk – Continued

As of September 30, 2020, the City had the following investments:

Investment Type	Amount	Weighted Average Maturity
TexPool	$ 15,393,419	38 Days
TexStar	15,942,234	39 Days
	$ 31,335,653	

Disclosures relating to credit risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the Public Funds Investment Act, the City's investment policy, or debt agreements, and the actual rating as of year-end for each investment type.

Investment Type	Amount	Minimum Legal Rating	Rating as of Year End
TexPool	$ 15,393,419	N/A	AAA-m
TexStar	15,942,234	N/A	AAA-m
	$ 31,335,653		

Concentration of credit risk

The City's investment policy does not allow for an investment in any one issuer (other than investment pools) that is in excess of five percent of the fair value of the City's total investments.

Custodial credit risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The Public Funds Investment Act does not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits:

The Public Funds Investment Act requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The fair value of the pledged securities in the collateral pool must equal at least the bank balance less the FDIC insurance at all times.

NOTE 2. CASH AND INVESTMENTS – CONTINUED

Custodial credit risk – Continued

The City requires all deposits to be covered by Federal Depository Insurance Corporation (FDIC) insurance and/or collateralized by qualified securities pledged by the City's depository in the City's name and held by the depository's agent.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. GASB Statement No. 72, *Fair Value Measurement and Application* provides a framework for measuring fair value which establishes a three-level fair value hierarchy that describes the inputs that are used to measure assets and liabilities.

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs—other than quoted prices included within Level 1—that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

The City has no recurring fair value measurements.

As of September 30, 2020 the City deposits with financial institutions in excess of federal depository insurance limits were fully collateralized.

The City is a voluntary participant in TexPool. The State Comptroller of Public Accounts exercises responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. TexPool operates in a manner consistent with the SEC's Rule2A7 of the Investment Company Act of 1940. TexPool uses amortized cost rather than the fair value to report net assets to compute share prices. Accordingly, the fair value of the position in TexPool is the same as the value of TexPool shares.

TexStar is administered by First Southwest Asset Management, Inc. and JPMorgan Chase. Together these organizations bring to the TexStar program the powerful partnership of two leaders in financial services with a proven and noted track record in local government investment pool management. TexStar is a local government investment pool created under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily liquidity, and competitive yield. TexStar uses amortized costs rather than fair value to report net position to compute share prices. Accordingly, the fair value of the position in TexStar is the same as the value of TexStar shares.

NOTE 3. PROPERTY TAXES

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and certain personal property located within the City. Appraised values are established by the Collin County Central Appraisal District at 100% of estimated market value and certified by the Appraisal Review Board. The assessed value upon which the tax year 2019 levy was based was $4,901,867,936. Taxes are due on October 1 and are delinquent after the following January 31.

The City is permitted by Article XI, Section 5 of the State of Texas Constitution to levy taxes up to $2.50 per $100 of assessed valuation for general governmental services, including the payment of principal and interest on general obligation long-term debt. The combined tax rate to finance general governmental services including the payment of principal and interest on long-term debt for the year ended September 30, 2020 was $0.688454 per $100 of assessed valuation.

In Texas, countywide central appraisal districts are required to assess all property within the appraisal district on the basis of 100% of its appraised value and are prohibited from applying any assessment ratios. The value of property within the appraisal district must be reviewed every five years; however, the City may, at its own expense, require annual reviews of appraised values.

The City may challenge appraised values established by the appraisal district through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on City property. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements, exceeds the rate for the previous year by more than 8%, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than 8% above the tax rate of the previous year.

NOTE 4. RECEIVABLES

Year-end receivables balances for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Governmental Activities				Business-Type
Governmental Funds	General	General Obligation Debt Service	Non Major Governmental Funds	Total	Utility
Receivables					
Property taxes	$ 310,920	$ 119,637	$ -	$ 430,557	$ -
Franchise taxes	1,011,262	-	-	1,011,262	-
Sales taxes	1,281,971	-	634,311	1,916,282	-
Accounts	692,207	-	-	692,207	5,207,392
Other	672,301	-	31,857	704,158	291,050
Gross receivables	3,968,661	119,637	666,168	4,754,466	5,498,442
Less: allowance	(379,954)	(31,998)	-	(411,952)	(1,509,624)
Net total receivables	$ 3,588,707	$ 87,639	$ 666,168	$ 4,342,514	$ 3,988,818

The Enterprise Fund accounts receivable balance includes unbilled charges for services rendered of $2,029,650 at September 30, 2020.

Receivables in the discretely presented component unit consist of $634,311 of sales taxes receivable due from the State, $70,000 in loans receivable from private businesses and $9,585 of miscellaneous receivables. If certain contractual obligations are met by some of these private businesses at a future date, a portion and/or all of the amounts owed from the private businesses may be forgiven.

NOTE 5. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets not being depreciated:					
Land	$ 39,951,391	$ 1,019,363	$ (3,812)	$ -	$ 40,966,942
Other non-depreciable assets	1,160,294	-	-	-	1,160,294
Construction in progress	4,352,913	14,262,166	-	(577,813)	18,037,266
Total capital assets, not being depreciated	45,464,598	15,281,529	(3,812)	(577,813)	60,164,502
Capital assets being depreciated:					
Buildings	49,361,712	288,345	-	-	49,650,057
Improvements other than buildings	212,989,707	9,404,974	-	-	222,394,681
Machinery and equipment	15,860,904	1,037,852	-	577,813	17,476,569
Total capital assets being depreciated	278,212,323	10,731,171	-	577,813	289,521,307
Less accumulated depreciation for:					
Buildings	(15,161,905)	(1,588,452)	-	-	(16,750,357)
Improvements other than buildings	(91,007,397)	(7,590,932)	-	-	(98,598,329)
Machinery and equipment	(9,949,678)	(1,405,268)	-	-	(11,354,946)
Total accumulated depreciation	(116,118,980)	(10,584,652)	-	-	(126,703,632)
Total capital assets being depreciated, net	162,093,343	146,519	-	577,813	162,817,675
Governmental activities capital assets, net	$ 207,557,941	$ 15,428,048	$ (3,812)	$ -	$ 222,982,177

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities:					
Capital assets not being depreciated:					
Land	$ 112,045	$ -	$ -	$ -	$ 112,045
Construction in progress	2,114,378	2,640,168	-	-	4,754,546
Total capital assets, not being depreciated	2,226,423	2,640,168	-	-	4,866,591
Capital assets being depreciated:					
Buildings	3,889,427	-	-	-	3,889,427
Water system	45,074,456	1,386,961	-	-	46,461,417
Sewer system	39,454,356	2,654,121	-	-	42,108,477
Machinery and equipment	2,878,828	-	-	-	2,878,828
Total capital assets being depreciated	91,297,067	4,041,082	-	-	95,338,149
Less accumulated depreciation for:					
Buildings	(954,055)	(129,647)	-	-	(1,083,702)
Water system	(16,347,299)	(1,113,637)	-	-	(17,460,936)
Sewer system	(15,715,347)	(1,027,342)	-	-	(16,742,689)
Machinery and equipment	(1,476,111)	(237,026)	-	-	(1,713,137)
Total accumulated depreciation	(34,492,812)	(2,507,652)	-	-	(37,000,464)
Total capital assets being depreciated, net	56,804,255	1,533,430	-	-	58,337,685
Business-type activities capital assets, net	$ 59,030,678	$ 4,173,598	$ -	$ -	$ 63,204,276

NOTE 5. CAPITAL ASSETS – CONTINUED

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	
General government	$ 1,553,768
Public safety	1,266,690
Streets	5,954,162
Community service	1,810,032
Total depreciation expense - governmental activities	$ 10,584,652
Business-type activities:	
Water and Sewer	$ 2,561,009

Construction Commitments

The City has active construction projects as of September 30, 2020. The projects include construction, park improvements, and drainage improvements.

Commitments for construction in progress are composed of the following:

Project	Funding Source	Project Budget Appropriation	Spent-to-date	Remaining Commitment
Water Meter Replacements	(A)	$ 5,250,000	$ 2,247,270	$ 3,002,730
Nortex Ground Storage Tank	(A)	2,309,521	1,926,045	383,476
Public Safety Building Renovation	(B)	14,938,000	14,186,901	751,099
Total		$ 22,497,521	$ 18,360,216	$ 4,137,305

(A) Funded by Tax, Revenue Certificates of Obligation, and Contractual Obligation Leases
(B) Funded by Tax & Revenue Certificates of Obligation and General Fund Fund Balance

NOTE 6. TRANSFERS AND INTERFUND RECEIVABLES AND PAYABLES

Transfers are used to provide funds for debt service, contributions for capital construction, cost allocations and other operational costs as determined by the City's annual budget. Transfers between funds during the year were as follows:

Transfer In	Transfer Out	Amount	Purpose
General Fund	Utility Fund	$ 2,345,787	From Utility Fund to cover indirect costs associated with Utility Fund operations
General Fund	Nonmajor governmental funds	30,000	To reimburse general fund cost that are restricted for community service
Capital Projects Fund	General Fund	2,900,000	For capital projects associated with infrastructure
Capital Projects Fund	Utility Fund	59,457	For capital projects associated with infrastructure
Capital Projects Fund	Nonmajor governmental funds	50,000	For capital assets associated restricted for public safety
Nonmajor governmental funds	Nonmajor governmental funds	389,050	To 4B Debt Service Fund to cover annual debt service payments and park improvements
Nonmajor governmental funds	General Fund	108,000	To supplement costs associated with park improvements
	Total	$ 5,882,294	

NOTE 7. UNEARNED REVENUE/DEFERRED INFLOWS OF RESOURCES

Governmental funds report *deferred inflows of resources* in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned (unearned revenue). At the end of the current fiscal year, the various components of unearned revenue and deferred inflows of resources reported in the governmental funds were as follows:

	General Fund	General Obligation Debt Service	Capital Projects Fund	Non major Governmental Funds	Total
Deferred inflows of resources:					
Property taxes	$ 206,052	$ 78,608	$ -	$ -	$ 284,660
Court fines	232,801	-	-	-	232,801
Franchise fees	845,283	-	-	-	845,283
Total	$ 1,284,136	$ 78,608	$ -	$ -	$ 1,362,744
Unearned revenue:					
Advance construction payment	$ -	$ -	$ 1,163,663	$ -	$ 1,163,663
Grant funding	-	-	-	1,589,755	1,589,755
Recreation center memberships	-	-	-	171,284	171,284
Total	$ -	$ -	$ 1,163,663	$ 1,761,039	$ 2,924,702

NOTE 8. LONG-TERM DEBT

General Obligation Bonds, Certificates of Obligation Contractual Obligations, and Capital Leases

The City of Wylie issues general obligation bonds, certificates of obligation bonds, contractual obligation bonds and capital leases to provide funds for the acquisition and construction of major capital facilities and equipment. Capital leases have been issued for equipment purchased for governmental activity and for a water meter project for business-type activities. These issues are direct obligations and pledge the full faith and credit of the City.

General Obligation Bonds	Final Maturity	Interest Rates	Governmental	Business-Type
$10,160,000 Series 2010 Refunding	2028	2.00 - 4.00%	$ 5,840,000	$ 70,000
$7,005,000 Series 2012 Refunding	2029	2.00 - 3.25%	6,620,000	-
$7,400,000 Series 2013 Refunding	2029	1.50 - 3.00%	3,880,000	-
$21,240,000 Series 2015 Refunding	2027	2.00 - 5.00%	15,825,000	-
$34,250,000 Series 2016 Refunding	2028	2.00 - 5.00%	25,065,000	3,080,000
Total General Obligation Bonds			$ 57,230,000	$ 3,150,000

NOTE 8. LONG-TERM DEBT – CONTINUED

General Obligation Bonds, Certificates of Obligation and Contractual Obligations - Continued

Combination Tax and Revenue Bonds	Final Maturity	Interest Rates	Governmental	Business-Type
$525,000 Series 2010 Improvements	2025	2.00 - 4.00%	$ 425,000	$ -
$7,175,000 Series 2017 Improvements	2025	2.00 - 4.00%	-	7,025,000
$8,500,000 Series 2018 Improvements	2038	1.75 - 3.375%	7,985,000	-
Total Combination Tax and Revenue Bonds			$ 8,410,000	$ 7,025,000

Contractual Obligations	Final Maturity	Interest Rates	Governmental	Business-Type
$1,565,000 Series 2012 Improvements	2032	2.00 - 3.25%	$ 1,055,000	$ -
Total Contractual Obligations			$ 1,055,000	$ -

Capital Leases	Final Maturity	Interest Rates	Governmental	Business-Type
Motorola Radio Upgrade	2021	2.59%	$ 231,815	$ -
Watchguard Law Enforcement Equipment	2024	3.85%	310,251	-
Meter Project Replacement	2030	2.10%	-	3,333,667
Total Capital Leases			$ 542,066	$ 3,333,667

Capital Leases

The City reports two capital leases outstanding for governmental activities used to acquire public safety equipment. The City entered into a capital lease on November 12, 2019 for $384,243 at an interest rate of 3.85% to lease equipment with principal and interest payments of $85,170 due on September 15 starting in 2020 and ending in 2024. Governmental activities also reports a capital lease outstanding for equipment acquired in 2016 for $1,130,553 with the last principal and interest payment of $237,819 due on October 15, 2020. The carrying value of the assets acquired through capital leases by governmental activities at September 30, 2020 was $1,288,685.

Business type activities reports a $3,333,667 capital leases entered into on June 30, 2020 for the City's meter replacement project. Principal and interest payments of $370,597 for the capital lease are due on March 1 starting in 2021 until 2030. The carrying amount of the assets acquired through capital leases by business-type activities at September 30, 2020 was $2,247,270.

NOTE 8. LONG-TERM DEBT – CONTINUED

Changes in Long-term Liabilities:

A summary of long-term debt transactions, including current portion, for the year ended September 30, 2020, is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One year
Governmental activities:					
General obligation bonds	$ 62,900,000	$ -	$ (5,670,000)	$ 57,230,000	$ 5,980,000
Combination tax and revenue bonds	8,725,000	-	(315,000)	8,410,000	325,000
Contractual obligations	1,125,000	-	(70,000)	1,055,000	75,000
Unamortized bond premium (discount)	6,761,765	-	(842,030)	5,919,735	-
Total bonds payable	79,511,765	-	(6,897,030)	72,614,735	6,380,000
Capital leases	457,778	384,243	(299,955)	542,066	305,039
Compensated absences	2,365,601	1,535,881	(1,140,349)	2,761,133	1,289,641
OPEB liability	381,682	113,259	-	494,941	-
Net pension liability	16,196,496	-	(3,445,023)	12,751,473	-
Total governmental activities	$ 98,913,322	$ 2,033,383	$ (11,782,357)	$ 89,164,348	$ 7,974,680

Changes in Long-term Liabilities – Continued

	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One year
Business-type activities:					
General obligation bonds	$ 3,700,000	$ -	$ (550,000)	$ 3,150,000	$ 420,000
Combination tax and revenue bonds	7,125,000	-	(100,000)	7,025,000	310,000
Unamortized bond premium (discount)	687,460	-	(71,476)	615,984	-
Total bonds payable	11,512,460	-	(721,476)	10,790,984	730,000
Capital leases	-	3,333,667	-	3,333,667	323,653
Compensated absences	125,566	141,193	(111,414)	155,345	155,345
OPEB liability	35,454	10,642	-	46,096	-
Net pension liability	1,682,654	-	(323,705)	1,358,949	-
Total business-type activities	$ 13,356,134	$ 3,485,502	$ (1,156,595)	$ 15,685,041	$ 1,208,998

The annual aggregate maturities for each bond type are as follows:

General Obligation Bonds

Fiscal Year Ending September 30,	Governmental Activities			Business Activities		
	Principal	Interest	Total	Principal	Interest	Total
2021	$ 5,980,000	$ 2,337,588	$ 8,317,588	$ 420,000	$ 134,038	$ 554,038
2022	6,205,000	2,125,650	8,330,650	435,000	119,319	554,319
2023	6,490,000	1,887,069	8,377,069	415,000	104,375	519,375
2024	6,795,000	1,581,713	8,376,713	435,000	83,125	518,125
2025	7,125,000	1,258,725	8,383,725	460,000	60,750	520,750
2026 - 2029	24,635,000	1,743,425	26,378,425	985,000	49,875	1,034,875
Total	$ 57,230,000	$ 10,934,170	$ 68,164,170	$ 3,150,000	$ 551,482	$ 3,701,482

NOTE 8. LONG-TERM DEBT – CONTINUED

Combination Tax and Revenue Bonds

Fiscal Year Ending September 30,	Governmental Activities			Business Activities		
	Principal	Interest	Total	Principal	Interest	Total
2021	$ 325,000	$ 284,219	$ 609,219	$ 310,000	$ 234,419	$ 544,419
2022	430,000	271,181	701,181	320,000	228,119	548,119
2023	440,000	256,056	696,056	330,000	218,319	548,319
2024	460,000	238,569	698,569	340,000	204,919	544,919
2025	480,000	220,031	700,031	350,000	191,119	541,119
2026 - 2030	2,060,000	861,430	2,921,430	1,935,000	735,194	2,670,194
2031 - 2035	2,485,000	496,834	2,981,834	2,355,000	377,756	2,732,756
2036 - 2038	1,730,000	89,100	1,819,100	1,085,000	37,041	1,122,041
Total	$ 8,410,000	$ 2,717,420	$ 11,127,420	$ 7,025,000	$ 2,226,886	$ 9,251,886

Contractual Obligations

Fiscal Year Ending September 30,	Governmental Activities			Business Activities		
	Principal	Interest	Total	Principal	Interest	Total
2021	$ 75,000	$ 31,800	$ 106,800	$ -	$ -	$ -
2022	75,000	29,550	104,550	-	-	-
2023	80,000	27,125	107,125	-	-	-
2024	80,000	24,525	104,525	-	-	-
2025	85,000	21,844	106,844	-	-	-
2026 - 2030	455,000	66,632	521,632	-	-	-
2031 - 2032	205,000	6,225	211,225	-	-	-
Total	$ 1,055,000	$ 207,701	$ 1,262,701	$ -	$ -	$ -

Capital Leases

Fiscal Year Ending September 30,	Governmental Activities			Business Activities		
	Principal	Interest	Total	Principal	Interest	Total
2021	$ 305,039	$ 17,949	$ 322,988	$ 323,653	$ 46,944	$ 370,597
2022	76,044	9,126	85,170	307,281	63,316	370,597
2023	78,971	6,198	85,169	313,745	56,853	370,598
2024	82,012	3,157	85,169	320,345	50,253	370,598
2025	-	-	-	327,083	43,514	370,597
2026 - 2030	-	-	-	1,741,560	111,427	1,852,987
Total	$ 542,066	$ 36,430	$ 578,496	$ 3,333,667	$ 372,307	$ 3,705,974

Compensated Absences

Compensated absences represent the estimated liability for employees' accrued sick and vacation leave for which employees are entitled to be paid upon termination. The retirement of this liability is typically paid from the General Fund and Enterprise Funds based on the assignment of an employee at termination.

Net Pension Liability/ OPEB liability

The general fund has typically been used to liquidate governmental activities' pension and OPEB liabilities.

NOTE 8. LONG-TERM DEBT – CONTINUED

Discretely Presented Component Unit – Wylie Economic Development Corporation (WEDC)

The following is a summary of WEDC long-term transactions for the year ended September 30, 2020:

Description	Balance 9/30/2019	Increases	Decreases	Balance 9/30/2020	Due Within One Year
Loans payable	$ 5,985,258	$ 996,500	$ (1,733,004)	$ 5,248,754	$ 365,916
Compensated Absences	105,204	25,284	(109,760)	20,728	20,728
OPEB liability	6,364	2,096	-	8,460	-
Net pension liability	262,947	-	(63,763)	199,184	-
Total long-term liabilities	$ 6,359,773	$ 1,023,880	$ (1,906,527)	$ 5,477,126	$ 386,644

WEDC Loans Payable as of September 30, 2020 are as follows:

Description	Balance
$976,000, payable to bank, made August 2014, payable in monthly installments of $13,268 through final payment of $31,344 on March 15, 2021, including interest at 2.61%.	$ 96,900
$2,000,000, payable to bank, made November 2016, payable in monthly installments for the interest of $6,667 through November 2019 and then monthly installments of $20,249 through final payment in November 2029, including interest at 4.00%.	853,100
$300,000, payable to bank, made September 2016, payable in monthly installments of $3,109, including interest at 4.50%, through final payment in December 2026.	202,935
$3,503,500, payable to bank, made January 2019 and an additional $996,500 added October 2019 - January 2020, payable in monthly installments of $48,448 including interest at 5.25%, through final payment in December 2023.	4,095,819
	$ 5,248,754

Annual debt service requirements to maturity for WEDC debt is:

Year	Principal	Interest	Total
2021	$ 365,916	$ 203,793	$ 569,709
2022	1,013,365	167,968	1,181,333
2023	387,922	148,368	536,290
2024	3,401,856	37,780	3,439,636
2025	34,428	2,882	37,310
2026-2030	45,267	1,370	46,637
Total	$ 5,248,754	$ 562,161	$ 5,810,915

NOTE 9. PENSION PLAN

A. Plan Description

The City participates as one of 866 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS' defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

B. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

At the date the plan began, the City granted monetary credits for service rendered before the plan began of a theoretical amount at least equal to two times what would have been contributed by the employee, with interest, prior to establishment of the plan. Monetary credits for service since the plan began are a percent (100%, 150%, or 200%) of the employee's accumulated contributions. In addition, the City can grant, as often as annually, another type of monetary credit referred to as an updated service credit which is a theoretical amount which, when added to the employee's accumulated contributions and the monetary credits for service since the plan began, would be the total monetary credits and employee contributions accumulated with interest if the current employee contribution rate and city matching percent had always been in existence and if the employee's salary had always been the average of his salary in the last three years that are one year before the effective date. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer-financed monetary credits with interest were used to purchase an annuity.

Members can retire at ages 60 and above with 5 or more years of service or with 20 years of service. A member is vested after 5 years. The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS and within the actuarial constraints also in the statutes.

NOTE 9. PENSION PLAN – CONTINUED

At the December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	107
Inactive employees entitled to but not yet receiving benefits	183
Active employees	334
	624

C. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7.0% of their annual gross earnings during the fiscal year. The contribution rates for the City were 14.84% and 14.75% in calendar years 2019 and 2020, respectively. The City's contributions to TMRS for the year ended September 30, 2020 (including $55,453 of contributions by WEDC) were $3,359,419, and were equal to the required contributions.

D. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2019 and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

NOTE 9. PENSION PLAN – CONTINUED

Actuarial Assumptions:

The Total Pension Liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.50% to 11.50% including inflation
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation
Actuarial cost method	Entry Age Normal
Amortization Method	Level percentage of payroll; closed

Salary increases were based on a service-related table. Mortality rates for post-retirement were based on the 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Mortality rates for pre-retirement were based on PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Actuarial assumptions used in the December 31, 2019 valuation were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were first adopted in 2019 and first used in the December 31, 2019 actuarial valuation.

NOTE 9. PENSION PLAN – CONTINUED

C. Net Pension Liability – Continued

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

The target allocation and best estimates of arithmetic real rates of return for each major asset class in fiscal year 2020 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equity	17.5%	4.30%
International Equity	17.5%	6.10%
Core Fixed Income	10.0%	1.00%
Non-Core Fixed Income	20.0%	3.39%
Real Return	10.0%	3.78%
Real Estate	10.0%	4.44%
Absolute Return	10.0%	3.56%
Private Equity	5.0%	7.75%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Allocations

The City's net pension liability, pension expense, and deferred outflows of resources related to TMRS have been allocated between governmental activities, business-type activities, and the discretely presented component unit using a contribution-based method.

NOTE 9. PENSION PLAN - CONTINUED

D. Net Pension Liability – Continued

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/18	$ 76,917,559	$ 58,775,462	$ 18,142,097
Changes for the year:			
Service Cost	3,856,949	-	3,856,949
Interest	5,258,675	-	5,258,675
Change of benefit terms	-	-	-
Difference between expected and actual experience	524,371	-	524,371
Changes of assumptions	406,608	-	406,608
Contributions - employer	-	3,287,746	(3,287,746)
Contributions - employee	-	1,538,384	(1,538,384)
Net investment income	-	9,105,849	(9,105,849)
Benefit payments, including refunds of employee contributions	(1,879,475)	(1,879,475)	-
Administrative expense	-	(51,343)	51,343
Other changes	-	(1,542)	1,542
Net Changes	8,167,128	11,999,619	(3,832,491)
Balance at 12/31/19	$ 85,084,687	$ 70,775,081	$ 14,309,606

Changes in the Net Pension Liability
Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.75%) or 1 percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City	$ 28,515,552	$ 14,110,422	$ 2,495,602
WEDC	402,528	199,184	35,228
Total	$ 28,918,080	$ 14,309,606	$ 2,530,830

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained at www.tmrs.com.

NOTE 9. PENSION PLAN – CONTINUED

E. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the City recognized pension expense of $4,716,992 (including $78,479 recognized by WEDC). At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	City		WEDC		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 2,256,798	$ -	$ 41,449	$ -	$ 2,298,247	$ -
Changes in actuarial assumptions	325,335	32,369	5,975	724	331,310	33,093
Difference between projected and actual investment earnings	-	2,061,910	-	46,115	-	2,108,025
Contributions subsequent to the measurement date	2,525,491	-	46,384	-	2,571,875	-
Total	$ 5,107,624	$ 2,094,279	$ 93,808	$ 46,839	$ 5,201,432	$ 2,141,118

The $2,571,875 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will reduce the net pension liability during the year ending September 30, 2021. The other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended Sept. 30:	City	WEDC	Total
2021	$ 481,627	$ 577	$ 482,204
2022	302,850	363	303,213
2023	426,019	511	426,530
2024	(791,517)	(949)	(792,466)
2025	68,875	83	68,958
Total	$ 487,854	$ 585	$ 488,439

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN

A. Plan Description

Texas Municipal Retirement System (“TMRS”) administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (“SDBF”). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. Employers may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.The City has elected to participate in the SDBF for its active members including retirees. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded single-employer OPEB plan (i.e. no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75) for City reporting.

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN – CONTINUED

B. Benefits Provided

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit ("OPEB") and is a fixed amount of $7,500.

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	57
Inactive employees entitled to but not yet receiving benefits	24
Active employees	334
	415

C. Contributions

The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

Contributions are made monthly based on the covered payroll of employee members of the participating member city. The contractually required contribution rate is determined annually for each city. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the city. There is a one-year delay between the actuarial valuation that serves as the basis for the employer contribution rate and the calendar year when the rate goes into effect. The funding policy of this plan is to assure that adequate resources are available to meet all death benefit payments for the upcoming year.

The retiree portion of contribution rates to the SDBF for the City was 0.01% in both calendar years 2019 and 2020. The City's contributions to the SDBF for the year ended September 30, 2020 (including $36 of contributions by WEDC) were $2,228, and were equal to the required contributions.

D. Total OPEB Liability

The City's Total OPEB Liability (TOL) was measured as of December 31, 2019 and was determined by an actuarial valuation as of that date.

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN – CONTINUED

E. Actuarial Assumptions

The Total OPEB Liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Salary increases	3.5% to 11.5% including inflation
Discount rate	2.75%
Retiree's share of benefit-related costs	0.00%
Actuarial cost method	Entry Age Normal
Amortization Method	Level percentage of payroll; closed

Salary increases were based on a service-related table. Salary increases were based on a service-related table. Mortality rates for post-retirement were based on the 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Mortality rates for pre-retirement were based on PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Actuarial assumptions used in the December 31, 2019 valuation were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were first adopted in 2019 and first used in the December 31, 2019 actuarial valuation.

The discount rate used to measure the Total OPEB Liability was 2.75% and was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2019.

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN – CONTINUED

F. Changes in Total OPEB Liability

	Total OPEB Liability
Balance at 12/31/2018	$ 423,500
Changes for the year:	
Service Cost	30,768
Interest on Total OPEB Liability	16,242
Change of benefit terms	-
Difference between expected and actual experience	(15,356)
Changes of assumptions or other inputs	96,541
Benefit payments	(2,198)
Administrative expense	-
Other changes	-
Net changes	125,997
Balance at 12/31/19	$ 549,497

G. Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.75%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (1.75%) or 1 percentage-point higher (3.75%) than the current rate:

	1% Decrease in Discount Rate (1.75%)	Discount Rate (2.75%)	1% Increase in Discount Rate (3.75%)
City	$ 667,597	$ 541,037	$ 442,519
WEDC	10,439	8,460	6,920
Total OPEB Liability	$ 678,036	$ 549,497	$ 449,439

H. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2020, the City recognized OPEB expense of $54,755. At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN - CONTINUED

H. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB - Continued

	City		WEDC		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 30,194	$ -	$ 467	$ -	$ 30,661
Changes in assumptions and other inputs	107,878	26,203	1,772	405	109,650	26,608
Contributions subsequent to the measurement date	1,677	-	28	-	1,705	-
Total	$ 109,555	$ 56,397	$ 1,800	$ 872	$ 111,355	$ 57,269

The $1,705 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will reduce the Total OPEB liability during the year ending September 30, 2021. The other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ended Sept. 30:	City	WEDC	Total
2021	$ 7,612	$ 133	$ 7,745
2022	7,612	133	7,745
2023	7,612	133	7,745
2024	7,612	133	7,745
2025	7,612	133	7,745
Thereafter	13,421	235	13,656
Total	$ 51,481	$ 900	$ 52,381

NOTE 11. NORTH TEXAS MUNICIPAL WATER DISTRICT

The North Texas Municipal Water District (the District) is a conservation and reclamation district and political subdivision of the State of Texas, created and functioning under Chapter 62, Acts of 1951, 52nd Legislature, Regular Session, as amended, originally complied as Vernon's Article 8270-141 (the Act), pursuant to Article 16, Section 59 of the Texas Constitution. The District comprises all of the territory of its member cities, viz., Allen, Garland, Princeton, Plano, Mesquite, Wylie, Rockwall, Farmersville, McKinney, Richardson, Forney and Royse City (the "Member Cities"). The District was created for the purpose of providing a source of water supply for municipal, domestic and industrial use and for the treatment processing and transportation of such water to its Member Cities and to its other customers located in North Central Texas, all within the Dallas Standard Metropolitan Statistical Area.

NOTE 11. NORTH TEXAS MUNICIPAL WATER DISTRICT – CONTINUED

Under the Act, including specifically Section 27 thereof, and under the Constitution and Statutes of the State of Texas, the District has broad powers to (1) impound, control, store, preserve, treat, transmit, and use storm and flood water, the water of rivers and streams and underground water, for irrigation, power and all other useful purposes and to supply water for municipal, domestic, power, industrial and commercial uses and purposes and all other beneficial uses and purposes; and (2) collect, transport, process, treat, dispose of, and control all municipal, domestic, industrial or commercial waste whether in fluid, solid or composite state, including specifically the control, abatement or reduction of all types of pollution. The City retains no ongoing financial interest equity investments and/or responsibilities for the District other than the contractual arrangements discussed more fully herein.

NOTE 12. MUDDY CREEK REGIONAL WASTEWATER SYSTEM

In May 1999, the Cities of Wylie and Murphy in Collin County entered into a contract with the District to provide for the acquisition, construction, improvement, operation, and maintenance of the Regional Muddy Creek Wastewater System (System) for the purpose of providing facilities to adequately receive, transport, treat, and dispose of wastewater. The District will own the System with Wylie and Murphy as the initial participants. The District will issue approximately $20 million in bonds to construct this new facility. Budget calculations for operating costs and debt service for the System on the service commencement date is based on the following estimated flow ratio: City of Wylie – 2/3 and Murphy – 1/3. "Service Commencement Date" means the first date upon which the System is available to treat wastewater from the participants. Wylie's long-term commitment to the System's debt service component is approximately $13.3 million.

The District will send each participant a letter detailing the annual requirement necessary to operate the System each year. The annual requirement budget will include an operation and maintenance component and a bond service component. The budgeting ratio described earlier is only valid for the first year of System operations. In subsequent years, budgets and year-end audits will be based on actual flow ratios. For example, if the flow measurements indicate that 60% of the flow is produced by Wylie and 40% by Murphy, then the next year's operating and debt service components would be allocated using a 60/40 split. If in the future, additional participants are added, then the flow ratios will be adjusted using the above method.

The contract with the District has a clause for "Credit for Payments Relating to the System." This clause states: "Each participant shall be entitled to a credit in an amount equal to any funds advanced by such Participant with the approval of the District for land, engineering, construction or other costs related to the System and/or the financing thereof". All credits for advance made prior to the Service Commencement Date shall bear interest from the date of such advance at a rate equal to the net effective interest rate on the initial issue of the bonds hereunder. The City of Wylie has four such credits at this time. All credits for advances made prior to the Service Commencement Date shall be amortized over a period of twenty years, with such amortization to commence on October 1 of the Fiscal Year following the Service Commencement Date. At September 30, 2005, the City recorded $3,188,849 as a restricted accounts receivable. This amount is being amortized over a twenty-year period commencing with fiscal year 2006. The amortization was $187,215 for 2020, leaving an unamortized balance of $1,064,422 as of September 30, 2020.

NOTE 13. CONTINGENT LIABILITIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTE 13. CONTINGENT LIABILITIES – CONTINUED

The City periodically is a defendant in various lawsuits. At September 30, 2020, after consultation with the City's attorney, the City is not aware of any pending litigation.

As described in Note 8 above, the general revenues of the City are contingently liable for the $3,150,000 payable in General Obligation Bonds which are currently outstanding and recorded as obligations of the Enterprise Fund.

The City contracts for garbage disposal with a third party. Under the terms of the agreement the City bills and collects the residential billing and remits that amount to the contracting party. The contractor bills the commercial customers and remits a franchise fee to the City based on total revenues received from the contract.

The Wylie Economic Development Corporation provides monetary incentives to companies to relocate within the City of Wylie. At September 30, 2020, these commitments totaled approximately $831,600.

NOTE 14. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; employee health benefits; and other claims of various natures. The City purchases commercial insurance to indemnify it in event of loss. For the past three years, settlements did not exceed coverage.

NOTE 15. TAX ABATEMENTS

The City enters into economic development agreements authorized under Chapter 380 of the Texas Local Government Code and Chapter 312 of the Texas Tax Code. These agreements are planning tools designed to stimulate economic activity, redevelopment, community improvement, and provide a return on investment for the community. These programs abate or rebate property and/or sales taxes and may include other incentive payments such as fee reductions or construction costs reimbursements. Economic development agreements are considered on a case by case basis by the City Council and generally contain recapture provisions which may require repayment or termination if recipients do not meet the required provisions of the economic incentives.

Other Economic Agreements

Chapter 380 of the Texas Local Government Code allows the City to provide grants for the purpose of promoting local economic development. These grants are based on a percentage of property and/or sales tax received by the City. For the fiscal year ending September 30, 2020, the City rebated $219,568 in sales taxes (including $161,704 rebated by WEDC).

NOTE 16. CONDENSED FINANCIAL INFORMATION FOR DISCRETELY PRESENTED COMPONENT UNIT

Following is selected condensed financial statement information for the fund basis financial statements of the Wylie Economic Development Corporation:

Balance Sheet	WEDC
Assets	
Cash and equivalents	$ 1,735,327
Receivables	713,896
Inventory	12,088,146
Prepaids	2,000
Total Assets	$ 14,539,369
Liabilities	
Accounts payable	$ 152,812
Accrued liabilities	9,183
Unearned revenue	39,000
Total Liabilities	200,995
Fund Balance	14,338,374
Total Liabilities and Fund Balance	$ 14,539,369

Statement of Revenues, Expenditures and Changes in Fund Balance	WEDC
Revenues:	
Sales tax revenue	$ 3,283,493
Interest income	3,927
Miscellaneous income	707,127
Total Revenues	3,994,547
Expenditures:	
Expenditures	3,629,663
Other financing sources:	
Note proceeds	996,500
Net change in fund balance	1,361,384
Fund balance 10/1/19	12,976,990
Fund balance 9/30/20	$ 14,338,374

NOTE 16. CONDENSED FINANCIAL INFORMATION FOR DISCRETELY PRESENTED COMPONENT UNIT – CONTINUED

Following are reconciliations between the government-wide financial statements and the fund basis financial statements for WEDC:

Reconciliation of fund balance to net position:

Total fund balance	$	14,338,374
Deferred outflows - pensions ($93,808) and OPEB ($1,800)		95,608
Deferred inflows - pensions ($46,839) and OPEB ($872)		(47,711)
Payables for compensated absences		(20,728)
Accrued interest payable		(8,800)
Payable for loan principal, net pension liability and OPEB liability		(5,456,398)
Net position	$	8,900,345

Reconciliation of change in fund balance to change in net position:

Change in fund balance	$	1,361,384
Change in payables for compensated absences		84,476
Change in accrued interest payable		2,678
Net effect of GASB 68 and 75 implementation		(23,901)
Issuance of debt		(996,500)
Payment of loan principal		1,733,004
Change in net position	$	2,161,141

NOTE 17. LAND ACQUISITION

The discrete component unit owns property with a carrying value of $12,088,146 as of September 30, 2020. This property is recorded as inventory and held as an incentive to attract businesses.

NOTE 18. CORONAVIRUS PANDEMIC

In March 2020, the World Health Organization declared the novel coronavirus ('COVID-19') a global pandemic and recommended containment and mitigation measures worldwide. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected public education, workforces, economies, and financial markets globally, potentially leading to economic downturn. It has also disrupted the normal operations of many businesses and organizations. It is not possible for management to predict the duration or magnitude of the adverse results of the outbreak and its disruptive effects on the City's operations and financial results at this time.


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REQUIRED SUPPLMENTARY INFORMATION

CITY OF WYLIE, TEXAS **EXHIBIT A-10**
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual Amount	Variance with Final Budget - Positive (Negative)
REVENUES				
Ad valorem taxes	$ 25,845,341	$ 25,845,341	$ 25,729,864	$ (115,477)
Non-property taxes	5,926,800	5,926,800	6,596,463	669,663
Franchise fees	2,768,000	2,768,000	2,961,998	193,998
Licenses and permits	1,020,990	1,020,990	1,025,896	4,906
Intergovernmental	1,765,459	1,824,729	1,769,063	(55,666)
Services fees	3,613,704	3,613,704	4,044,908	431,204
Court fees	397,500	397,500	221,861	(175,639)
Interest income	210,500	210,500	77,011	(133,489)
Miscellaneous income	209,500	227,229	173,347	(53,882)
Total revenues	41,757,794	41,834,793	42,600,411	765,618
EXPENDITURES				
Current				
General government				
City council	92,331	92,331	57,084	35,247
City manager	1,172,704	1,193,778	1,130,012	63,766
City secretary	373,980	382,921	320,702	62,219
City attorney	170,000	170,000	132,145	37,855
Finance	1,190,351	1,208,300	1,174,100	34,200
Building and fleet maintenance	911,752	916,637	676,165	240,472
Municipal court	570,696	562,090	406,603	155,487
Human resources	659,397	669,684	579,020	90,664
Purchasing	188,657	192,611	181,461	11,150
Information technology	2,024,105	2,023,633	1,516,854	506,779
Combined services/general	5,170,317	4,928,253	4,527,775	400,478
Total general government	12,524,290	12,340,238	10,701,921	1,638,317
Public safety				
Police	10,453,282	10,817,410	10,208,393	609,017
Fire	8,948,433	8,797,391	8,516,433	280,958
Emergency communications	1,909,121	1,897,821	1,722,811	175,010
Animal control	634,080	631,694	551,230	80,464
Total public safety	21,944,916	22,144,316	20,998,867	1,145,449
Urban development				
Planning	306,332	314,136	292,284	21,852
Building inspection	596,587	557,834	533,383	24,451
Code enforcement	242,111	258,856	219,376	39,480
Total urban development	1,145,030	1,130,826	1,045,043	85,783
Streets				
Streets	3,951,452	3,868,066	3,130,606	737,460
Total streets	3,951,452	3,868,066	3,130,606	737,460

CITY OF WYLIE, TEXAS **EXHIBIT A-10**
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES (CONCLUDED)
IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

Community service				
Parks	2,570,620	2,596,775	2,401,384	195,391
Library	2,122,694	2,157,053	2,075,704	81,349
Total community service	4,693,314	4,753,828	4,477,088	276,740
Total expenditures	44,259,002	44,237,274	40,353,525	3,883,749
Excess (deficiency) of revenues over expenditures	(2,501,208)	(2,402,481)	2,246,886	4,649,367
OTHER FINANCING SOURCES (USES)				
Transfers in	2,375,787	2,375,787	2,375,787	-
Transfers out	(2,900,000)	(2,900,000)	(3,008,000)	(108,000)
Capital leases issued	-	-	384,243	384,243
Insurance recovery	-	-	474,842	474,842
Proceeds from sale of property	-	-	81,713	81,713
Total other financing sources (uses)	(524,213)	(524,213)	308,585	832,798
Net change in fund balances	(3,025,421)	(2,926,694)	2,555,471	5,482,165
Fund balances, October 1	20,042,483	20,042,483	20,042,483	-
Fund balances, September 30	$ 17,017,062	$ 17,115,789	$ 22,597,954	$ 5,482,165

CITY OF WYLIE, TEXAS
NOTES TO BUDGETARY COMPARISON SCHEDULE
FOR THE YEAR ENDED SEPTEMBER 30, 2020

STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgetary Information

The City follows the following procedures in establishing the budgetary date reflected in the financial statements:

1. Public hearings are conducted to obtain taxpayer comments.

2. Prior to October 1, the budget is legally enacted through passage of an ordinance.

3. The City Manager is authorized to transfer budgeted amounts between programs within a department; however, any revisions between departments, or that alter the total expenditures of any fund must be approved by the City Council. Therefore the department level is the legal level of control.

4. Budgeted amounts are as originally adopted or as amended by the City Council. During 2020, individual amendments were not material in relation to the original appropriations. All budget appropriations automatically lapse at year-end.

5. Formal budgetary integration is employed as a management control device during the year. The legally adopted budget is adopted on a basis consistent with generally accepted accounting principles.


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CITY OF WYLIE, TEXAS
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST SIX MEASUREMENT YEARS
(UNAUDITED)

	Measurement Year 2014	Measurement Year 2015
Total pension liability:		
Service cost	$ 2,556,890	$ 2,884,478
Interest	3,219,187	3,586,805
Changes of benefit terms	-	-
Difference between expected and actual experience	184,163	215,566
Change in assumptions	-	(245,250)
Benefit payments, including refunds of employee contributions	(745,575)	(999,126)
Net change in total pension liability	5,214,665	5,442,473
Total pension liability - beginning	45,082,724	50,297,389
Total pension liability - ending (a)	50,297,389	55,739,862
Plan fiduciary net position:		
Contributions - employer	2,058,618	2,291,479
Contributions - employee	1,102,273	1,149,849
Net investment income	2,024,176	58,730
Benefit payments, including refunds of employee contributions	(745,575)	(999,126)
Administrative expense	(21,127)	(35,762)
Other	(1,737)	(1,766)
Net change in plan fiduciary net position	4,416,628	2,463,404
Plan fiduciary net position - beginning	35,373,254	39,789,882
Plan fiduciary net position - ending (b)	39,789,882	42,253,286
Net pension liability - ending (a) - (b)	$ 10,507,507	$ 13,486,576
Plan fiduciary net position as a percentage of total pension liability	79.11%	75.80%
Covered payroll	$ 15,746,759	$ 16,426,414
Net pension liability as a percentage of covered payroll	66.73%	82.10%

Note: Only six years of data is presented in accordance with GASB #68, paragraph 138. “The information for all period for the 10-year schedules that are required to be presented as required supplementary information may be available initially. In these cases, during the transition period, that information should be presented for as many periods as are available. The schedules should not include information that is not measured in accordance with the requirements of this statement. Additional years’ information will be displayed as it becomes available.”

EXHIBIT A-11

Measurement Year 2016	Measurement Year 2017	Measurement Year 2018	Measurement Year 2019
$ -	$ 3,534,169	$ 3,732,706	$ 3,856,949
3,725,815	4,298,623	4,761,659	5,258,675
-	-	-	-
4,180,949	404,285	577,776	524,371
-	-	-	406,608
(1,085,194)	(1,290,431)	(1,662,660)	(1,879,475)
6,821,570	6,946,646	7,409,481	8,167,128
55,739,862	62,561,432	69,508,078	76,917,559
62,561,432	69,508,078	76,917,559	85,084,687
2,630,201	2,978,969	3,142,231	3,287,746
1,274,657	1,392,972	1,470,396	1,538,384
2,858,337	6,646,053	(1,728,139)	9,105,849
(1,085,194)	(1,290,431)	(1,662,660)	(1,879,475)
(32,250)	(34,403)	(33,340)	(51,343)
(1,738)	(1,744)	(1,741)	(1,542)
5,644,013	9,691,416	1,186,747	11,999,619
42,253,286	47,897,299	57,588,715	58,775,462
47,897,299	57,588,715	58,775,462	70,775,081
$ 14,664,133	$ 11,919,363	$ 18,142,097	$ 14,309,606
76.56%	82.85%	76.41%	83.18%
$ 18,184,351	$ 19,887,590	$ 21,008,953	$ 21,977,303
80.64%	59.93%	86.35%	65.11%

CITY OF WYLIE, TEXAS
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF PENSION CONTRIBUTIONS
LAST SIX FISCAL YEARS
(UNAUDITED)

	Fiscal Year 2015	Fiscal Year 2016
Actuarially determined contribution	$ 2,235,994	$ 2,611,189
Contribution in relation to the actuarially determined contribution	2,235,994	2,611,189
Contribution deficiency (excess)	$ -	$ -
Covered payroll	$ 16,311,322	$ 18,212,187
Contributions as a percentage of covered payroll	13.71%	14.34%

Note: GASB #68, paragraph 81.2.b requires that the data in this schedule be presented as of the City's fiscal year as opposed to the time period covered by the measurement date.

Note: Only six years of data is presented in accordance with GASB #68, paragraph 138. "The information for all period for the 10-year schedules that are required to be presented as required supplementary information may be available initially. In these cases, during the transition period, that information should be presented for as many periods as are available. The schedules should not include information that is not measured in accordance with the requirements of this statement. Additional years' information will be displayed as it becomes available."

EXHIBIT A-12

Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020
$ 2,924,821	$ 3,144,978	$ 3,283,399	$ 3,359,419
2,924,821	3,144,978	3,283,399	3,359,419
$ -	$ -	$ -	$ -
$ 19,547,995	$ 20,843,290	$ 21,773,201	$ 22,277,304
14.96%	15.09%	15.08%	15.08%

CITY OF WYLIE, TEXAS **EXHIBIT A-13**
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST THREE MEASUREMENT YEARS
(UNAUDITED)

	Measurement Year 2017	Measurement Year 2018	Measurement Year 2019
Total OPEB liability:			
Charges for the year			
Service cost	$ 27,859	$ 35,710	$ 30,768
Interest	13,862	14,885	16,242
Changes of benefit terms	-	-	-
Difference between expected and actual experience	-	(22,724)	(15,356)
Change in assumptions	39,365	(35,164)	96,541
Benefit payments	(1,990)	(2,101)	(2,198)
Net change in total OPEB liability	79,096	(9,394)	125,997
Total OPEB liability - beginning	353,798	432,894	423,500
Total OPEB liability - ending	$ 432,894	$ 423,500	$ 549,497
Covered payroll	$ 19,887,590	$ 21,008,953	$ 21,977,303
Total OPEB liability as a percentage of covered payroll	2.18%	2.02%	2.50%

Note: Only three years of data is presented in accordance with GASB #75. Additional years' information will be displayed as it becomes available.

The TMRS Supplementary Death Benefit Fund (SDBF) is considered to be an unfunded OPEB plan; therefore, no plan fiduciary net position and related ratios are reported in the above schedule.

CITY OF WYLIE, TEXAS **EXHIBIT A-14**
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF OPEB CONTRIBUTIONS
LAST THREE FISCAL YEARS
(UNAUDITED)

	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020
Actuarially determined contribution	$ 2,086	$ 2,160	$ 2,228
Contributions in relation to the actuarially determined contribution	2,086	2,160	2,228
Contribution deficiency (excess)	$ -	$ -	$ -
Covered payroll	$ 20,843,290	$ 21,761,198	$ 22,265,301
Contributions as a percentage of covered payroll	0.01%	0.01%	0.01%

Note: GASB #75, paragraph 57 requires that the data in this schedule be presented as of the City's fiscal year as opposed to the time period covered by the measurement date.

Note: Only three years of data is presented in accordance with GASB #75. Additional years' information will be displayed as it becomes available.


CITY OF WYLIE
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COMBINING STATEMENTS AND BUDGETARY COMPARISON SCHEDULES

CITY OF WYLIE, TEXAS **EXHIBIT A-15**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
GENERAL OBLIGATION DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			Variance with Final Budget -
	Original	Final	Actual	Positive (Negative)
REVENUES				
Ad valorem taxes	$ 8,643,207	$ 8,643,207	$ 8,584,268	$ (58,939)
Interest income	7,600	7,600	10,509	2,909
Total revenues	8,650,807	8,650,807	8,594,777	(56,030)
EXPENDITURES				
Debt service				
Principal	5,720,000	5,720,000	5,720,000	-
Interest and fiscal charges	2,843,038	2,843,038	2,841,338	1,700
Total debt service	8,563,038	8,563,038	8,561,338	1,700
Net change in fund balances	87,769	87,769	33,439	(54,330)
Fund balances, October 1	1,265,295	1,265,295	1,265,295	-
Fund balances, September 30	$ 1,353,064	$ 1,353,064	$ 1,298,734	$ (54,330)

NON-MAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

4B SALES TAX REVENUE FUND
Accounts for sales tax monies specifically designated for promoting economic development within the City by developing, implementing, providing and financing park and recreation projects.

PARKS ACQUISITION AND IMPROVEMENT FUND
Accounts for the development and improvement of City Parks.

FIRE TRAINING CENTER FUND
Accounts for First Responder fees specifically designated for the construction of the Fire Training Center.

FIRE DEVELOPMENT FEES FUND
Accounts for contributions specifically designated for use of the fire department.

MUNICIPAL COURT TECHNOLOGY AND BUILDING SECURITY FUNDS
Account for court fines specifically designated for additions/improvements in court technology and security.

HOTEL TAX FUND
Accounts for occupancy taxes charged to hotels.

FIRE DEVELOPMENT FEES FUND
Accounts for contributions specifically designated for use of the fire department.

EMERGENCY OPERATIONS FUND
Accounts for non-payroll activity for CARES Act assistance passed through Collin County.

FEDERAL SEIZURE FUND
Accounts for the City's share of forfeiture proceeds at the federal level and is restricted for law enforcement additions/improvements only.

JUDICIAL EFFICIENCY FUND
Accounts for court fines specifically restricted to improving the efficiency of the administration of justice.

TRUANCY COURT FUND
Accounts for court fines designated for the efficiency of Juvenile Court truancy cases.

MUNICIPAL JUDICIAL FUND
Accounts for court fines designated for the efficiency in municipal court.

DEBT SERVICE FUNDS

4B DEBT SERVICE FUND 1996
Accounts for the accumulation of resources to be used for the payment of principal and interest on the 4B Sales Tax Revenue Bonds – Series 1996.

4B DEBT SERVICE FUND 2005
Accounts for the accumulation of resources to be used for the payment of principal and interest on the 4B Sales Tax Revenue Bonds – Series 2005.

CITY OF WYLIE, TEXAS
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020

	SPECIAL REVENUE FUNDS					
	4B Sales Tax Revenue	Park Acquisition and Improvement	Fire Training Center	Fire Development Fees	Municipal Court Technology	Municipal Court Building Security
ASSETS						
Cash and cash equivalents	$ 3,162,905	$ 550,496	$ 220,835	$ 1,570,845	$ 10,077	$ 17,546
Receivables: (net of allowances for uncollectibles)						
Other	8,730	-	1,910	-	-	-
Sales tax	634,311	-	-	-	-	-
Total assets	$ 3,805,946	$ 550,496	$ 222,745	$ 1,570,845	$ 10,077	$ 17,546
LIABILITIES AND FUND BALANCES						
Accounts payable	$ 44,281	$ -	$ -	$ -	$ -	$ -
Other payables and accruals	60,443	2,328	-	-	-	-
Unearned revenue	171,284	-	-	-	-	-
Total liabilities	276,008	2,328	-	-	-	-
FUND BALANCES						
Restricted						
Debt service	-	-	-	-	-	-
Economic development	3,529,938	-	-	-	-	-
Municipal court	-	-	-	-	10,077	17,546
Tourism	-	-	-	-	-	-
Law enforcement	-	-	-	-	-	-
Committed						
Park acquisition and improvement	-	548,168	-	-	-	-
Fire training	-	-	222,745	-	-	-
Fire development	-	-	-	1,570,845	-	-
Total fund balances	3,529,938	548,168	222,745	1,570,845	10,077	17,546
Total liabilities and fund balances	$ 3,805,946	$ 550,496	$ 222,745	$ 1,570,845	$ 10,077	$ 17,546

EXHIBIT B-1

						DEBT SERVICE FUNDS		
Hotel Tax	Emergency Operations	Federal Seizure	Judicial Efficiency	Truancy Court	Municipal Judicial	4B Debt Service 1996	4B Debt Service 2005	Total Nonmajor Governmental Funds
$ 449,994	$ 1,625,637	$ 18,324	$ 5,270	$ 15,972	$ 61	$ 186,039	$ 29,042	$ 7,863,043
21,217	-	-	-	-	-	-	-	31,857
-	-	-	-	-	-	-	-	634,311
$ 471,211	$ 1,625,637	$ 18,324	$ 5,270	$ 15,972	$ 61	$ 186,039	$ 29,042	$ 8,529,211
$ -	$ 35,882	$ -	$ -	$ -	$ -	$ -	$ -	$ 80,163
-	-	-	-	-	-	-	-	62,771
-	1,589,755	-	-	-	-	-	-	1,761,039
-	1,625,637	-	-	-	-	-	-	1,903,973
-	-	-	-	-	-	186,039	29,042	215,081
-	-	-	-	-	-	-	-	3,529,938
-	-	-	5,270	15,972	61	-	-	48,926
471,211	-		-	-	-	-	-	471,211
-	-	18,324	-	-	-	-	-	18,324
-	-	-	-	-	-	-	-	548,168
-	-	-	-	-	-	-	-	222,745
-	-	-	-	-	-	-	-	1,570,845
471,211	-	18,324	5,270	15,972	61	186,039	29,042	6,625,238
$ 471,211	$ 1,625,637	$ 18,324	$ 5,270	$ 15,972	$ 61	$ 186,039	$ 29,042	$ 8,529,211

CITY OF WYLIE, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE- NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	SPECIAL REVENUE FUNDS					
	4B Sales Tax Revenue	Park Acquisition and Improvement	Fire Training Center	Fire Development Fees	Municipal Court Technology	Municipal Court Building Security
REVENUES						
Sales taxes	$ 3,283,493	$ -	$ -	$ -	$ -	$ -
Licenses and permits	-	-	27,758	-	-	-
Intergovernmental	-	-	-	-	-	-
Service fees	207,888	-	-	-	-	-
Court fees	-	-	-	-	4,753	4,730
Development fees	-	212,578	-	265,198	-	-
Interest income	8,019	1,511	644	6,424	24	44
Miscellaneous income	9,655	-	-	-	-	-
Total revenues	3,509,055	214,089	28,402	271,622	4,777	4,774
EXPENDITURES						
Current:						
Public safety	-	-	8,697	951,229	964	1,122
Community service	2,977,182	222,043	-	-	-	-
Debt service						
Principal	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	2,977,182	222,043	8,697	951,229	964	1,122
Excess (deficiency) of revenues over (under) expenditures	531,873	(7,954)	19,705	(679,607)	3,813	3,652
Other financing sources (uses)						
Insurance recoveries	299,447	-	-	-	-	-
Transfers in	-	108,000	-	-	-	-
Transfers out	(389,050)	-	-	-	(25,000)	(25,000)
Total other financing sources (uses)	(89,603)	108,000	-	-	(25,000)	(25,000)
Net change in fund balances	442,270	100,046	19,705	(679,607)	(21,187)	(21,348)
Fund balances October 1, 2019	3,087,668	448,122	203,040	2,250,452	31,264	38,894
Fund balances September 30, 2020	$ 3,529,938	$ 548,168	$ 222,745	$ 1,570,845	$ 10,077	$ 17,546

EXHIBIT B-2

						DEBT SERVICE FUNDS		
Hotel Tax	Emergency Operations	Federal Seizure	Judicial Efficiency	Truancy Court	Municipal Judicial	4B Debt Service 1996	4B Debt Service 2005	Total Nonmajor Governmental Funds
$ 157,751	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,441,244
-	-	-	-	-	-	-	-	27,758
-	681,617	-	-	-	-	-	-	681,617
-	-	-	-	-	-	-	-	207,888
-	-	17,370	305	1,950	61	-	-	29,169
-	-	-	-	-	-	-	-	477,776
1,255	447	-	16	46		580	973	19,983
-	-	-	-	-	-	-	-	9,655
159,006	682,064	17,370	321	1,996	61	580	973	4,895,090
-	-	-	-	-	-	-	-	962,012
69,132	682,064	-				-	-	3,950,421
-	-	-	-	-	-	-	335,000	335,000
-	-	-	-	-	-	-	54,050	54,050
69,132	682,064	-	-	-	-	-	389,050	5,301,483
89,874	-	17,370	321	1,996	61	580	(388,077)	(406,393)
-	-	-	-	-	-	-	-	299,447
-	-	-	-	-	-	-	389,050	497,050
(30,000)	-	-	-	-	-	-	-	(469,050)
(30,000)	-	-	-	-	-	-	389,050	327,447
59,874	-	17,370	321	1,996	61	580	973	(78,946)
411,337	-	954	4,949	13,976	-	185,459	28,069	6,704,184
$ 471,211	$ -	$ 18,324	$ 5,270	$ 15,972	$ 61	$ 186,039	$ 29,042	$ 6,625,238

CITY OF WYLIE, TEXAS **EXHIBIT C-1**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
4B SALES TAX REVENUE FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Sales taxes	$ 2,948,400	$ 2,948,400	$ 3,283,493	$ 335,093
Service fees	733,500	733,500	207,888	(525,612)
Interest income	4,800	4,800	8,019	3,219
Miscellaneous income	23,000	23,000	9,655	(13,345)
Total revenues	3,709,700	3,709,700	3,509,055	(200,645)
EXPENDITURES				
Current				
Community service				
4B Parks	667,468	670,669	620,678	49,991
4B Brown House	205,596	207,827	138,580	69,247
4B Recreation	2,605,220	2,854,216	2,217,924	636,292
Total community service	3,478,284	3,732,712	2,977,182	755,530
Total expenditures	3,478,284	3,732,712	2,977,182	755,530
Excess (deficiency) of revenues over (under) expenditures	231,416	(23,012)	531,873	554,885
Other financing sources (uses)				
Insurance recovery	-	249,428	299,447	50,019
Transfers out	(389,050)	(389,050)	(389,050)	-
Total other financing sources (uses)	(389,050)	(139,622)	(89,603)	50,019
Net change in fund balances	(157,634)	(162,634)	442,270	604,904
Fund balances, October 1	3,087,668	3,087,668	3,087,668	-
Fund balances, September 30	$ 2,930,034	$ 2,925,034	$ 3,529,938	$ 604,904

CITY OF WYLIE, TEXAS **EXHIBIT C-2**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
PARK ACQUISTION AND IMPROVEMENT
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Development fees	$ 366,500	$ 366,500	$ 212,578	$ (153,922)
Interest income	-	-	1,511	1,511
Total revenues	366,500	366,500	214,089	(152,411)
EXPENDITURES				
Current				
Community service				
Park acquisition - west zone	30,000	30,000	7,395	22,605
Park acquisition - central zone	330,000	330,000	214,648	115,352
Park acquisition - east zone	104,000	115,000	-	115,000
Total expenditures	464,000	475,000	222,043	252,957
Excess (deficiency) of revenues over (under) expenditures	(97,500)	(108,500)	(7,954)	100,546
Other financing sources				
Transfers in	-	-	108,000	108,000
Total other financing (uses)	-	-	108,000	108,000
Net change in fund balances	(97,500)	(108,500)	100,046	208,546
Fund balances, October 1	448,122	448,122	448,122	-
Fund balances, September 30	$ 350,622	$ 339,622	$ 548,168	$ 208,546

CITY OF WYLIE, TEXAS **EXHIBIT C-3**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
FIRE TRAINING CENTER
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Licenses and Permits	$ 10,000	$ 10,000	$ 27,758	$ 17,758
Interest income	500	500	644	144
Total revenues	10,500	10,500	28,402	17,902
EXPENDITURES				
Current				
Public safety				
Fire training center	45,000	45,000	8,697	36,303
Total public safety	45,000	45,000	8,697	36,303
Net change in fund balances	(34,500)	(34,500)	19,705	54,205
Fund balances, October 1	203,040	203,040	203,040	-
Fund balances, September 30	$ 168,540	$ 168,540	$ 222,745	$ 54,205

CITY OF WYLIE, TEXAS **EXHIBIT C-4**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
FIRE DEVELOPMENT FEES
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Interest income	$ 4,200	$ 4,200	$ 6,424	$ 2,224
Development fees	360,000	360,000	265,198	(94,802)
Total revenues	364,200	364,200	271,622	(92,578)
EXPENDITURES				
Current				
Public safety				
Fire development	562,000	1,507,537	951,229	556,308
Total public safety	562,000	1,507,537	951,229	556,308
Net change in fund balances	(197,800)	(1,143,337)	(679,607)	463,730
Fund balances, October 1	2,250,452	2,250,452	2,250,452	-
Fund balances, September 30	$ 2,052,652	$ 1,107,115	$ 1,570,845	$ 463,730

CITY OF WYLIE, TEXAS **EXHIBIT C-5**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
MUNICIPAL COURT TECHNOLOGY FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Court fees	$ 10,000	$ 10,000	$ 4,753	$ (5,247)
Interest income	70	70	24	(46)
Total revenues	10,070	10,070	4,777	(5,293)
EXPENDITURES				
Current				
Public safety	1,000	1,000	964	36
Total public safety	1,000	1,000	964	36
Excess (deficiency) of revenues over (under) expenditures	9,070	9,070	3,813	(5,257)
Other financing uses				
Transfers out	(25,000)	(25,000)	(25,000)	-
Total other financing uses	(25,000)	(25,000)	(25,000)	-
Net change in fund balances	(15,930)	(15,930)	(21,187)	(5,257)
Fund balances, October 1	31,264	31,264	31,264	-
Fund balances, September 30	$ 15,334	$ 15,334	$ 10,077	$ (5,257)

CITY OF WYLIE, TEXAS **EXHIBIT C-6**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
MUNICIPAL COURT BUILDING SECURITY FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Court fees	$ 8,000	$ 8,000	$ 4,730	$ (3,270)
Interest income	70	70	44	(26)
Total revenues	8,070	8,070	4,774	(3,296)
EXPENDITURES				
Current				
Public safety	7,250	7,250	1,122	6,128
Total public safety	7,250	7,250	1,122	6,128
Excess of revenues over expenditures	820	820	3,652	2,832
Other financing uses				
Transfers out	(25,000)	(25,000)	(25,000)	-
Total other financing uses	(25,000)	(25,000)	(25,000)	-
Net change in fund balances	(24,180)	(24,180)	(21,348)	2,832
Fund balances, October 1	38,894	38,894	38,894	-
Fund balances, September 30	$ 14,714	$ 14,714	$ 17,546	$ 2,832

CITY OF WYLIE, TEXAS **EXHIBIT C-7**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
HOTEL TAX FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMEBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Sales taxes	$ 200,000	$ 200,000	$ 157,751	$ (42,249)
Interest income	500	500	1,255	755
Total revenues	200,500	200,500	159,006	(41,494)
EXPENDITURES				
Current				
Community service	325,200	325,200	69,132	256,068
Total expenditures	325,200	325,200	69,132	256,068
Excess (deficiency) of revenues over (under) expenditures	(124,700)	(124,700)	89,874	214,574
Other financing uses				
Transfers out	(30,000)	(30,000)	(30,000)	-
Total other financing uses	(30,000)	(30,000)	(30,000)	-
Net change in fund balances	(154,700)	(154,700)	59,874	214,574
Fund balances, October 1	411,337	411,337	411,337	-
Fund balances, September 30	$ 256,637	$ 256,637	$ 471,211	$ 214,574

CITY OF WYLIE, TEXAS **EXHIBIT C-8**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
EMERGENCY OPERATIONS FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMEBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ -	$ 2,475,000	$ 681,617	$ (1,793,383)
Interest income	-	-	447	447
Total revenues	-	2,475,000	682,064	(1,792,936)
EXPENDITURES				
Current				
Community service	-	1,371,976	682,064	689,912
Total expenditures	-	1,371,976	682,064	689,912
Net change in fund balances	-	1,103,024	-	(1,103,024)
Fund balances, October 1	-	-	-	-
Fund balances, September 30	$ -	$ 1,103,024	$ -	$ (1,103,024)

CITY OF WYLIE, TEXAS **EXHIBIT C-9**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
FEDERAL SEIZURE FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ -	$ -	$ 17,370	$ 17,370
Total revenues	-	-	17,370	17,370
EXPENDITURES				
Current				
Public safety	-	-	-	-
Total public safety	-	-	-	-
Net change in fund balances	-	-	17,370	17,370
Fund balances, October 1	954	954	954	-
Fund balances, September 30	$ 954	$ 954	$ 18,324	$ 17,370

CITY OF WYLIE, TEXAS **EXHIBIT C-10**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
JUDICIAL EFFICIENCY FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Court fees	$ 1,000	$ 1,000	$ 305	$ (695)
Interest income	10	10	16	6
Total revenues	1,010	1,010	321	(689)
EXPENDITURES				
Current				
Court	-	-	-	-
Total court	-	-	-	-
Net change in fund balances	1,010	1,010	321	(689)
Fund balances, October 1	4,949	4,949	4,949	-
Fund balances, September 30	$ 5,959	$ 5,959	$ 5,270	$ (689)

CITY OF WYLIE, TEXAS **EXHIBIT C-11**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
TRUANCY COURT FUND
SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
REVENUES				
Court fees	$ 3,200	$ 3,200	$ 1,950	$ (1,250)
Interest income	-	-	46	46
Total revenues	3,200	3,200	1,996	(1,204)
EXPENDITURES				
Current				
Court	-	-	-	-
Total court	-	-	-	-
Net change in fund balances	3,200	3,200	1,996	(1,204)
Fund balances, October 1	13,976	13,976	13,976	-
Fund balances, September 30	$ 17,176	$ 17,176	$ 15,972	$ (1,204)

CITY OF WYLIE, TEXAS **EXHIBIT D-1**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
4B DEBT SERVICE 1996 FUND
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			Variance with Final Budget -
	Original	Final	Actual	Positive (Negative)
REVENUES				
Interest income	$ -	$ -	$ 580	$ 580
Total revenues	-	-	580	580
EXPENDITURES				
Debt service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balances	-	-	580	580
Fund balances, October 1	185,459	185,459	185,459	-
Fund balances, September 30	$ 185,459	$ 185,459	$ 186,039	$ 580

CITY OF WYLIE, TEXAS **EXHIBIT D-2**
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
4B DEBT SERVICE 2005 FUND
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts			Variance with Final Budget -
	Original	Final	Actual	Positive (Negative)
REVENUES				
Interest income	$ -	$ -	$ 973	$ 973
Total revenues	-	-	973	973
EXPENDITURES				
Debt service				
Principal	335,000	335,000	335,000	-
Interest and fiscal charges	54,050	54,050	54,050	-
Total expenditures	389,050	389,050	389,050	-
Excess (deficiency) of revenues over (under) expenditures	(389,050)	(389,050)	(388,077)	973
Other financing sources				
Transfers in	389,050	389,050	389,050	-
Total other financing sources	389,050	389,050	389,050	-
Net change in fund balances	-	-	973	973
Fund balances, October 1	28,069	28,069	28,069	-
Fund balances, September 30	$ 28,069	$ 28,069	$ 29,042	$ 973

STATISTICAL SECTION


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

CITY OF WYLIE, TEXAS
STATISTICAL SECTION
TABLE OF CONTENTS

This part of the City of Wylie's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, notes disclosures, and required supplementary information says about the City's overall financial health. This information has not been audited by the independent auditor.

Contents — Table #s

Financial Trends — **1-5**

These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity — **6-12**

These tables contain information to help the reader assess the City's two most significant local revenue sources, the property and sales taxes.

Debt Capacity — **13-17**

These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Economic and Demographic Information — **18-19**

These tables offer economic and demographic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information — **20-22**

These tables contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides.

Source: Unless otherwise noted, the information in these labels is derived from the comprehensive annual financial reports for the relevant year. The City implemented GASB Statement 34 in fiscal year 2003: tables pressing government-wide information include information beginning in that year.

CITY OF WYLIE, TEXAS
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS (UNAUDITED)

	2011	2012	2013	2014
Governmental Activities				
Net Investment in Capital Assets	$ 96,233,296	$ 95,243,831	$ 97,011,784	$ 104,161,153
Restricted	290,576	403,355	2,028,665	1,910,643
Unrestricted	18,292,357	23,002,260	19,453,739	15,353,055
Total Governmental Activities Net Position	$ 114,816,229	$ 118,649,446	$ 118,494,188	$ 121,424,851
Business-type Activities				
Net Investment in Capital Assets	$ 37,576,095	$ 43,108,563	$ 45,467,130	$ 46,332,004
Restricted	4,260,021	3,550,825	3,477,195	3,682,967
Unrestricted	14,359,344	10,421,435	10,939,781	10,466,437
Total Business-type Activities Net Position	$ 56,195,460	$ 57,080,823	$ 59,884,106	$ 60,481,408
Primary Government				
Net Investment in Capital Assets	$ 130,665,906	$ 133,809,391	$ 138,352,394	$ 142,478,914
Restricted	5,627,486	4,550,597	3,954,180	5,505,860
Unrestricted	31,152,491	32,651,701	33,423,695	30,393,520
Total Primary Government Net Position	$ 167,445,883	$ 171,011,689	$ 175,730,269	$ 178,378,294

Note: The city began to report accrual information when it implemented GASB Statement 34 in fiscal year 2003. This information is presented using the accrual basis of accounting.

TABLE 1

2015	2016	2017	2018	2019	2020
$ 110,141,284	$ 120,169,208	$ 131,493,684	$ 139,434,589	$ 144,685,908	$ 159,454,525
2,198,212	3,308,748	4,145,132	4,294,426	14,718,498	12,716,750
12,040,540	14,016,198	20,176,356	21,771,662	12,893,405	12,944,197
$ 124,380,036	$ 137,494,154	$ 155,815,172	$ 165,500,677	$ 172,297,811	$ 185,115,472
$ 47,855,920	$ 48,313,914	$ 43,143,369	$ 53,636,639	$ 53,636,639	$ 55,515,141
5,039,922	5,883,377	7,125,122	8,265,544	8,265,544	9,606,719
10,249,068	10,803,417	19,043,168	13,086,407	15,637,669	20,263,917
$ 63,144,910	$ 65,000,708	$ 69,311,659	$ 74,988,590	$ 77,539,852	$ 85,385,777
$ 157,997,204	$ 157,997,204	$ 168,483,122	$ 174,637,053	$ 198,322,547	$ 214,969,666
7,238,134	7,238,134	9,192,125	11,270,254	22,984,042	22,323,469
22,289,608	22,289,608	24,819,615	39,219,524	28,531,074	33,208,114
$ 187,524,946	$ 187,524,946	$ 202,494,862	$ 225,126,831	$ 249,837,663	$ 270,501,249

CITY OF WYLIE, TEXAS
EXPENSES, PROGRAM REVENUES, AND NET (EXPENSE)/REVENUE
LAST TEN FISCAL YEARS (UNAUDITED)

	2011	2012	2013	2014
Expenses				
Governmental Activities:				
General Government	$ 3,621,127	$ 6,118,269	$ 5,617,973	$ 4,731,511
Public Safety	13,694,425	13,329,862	14,886,917	16,818,848
Urban development	1,254,722	1,285,496	1,143,806	1,175,311
Streets	5,493,677	2,515,998	7,080,061	8,019,706
Community service	4,965,762	9,435,014	6,861,667	7,189,773
Interest on Long-Term Debt	4,795,423	4,692,448	4,283,310	4,029,262
Total Governmental Activities Expenses	33,825,136	37,377,087	39,873,734	41,964,411
Business-type Activities				
Utility	10,566,621	10,918,523	11,644,534	12,600,422
Total Business-type Activities Expenses	10,566,621	10,918,523	11,644,534	12,600,422
Total Primary Government Expenses	$ 44,391,757	$ 48,295,610	$ 51,518,268	$ 54,564,833
Program Revenues				
Governmental Activities:				
Charges for Services:				
General Government	$ 2,221,163	$ 2,247,927	$ 2,304,350	$ 2,452,885
Public safety	1,376,734	1,425,766	1,375,077	1,514,932
Urban development	637,805	690,237	699,296	824,241
Community service	747,321	887,559	815,741	875,090
Operating Grants and Contributions	217,790	1,622,466	142,063	332,004
Capital Grants and Contributions	1,663,223	3,538,027	4,815,624	6,651,870
Total Governmental Activities Program Revenues	6,864,036	10,411,982	10,152,151	12,651,022
Business-type Activities:				
Charges for Services:				
Utility	12,580,923	12,826,991	13,571,924	13,767,869
Capital Grants and Contributions	-	393,140	543,678	1,052,390
Total Business-type Activities Program Revenues	12,580,923	13,220,131	14,115,602	14,820,259
Total Primary Government Programs Revenues	19,444,959	23,632,113	24,267,753	27,471,281
Net (Expense)/Revenue				
Governmental Activities	$(26,961,100)	$(26,965,105)	$(29,721,583)	$(29,313,389)
Business-type Activities	2,014,302	2,301,608	2,471,068	2,219,837
Total Primary Governmental Net Expense	(24,946,798)	(24,663,497)	(27,250,515)	(27,093,552)

Note: The city began to report accrual information when it implemented GASB Statement 34 in fiscal year 2003. This information is presented using the accrual basis of accounting.

TABLE 2

2015	2016	2017	2018	2019	2020
$ 8,292,990	$ 9,547,712	$ 8,076,571	$ 10,540,621	$ 11,634,904	$ 12,134,312
15,265,836	16,665,427	17,893,012	20,843,027	22,175,998	23,057,208
1,040,898	1,012,093	1,179,962	1,354,808	1,346,364	1,108,956
7,649,278	6,941,858	8,044,783	8,832,924	8,912,861	9,259,873
7,326,919	7,750,815	9,092,767	9,561,750	9,530,076	9,860,490
3,920,570	3,439,372	2,752,525	2,659,653	2,688,231	2,448,009
43,496,491	45,357,277	47,039,620	53,792,783	56,288,434	57,868,848
12,878,510	14,250,070	15,334,168	17,157,737	17,635,306	18,655,149
12,878,510	14,250,070	15,334,168	17,157,737	17,635,306	18,655,149
$ 56,375,001	$ 59,607,347	$ 62,373,788	$ 70,950,520	$ 73,923,740	$ 76,523,997
$ 2,650,115	$ 2,805,284	$ 2,887,799	$ 2,924,232	$ 2,919,563	$ 2,968,934
1,519,821	1,665,370	1,682,035	1,950,380	2,084,957	2,994,404
1,399,132	1,497,411	1,589,740	1,443,985	1,486,285	1,560,468
946,334	383,916	382,566	394,997	415,862	212,406
467,147	359,928	364,935	346,444	1,115,044	388,250
10,343,185	12,277,481	15,186,815	11,809,600	6,608,297	11,902,495
17,325,734	18,989,390	22,093,890	18,869,638	14,630,008	20,026,957
15,473,529	15,997,794	16,622,658	19,431,713	20,662,507	23,047,261
2,399,575	1,496,700	4,827,433	3,646,800	2,783,419	5,590,177
17,873,104	17,494,494	21,450,091	23,078,513	23,445,926	28,637,438
35,198,838	36,483,884	43,543,981	41,948,151	38,075,934	48,664,395
$(26,170,757)	$(26,367,887)	$(24,945,730)	$(34,923,145)	$(41,658,426)	$(37,841,891)
4,994,594	3,244,424	6,115,923	5,920,776	5,810,620	9,982,289
(21,176,163)	(23,123,463)	(18,829,807)	(29,002,369)	(35,847,806)	(27,859,602)

CITY OF WYLIE, TEXAS
GENERAL REVENUES AND TOTAL CHANGE IN NET POSITION
LAST TEN FISCAL YEARS (UNAUDITED)

	2011	2012	2013	2014
Net (Expense)/Revenue				
Governmental Activities	$(20,864,996)	$(26,961,100)	$(26,965,105)	$(29,721,583)
Business-type Activities	594,506	2,014,302	2,301,608	2,471,068
Total Primary Government Net Expense	(20,270,490)	(24,946,798)	(24,663,497)	(27,250,515)
Governmental Revenues and Other Changes in Net Position				
Governmental Activities:				
Taxes				
Property Taxes	20,706,218	21,220,640	21,280,279	22,537,796
Sales Taxes	4,632,860	4,879,854	5,635,492	5,872,316
Franchise Taxes	2,278,805	2,538,708	2,238,997	2,497,660
Unrestricted Investment Earnings	94,894	62,408	41,651	7,857
Miscellaneous Income	536,216	419,715	423,219	186,802
Gain (loss) on disposal of capital assets	18,526	-	8,317	49,752
Transfers	904,435	1,676,997	(61,630)	1,709,611
Total Governmental Activities	29,171,954	30,798,322	29,566,325	32,861,794
Business-type Activities:				
Investment Earnings	141,682	128,932	114,480	98,049
Miscellaneous Income	96,740	131,820	156,105	174,147
Gain (loss) on disposal of capital assets	6,663	-	-	-
Transfers	(904,435)	(1,676,997)	61,630	(1,709,611)
Total Business-type Activities	(659,350)	(1,416,245)	332,215	(1,437,415)
Total Primary Government	$ 28,512,604	$ 29,382,077	$ 29,898,540	$ 31,424,379
Change in Net Position				
Governmental Activities	$ 2,210,854	$ 3,833,217	$ (155,258)	$ 3,140,211
Business-type Activities	1,354,952	885,363	2,803,283	1,033,653
Total Primary Government	$ 3,565,806	$ 4,718,580	$ 2,648,025	$ 4,173,864

Note: The city began to report accrual information when it implemented GASB Statement 34 in fiscal year 2003. This information is presented using the accrual basis of accounting.

TABLE 3

2015	2016	2017	2018	2019	2020
$(29,313,389)	$(26,170,757)	$(26,367,887)	$(34,923,145)	$(41,658,426)	$(37,841,891)
2,219,837	4,994,594	3,244,424	5,920,776	5,810,620	9,982,289
(27,093,552)	(21,176,163)	(23,123,463)	(29,002,369)	(35,847,806)	(27,859,602)
24,620,586	26,992,416	30,065,957	31,459,533	33,275,978	34,300,635
6,663,646	7,555,687	7,993,453	7,859,294	8,967,508	10,037,707
2,665,092	2,709,736	2,726,088	2,749,138	2,883,573	2,734,736
12,708	65,850	145,377	312,765	495,039	188,991
160,750	149,534	223,012	356,159	559,846	914,338
339,328	96,937	-	-	-	77,901
1,961,899	1,911,845	2,112,861	2,166,807	2,273,616	2,405,244
36,424,009	39,482,005	43,266,748	44,903,696	48,455,560	50,659,552
93,293	103,521	135,053	212,774	266,776	138,968
336,548	419,698	172,836	129,963	357,199	129,912
-	-	-	-	-	-
(1,961,899)	(1,911,845)	(2,112,861)	(2,166,807)	(2,273,616)	(2,405,244)
(1,532,058)	(1,388,626)	(1,804,972)	(1,824,070)	(1,649,641)	(2,136,364)
$ 34,891,951	$ 38,093,379	$ 41,461,776	$ 43,079,626	$ 46,805,919	$ 48,523,188
$ 10,253,252	$ 13,114,118	$ 18,321,018	$ 9,980,551	$ 6,797,134	$ 12,817,661
3,462,536	1,855,798	4,310,951	4,096,706	4,160,979	7,845,925
$ 13,715,788	$ 14,969,916	$ 22,631,969	$ 14,077,257	$ 10,958,113	$ 20,663,586

CITY OF WYLIE, TEXAS
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS (UNAUDITED)

	Fiscal Year			
	2011 (1)	2012	2013	2014
General Fund				
Nonspendable	$ 154,354	$ 181,865	$ 189,310	$ 185,370
Restricted	-	-	17,055	37,299
Committed	128,512	-	14,096	159,429
Assigned	-	-	137,409	174,173
Unassigned	10,095,757	11,286,328	11,734,825	11,737,159
Total General Fund	$ 10,378,623	$ 11,468,193	$ 12,092,695	$ 12,293,430
All Other Governmental Funds				
Nonspendable	$ -	$ -	$ -	$ -
Restricted	32,345,329	31,563,601	19,006,290	14,424,699
Committed	1,882,591	2,217,660	1,916,938	1,834,152
Unassigned	-	-	-	-
Total All Other Governmental Funds	$ 34,227,920	$ 33,781,261	$ 20,923,228	$ 16,258,851

(1) The City implemented GASB No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" which impacted both the classifications of funds and classification of and balances within funds.

TABLE 4

2015	2016	2017	2018	2019	2020
$ 181,891	$ 194,820	$ 156,872	$ 173,603	$ 167,898	$ 168,120
31,167	44,107	44,107	29,381	37,921	38,037
168,017	591,471	413,504	354,354	378,727	416,297
170,213	88,788	2,884,219	1,381,468	2,948,194	60,732
13,561,725	16,272,269	16,281,977	16,202,153	16,509,743	21,914,768
$ 14,113,013	$ 17,191,455	$ 19,780,679	$ 18,140,959	$ 20,042,483	$ 22,597,954
$ -	$ -	$ -	$ -	$ -	$ -
12,401,450	12,481,571	15,313,781	28,176,150	29,096,638	19,993,700
2,668,895	2,662,297	2,735,089	3,083,992	2,901,614	2,341,758
-	-	-	-	-	-
$ 15,070,345	$ 15,143,868	$ 18,048,870	$ 31,260,142	$ 31,998,252	$ 22,335,458

CITY OF WYLIE, TEXAS
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS (UNAUDITED)

	2011	2012	2013	2014
Revenues				
Ad valorem taxes	$ 20,746,031	$ 21,232,323	$ 21,232,219	$ 22,539,230
Sales taxes	4,632,860	4,879,854	5,635,492	5,872,316
Franchise fees	2,280,283	2,475,389	2,324,149	2,579,004
Licenses and permits	1,354,135	1,856,690	1,012,501	1,595,468
Intergovernmental	1,595,509	4,363,842	3,315,505	3,983,797
Service fees	3,325,419	3,612,346	3,627,931	3,852,357
Court fees	342,592	293,140	284,606	288,591
Development fees	-	-	-	-
Interest income	94,894	62,408	41,651	7,857
Miscellaneous income	781,392	703,755	692,886	550,732
Total Revenues	35,153,115	39,479,747	38,166,940	41,269,352
Expenditures				
General Government	7,071,914	6,925,023	7,007,712	7,623,082
Public Safety	13,170,413	12,489,688	13,980,047	14,230,747
Urban development	1,247,257	1,282,284	1,144,217	1,170,740
Streets	1,033,150	1,499,966	1,648,373	1,848,617
Community Service	4,433,358	5,058,302	5,197,133	5,469,383
Capital Outlay	15,891,919	8,319,958	13,585,375	8,762,342
Debt Service				
Principal	3,375,238	3,717,780	3,994,879	4,320,000
Interest and fiscal charges	4,853,660	4,700,789	4,358,181	4,191,706
Bond issuance costs	-	108,445	87,845	-
Total Expenditures	51,076,909	44,102,235	51,003,762	47,616,617
Excess of Revenues				
Over (Under) Expenditures	(15,923,794)	(4,622,488)	(12,836,822)	(6,347,265)
Other Financing Sources (Uses)				
Transfers In	4,761,221	4,455,397	3,696,525	5,411,900
Transfers Out	(2,972,489)	(2,778,400)	(3,036,229)	(3,628,021)
Issuance of long-term debt	-	8,210,000	7,400,000	-
Premium on bonds issued	-	486,870	374,207	-
Payment to refunded bond escrow agent	-	(6,980,670)	(7,839,529)	-
Proceeds from capital lease	-	326,580	-	-
Proceeds from note	-	438,621	-	-
Insurance recovery	-	-	-	-
Reimbursement from other funds	-	1,107,001	-	-
Sale of capital assets	41,044	-	8,317	99,744
Total Other Financing				
Sources (Uses)	1,829,776	5,265,399	603,291	1,883,623
Net Change in Fund Balances	$ (14,094,018)	$ 642,911	$ (12,233,531)	$ (4,463,642)
Debt Service as a Percentage				
of Noncapital Expenditures	23.4%	23.5%	22.3%	22.7%

TABLE 5

2015	2016	2017	2018	2019	2020
$ 24,515,600	$ 27,127,964	$ 30,062,648	$ 31,521,403	$ 33,215,374	$ 34,314,132
6,663,646	7,555,687	7,993,453	7,859,294	8,967,508	10,037,707
2,595,964	2,666,356	2,686,550	2,740,472	2,845,824	2,961,998
2,465,148	1,623,398	2,218,729	2,118,115	1,766,155	1,908,981
2,307,516	4,591,241	4,755,914	1,353,146	1,400,092	2,838,041
4,183,790	4,306,832	4,307,000	4,338,603	4,698,587	4,252,796
413,757	536,106	582,418	486,980	318,245	251,030
880,193	473,966	969,365	273,022	448,375	477,776
12,708	65,850	145,377	312,765	495,039	188,991
326,323	292,456	301,504	482,294	310,171	183,002
44,364,645	49,239,856	54,022,958	51,486,094	54,465,370	57,414,454
8,405,920	9,396,230	10,677,430	10,041,180	10,236,046	10,701,921
15,064,971	17,577,736	18,190,153	19,420,235	20,609,710	21,960,879
1,124,212	1,109,049	1,270,481	1,309,980	1,266,940	1,045,043
1,901,138	2,190,086	3,070,133	3,165,925	3,148,092	3,130,606
5,860,111	6,408,022	8,359,639	7,696,489	7,716,418	8,427,509
5,167,717	5,047,777	3,493,929	674,969	2,674,900	13,950,920
4,695,000	5,000,000	5,060,000	5,350,000	5,655,000	6,055,000
3,707,211	3,170,926	3,181,314	3,003,262	3,180,134	2,895,388
244,695	323,391	-	89,500	-	-
46,170,975	50,223,217	53,303,079	50,751,540	54,487,240	68,167,266
(1,806,330)	(983,361)	719,879	734,554	(21,870)	(10,752,812)
3,594,899	3,738,641	3,477,861	6,372,660	4,900,804	5,802,294
(1,633,000)	(1,785,791)	(1,365,000)	(4,205,853)	(2,627,188)	(3,397,050)
21,240,000	30,110,000	-	8,500,000	-	-
3,128,967	5,833,412	-	106,250	-	-
(24,376,415)	(36,041,783)	-	-	-	-
-	-	1,130,553	-	-	384,243
-	-	86,034	-	-	-
-	2,110,037	1,444,899	11,693	387,888	774,289
-	-	-	-	-	-
482,956	170,810	-	52,248	-	81,713
2,437,407	4,135,326	4,774,347	10,836,998	2,661,504	3,645,489
$ 631,077	$ 3,151,965	$ 5,494,226	$ 11,571,552	$ 2,639,634	$ (7,107,323)
21.1%	18.7%	17.7%	17.1%	17.5%	17.1%

CITY OF WYLIE, TEXAS **TABLE 6**
TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Year	Ad Valorem Taxes	Sales Taxes	Franchise Taxes	Total
2011	20,746,031	4,632,860	2,280,283	27,659,174
2012	21,232,323	4,879,854	2,475,389	28,587,566
2013	21,232,219	5,635,492	2,324,149	29,191,860
2014	22,539,230	5,872,316	2,579,004	30,990,550
2015	24,515,600	6,663,646	2,595,964	33,775,210
2016	27,127,964	7,555,687	2,666,356	37,350,007
2017	30,062,648	7,993,453	2,686,550	40,742,651
2018	31,521,403	7,859,294	2,740,472	42,121,169
2019	33,215,374	8,967,508	2,845,824	45,028,706
2020	34,314,132	10,037,707	2,961,998	47,313,837
Percent Change 2011-2020	$ 13,568,101 65.4%	$ 5,404,847 116.7%	$ 681,715 29.9%	$ 19,654,663 71.1%

TABLE 7

CITY OF WYLIE, TEXAS
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
2011	1,849,191,950	350,209,595	121,853,139	98,637,590	2,222,617,094	0.8989
2012	1,878,899,878	301,701,482	109,890,564	94,582,252	2,195,909,672	0.8989
2013	1,906,900,883	362,556,519	112,905,366	111,897,168	2,270,465,600	0.8889
2014	2,029,810,891	385,941,414	120,187,762	119,114,535	2,416,825,532	0.8839
2015	2,159,677,849	456,585,488	120,520,310	118,002,192	2,618,781,455	0.8789
2016	2,403,735,226	493,073,892	184,902,709	160,657,963	2,921,053,864	0.8689
2017	2,796,346,833	524,315,031	174,771,677	169,870,475	3,325,563,066	0.8489
2018	3,184,597,754	591,109,898	210,303,769	209,198,308	3,776,813,114	0.7810
2019	3,616,909,043	650,624,491	201,759,611	209,789,356	4,259,503,789	0.7258
2020	3,980,455,949	702,559,463	214,177,830	220,278,824	4,676,914,418	0.6885

Source: Central Appraisal District of Collin County web site (www.collincad.org)

CITY OF WYLIE, TEXAS
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS (UNAUDITED)

TABLE 8

	City Direct Rates			Overlapping Rates				
Fiscal Year	Basic Rate	General Obligation Debt Service	Total Direct Rate	Wylie Independent School District	Community Independent School District	Collin County	Collin County Community College District	Total Direct & Overlapping Rates
2011	0.600850	0.298050	0.898900	1.6400	1.4950	0.2425	0.0863	4.3627
2012	0.600153	0.298747	0.898900	1.6400	1.4950	0.2400	0.0863	4.3602
2013	0.590620	0.298280	0.888900	1.6400	1.4950	0.2400	0.0863	4.3502
2014	0.593314	0.290586	0.883900	1.6400	1.6250	0.2375	0.0836	4.4700
2015	0.597978	0.280922	0.878900	1.6400	1.6150	0.2350	0.0820	4.4509
2016	0.611583	0.257317	0.868900	1.6400	1.6250	0.2250	0.0820	4.4409
2017	0.623399	0.225501	0.848900	1.6400	1.6250	0.2084	0.0812	4.4035
2018	0.580307	0.200693	0.781000	1.6400	1.6250	0.1922	0.0798	4.3181
2019	0.538206	0.186420	0.725848	1.6400	1.6700	0.1808	0.0812	4.2979
2020	0.516225	0.172229	0.688454	1.5384	1.5684	0.1750	0.0812	4.0514

(1) Source: Central appraisal District of Collin County web site (www.collincad.org).

(2) Although the Community Independent School District is included in the above presentation, less than one percent of the City of Wylie lies within this taxing jurisdiction.

(3) Basis for property tax rate is per $100 of taxable valuation.

CITY OF WYLIE, TEXAS
PRINCIPAL PROPERTY TAX PAYERS
CURRENT YEAR AND TEN YEARS AGO (UNAUDITED)

TABLE 9

	2020			2010		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Woodbridge Wylie Owner LLC	$ 41,500,015	1	0.89%	-		
Seventy8 & Westgate LP	39,082,058	2	0.84%	-		
Hayden Wylie LLC	38,750,000	3	0.83%	-		
Sanden International	38,503,406	4	0.82%	35,769,010	1	1.63%
Creekside South Apartments LLC	37,196,778	5	0.80%	-		
Western Rim Investors 2014-3 LP	36,766,415	6	0.79%	-		
Wylie Apartments LP	28,921,822	7	0.62%	-		
Holland Hitch of Tx Inc.	27,387,771	8	0.59%	10,429,306	10	0.47%
Tower Extrusion LTD	25,887,794	9	0.55%	-		
Oncor Electric Delivery Company	24,395,340	10	0.52%	20,478,220	3	0.93%
CG CAI River Oaks Property Owner LLC	20,521,560	11	0.44%	-		
Sanden International (USA) Inc.	16,580,250	12	0.35%	15,501,947	5	0.71%
Carlisle Coating & Waterproofing Inc.	16,027,789	13	0.34%	-		
Kansas City Southern Railway Co.	15,350,490	14	0.33%	-		
Yes Companies LLC	14,883,570	15	0.32%	10,560,827	9	0.48%
Kroger Texas LP	14,145,321	16	0.30%	-		
HTA-Wylie Medical Plaza LLC	13,000,000	17	0.28%	-		
Wal-Mart Real Estate Business TR	12,997,887	18	0.28%	12,810,506	7	0.58%
Target Corporation	11,963,989	19	0.26%	14,777,056	6	0.27%
Westdale Rustic Oaks LTD	10,380,859	20	0.22%	5,996,388	18	0.27%
Woodbridge Dallas Associates LLC	-			22,800,000	2	1.04%
Woodbridge Crossing LP	-			16,859,883	4	0.77%
Atrium Companies Inc.	-			11,269,019	8	0.51%
GTE Southwest Inc.	-			10,018,700	11	0.46%
Best Circuit Boards Inc.	-			9,520,719	12	0.43%
Cascades Apartments LTD	-			9,500,000	13	0.43%
Windough (DE) LP	-			7,162,865	14	0.33%
Wal-Mart Stores Texas LLC	-			6,267,018	15	0.29%
Target Corporation				6,006,317	16	0.27%
Sooners Group LP	-			6,000,000	17	0.27%
ABS Tx Investor LP	-			5,991,250	19	0.27%
BBV Texas Development LLC	-			5,802,601	20	0.26%
Total	$ 484,243,114		10.35%	$ 243,521,632		10.67%

(1) Source: Central Appraisal District of Collin County website (www.collincad.org)

CITY OF WYLIE, TEXAS **TABLE 10**
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Year Ended September 30	Taxes Levied for the Fiscal Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2011	$ 20,462,978	$ 19,981,812	97.65%	$ 103,598	$ 20,085,410	98.15%
2012	21,106,909	20,997,467	99.48%	109,442	21,106,909	100.00%
2013	21,102,465	20,919,197	99.13%	181,943	21,101,140	99.99%
2014	22,501,648	22,192,325	98.63%	222,173	22,414,498	99.61%
2015	24,313,312	24,045,424	98.90%	267,888	24,313,312	100.00%
2016	26,864,127	26,549,430	98.83%	314,697	26,864,127	100.00%
2017	29,991,374	29,659,723	98.89%	250,376	29,910,099	99.73%
2018	31,349,629	31,134,716	99.31%	214,914	31,349,629	100.00%
2019	32,977,950	32,767,801	99.36%	210,149	32,977,950	100.00%
2020	34,488,548	34,183,944	99.12%	6,296	34,190,240	99.14%

CITY OF WYLIE, TEXAS **TABLE 11**
DIRECT AND OVERLAPPING SALES TAX RATE
LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Year	City Direct Rate	Wylie Economic Development Corporation	Collin County
2011	1.50%	0.50%	0.00%
2012	1.50%	0.50%	0.00%
2013	1.50%	0.50%	0.00%
2014	1.50%	0.50%	0.00%
2015	1.50%	0.50%	0.00%
2016	1.50%	0.50%	0.00%
2017	1.50%	0.50%	0.00%
2018	1.50%	0.50%	0.00%
2019	1.50%	0.50%	0.00%
2020	1.50%	0.50%	0.00%

Note: The City sales tax rate includes the City sales tax rate of one percent and the blended component unit rate of one-half percent

CITY OF WYLIE, TEXAS
TAXABLE SALES BY CATEGORY
LAST TEN CALENDAR YEARS (UNAUDITED)

	2011	2012	2013	2014
Construction	$ 287,852	$ 303,295	$ 350,351	$ 497,754
Manufacturing	195,787	206,291	238,297	101,808
Transportation, Communications	536,599	565,387	653,107	291,838
Wholesale Trade	96,790	101,983	117,806	100,203
Retail Trade	2,392,594	2,520,955	2,912,081	3,303,378
Other	2,583,979	2,722,608	3,145,043	3,435,545
Total	$6,093,601	$6,420,519	$7,416,685	$7,730,526

Note: Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of revenue. The tax liability includes the City sales tax rate of one percent and the blended component unit rate of one-half percent.

TABLE 12

2015	2016	2017	2018	2019	2020
$ 479,336	$ 536,173	$ 452,735	$ 830,425	$ 1,147,234	$ 1,400,203
80,028	103,575	96,116	119,847	119,923	149,700
179,077	212,058	212,407	318,281	349,457	307,326
166,717	168,752	361,554	644,085	677,446	824,396
3,633,909	4,169,961	4,560,251	5,513,345	6,133,235	6,873,957
4,228,072	4,736,506	4,826,441	2,825,054	3,253,254	3,578,388
$8,767,139	$9,927,025	$ 10,509,504	$10,251,037	$11,680,549	$13,133,970

CITY OF WYLIE, TEXAS
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS (UNAUDITED)

	General Bonded Debt		
Fiscal Year	General Obligation Bonds	Combination Tax/Revenue Bonds	Certificates of Obligation
2011	$ 83,523,270	$ 20,781,749	-
2012	83,657,687	18,318,294	-
2013	81,432,742	13,673,829	-
2014	78,121,976	12,789,364	-
2015	75,375,018	11,864,899	-
2016	83,016,024	1,925,435	-
2017	78,187,253	1,233,553	-
2018	73,139,939	9,115,985	-
2019	67,281,896	8,886,207	-
2020	61,128,854	8,561,429	-

		Business-type Activities	
Fiscal Year	General Obligation Bonds	Water Revenue Bonds	Combination Tax/Revenue Bonds
2011	$ 3,671,990	-	$ 6,643,497
2012	3,538,120	-	6,342,787
2013	3,021,394	-	6,032,077
2014	2,329,667	-	5,706,367
2015	1,622,945	-	5,365,657
2016	6,025,224	-	324,947
2017	5,816,174	-	7,134,237
2018	4,875,035	-	7,388,900
2019	4,184,968	-	7,327,492
2020	3,574,899	-	7,216,085

(1) Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(2) See the Demographic and Economic Statistics table (Table 18) for population data.

TABLE 13

Other Governmental Activities Debt										
General Obligation Bonds	Tax Revenue Bonds	Contractual Obligations	Loans and Obligation	Capital Leases	Contractual Obligations	Capital Leases	Total Primary Government (1)	Percentage of Personal Income	Per Capita (2)
-	$ 645,000	$ 784,353	-	$ 36,499	$ 610,067	-	$116,696,425	9.07%	2,811
-	530,000	1,637,504	$ 404,547	240,806	130,861	-	114,800,606	8.84%	2,728
$ 3,602,546	410,000	1,507,760	298,867	152,414	-	-	110,131,629	8.16%	2,533
3,588,513	280,000	1,447,896	189,938	61,324	-	-	104,515,045	7.37%	2,371
3,539,481	145,000	1,388,031	77,660	25,336	-	-	99,404,027	6.61%	2,162
3,223,125	-	1,323,166	-	-	-	-	95,837,921	6.13%	2,027
2,911,894	-	1,258,333	-	892,734	-	-	97,434,178	6.08%	2,039
2,559,435	-	1,193,436	-	678,036	-	-	98,950,767	5.36%	1,903
2,220,091	-	1,123,571	-	457,778	-	-	91,482,003	5.02%	1,705
1,870,746	-	1,053,706	-	542,066	-	3,333,667	87,281,452	4.73%	1,678

CITY OF WYLIE, TEXAS **TABLE 14**
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Year	General Bonded Debt Outstanding: General Obligation Bonds	Less: Restricted for Debt Service	Net Bonded Debt	Percentage Actual Taxable Value of Property	Per Capita
2011	$ 87,195,260	290,576	$ 86,904,684	3.91%	2,098
2012	87,195,807	403,355	86,792,452	3.95%	2,062
2013	88,056,682	379,477	87,677,205	3.86%	2,016
2014	84,040,156	281,183	83,758,973	3.47%	1,900
2015	80,537,444	470,789	80,066,655	3.06%	1,742
2016	92,264,373	675,565	91,588,808	3.14%	1,937
2017	86,915,321	820,559	86,094,762	2.59%	1,802
2018	80,574,410	1,095,418	79,478,992	2.10%	1,585
2019	73,686,955	1,187,960	72,498,995	1.70%	1,394
2020	66,574,499	1,244,524	65,329,975	1.53%	1,257

CITY OF WYLIE, TEXAS **TABLE 15**
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
(UNAUDITED)

Governmental Unit (3)		Debt Outstanding		(4) Estimated Percentage Applicable	Estimated Share of Direct and Overlapping Debt
Debt Repaid with Property Taxes					
Wylie Independent School District		$ 446,291,921	(1)	65.75%	$ 293,436,938
Collin County		487,405,000	(1)	3.08%	15,012,074
Collin County Community College District		524,590,000	(1)	3.08%	16,157,372
Community Independent School District		119,955,000	(1)	0.34%	407,847
Garland Independent School District		511,020,000	(1)	0.31%	1,584,162
Princeton Independent School District		216,430,781	(1)	1.10%	2,380,739
Rockwall County		144,815,000	(1)	0.63%	912,335
Subtotal, Overlapping Debt					329,891,467
City Direct Debt	(2)				73,156,801
Total Direct and Overlapping Debt					$ 403,048,268
Ratio of Direct and Overlapping Bonded Debt to Taxable Assessed Valuation					8.62%
Per Capita Direct and Overlapping Debt					$ 7,307

(1) Source: Municipal Advisory Council of Texas

(2) Excludes business-type activities debt

(3) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Wylie, Texas. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(4) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the various governments' taxable assessed value that is within the government's boundaries and dividing it by the total taxable assessed value.

CITY OF WYLIE, TEXAS
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS (UNAUDITED)

	2011	2012	2013	2014
Debt Limit	$ 219,590,967	$ 223,569,649	$ 227,046,560	$ 241,682,553
Total Net Debt Applicable to Limit	76,951,261	76,559,220	77,384,144	75,018,154
Legal Debt Margin	142,639,706	147,010,429	149,662,416	166,664,399
Total Net Debt Applicable to the Limit As a percentage of Debt Limit	35.04%	34.24%	34.08%	31.04%

Legal Debt Margin Calculation for the Current Fiscal Year

Assessed Value	$ 4,676,914,418
Debt Limit (10%) of Assessed Value)	467,691,442
Debt Applicable to Limit:	
General Obligation Bonds	62,999,600
Less: Amount Set Aside for Repayment of General Obligation Debt	(7,925,338)
Total Net Debt applicable to Limit	55,074,262
Legal Debt Margin	$ 412,617,180

(1) Texas state law does not prescribe a debt limit; however, by custom, a practical economic debt limit of 10% of the assessed valuation is used. By law, the general obligation debt subject to the limitation may be offset by the amount set aside for repaying general obligation debt.

TABLE 16

2015	2016	2017	2018	2019	2020
$ 261,878,146	$ 292,105,386	$ 332,556,307	$ 377,681,311	$ 425,950,379	$ 467,691,442
72,168,010	79,238,061	73,997,534	67,964,648	61,661,330	55,074,262
189,710,136	212,867,325	258,558,773	309,716,663	364,289,049	412,617,180
27.56%	27.13%	22.25%	18.00%	14.48%	11.78%

CITY OF WYLIE, TEXAS **TABLE 17**
PLEDGED-REVENUE COVERAGE
LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Year	Water Revenue Bonds: Utility Service Charges (1)	Less: Operating Expenses (2)	Net Available Revenue	Debt Service (3): Principal	Debt Service (3): Interest	Total	Coverage
2011	$ 12,580,923	$ 8,713,780	$ 3,867,143	$ 290,000	$ 420,927	$ 710,927	5.44
2012	12,234,313	9,019,247	3,215,066	315,000	261,875	576,875	5.57
2013	13,108,252	9,609,828	3,498,424	330,000	248,975	578,975	6.04
2014	13,767,869	10,395,146	3,372,723	345,000	235,475	580,475	5.81
2015	15,473,529	10,531,564	4,941,965	355,000	221,475	576,475	8.57
2016	15,997,794	11,849,326	4,148,468	370,000	211,638	581,638	7.13
2017	18,169,571	12,832,323	5,337,248	-	285,282	285,282	18.71
2018	19,431,713	14,434,320	4,997,393	50,000	240,019	290,019	17.23
2019	20,662,507	14,895,221	5,767,286	100,000	238,519	338,519	17.03
2020	23,047,261	15,809,435	7,237,826	310,000	234,419	544,419	13.28

(1) Includes total operating revenue of the Utility Enterprise Fund
(2) Includes operating expenses of the Utility Enterprise Fund, less depreciation expense.
(3) Debt service requirements includes principal and interest payments on revenue bonds.


CITY OF WYLIE
GULF, COLORADO &
SANTA FE RAILWAY
1887
STATE OF TEXAS

CITY OF WYLIE, TEXAS
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS (UNAUDITED)

	2011	2012	2013	2014
Population (1)	41,427	42,804	43,484	44,089
Personal Income (in thousands of dollars)	$1,283,533	$1,320,375	$1,349,874	$1,417,550
Per Capita Personal Income	$ 30,983	$ 30,847	$ 31,043	$ 32,152
Median Age	32.3	32.3	31.7	31.7
Education Level in Years of Schooling (2)				
Less than high school graduate	16.1%	16.1%	16.1%	16.1%
High school graduate (or equivalent)	23.5%	23.5%	23.5%	23.5%
Some college/associate's degree	28.5%	28.5%	28.5%	28.5%
Bachelor's degree	24.5%	24.5%	24.5%	24.5%
Masters, professional, or doctorate	6.7%	6.7%	6.7%	6.7%
School Enrollment	12,549	12,913	13,305	13,673
Unemployment (3)	7.9%	6.8%	5.8%	4.6%

(1) Population estimate from North Central Texas Council of Governments, as modified by City staff estimates.

(2) Education per the 2010 U.S. Census.

(3) Unemployment rates from the Texas Workforce Commission website (www.twc.state.tx.us).

TABLE 18

2015	2016	2017	2018	2019	2020
45,970	47,776	50,152	52,003	53,653	55,156
$1,504,632	$1,579,381	$1,682,796	$1,845,898	$1,823,484	$1,855,062
$ 32,731	$ 33,058	$ 33,554	$ 35,496	$ 33,987	$ 33,633
31.7	31.7	31.7	33.2	33.3	33.4
16.1%	16.1%	16.1%	16.1%	16.1%	16.1%
23.5%	23.5%	23.5%	23.5%	23.5%	23.5%
28.5%	28.5%	28.5%	28.5%	28.5%	28.5%
24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
6.7%	6.7%	6.7%	6.7%	6.7%	6.7%
14,557	15,023	15,709	16,466	17,164	17,392
4.1%	3.2%	3.4%	3.2%	2.9%	6.7%

CITY OF WYLIE, TEXAS **TABLE 19**
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO (UNAUDITED)

	2020			2011		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Wylie ISD	2,800	1	23.21%	1,596	1	20.33%
North Texas Municipal Water Dist	830	2	6.88%	465	3	5.92%
Wal-Mart	497	3	4.12%	360	5	4.59%
City of Wylie	414	4	3.43%	258	6	3.29%
Sanden Intl. (USA), Inc.	383	5	3.17%	670	2	8.54%
Kroger	252	6	2.09%	-	-	
Extruders / Tower Extrusion	230	7	1.91%	400	4	5.10%
SAF Holland	224	8	1.86%	142	10	1.81%
Ascend Custom Extrusion	180	9	1.49%	-	-	
Target	175	10	1.45%	223	7	2.84%
Total	5,985		49.61%	4,114		52.42%

Source: Wylie Economic Development Corporation

CITY OF WYLIE, TEXAS **TABLE 20**
FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (UNAUDITED)

	Full-Time Equivalent Employees as of Year End									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Function/Program										
General Government										
Management Services	13.0	13.0	12.5	13.0	14.0	14.0	14.5	15.5	18.0	18.0
Finance	5.0	8.0	8.5	8.5	8.5	8.5	9.0	9.0	9.0	9.0
Planning	4.0	5.0	4.5	5.0	5.0	6.0	6.0	6.0	5.0	3.0
Building	8.0	8.0	7.5	6.3	6.0	6.0	6.0	6.0	6.0	6.0
Other	7.0	7.0	6.5	7.0	6.0	7.0	8.0	9.0	9.0	11.0
Police										
Officers	49.0	48.0	47.5	48.5	55.0	62.5	62.5	63.0	66.0	70.0
Civilian	5.0	7.0	6.5	7.5	8.0	8.0	8.5	11.0	11.0	12.0
Fire										
Firefighters and Officers	40.5	44.0	46.5	44.5	44.5	48.5	51.5	52.0	53.0	57.0
Civilians	2.0	3.0	2.5	3.0	3.0	3.0	3.0	3.0	3.0	4.0
Animal Control	4.0	4.0	4.5	5.5	7.0	7.0	7.0	7.5	7.5	7.5
Dispatch	12.0	11.0	10.5	10.0	11.0	12.0	13.0	13.0	14.0	14.0
Streets	10.8	10.8	10.5	10.8	12.8	15.8	16.8	17.8	18.0	19.0
Other Public Works										
Engineering	4.0	3.0	2.5	3.0	3.0	3.0	3.0	3.0	-	-
Other	13.0	11.0	10.5	11.0	11.0	11.0	11.0	11.0	14.0	14.0
Parks and Recreation	29.0	37.5	37.5	43.0	44.0	47.8	48.8	50.8	50.8	52.0
Library	11.8	21.0	20.5	22.0	24.0	24.0	25.0	27.0	27.0	27.0
Water	11.0	11.0	15.0	15.0	15.0	15.0	19.0	19.0	19.0	19.0
Wastewater	5.0	5.0	6.0	6.0	6.0	6.0	6.0	7.0	9.0	11.0
EDC	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0
Total	236.1	259.3	262.0	271.6	285.8	308.0	321.5	333.5	343.3	357.5

Source: City of Wylie annual budget book

CITY OF WYLIE, TEXAS
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (UNAUDITED)

Function/Program	2011	2012	2013	2014
General Government				
Building Permits Issued	241	211	279	298
Building Permits Value (thousands)	$ 210,487	$ 224,244	$ 71,009	$ 113,783
Police				
Physical Arrests	1,197	1,281	1,354	794
Violations Issued	2,479	2,653	2,473	2,435
Warrants Issued	636	681	874	808
Fire				
Emergency Responses	2,871	2,771	3,456	3,527
Fires Extinguished	69	66	84	49
Inspections	1,078	1,083	1,251	2,380
Other Public Works				
Street Resurfacing (miles)	1	2	3	3
Potholes Repaired	221	137	5	28
Parks and Recreation				
Athletic Field Permits Issued	213	208	216	113
Pavilion/Gazebo Permits Issued	163	163	173	167
Recreation Center Admissions	14,451	247,146	266,834	267,066
Baseball/Softball Fields	18	18	24	24
Soccer/Football Fields	20	20	20	20
Library				
Volumes in Collection	47,417	49,153	94,868	99,744
Water				
New Connections	269	248	248	125
Water Main Breaks	13	9	18	7
Average Daily Consumption (gallons)	4,600,000	4,647,781	4,005,371	3,106,694

Source: City Departments

TABLE 21

2015	2016	2017	2018	2019	2020
484	433	667	617	443	500
$ 106,488	$ 107,516	$ 201,540	$ 155,666	$ 242,535	$ 242,535
973	1,385	1,026	1,333	815	666
2,691	4,188	4,228	2,812	2,117	1,791
919	701	1,492	870	642	250
4,168	4,311	4,478	4,755	4,879	4,840
62	89	168	72	85	107
1,980	2,039	2,150	2,724	2,478	3,242
2	4	5	3	3	0.25
18	43	44	81	138	183
28	28	63	41	37	28
151	202	153	165	153	75
286,357	328,495	367,665	462,309	509,083	249,028
26	26	26	26	26	26
20	21	21	21	21	21
103,544	109,392	114,715	140,905	136,336	156,824
1,240	1,219	678	139	165	252
3	4	-	1	7	6
3,625,151	3,719,076	3,543,448	4,881,666	3,980,000	3,791,394

CITY OF WYLIE, TEXAS **TABLE 22**
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (UNAUDITED)

Function/Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	3	3	3	3	3	3	3	3	3	3
Other Public Works										
Streets (miles)	187	194	194	194	200	205	212	243	250	250
Alleys (miles)	40	41	41	41	42	42	42	42	42	42
Traffic Signals	14	14	14	17	21	24	25	26	26	26
Parks and Recreation										
Acreage	668	668	668	877	886	886	916	910	910	910
Playgrounds	12	12	14	14	15	17	18	18	19	19
Recreation Facilities	1	2	2	3	4	4	4	4	4	4
Water										
Water Mains (miles)	145	157	157	157	157	158	161	161	185	225
Fire Hydrants	1,500	1,500	1,554	1,608	1,690	1,707	1,789	1,818	1,857	1,921
Number of service connections	11,984	11,946	11,946	12,894	14,134	15,353	16,031	16,171	17,103	17,499
Wastewater										
Sanitary Sewers (miles)	165	173	173	173	178	183	188	204	228	228
Education Wylie ISD										
Campuses in Wylie	19	19	19	19	19	20	20	20	20	20

Source: City Departments

City of Wylie

City Council Meeting

January 26, 2021

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Overview

- Introduction
- Audit Results
- Audit Process
- Required Communications
- Financial Highlights
- Discussion

Engagement Team

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City of Wylie

Audit Leadership

John DeBurro, CPA
Engagement Partner

- ✓ 20+ years of public accounting experience
- ✓ Dedicated to serving government clients

Ben Cohen, CPA
Audit Manager

- ✓ 10 years of public accounting experience
- ✓ Dedicated to serving government clients

Audit Staff

Flo Soto
Audit Senior III

Chase Parker
Senior Associate I

Audit Results

Auditor Results

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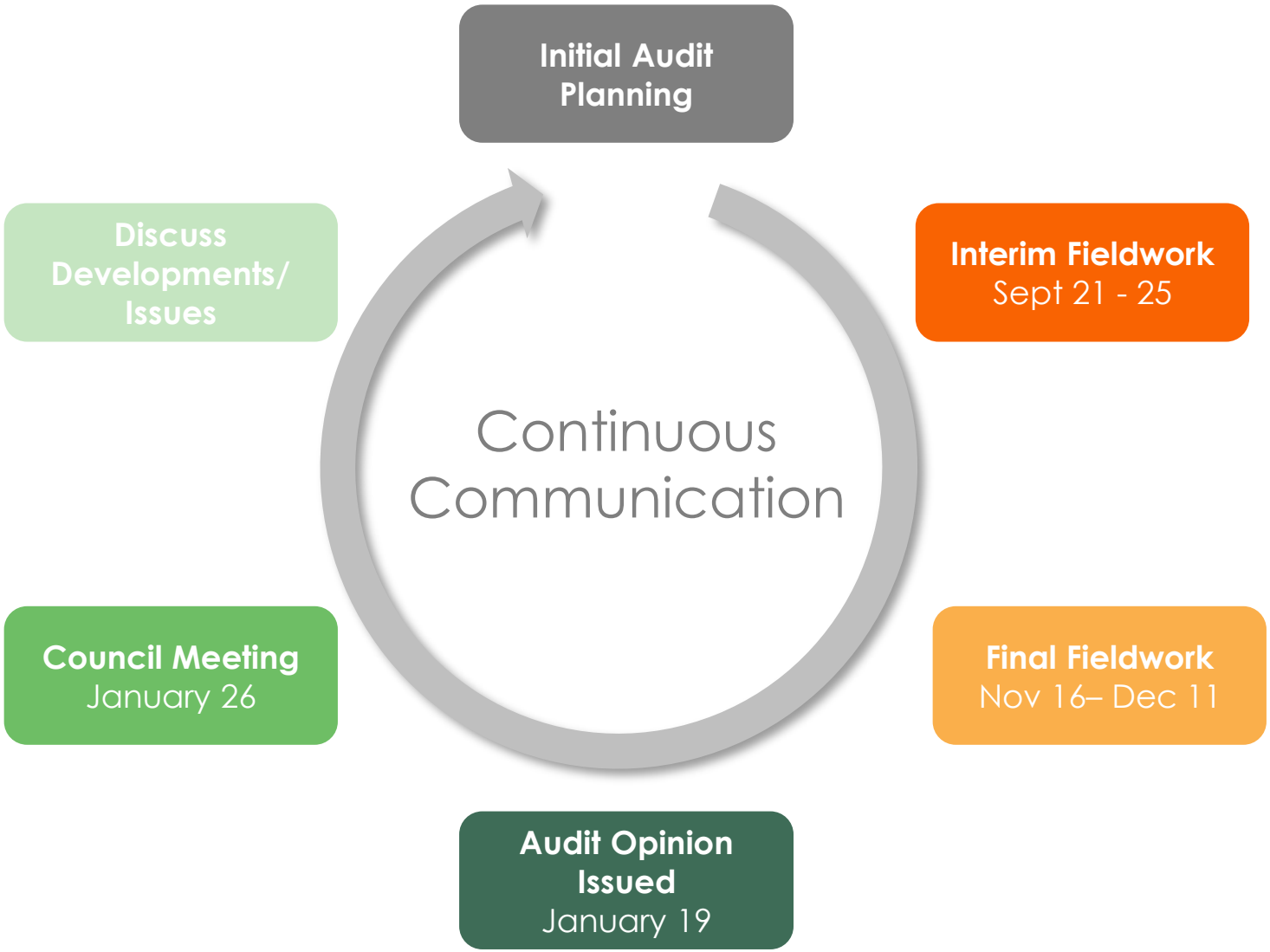
- We issued the Independent Auditor's Report on the financial statements
  - **Unmodified Opinion**
- We issued the Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards
  - **No material weaknesses noted**
- We issued the Independent Auditor's Report on Compliance for Each Major Program and Report on Internal Control Over Compliance in Accordance with Uniform Guidance
  - **Unmodified Opinion**
  - **No findings noted**

Audit Process



Engagement Timeline

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Audit Process

- The audit was performed in accordance with **Generally Accepted Auditing Standards** (GAAS), **Generally Accepted Government Auditing Standards** (GAGAS), and the Single Audit Act and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (**Uniform Guidance**)*.

- The audit process was a **risk-based approach** in which we identified potential areas of risk that could lead to material misstatement of the financial statements. We tailored our audit programs and resources to specifically address areas of risk, such as:
  - Revenue recognition and related receivables
  - Capital projects, purchasing and compliance with bidding procedures
  - Payables, accrued liabilities, and expenditures
  - Effects of COVID -19



Audit Process

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Interim fieldwork and risk assessment were performed in September 2020. Procedures included:

- Walkthroughs of accounting controls over significant transaction cycles:
  - A. Cash Disbursements and Purchases
  - B. Payroll Disbursements (including TMRS data)
  - C. Municipal Court Receipts
  - D. Utility Billing Receipts
  - E. Other receipts including Parks and Recreation
  - F. Budget and Financial Close Process
- Tests of compliance with the Public Funds Investment Act
- Control testing over cash disbursements and payroll

Audit Process

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Final fieldwork- performed in November and December 2020 - Procedures included:

- Identification of major federal financial assistance program and testing of compliance and controls over compliance
- Major program:
  - ***Coronavirus Relief Fund (CFDA# 21.019)***
- Testing account balances and current year activity using a combination of:
  - analytics, vouching of material transactions, and sampling
- Evaluating estimates for reasonableness
- Assistance with preparation of the comprehensive annual financial report (CAFR)
- Preparation of Schedule of Expenditures of Federal Awards



Auditor Communications

for the year ended September 30, 2020



WeaverView

Required Communications to Those in Charge of Governance

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Communication	Results
Generally accepted auditing standards	The financial statements are the responsibility of the City. Our audit was designed to provide for reasonable rather than absolute assurance that the financial statements are free of material misstatement. Our responsibility is to express an opinion about whether the financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. The audit of the fiscal year 2020 financial statements is complete and **we have issued an unmodified opinion.**

Required Communications to Those in Charge of Governance

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Communication	Results
Generally accepted government auditing standards	In addition to the GAAS responsibilities, we are required to issue a written report on our consideration of internal controls and identify significant deficiencies, including material weaknesses, if any. Our reports do not provide assurance on internal controls. We design our audit to provide reasonable assurance of detecting material misstatements resulting from noncompliance with provisions of contracts or grant agreements that have a direct or material effect on the financial statements. We issue a written report on the results of these procedures; however, our report does not express an opinion on compliance. **No findings noted.**

Required Communications to Those in Charge of Governance

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Communication	Results
Auditor's Responsibility under The Uniform Guidance	Our testing includes all major federal financial assistance programs. We report on such testing, and disclose any significant deficiencies in internal control over compliance, including material weaknesses we identify. Our report does not provide assurance on internal control over compliance. We perform procedures for the purpose of expressing an opinion on whether major federal financial assistance programs have been administered in compliance with applicable laws and regulations. The audit of the fiscal year 2020 major federal financial assistance programs has been completed and **we have issued an unmodified opinion**.

Required Communications to Those in Charge of Governance

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Communication	Results
Unusual transactions and the adoption of new accounting principles	The significant accounting policies used by the City are described in Note 1 to the financial statements. No new GASB pronouncements were required to be implemented in 2020. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus.

Required Communications to Those in Charge of Governance

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Communication	Results
Fraud and illegal acts	No material errors, irregularities, or illegal acts were noted.
Material weakness in internal control	No material weaknesses noted.
Other information contained in documents containing audited financial statements	We provided an "in relation to opinion" on supplementary information accompanying the financial statements. We performed limited procedures on the required supplementary information. We did not provide any assurance on this information. The Introductory and Statistical sections were both unaudited.
Management judgments and accounting estimates	Management's estimates of net pension and OPEB liabilities, allowance for uncollectible receivables, and estimated useful lives for capital assets were evaluated and determined to be reasonable in relation to the financial statements as a whole.

Required Communications to Those in Charge of Governance

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Communication	Results
Difficulties encountered	No difficulties or disagreements arose during the course of our audit.
Management representations	We requested certain representations from management that were included in the management representation letter.
Management consultations	We are not aware of management consulting with other accountants for a second opinion.
Auditor independence	No independence issues noted.
Audit adjustments	Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. There were three passed adjustments noted during the audit related to timing of revenue recognition that were determined to be immaterial. We made no material audit adjustments as a result of our audit procedures.



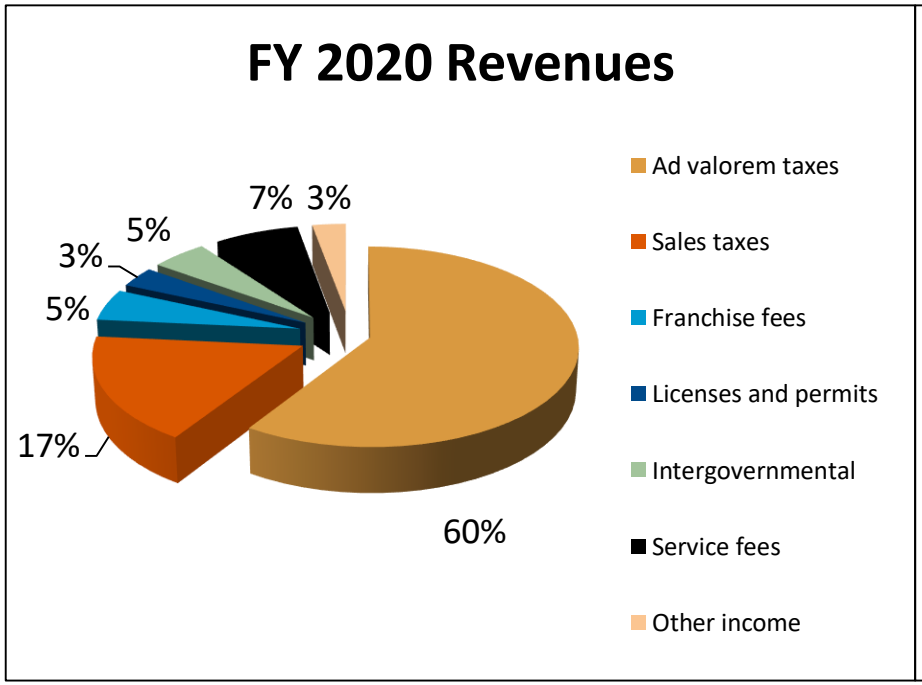
Financial Highlights

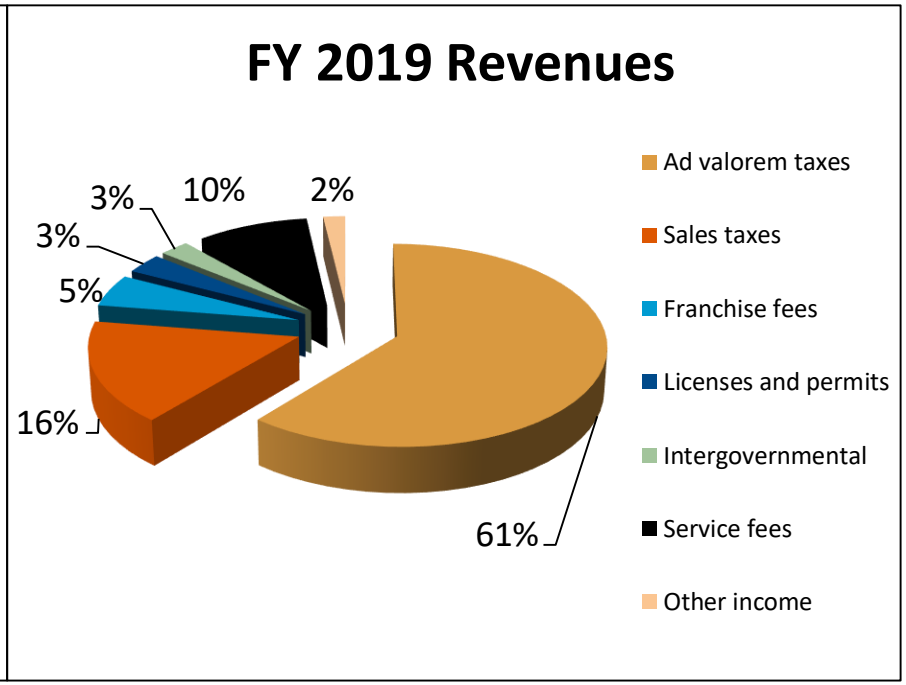
Financial Highlights

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Comparison of Revenues by Source

Governmental Funds Revenues for the FY 2020 totaled $57.4 million, a $2.9 million or 5.4% increase. This increase is attributed primarily to a $1.4 million increase in intergovernmental revenue, a $1.1million increase in ad valorem taxes and a $1.0 million increase in sales taxes.

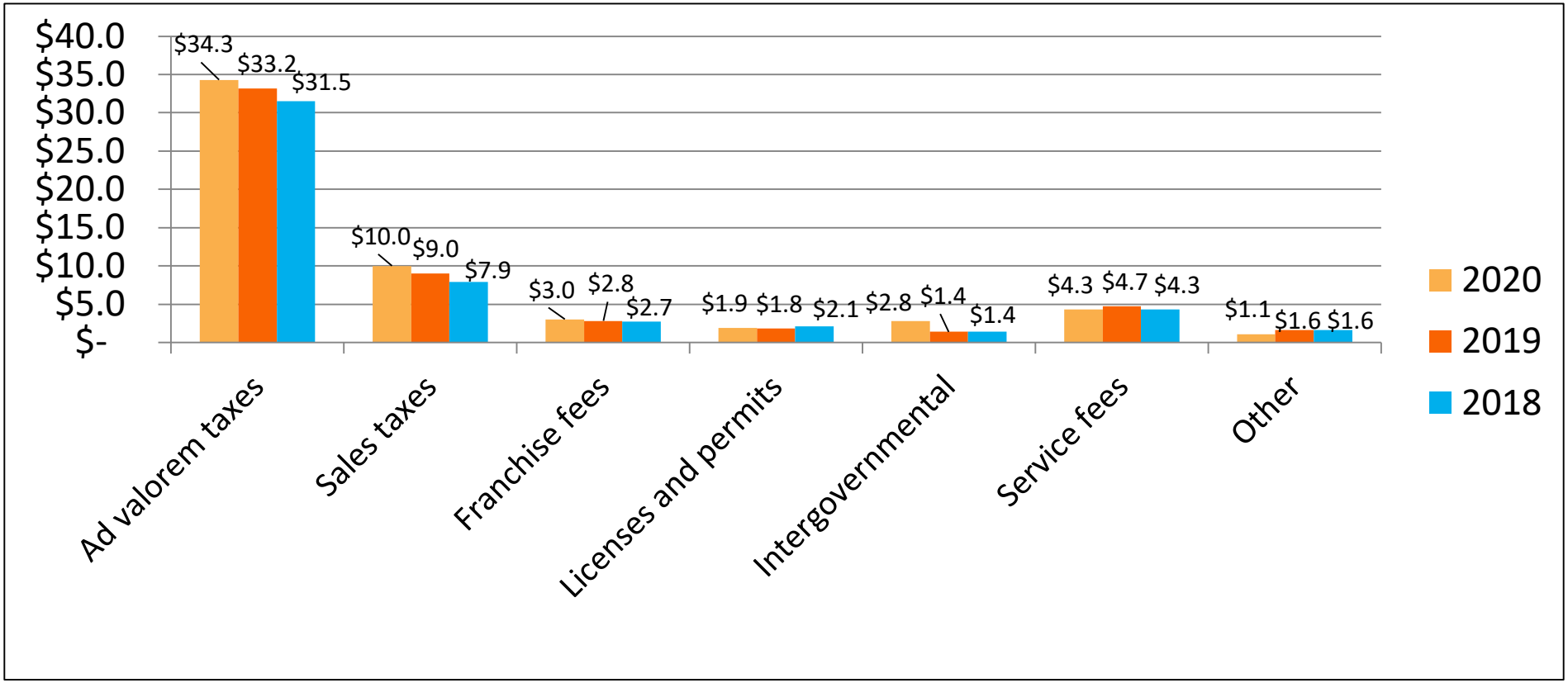




Financial Highlights

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Comparison of Governmental Funds Revenues by Source

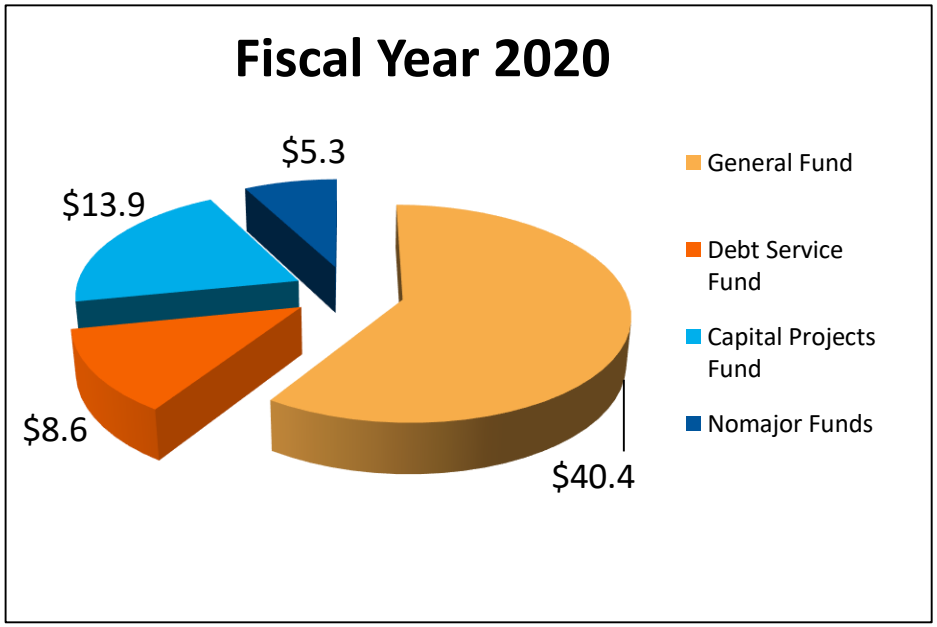


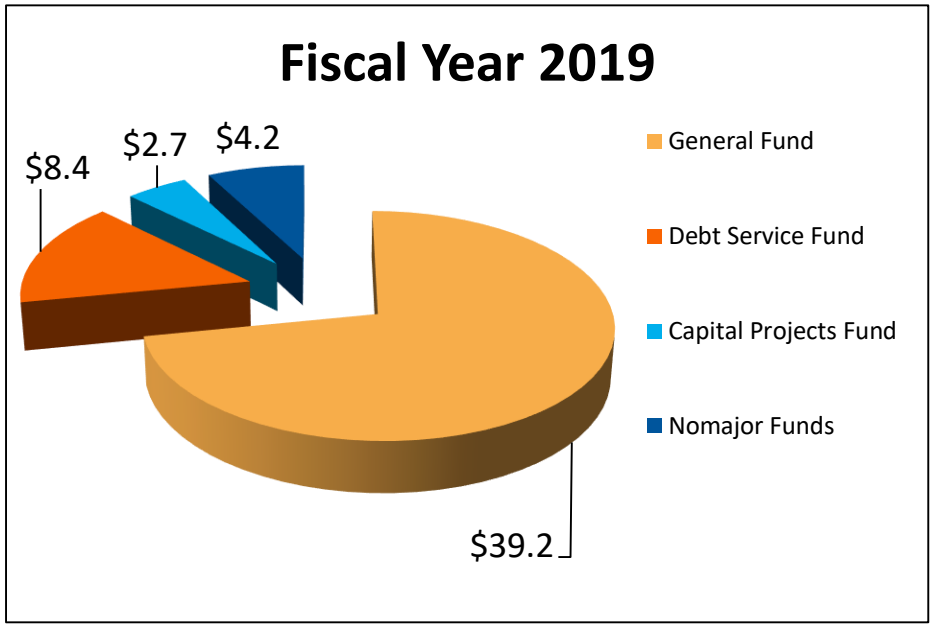
(3-year comparison in millions of dollars)

Financial Highlights

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Comparison of Governmental Expenditures by Fund (In millions of dollars)





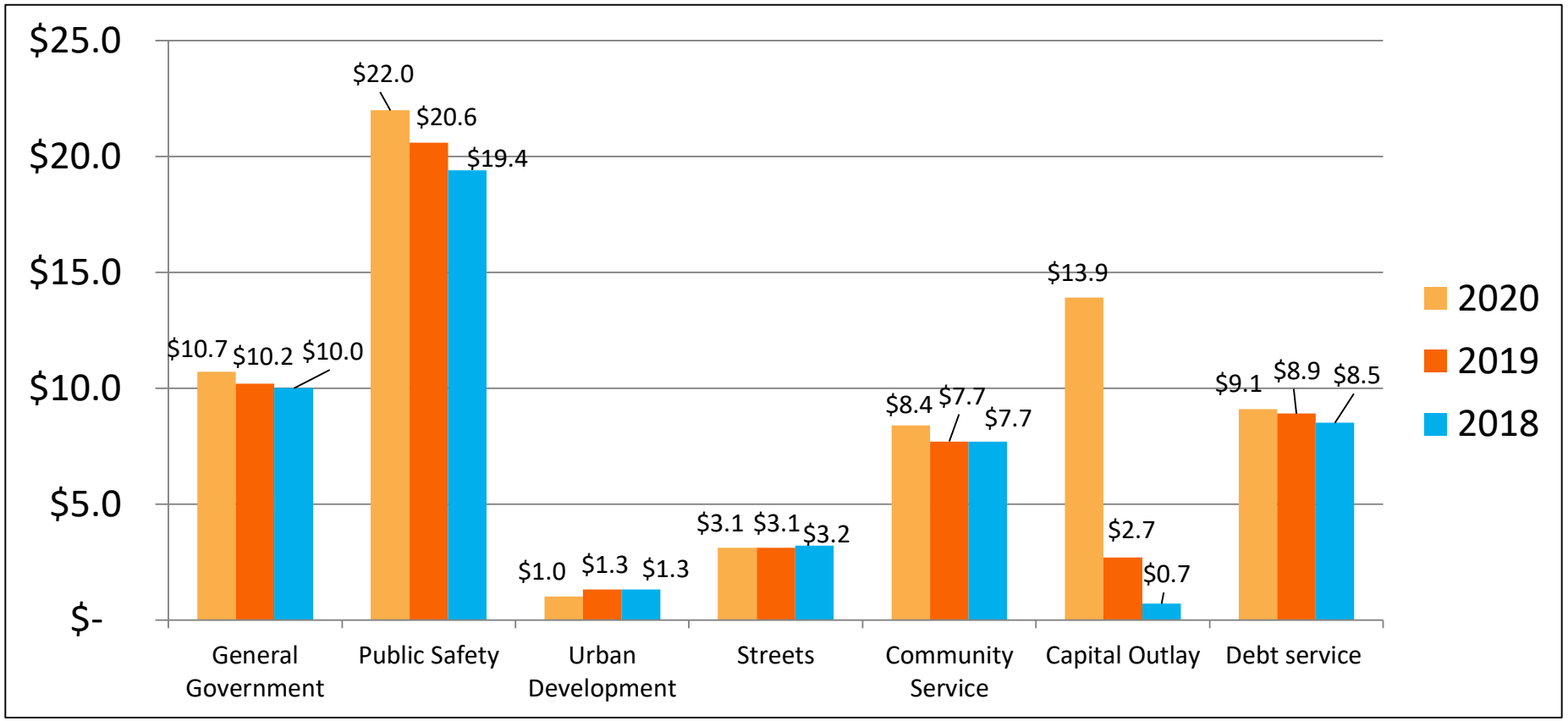
Governmental Funds Expenditures for FY2020 totaled $68.2m, a $13.7m or 25.1% increase.

- Capital outlay expenditures increased $11.2 million.
- Public safety expenditures increased $1.4 million.
- Community service costs increased by $0.7 million

Financial Highlights

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Comparison of Governmental Funds Expenditures *



*(3-year comparison in millions of dollars)

Financial Highlights

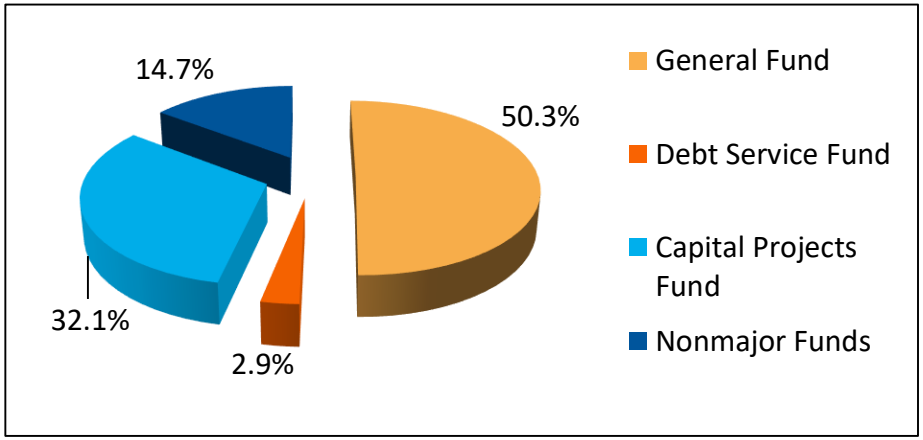
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Fund Balances

Governmental Funds' Fund Balances

The City's governmental funds reported a combined ending fund balance of $44.9 million at September 30, 2020 as follows:

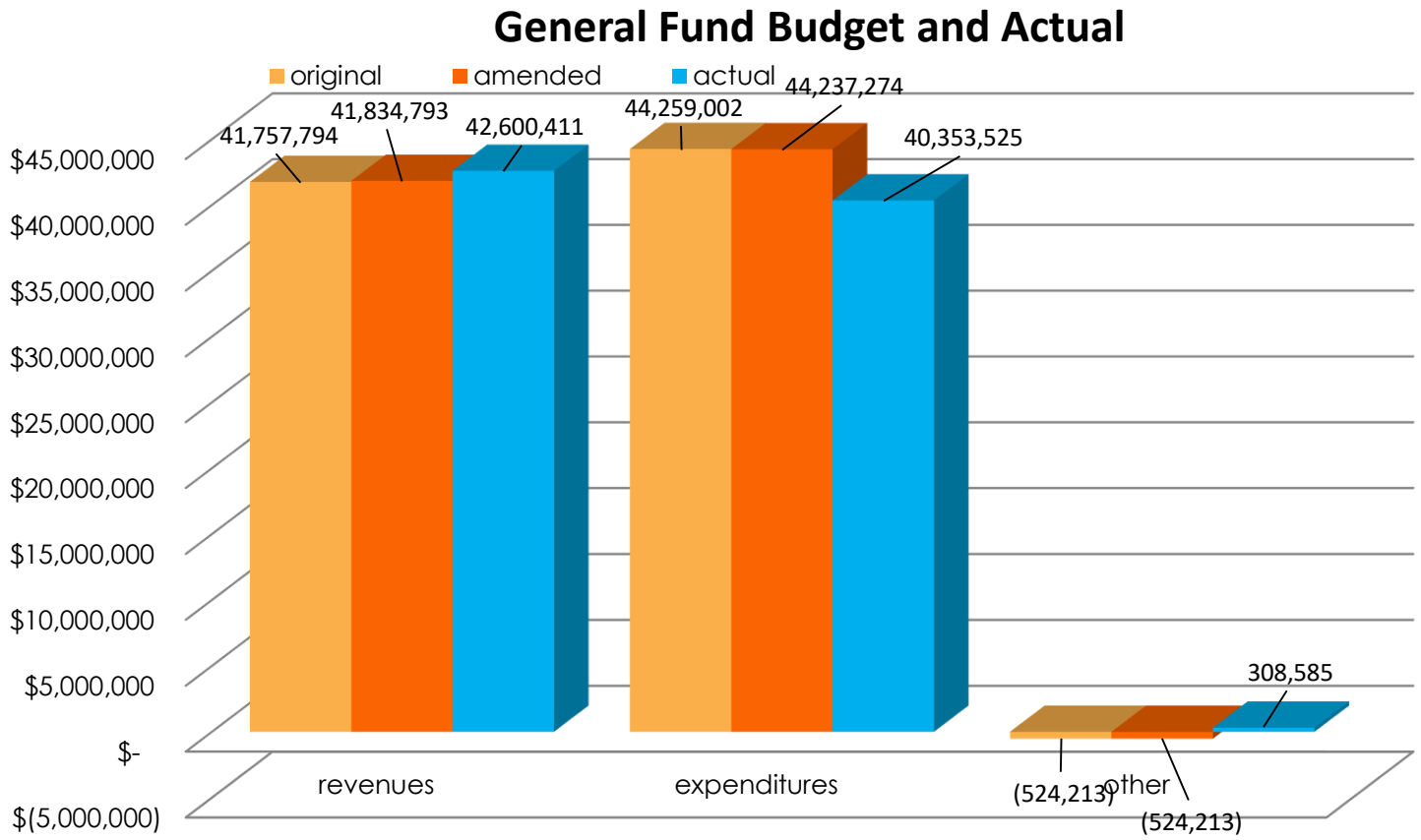
• General Fund	$22,597,954
• Debt Service	1,298,734
• Capital Projects	14,411,486
• Other Funds	6,625,238
	$44,933,412



- Governmental funds' fund balance decreased by $7.1 million, primarily due to a $9.6 million decrease in the Capital Projects Fund, the result of the current year spending on the Public Safety Building Remodel and Expansion Project.
- Unassigned fund balance in the General Fund ($21.9 million) represents 54% of general fund expenditures.

General Fund Budget vs Actual

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Overall, favorable budgetary variance of $5.5 million:

- Revenues exceeded budget by $766K.
- Expenditures were $3.9 million below budget.
- Other Financing Sources exceeded budget by $0.8 million

Water and Sewer Fund- Current and Prior Year

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Statement of Revenues, Expenses and Changes in Net Position- Water and Sewer Fund

	2,020	2,019	$ Change	% Change
Operating revenues	$ 23,047,261	$ 20,662,507	$ 2,384,754	12%
Operating expenses	(18,317,087)	(17,218,137)	1,098,950	6%
(Net) Nonoperating revenue (expense)	(69,182)	206,806	(275,988)	-133%
Transfers and contributions	3,184,933	509,803	2,675,130	525%
Change in net position	$ 7,845,925	$ 4,160,979	3,684,946	89%

Net position increased by $7.8 million over prior year

- Operating revenues increased $2.4 million –primarily due to rate increases and increased consumption.
- Operating expenses increased $1.1 million– primarily due to increases in cost of water purchases ($257K) and sewer treatment costs ($174K).
- Transfers and contributions – net increase of $2.7 million – primarily due to a $2.3 million increase in capital contributions.

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We appreciate the opportunity to work with **City of Wylie** and look forward to our continued relationship.



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Discussion



Contact Us

John DeBurro, CPA
Engagement Partner
972.448.6970 | john.deburro@weaver.com

Ben Cohen, CPA
Senior Audit Manager
817.882.7332 | ben.cohen@weaver.com

City of Wylie, Texas

Federal Single Audit Report
Year Ended September 30, 2020

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Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance and on the Schedule of Expenditures of Federal Awards in Accordance with The Uniform Guidance	3
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Summary of Prior Audit Findings	9
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Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

The Honorable Mayor and City Council
City of Wylie, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Wylie, Texas (the City), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated January 19, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Weaver and Tidwell, L.L.P.
2300 North Field Street, Suite 1000 | Dallas, Texas 75201
Main: 972.490.1970

The Honorable Mayor and City Council
City of Wylie, Texas

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
January 19, 2021

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Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance and on the Schedule of Expenditures of Federal Awards in Accordance with the Uniform Guidance

The Honorable Mayor and City Council
City of Wylie, Texas

Report on Compliance for Each Major Federal Program

We have audited the City of Wylie, Texas (the City)'s compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2020.

The Honorable Mayor and City Council
City of Wylie, Texas

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control* over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control* over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

The Honorable Mayor and City Council
City of Wylie, Texas

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Wylie, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We have issued our report thereon dated January 19, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the Uniform Guidance) and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
January 19, 2021

City of Wylie, Texas
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2020

I. Summary of the Auditor's Results

Financial Statements

a. An unmodified opinion was issued on the financial statements.

b. Internal control over financial reporting:

Material weakness(es) identified?	____Yes	__X__No
Significant deficiency(ies) identified that are not considered a material weakness?	____Yes	__X__None Reported

c. Noncompliance material to financial statements noted? ____Yes __X__No

Major Programs

d. Internal control over major programs:

Material weakness(es) identified?	____Yes	__X__No
Significant deficiency (ies) identified that are not considered a material weakness?	____Yes	__X__None Reported

e. An unmodified opinion was issued on compliance for major Federal programs.

f. Any audit findings disclosed that were required to be reported in accordance with 2 CFR 200.516 (a)? ____Yes __X__No

g. Identification of major program:

Program/Cluster Name	CFDA #
Coronavirus Relief Fund	20.219

h. The dollar threshold used to distinguish between type A and type B programs. $750,000

i. Auditee qualified as a low-risk auditee? ____Yes __X__No

City of Wylie, Texas
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2020

II. Findings Relating to the Financial Statements which are Required to be Reported in Accordance with *Generally Accepted Government Auditing Standards*

None

City of Wylie, Texas
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2020

III. Findings and Questioned Costs for Federal Awards

None

Town of Little Elm, Texas
Summary of Prior Audit Findings
For the Year Ended September 30, 2019

IV. Summary of Prior Year Findings

None

City of Wylie, Texas
Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2020

Federal and State/ Pass-Through Grantor/ Program Title	Federal CFDA Number	Grant Number	Federal Expenditures
U.S. DEPARTMENT OF TREASURY			
Passed through Collin County			
Coronavirus Relief Fund	20.219	2020-4040-05-11	$ 836,239
Total U.S. Department of Treasury			836,239
NATIONAL ENDOWMENT FOR THE HUMANITIES			
Passed Through the Texas State Library and Archives Commission			
Interlibrary Loan Lending Reimbursement Program	45.310	LS-00-044-19	8,840
Total National Endowment for the Humanities			8,840
Total Federal Financial Assistance			$ 845,079

Town of Little Elm, Texas
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2020

1. Basis of Presentation

The City accounts for most of its Federal grants in Special Revenue Funds. Special Revenue Funds are governmental funds which can be used to account for resources restricted to, or committed for, specific purposes by a grantor. Generally, unused balances are returned to the grantor at the close of specified project periods.

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City and is presented on the modified accrual basis of accounting as described in Note 1 to the basic financial statements for the year ended September 30, 2020.

The City elected not to use the 10% de minimis indirect cost rate as allowed in the Uniform Guidance, section 414.

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	6
			(City Secretary's Use Only)
Department:	WEDC		
Prepared By:	Jason Greiner	**Account Code:**	
Date Prepared:	1-20-21	**Exhibits:**	1

Subject

Present, and place on file, the Wylie Economic Development Corporation 2020 Annual Report.

Recommendation

Accept, and place on file, the WEDC 2020 Annual Report.

Discussion

As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than January 31 of each year. The report must include, but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Staff believes the attached Report meets the intent of the requirement of the Bylaws with the same being presented to the WEDC Board of Directors on January 20, 2021.

Wylie Economic Development Corporation

2020 Annual Report

January 20, 2021

Financial Condition

The Wylie Economic Development Corporation (WEDC) places a priority on financial reporting each year. The WEDC Bylaws require that each year no later than January 31, a review of all expenditures, accomplishments, and expenditures other than direct economic development be presented to Council.

At the end of each fiscal year, the WEDC undergoes an annual audit of its financial practices and transactions by a third-party firm chosen by the Wylie City Council and facilitated by the City of Wylie Finance Department. While the FY 2019-2020 audit has not been made public, the WEDC has not been notified of any discrepancies or irregularities. To ensure a greater opportunity for a 'clean' audit, WEDC staff works closely with the City of Wylie Finance Department throughout the year so that there is a complete understanding of all WEDC activities by Finance staff and the same can be more accurately documented and communicated to the auditors.

The WEDC began the fiscal year with a fund balance of $769,596. In FY 2019-2020, sales tax receipts were up 12% over 2019 receipts with sales tax revenue totaling $3,283,492 of available WEDC revenue. Other revenues included rental income of $164,402, proceeds from the sale of a WEDC-owned property for $1,467,211, and loan proceeds of $996,500. Total FY 2019-20 available operating funds (including loan proceeds) totaled $5,915,533.

Expenditures for WEDC operations were as follows: Personnel - $502,852, Administrative costs - $158,768, Marketing & Promotion activities - $108,156, Debt Service - $2,045,625, Land Acquisition - $1,315,858, Direct Business Incentives - $499,401, Payment to Taxing Units - $5,415, and $199,187 in Other expenses which included: surveys, environmental remediation on WEDC-owned properties and demolition of residential structures located at 503 S Ballard, 504 E Brown, 204 N 2nd and 208 N 2nd.

Included in the above Debt Service were two principal reduction payments. A one-time payment of $1,005,522 was applied to the Woodbridge Parkway Loan and a one-time payment of $347,040 was applied to the loan associated with the Hwy 78/Brown Street redevelopment. Total expenditures for FY 2019-20 were $4,836,275.

As shown above, in FY 2019-20 the WEDC had $499,400 in direct incentive payments. Within the figure, $99,010 was paid as part of ongoing sales tax reimbursement programs, $191,390 for industrial projects, and $209,000 for office/medical/general commercial. The WEDC also forgave a loan payment of $70,000 pertaining to the Exco land purchase. Of the incentive payments made, $214,489 represented either a one-time commitment or the final payment on a multi-year agreement.

The WEDC owns and manages 38.88 acres of land with 72,479 square feet of improvements at a cost basis of $12,088,145. In evaluating land which may be acquired, the WEDC Board of Directors assesses the sites' potential for business park development, the need for a site to be redeveloped based upon the current state of aging improvements, and/or a strategic intervention to

protect the property from development which may not reflect the highest and best uses for an identified area. Total outstanding loans for land acquisition are $5,248.752. While encouraged by our lender, but more of a debt management principal of the Board, as land is sold a majority of the proceeds are used to reduce outstanding principal. Reflective of that practice, principal reduction payments totaling $1,352,562 were made in FY 2019-2020. The current FY 2020-2021 Budget identifies $541,878 in debt service with no additional principal reduction scheduled at this time.

The FY 2020-2021 WEDC Budget projects $4,699,685 in total revenues, including an unreserved beginning fund balance of $1,407,509. Sales tax receipts, being the primary revenue source, are budgeted at $2,968,437, sale of WEDC property at $164,500, and rental income of $153,240. Total Expenses are budgeted at $3,533,155, with Infrastructure Projects at over $1MM, Debt Service at $541,878, Personnel $336,515, and Incentives $1,130,310. Within the Incentives budget, there are 10 ongoing projects and $300,000 set aside for Future Projects. Any additional incentive or infrastructure project not contemplated within the Budget and later approved by Council and the WEDC Board in FY21 will be funded from unallocated revenues equaling $1,407,509.

As an ongoing performance indicator, staff tracks all commercial values as a percentage of the total assessed valuation (less value attributed to tax-exempt properties). In 2020, commercial and industrial properties were valued at $859MM, or 17.4% of the total $4.93B assessed valuation. Over the past five years, commercial and industrial values have increased by $244MM (39.73%) with new construction accounting for $82MM of the total. Over the same period, total valuation has increased by $2.3B, or a 65% increase. With an active housing market combined with higher valued new homes, it will continue to be a challenge for commercial value to reach more than 20% of the total, with the highest ratio over the past 10 years being 20.4% in 2013. However, there was a slight gain in commercial values as a percent of the total valuation in 2020, being the first such gain since 2015.

High-Impact Initiatives

Woodbridge Parkway Corridor

In 2014, the WEDC partnered with the City of Wylie, the City of Sachse, and Collin County to extend Woodbridge Parkway from Hensley Lane and provide direct access to State Highway 78. Of the $976,000 borrowed for the WEDC commitment, there remains a principal balance of $96,900. The balance will be paid off by March 15th of 2021.

The WEDC continues to fund a Sales Tax Reimbursement Agreement with Clark Street Development (owner/developer of Woodbridge Centre). In FY 2019-2020, $129,438 was reimbursed to Clark Street with a total of $758,742 paid since July 2013. The center is currently generating $26.2MM in taxable sales on an annual basis.

State Highway 78 at Cooper Drive

In the spring of 2020, Whataburger purchased the third and final pad site within this WEDC Redevelopment Site on Hwy 78 at Cooper Dr. This completes the redevelopment of this area. In review, the WEDC redeveloped this property over a twelve-year period as part of a strategic plan to repurpose an industrial park developed in the early 1970s. The WEDC completed $525,000 in site work to support the 5-acre development consisting of two deceleration lanes, median improvements, a mutual access drive, and utility improvements. In 2017, a Certificate of Completion was received from the TCEQ through the Voluntary Cleanup Program for impacted soils identified in the development process. Total expenses to date for the project are $5.5MM with revenue anticipated at $4.6MM including the Whataburger pad sale.

544 Gateway Project

In 2016, the WEDC and City began the process of assembling approximately 13 acres for redevelopment. Fronting FM 544 just west of Highway 78, the City has a 5-acre tract acquired through a tax foreclosure that previously had Superfund status. The remaining 8 acres were acquired by the WEDC from 2 property owners with frontage on FM 544 and Commerce Street.

A brief history of the 13-acre site provides the following tasks: receipt of a Ready for Reuse Certificate from EPA, removal of ±2 acres from the flood plain, creation of a Municipal Setting Designation, receipt of two Certificates of Completion via the Voluntary Cleanup Program from the TCEQ, demolition of dilapidated structures, relocation/expansion of previously existing tenant to Regency Business Park, and development of grading plan and completion of significant fill and site work.

In partnership with the City of Wylie, the WEDC has expended $1.3MM on land acquisition, interest, remediation, demolition, dirt work, maintenance, etc. with the WEDC carrying a current principal balance of $853,096 in debt associated with the acquisition of the WEDC-owned 8 acres. Additionally, the WEDC has budgeted $250,000 to extend water from the east along FM 544 which not only enhances service to the 13-acre tract but loops the water system to the east along Cooper Drive to Highway 78. The water extension should be complete in mid-2021.

Jackson Street

The WEDC continues to market its 1-acre property at the northeast corner of Jackson & Oak for an office and/or mixed-use development. While there has been little interest in a mixed-use vision originally proposed and contemplated, the WEDC has recently made progress on the concept.

Back in 2017, the WEDC closed on a 0.26-acre tract near the northwest corner of Jackson & Oak after negotiating with the property owner for over 2 years. In February 2019, the WEDC sold the lot to Rocking M, LLC to develop a 3,200 square foot office building on the lot with the project receiving a Certificate of Occupancy in January 2020. The WEDC Board believes the office

project will promote further investment in the downtown area and greatly complement the redevelopment of multiple residential structures into commercial uses.

To enhance future development in the downtown area, the WEDC invested in additional parking and alleyway improvements along North Ballard and Jackson Streets. These investments totaled $280,000 for alleyways extending along Jackson between Oak & Marble and North Ballard between Jefferson & Brown. The FY 2020-2021 Budget earmarks an additional $125,000 for this use with the WEDC currently negotiating with a local property owner.

To complement the ever-growing need for parking, the WEDC has made it a priority to identify and construct additional parking in the downtown area within walking distance of the proposed mixed-use project and Ballard Street shopping district. The FY 2020-2021 Budget earmarks $80,000 for this use with the WEDC currently negotiating with Union Pacific for additional parking along the railroad tracks.

State Highway 78 & Brown

In December 2018, City Council authorized the WEDC to enter into a loan agreement in the amount of $4.5MM for the acquisition of property in this area. The WEDC has continued to acquire property in this area but will complete all purchases in early 2021. In May 2020, the WEDC entered into a Development Agreement with the NTMWD for the relocation of the 42" water line. The new line location is currently in the design phase with construction planned in mid-2020. The WEDC will budget nearly $1.3MM over FY 2020–2021 and FY 2021- 2022 to complete the task.

In August 2020, the WEDC entered into an agreement with McClure Partners Construction Company for the 1.74-acre lot at the corner of Hwy 78 & Brown. The pending real estate agreement is tied to the completion of the water line relocation but will act as a catalyst project for the overall 11-acre redevelopment adjacent to Historic Downtown Wylie.

State Highway 78 & Westgate

For nearly 20 years the 12-acre site at Hwy 78 and Westgate sat empty across from Home Depot. The property was a distressed site impacted by polypropylene and plastic shavings generated from a copper recycling business operating nearby in Wylie. To facilitate the project, the City and WEDC entered into a public-private partnership with the developer outlining fee waivers and financial assistance for remediation of the site. The first phase of leasing began under a temporary CO issued by the City of Wylie and residents began moving in on January 1, 2020. Phase I of the project is now complete, with 286 multi-family units, 2,300 sf of general retail, and 3,200 sf of restaurant space. Phase II is planned over the next 12-24 months. The partial valuation of $39MM lands this project at number two on the list, behind only Woodbridge Crossing (the Target anchored shopping center) with a valuation of $41.5MM.

State Highway 78 – Wylie Logistics Park

Over the years, the WEDC has experienced great success in attracting investment and primary jobs via the development of business parks. Between the development of Premier Business Park, 544 Industrial Park, and Premier Business Park South, the WEDC facilitated the development of 862,000 square feet of new construction, over 800 new/retained jobs, and nearly $100MM in taxable value - on only 70 acres.

The Kansas City Southern owned, Wylie Logistics Park will continue to be a focus for many years. The $64MM David L. Starling Wylie Intermodal Terminal has a ±220-acre greenfield site well suited for light industrial/assembly and distribution build-to-suit projects with a cumulative capacity of approximately 2 million square feet.

Performance Agreements & Infrastructure Reimbursement

Cardinal Strategies completed the relocation of its corporate headquarters to Regency Business Park in Wylie. Cardinal plans to invest nearly $1.8MM and create up to 66 high-quality full-time jobs between their construction, engineering, and environmental divisions.

Orthopedic Specialists of Dallas requested assistance from the WEDC specifically related to fee waivers, infrastructure assistance, and construction of a new 8,000 SF medical office building located at Woodbridge Centre. OSD will invest over $2.3MM and plans to open by September of 2021.

CBC Property Holdings requested assistance from the WEDC specifically related to fee waivers and the construction of a new 7,920 SF commercial building located at Woodbridge Centre. CBC will invest nearly $3MM and plans to open in April of 2021.

Savannah Woodbridge Development requested assistance from the WEDC specifically related to fee waivers, infrastructure assistance, and construction of a new 9,000 medical office building at Woodbridge Centre. SWD will invest over $4MM and plans to open in mid-2021.

Avanti Windows & Doors announced the expansion of their facility located on Hensley Lane and requested assistance from the WEDC specifically related to equipment expansion, new job creation, and infrastructure assistance. Avanti plans to invest over $5MM and create nearly 100 full-time positions at the state-of-the-art facility.

Wylie Insurance requested assistance from the WEDC specifically related to infrastructure reimbursement and the construction of a new 4,029 SF office building just off Hwy 78 on South Jackson Avenue, adjacent to the South Ballard Overlay. Wylie Insurance will invest nearly $500,000 and plans to offer three new office suites for new or expanding businesses.

LUV-ROS Holdings requested assistance from the WEDC specifically related to infrastructure reimbursement and the expansion of their existing facility on Cooper Drive. The $1.4MM

expansion will include the addition of 10,000 SF to the existing manufacturing facility, a new fire suppression system, four new full-time employees, and a $400,000 investment in a new manufacturing line.

Business Retention and Expansion

As the City of Wylie continues to grow and attract new businesses, the focus on serving the needs of existing businesses to enhance their success in our community has become a key focus. Back in 2018, Manufacturing Day was first launched in Wylie with the first #MFGDay event in the City's history. In 2019, the WEDC expanded the program from a one-day event to a month-long schedule of activities for WISD Career and Technical Education (CTE) students. The program featured the first City of Wylie Manufacturing Day Proclamation supported by a State of Texas Proclamation. Community participation grew from 2 tours of 5 businesses to 14 facility visits for more than 200 students. Business sectors were expanded to include automotive, culinary arts, woodworking, technology applications, and engineering sectors. The program culminated with the first Manufacturing/Workforce Luncheon which was hosted at Savage Precision Fabrication – a home-grown business that grew into a major defense contractor and primary employer in Wylie.

In 2019, the WEDC worked with SAF Holland to address a workforce skills shortage. Working with the WISD and Collin College, a Customized Welding Program was developed and within weeks new and existing employees participated in the program and became certified welders, which allowed SAF Holland to staff a third shift to fill their product demand. The program was a tremendous success and a good example of cross-functional cooperation for the benefit of the community. So much so that the WEDC received the **Workforce Partner of the Year** award by Workforce Solutions of North Central Texas.

In 2020, despite the challenges presented by COVID-19, the WEDC, in cooperation with the WISD, local businesses, and community partners, compiled a month-long series of activities and programs beginning with Proclamations from both State and City governments proclaiming October 2, 2020, as Manufacturing Day. The virtual tour and #MFGDay2020 Program were produced in close cooperation with the Wylie ISD's Career & Technical Education (CTE) program allowing students to learn about the career opportunities and requirements for 7 local manufacturers in varying manufacturing sectors. This virtual format allowed the program to expand its reach within the WISD CTE program to classes not normally included in Manufacturing Day tours which resulted in a greater number of students exposed to the lucrative careers available right here in Wylie, Texas.

The Wylie Chamber of Commerce and Wylie EDC hosted its 2nd Annual Manufacturers Luncheon as a lunchtime webinar and honored Raymond Cooper as the recipient of the 2020 Legacy Manufacturer Award. The recipient of this award exemplifies entrepreneurship and leadership within the Wylie Business Community. Raymond Cooper operated one of the first industrial businesses in Wylie and built the first industrial park in Wylie. Beyond his own business, he was

instrumental in establishing the Wylie EDC and Chamber of Commerce to ensure healthy, robust growth in Wylie's business community.

Team Up to Fight Hunger

The sudden and unanticipated disruption in the business community resulting from State and Federal government-imposed COVID-19 shutdowns became a primary focus for the WEDC. Our business retention efforts initially surrounded providing prompt and targeted information to our businesses regarding available assistance programs. As the duration of the shutdowns continued, the WEDC worked with community resource partners to develop programs such as TEAM-UP to FIGHT HUNGER, targeted at driving business to our restaurants while addressing an ever-growing need for meal assistance in the community.

2021 Goals & Objectives

Downtown Revitalization and Expansion

- Brown & 78 Redevelopment - Infrastructure / Engineering
- NTMWD – Water Line Relocation
- TxDOT Median Improvements / Decel Lanes
- Plan/Install Additional Parking

544 Gateway Property

- Utility Build-Out
- Market/Sale of City and WEDC Pad Sites

Industrial Development on Alanis

- Field Work / Engineering

Partner with KCS for Wylie Logistics Park

- Infrastructure / Engineering
- Marketing Plan / Promotion

Expand/Promote BRE and Workforce Programs

- Expand relationships with Community Resource Partners
    - Career Fair/ Hiring Events / Seminars / HR Roundtable
- Grow MFG Day/Month
    - Increased Participation
    - Expanded Hours for General Public
    - Workforce Luncheon
- Expand/Promote Entrepreneurship and Small Business Assistance Programs
    - Establish a new Small Business/EconDev Week

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	7
			(City Secretary's Use Only)
Department:	City Manager		
Prepared By:	City Secretary	**Account Code:**	
Date Prepared:	January 1, 2021	**Exhibits:**	Ordinance

Subject

Consider, and act upon, Ordinance No. 2021-06 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, 2020-38, 2020-41, 2020-48, 2020-53, 2020-62, and 2020-64 Continuing or Renewing the Mayor's Declaration of Local Disaster for a Public Health Emergency and establishing new orders to help abate the COVID-19 public health crisis.

Recommendation

Motion to approve Ordinance No. 2021-06 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, 2020-38, 2020-41, 2020-48, 2020-53, 2020-62, and 2020-64 Continuing or Renewing the Mayor's Declaration of Local Disaster for a Public Health Emergency and establishing new orders to help abate the COVID-19 public health crisis.

Discussion

On March 22, March 27, April 2, April 28, May 12, May 26, June 9, July 28, September 8, October 13, November 17, and December 8, 2020 the City Council adopted Ordinance Nos. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, 2020-38, 2020-41, 2020-48, 2020-53, 2020-62, and 2020-64 which continued the Mayor's Amended Declaration of Local Disaster for Public Health Emergency to help abate the public health threat resulting from the novel Coronavirus (COVID-19); providing the consent of the City Council to the continuation of the Declaration until 11:59 p.m. on October 12, 2021.

ORDINANCE NO. 2021-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NOS. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, 2020-38, 2020-41, 2020-48, 2020-53, 2020-62, AND 2020-64; CONTINUING AND EXTENDING THE MAYOR'S AMENDED DECLARATION OF LOCAL DISASTER FOR PUBLIC HEALTH EMERGENCY DUE TO THE NOVEL CORONAVIRUS (COVID-19); PROVIDING THE CONSENT OF THE CITY COUNCIL TO THE CONTINUATION OF THE DECLARATION UNTIL 11:59 P.M. ON OCTOBER 12, 2021; PRESCRIBING ORDERS TO HELP ABATE THE PUBLIC HEALTH EMERGENCY; PROVIDING AUTHORITY FOR THE CITY COUNCIL TO TERMINATE THE DISASTER DECLARATION; AND PROVIDING AN ENFORCEMENT CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, in December 2019, a novel coronavirus, now designated SARS-Co V2 which causes the disease COVID-19, was detected in Wuhan, China; and

WHEREAS, on March 11, 2020, the World Health Organization declared COVID-19 a worldwide pandemic; and

WHEREAS, COVID-19 spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes; and

WHEREAS, the identification of "community spread" cases of COVID-19 in the region could potentially signal that transmission of the virus may no longer be limited to travel to outbreak areas or contact with travelers who have visited outbreak areas, and

WHEREAS, the Centers for Disease Control and Prevention (CDC) has advised that person-to-person contact heightens the risk of COVID-19 transmission; and

WHEREAS, the President's Coronavirus Guidelines for America, as promulgated by President Donald J. Trump and the CDC on March 16, 2020, call upon Americans to slow the spread of COVID-19 by avoiding social gatherings in groups of more than 10 people, using drive-thru, pickup, or delivery options at restaurants and bars, and avoiding visitation at nursing homes, among other steps; and

WHEREAS, on March 13, 2020, Texas Governor Greg Abbott declared a statewide public health disaster; and

WHEREAS, on March 16, 2020, Collin County declared a local disaster for public health emergency and issued an accompanying order; and

WHEREAS, on March 16, 2020, Mayor Eric Hogue issued a declaration of local disaster for public health emergency for the City of Wylie for a period of seven (7) days; and

WHEREAS, on March 19, 2020, the Governor issued Executive Order GA 08, mandating the avoidance of social gatherings in groups of more than 10 people, the avoidance of eating or drinking at bars, restaurants, and food courts, or visiting gyms or massage parlors, the avoidance of visiting nursing homes or retirement or long-term care facilities unless to provide critical assistance, and closing schools throughout the State of Texas for a period of time; and

WHEREAS, on March 19, 2020, Mayor Eric Hogue issued an amended declaration of local disaster for public health emergency, expanding the original declaration; and

WHEREAS, on March 22, 2020, the City Council adopted Ordinance No. 2020-24, which continued and extended the Mayor's amended declaration of local disaster for public health emergency to help abate the public health threat resulting from the COVID-19 pandemic; and

WHEREAS, on March 27, 2020, the City Council adopted Ordinance No. 2020-25, which amended Section 8 (Enforcement Clause) of Ordinance No. 2020-24; and

WHEREAS, on March 31, 2020, the Governor issued Executive Order No. GA 14 relating to statewide continuity of essential services and activities during the COVID-19 disaster; and

WHEREAS, on April 2, 2020, the City Council adopted Ordinance No. 2020-26, which amended Ordinance No. 2020-24 and Ordinance No. 2020-25; and

WHEREAS, on April 27, 2020, the Governor issued Executive Order No. GA 18 relating to the expanded reopening of services as part of the safe, strategic plan to Open Texas in response to the COVID-19 disaster; and

WHEREAS, on April 28, 2020, the City Council adopted Ordinance No. 2020-29, which amended Ordinance No. 2020-24, Ordinance No. 2020-25, and Ordinance No. 2020-26; and

WHEREAS, on May 5, 2020, the Governor issued Executive Order No. GA 21 relating to the expanded reopening of services as part of the safe, strategic plan to Open Texas in response to the COVID-19 disaster; and

WHEREAS, on May 12, 2020, the City Council adopted Ordinance No. 2020-31, which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, and Ordinance No. 2020-29; and

WHEREAS, on May 26, 2020, the City Council adopted Ordinance No. 2020-35, which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, and Ordinance No. 2020-31; and

WHEREAS, on June 9, 2020, the City Council adopted Ordinance No. 2020-38, which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, Ordinance No. 2020-31, and Ordinance No. 2020-35; and

WHEREAS, on July 2, 2020, the Governor of the State of Texas issued a Proclamation, amending portions of Executive Order GA 28, and issued Executive Order GA 29 relating to the use of face coverings during the COVID-19 disaster; and

WHEREAS, on July 28, 2020, the City Council adopted Ordinance No. 2020-41 which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, Ordinance No. 2020-31, Ordinance No. 2020-35, and Ordinance No. 2020-38; and

WHEREAS, on September 8, 2020, the City Council adopted Ordinance No. 2020-48 which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, Ordinance No. 2020-31, Ordinance No. 2020-35, Ordinance No. 2020-38, and Ordinance No. 2020-41; and

WHEREAS, on October 13, 2020, the City Council adopted Ordinance No. 2020-53 which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, Ordinance No. 2020-31, Ordinance No. 2020-35, Ordinance No. 2020-38, Ordinance No. 2020-41; and Ordinance No. 2020-48; and

WHEREAS, on October 21, 2020, the Governor of the State of Texas issued Executive Order GA 32 relating to the continued response to the COVID-19 disaster as Texas reopens; and

WHEREAS, on November 17, 2020, the City Council adopted Ordinance No. 2020-62 which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, Ordinance No. 2020-31, Ordinance No. 2020-35, Ordinance No. 2020-38, Ordinance No. 2020-41; Ordinance No. 2020-48; and Ordinance No. 2020-53; and

WHEREAS, on December 8, 2020, the City Council adopted Ordinance No. 2020-64 which amended Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, Ordinance No. 2020-31, Ordinance No. 2020-35, Ordinance No. 2020-38, Ordinance No. 2020-41; Ordinance No. 2020-48; Ordinance No. 2020-53; Ordinance No. 2020-62; and

WHEREAS, the conditions necessitating declaration of local state of disaster continue to exist and are anticipated to continue to exist at least until October 12, 2021; and

WHEREAS, the continued worldwide spread of COVID-19 presents an imminent threat of widespread illness, which requires emergency action; and

WHEREAS, since December 8, 2020, the City Council and City staff have continued to evaluate the community spread of COVID-19 and have reviewed updated guidance and orders from the United States President, the CDC, the Governor of the State of Texas, Collin County, Dallas County, Rockwall County and others, and the City Council has concluded that it is necessary to amend Ordinance Nos. 2020-64, 2020-62, 2020-53, 2020-48, 2020-41, 2020-38, 2020-35, 2020-31, 2020-29, 2020-26, 2020-25, and 2020-24 to extend the duration of the orders and regulations set forth in such Ordinances; and

WHEREAS, the City Council finds that it is in the best interest of the City of Wylie, Texas, and its citizens to amend Ordinance Nos. 2020-64, 2020-62, 2020-53, 2020-48, 2020-41, 2020-38, 2020-35, 2020-31, 2020-29, 2020-26, 2020-25, and 2020-24 as set forth below to help abate the public health threat and to promote the public health, safety and welfare.

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

SECTION 1. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Pursuant to Section 418.018 of the Government Code, the declaration of local disaster is hereby continued. Pursuant to Sections 121.003 and 122.006 of the Texas Health and Safety Code, Section 418.108 of the Texas Government Code, Chapter 81 of the Texas Health and Safety Code and such other powers the City of Wylie may have under the City Charter and other laws, the City Council hereby adopts and approves the orders specified in this Ordinance, which shall apply throughout the City of Wylie and shall be in effect from the date of this Ordinance until 11:59 p.m. on October 12, 2021, provided, however, that the declaration and such orders may be terminated before the expiration on 11:59 p.m. on October 12, 2021 by subsequent order of the City Council, and may be continued or renewed beyond 11:59 p.m. on October 12, 2021 only with the consent of the City Council of the City of Wylie.

SECTION 3. The City Council hereby finds that while in a state of disaster, there is a public purpose in maintaining the City workforce and ensuring continuity in staffing while continuing the City's services but recognizing that certain facilities and/or operations may need to be temporarily closed or suspended and/or certain personnel may encounter disaster-related events that prevent them from working at full capacity intermittently during the public health emergency. The City Council hereby authorizes the City Manager to make any staffing and compensation-related decisions necessary to adapt to the rapidly changing environment created by the public health emergency to meet the objectives stated herein and authorizes the expenditure of City funds to accommodate the same. Any expenditure of funds beyond that approved in the FY 19-20 or FY

20-21 budgets must come to the City Council for ratification at a City Council meeting, though the expenditure may be made prior to City Council ratification due to the public health emergency.

SECTION 4. The City Council hereby finds that for the duration of this disaster declaration, immediate procurement directly related to the disaster may be necessary to preserve and protect public health and safety. Accordingly, the City Council hereby authorizes the City Manager to purchase goods or services as necessary for ratification by the City Council at a later date as long as the procurement is in compliance with state law requirements.

SECTION 5. The City Council hereby finds that a public necessity exists during the duration of this disaster to determine whether it is difficult for a quorum of the members of decision-making boards of the City to meet in person based on public health and safety concerns related to the pandemic. The City Council authorizes any member of Council, staff, and decision-making boards who is sick, or unable to attend the meeting in person, to conduct their public meetings via telephone conference pursuant to Texas Government Code Section 551.125(b) and/or the Order of the Governor of the State of Texas temporarily suspending certain provisions of the Texas Open Meetings Act, guidance received from the Texas Attorney General's Office and/or other law or order.

SECTION 6. The City Council hereby authorizes the City Manager to temporarily waive any City Code regulations that are difficult or impossible to comply with during the term of this declaration of disaster as long as it is not inconsistent with state law.

SECTION 7. Pursuant to Section 122.006 of the Texas Health and Safety Code, the City of Wylie is authorized to adopt rules to protect the health of persons in the City of Wylie, including quarantine rules to protect its residents against communicable disease and provide for the establishment of quarantine stations, emergency hospitals, and other hospitals.

SECTION 8. The City Council hereby finds and declares that this declaration authorizes the use of all lawfully available enforcement measures. A failure to comply with the City's Emergency Management Plan, or a rule, order or Ordinance adopted under the Plan, including this Ordinance, is punishable as authorized in Section 418.173 of the Texas Government Code. This Ordinance incorporates Executive Orders GA 29 and GA 32, as they exist or may be amended, and any other Executive Orders and Proclamations regarding COVID-19 that are issued by the Governor on or after the effective date of this Ordinance. In addition, a person who violates any provision of this declaration, upon conviction, is punishable by a fine of not more than $1,000. A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs.

SECTION 9. Pursuant to Section 418.018(c) of the Government Code, the declaration shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

SECTION 10. Pursuant to Section 418.018(d) of the Government Code, the City of Wylie Emergency Management Plan shall remain active through the duration of this disaster declaration.

SECTION 11. The City of Wylie will activate the Emergency Operations Center and will operate on an as needed basis throughout the duration of this Ordinance.

SECTION 12. Grocery stores, supermarkets, warehouse stores, hospitals, and medical facilities are experiencing high levels of demand for a large number of products, requiring more deliveries from manufacturers and distribution centers to serve their customers. A number of Texas cities and local associations have implemented restrictions on delivery hours to stores to mitigate truck noise and traffic. Due to the need to deliver products as quickly and efficiently as possible during this critical time frame, this Order hereby suspends all delivery hour restrictions for transport to or from any entity involved in the selling or distribution of food products, medicine, or medical supplies in City of Wylie for the next 15 days.

SECTION 13. If someone in a household has tested positive for coronavirus, the household is ordered to isolate at home. Members of the household shall not go to work, school, or any other community function.

SECTION 14. All City employees shall remain at home if sick.

SECTION 15. All persons or groups using Parks and Recreation facilities shall follow to the extent possible the minimum recommended health protocols issued by the Texas Department of State Health Services that are applicable to such use or activity. These protocols are available at https://www.dshs.texas.gov/coronavirus/opentexas.aspx.

SECTION 16. The City Council strongly encourages compliance with the following Recommendations, including social distancing, providing hand sanitizer and tissues, and increasing cleaning of commonly and frequently touched services. This Ordinance does not mandate sheltering in place. All critical infrastructure will remain operational, domestic travel will remain unrestricted, and government entities and businesses will continue providing essential services. For offices and workplaces that remain open, employees should practice good hygiene and, where feasible, work from home in order to achieve optimum isolation from COVID-19. The more that people reduce their public contact, the sooner COVID-19 will be contained and the sooner this Ordinance will expire.

SECTION 17. The City of Wylie must promptly provide copies of this Ordinance by posting on the City of Wylie website. If any subsection, sentence, clause, phrase, or word of this Ordinance or any application of it to any person, structure, gathering, or circumstance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, then such decision will not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 18. All provisions of the Code of Ordinances of the City of Wylie, codified or uncodified, in conflict with the provisions of this Ordinance are hereby temporarily superseded by this Ordinance for the duration of this declaration. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 19. Ordinance Nos. 2020-64, 2020-62, 2020-53, 2020-48, 2020-41, 2020-38, 2020-35, 2020-31, 2020-29, 2020-26, 2020-25, and 2020-24 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said Ordinances shall remain in full force and effect.

SECTION 20. This Ordinance shall take effect immediately from and after its passage. This Ordinance shall be effective until 11:59 p.m. on October 12, 2021, or until it is either rescinded, superseded, or amended pursuant to applicable law.

DULY PASSED AND APPROVED, BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 26th day of January, 2021.

_____

Matthew Porter, Mayor

ATTEST:

_____

Stephanie Storm, City Secretary

Date of Publication: February 3, 2021 in the Wylie News

Wylie City Council

AGENDA REPORT

Meeting Date:	January 26, 2021	**Item Number:**	WS1 *(City Secretary's Use Only)*
Department:	Parks and Recreation		
Prepared By:		**Account Code:**	
Date Prepared:		**Exhibits:**	Presentation

Subject

Discuss Aquatics Study – Joint work session with Parks and Recreation Board.

Recommendation

Discussion

In 2020, the City Council adopted the newest Parks, Recreation, and Open Space Plan. The plan identified priorities for parks and recreation facility development based on citizen, City Council, Parks and Recreation Board, and staff input. Two areas of development identified are various aquatics amenities and park development in and around Lavon Lake.

CITY OF WYLIE | PARKS, RECREATION & OPEN SPACE MASTER PLAN

Wylie Priority Rankings

Rank	Action Plan	High	Moderate	Low
1	Hike/bike/walk trails that are connected throughout the city	◆		
2	Sprayground	◆		
3	Expand amenities at Lavon Lake (fishing, picnicking, swim beach)	◆		
4	Hike/bike/walk nature trails along the lake/dam	◆		
5	Aquatic Center (indoor – leisure area and lap lanes)	◆		
6	Aquatic Center (outdoor – leisure area and lap lanes)	◆		
7	Special events in parks	◆		
8	Additional lighting in parks	◆		
9	Multipurpose sports fields (football, soccer, baseball, softball)	◆		
10	Additional practice fields (football, soccer, baseball, softball)	◆		

The two studies are currently funded in the FY2020-2021 Budget. Both studies will be performed by Dunaway Associates, they were the consultants that completed the adopted Master Plan in 2020. The January 26, 2020 work session will be an opportunity for both the City Council and Parks and Recreation Board to gain insight on the construction, operation, and potential revenues for aquatic facilities. The work session will also identify some goals and outcomes for the project. The aquatic study will be completed this fiscal year.

A work session for the Lavon Lake study is currently scheduled for the February 9, 2021 City Council Meeting.



CITY OF WYLIE

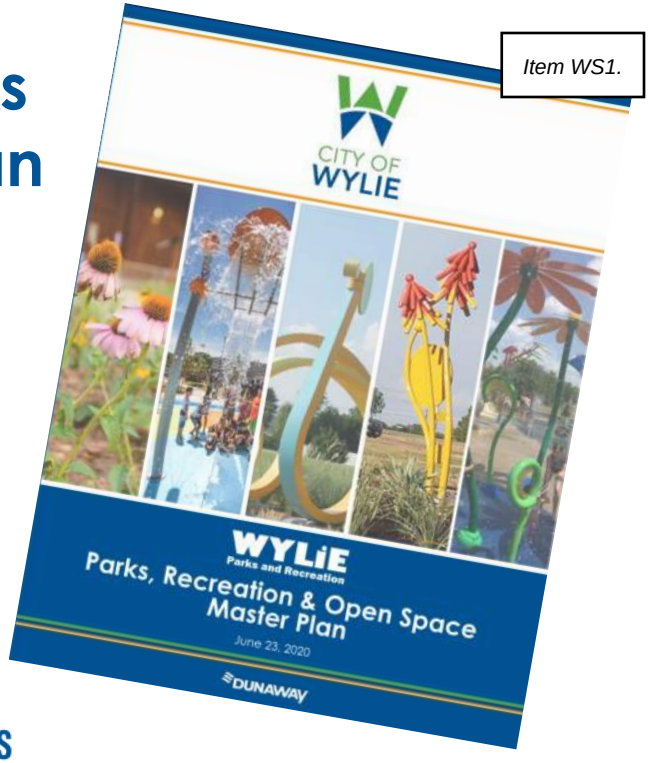
Aquatic Feasibility Study

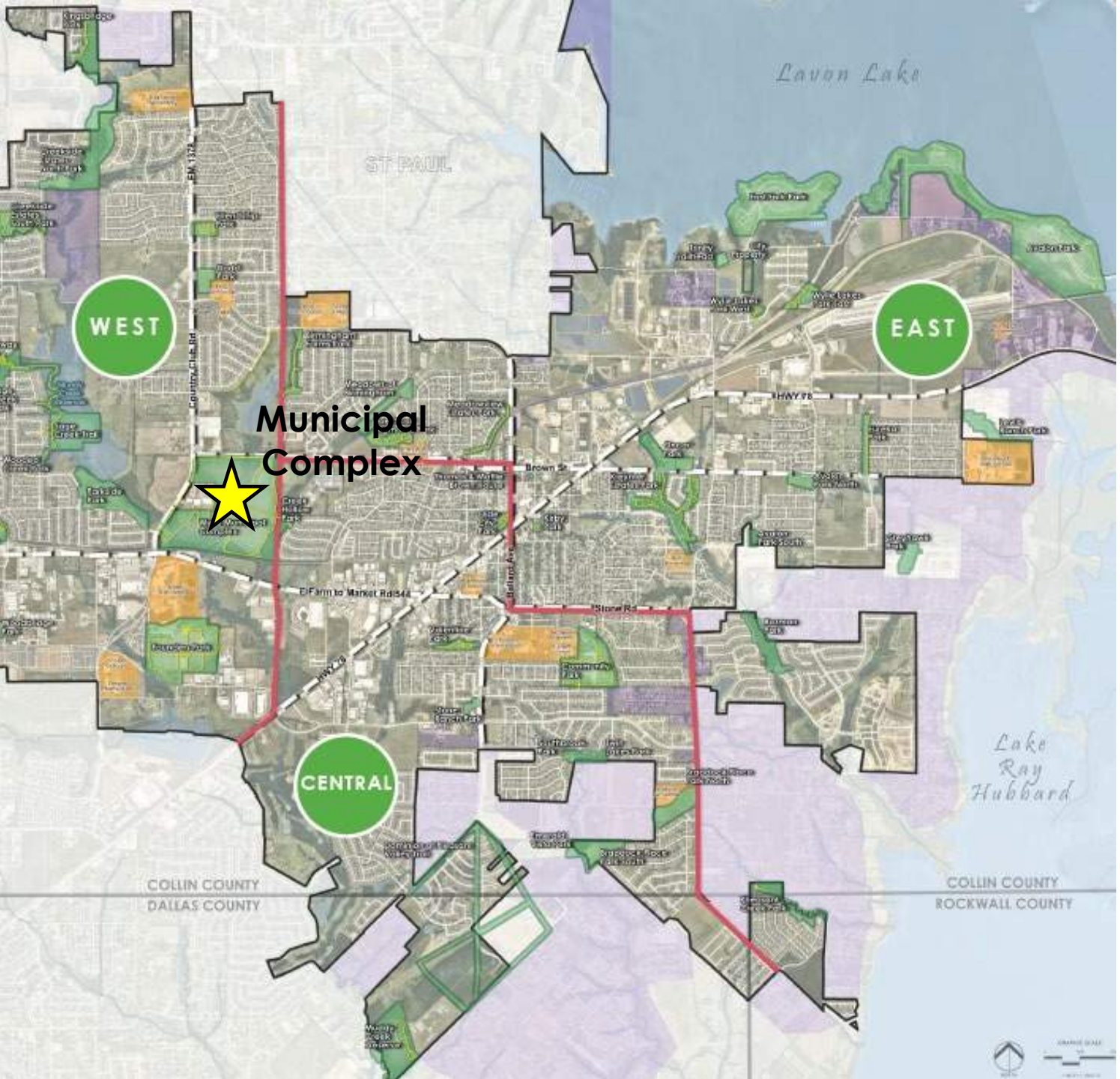
Steering Committee Meeting

January 26, 2021

DUNAWAY with Counsilman-Hunsaker

2020 Parks Master Plan





Wylie Priority Rankings

Rank	Action Plan	High
1	Hike/bike/walk trails that are connected throughout the city	◆
2	Sprayground	◆
3	Expand amenities at Lavon Lake (fishing, picnicking, swim beach)	◆
4	Hike/bike/walk nature trails along the lake/dam	◆
5	Aquatic Center (indoor – leisure area and lap lanes)	◆
6	Aquatic Center (outdoor – leisure area and lap lanes)	◆
7	Special events in parks	◆
8	Additional lighting in parks	◆
9	Multipurpose sports fields (football, soccer, baseball, softball)	◆
10	Additional practice fields (football, soccer, baseball, softball)	◆
11	Benches/seating areas	◆



KEY FEATURES:

- **Fire Station (+/- 4 Acres)**
  - ✓ *Access to Brown*
  - ✓ *Proposed Median Break*
  - ✓ *Wooded Trails / Art Walk*
- **Prairie Areas / Education**
  - ✓ *Trails w/ Interpretive Signage*
  - ✓ *Edges along Country Club & Brown*
  - ✓ *Prairie Pockets in Parking*
  - ✓ *Possible Future Public Safety Facility*
- **Indoor + Outdoor Aquatics**
- **Dog Park**
- **City Identity Monument**
- **Expanded Parking**

Our Team



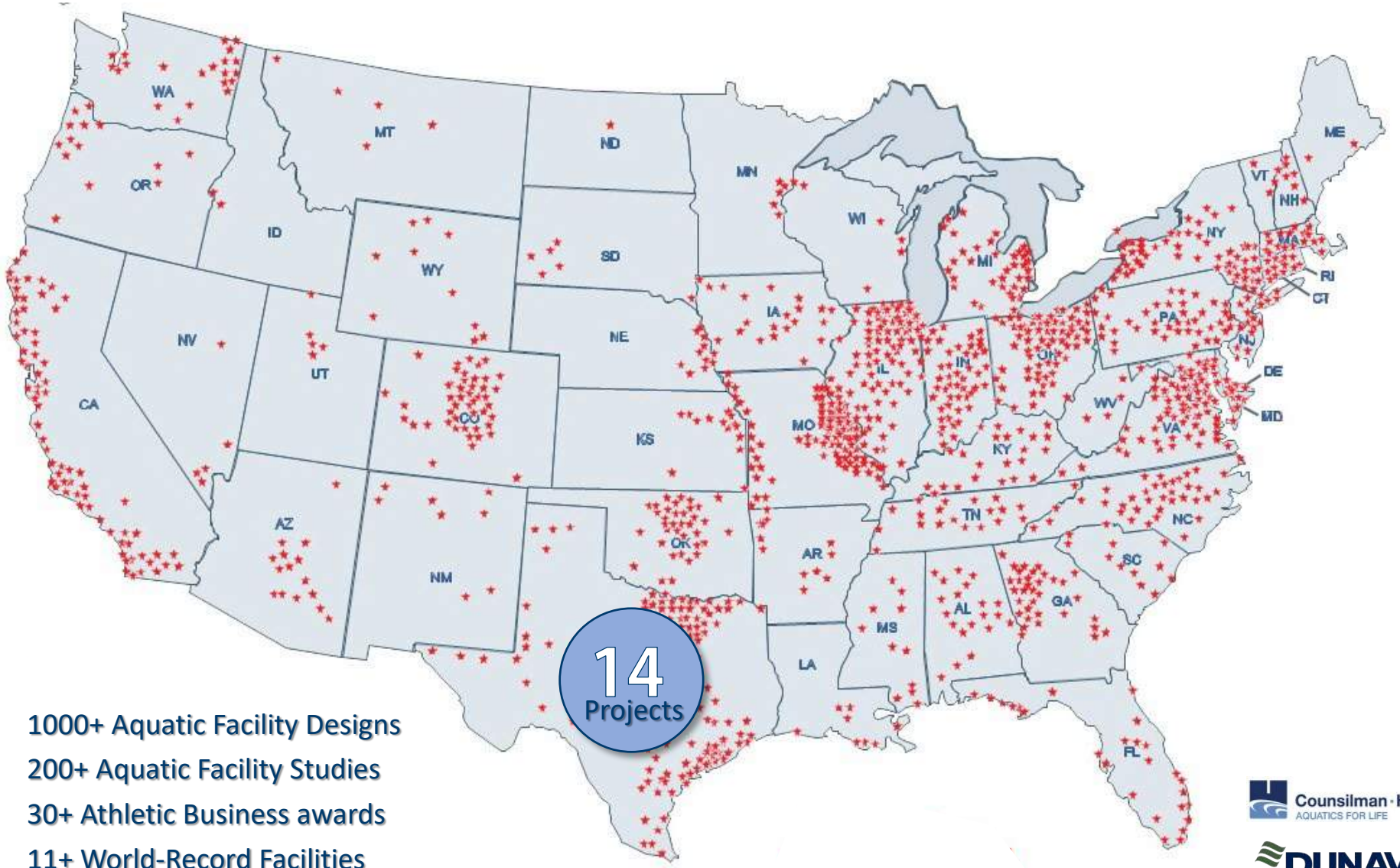
ELIZABETH McILRATH



ADAM BREWSTER



GEORGE DEINES



1000+ Aquatic Facility Designs

200+ Aquatic Facility Studies

30+ Athletic Business awards

11+ World-Record Facilities

Counsilman · Hunsaker
AQUATICS FOR LIFE

DUNAWAY

CITY OF WYLIE

Feasibility Study Process



NEEDS ASSESSMENT

January / February

- Evaluate area providers
- Research area demographics
- Identify User Groups
- Community Input

PROGRAMMING

February / March

- Site Analysis
- Develop Alternatives
- Opinion of Construction Costs

OPERATIONS & BUSINESS PLAN

March / April

- Opinion of Revenue
- Opinion of Operating Expenses
- Determine Cash Flow



User Types

Competitive





- Lap Lanes with Starting Blocks
- Diving Wells
- Training Space

Cold Water

Medium – Deep Depth

Recreation







- Tots
- Families
- Teens

Warm Water

Shallow – Medium Depth

Social in Nature

Instructional





- Swimming lessons
- Lifeguard instruction
- Survival swimming
- Scuba training

Warm Water

Shallow – Medium Depth

Therapy & Wellness





- Therapy programs
- Water aerobics classes

Warmest Water

Shallow – Medium Depth

Often indoors

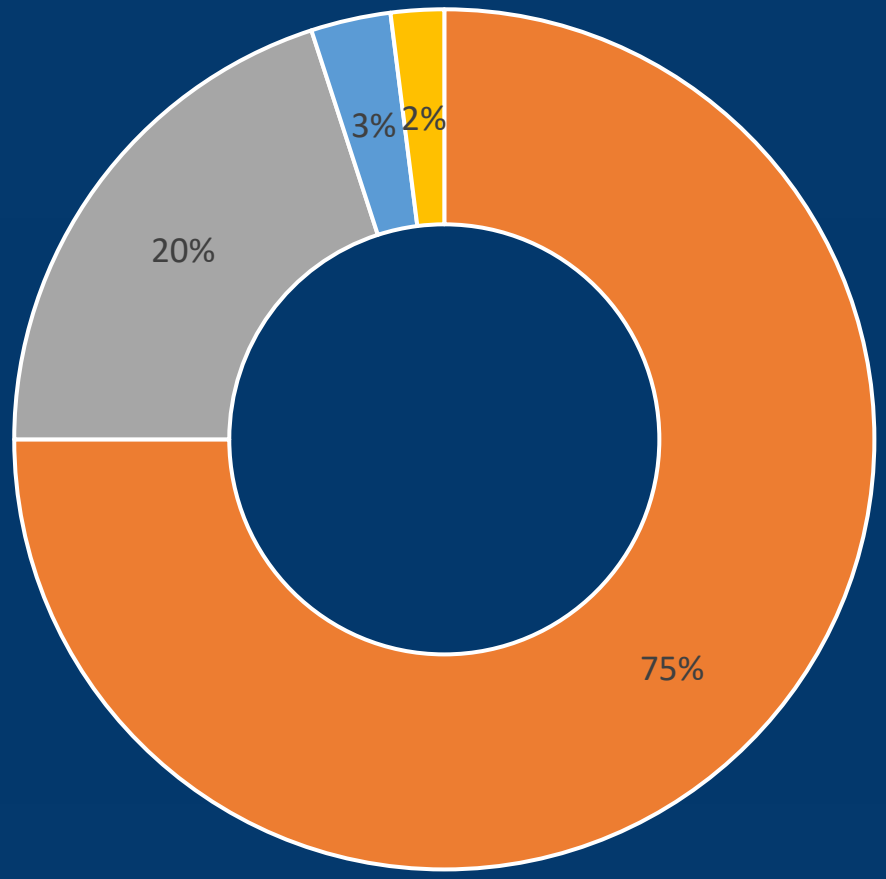
CITY OF WYLIE

User Types



- Competitive
- Recreation
- Instructional
- Therapy & Wellness

Typical Revenue Breakdown by User Group

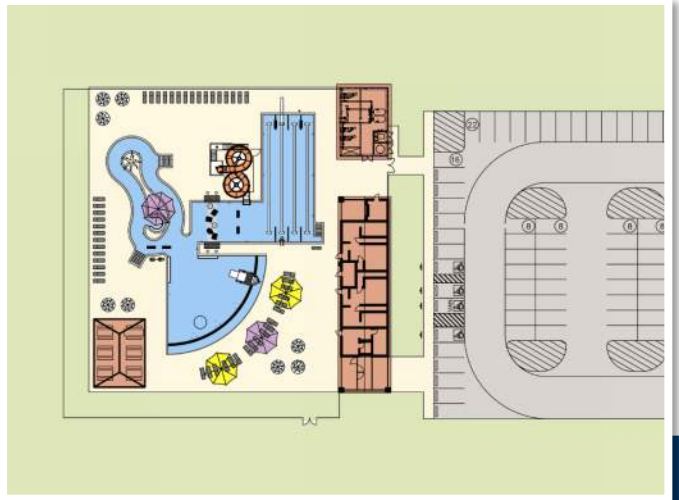




Facility Types

Outdoor Facilities

1 Acre



Neighborhood

- Water Surface 5,000 – 7, 000 sf
- Capacity – 200
- Cost $4M - $5M
- 4 Lap Lanes
- Single Water Slide
- Beach Entry



Community

- Water Surface 10,000 – 12,500 sf
- Capacity – 400
- Cost $7M - $9M
- 6 Lap Lanes
- Multi-Slide Tower
- Beach Entry

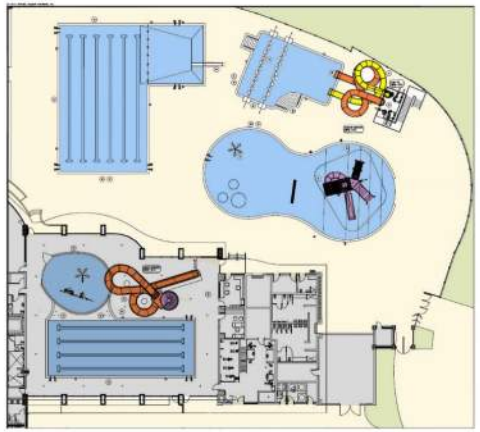


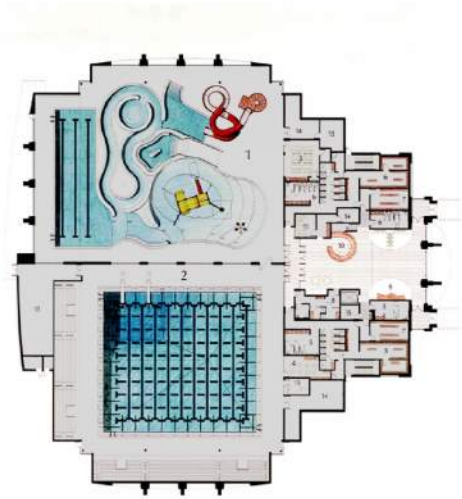
Regional

- Water Surface 15,000 - 18,000 sf
- Capacity – 600
- Cost $10- $15M
- 8 Lap Lanes
- Multi-Slide Tower
- Beach Entry
- Lazy River

Indoor Facilities

1 Acre





Indoor & Outdoor

- Water Surface +/-7,500 sf (2,500 sf Indoor 5,000 Outdoor)
- $12M – $15M
- Lap lanes, beach entry, play structure
- Combined Filtration

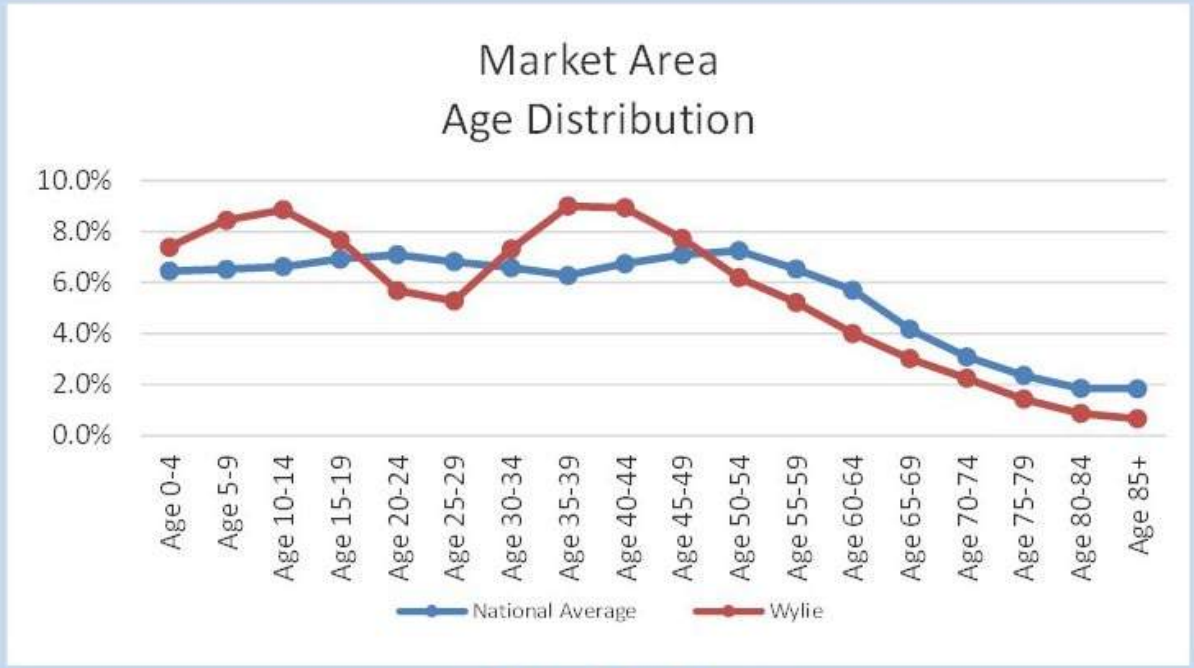
Indoor

- +/- 12,500 sf of water
- $20M – $25M
- 25 yd. X 25 m Competition Pool w/ Spectator Seating
- Leisure Pool with Play Structure & Slide
- Work Out and Training Rooms
- Party Space Spectator Seating

Wylie Demographics

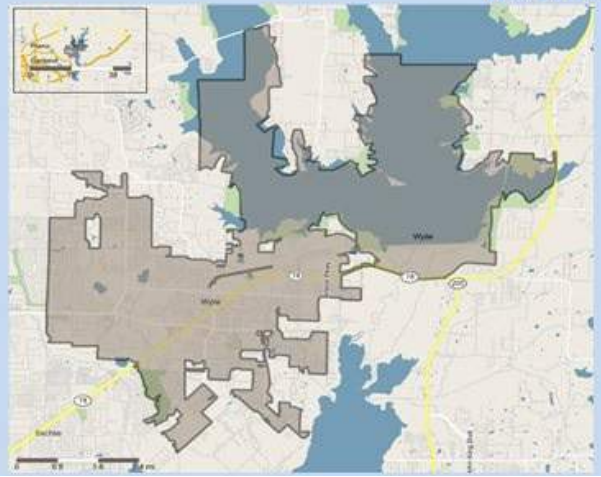
Wylie Population	Growth Rate
53,445	5.05%

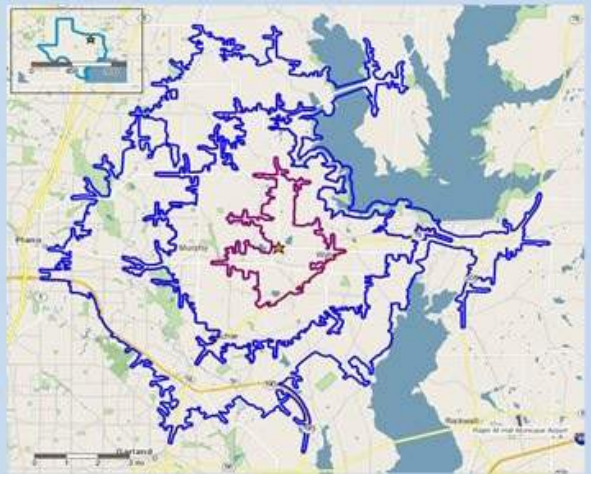
15-Minute Drive Time Population	Growth Rate
205,485	2.98%



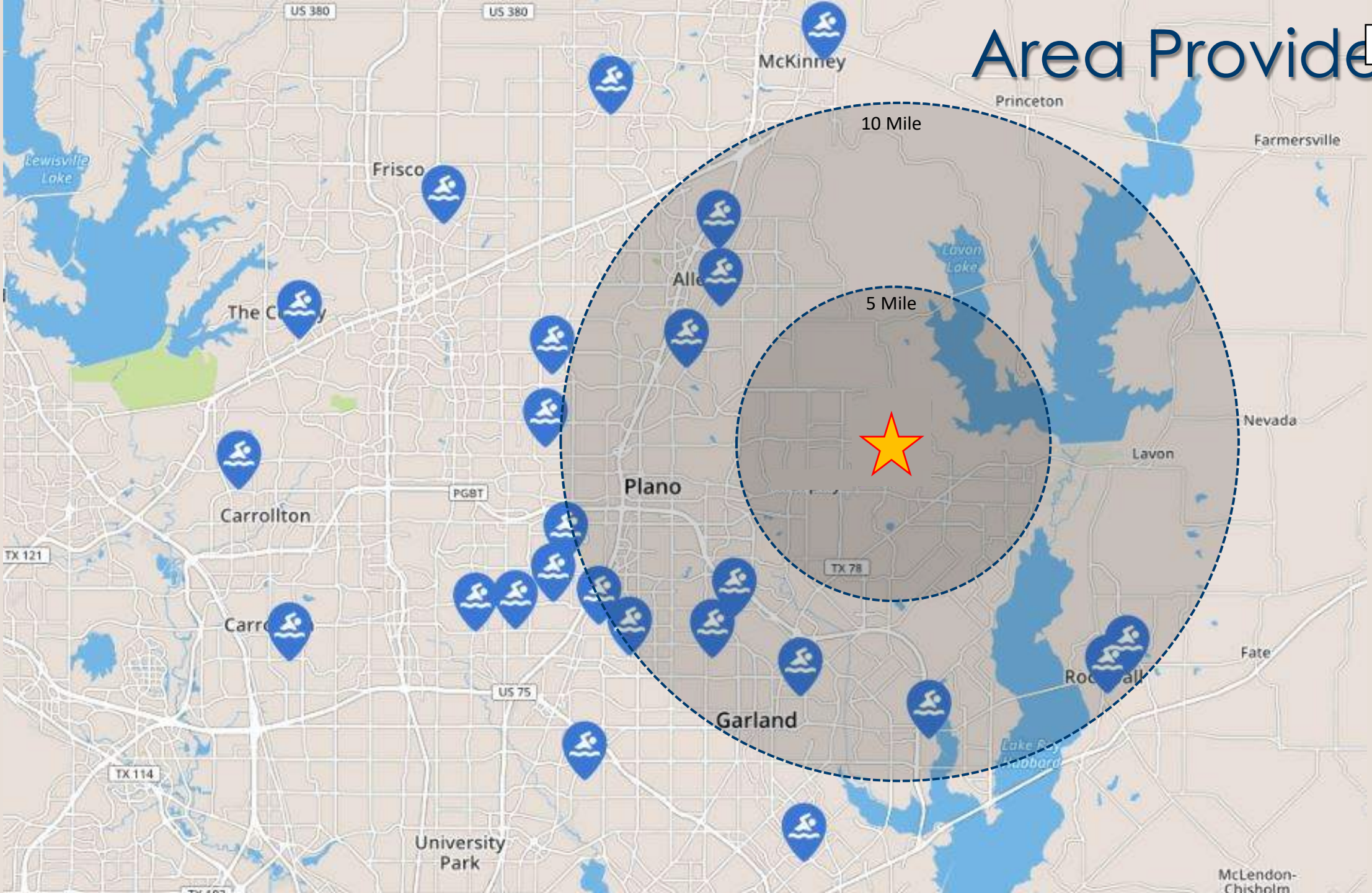


Market Area Maps





Area Providers



Kroc Center



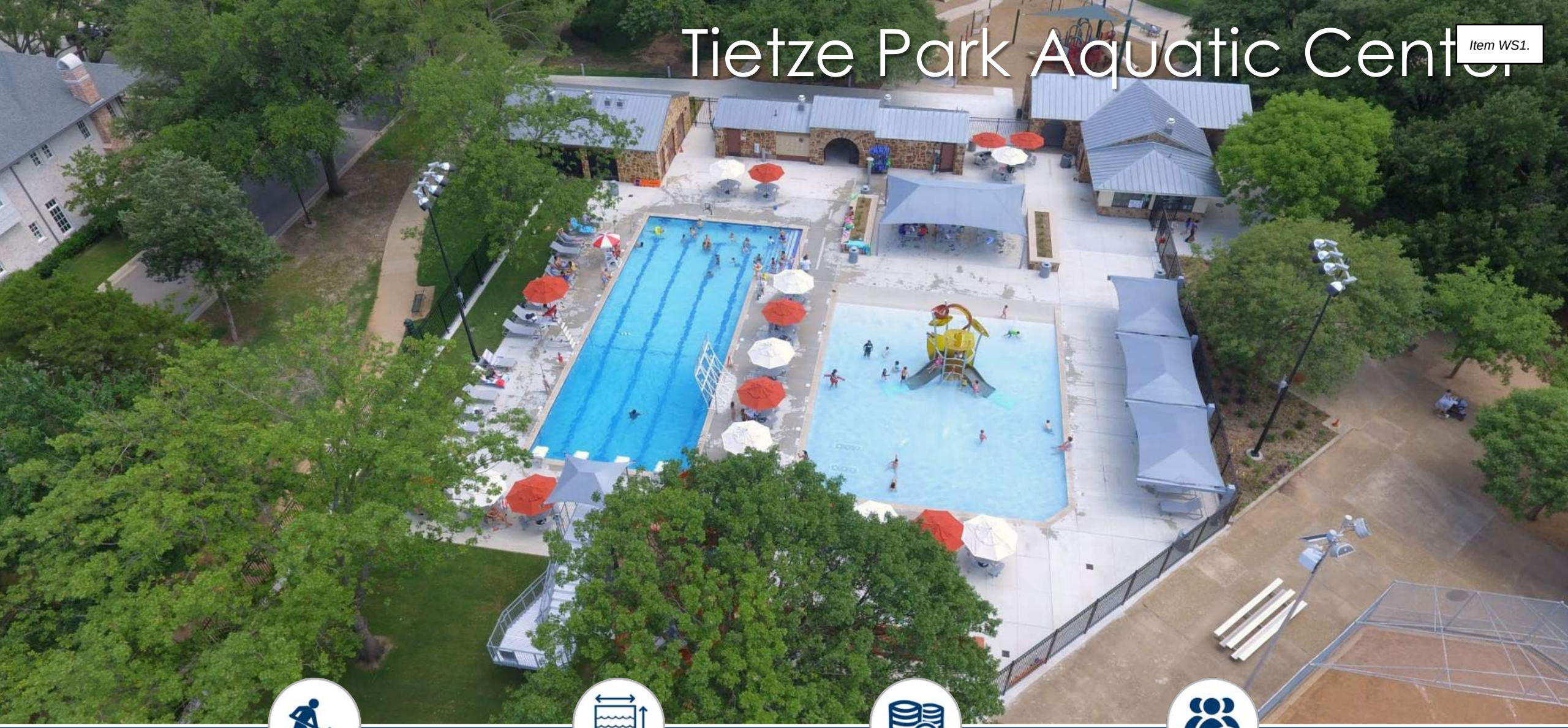
$4.5M

5,500 SF

$5 -$10 Admission

12K-15K per year

Tietze Park Aquatic Center



$4.5M

4,300 SF

$4 Admission

15K – 20K per year

Central Park Aquatic Center



$5.5M

9,500 SF

$5 -$10 Admission

25K - 30K per year

Samuell Grand Aquatic Center



$7.5M

10,000 SF

$8 Admission

35K-40K per year

Killeen Family Aquatic Center



$7.5M

14,000 SF

$5 - $10 Admission

35K-40K per year

Chisholm Park Aquatic Center



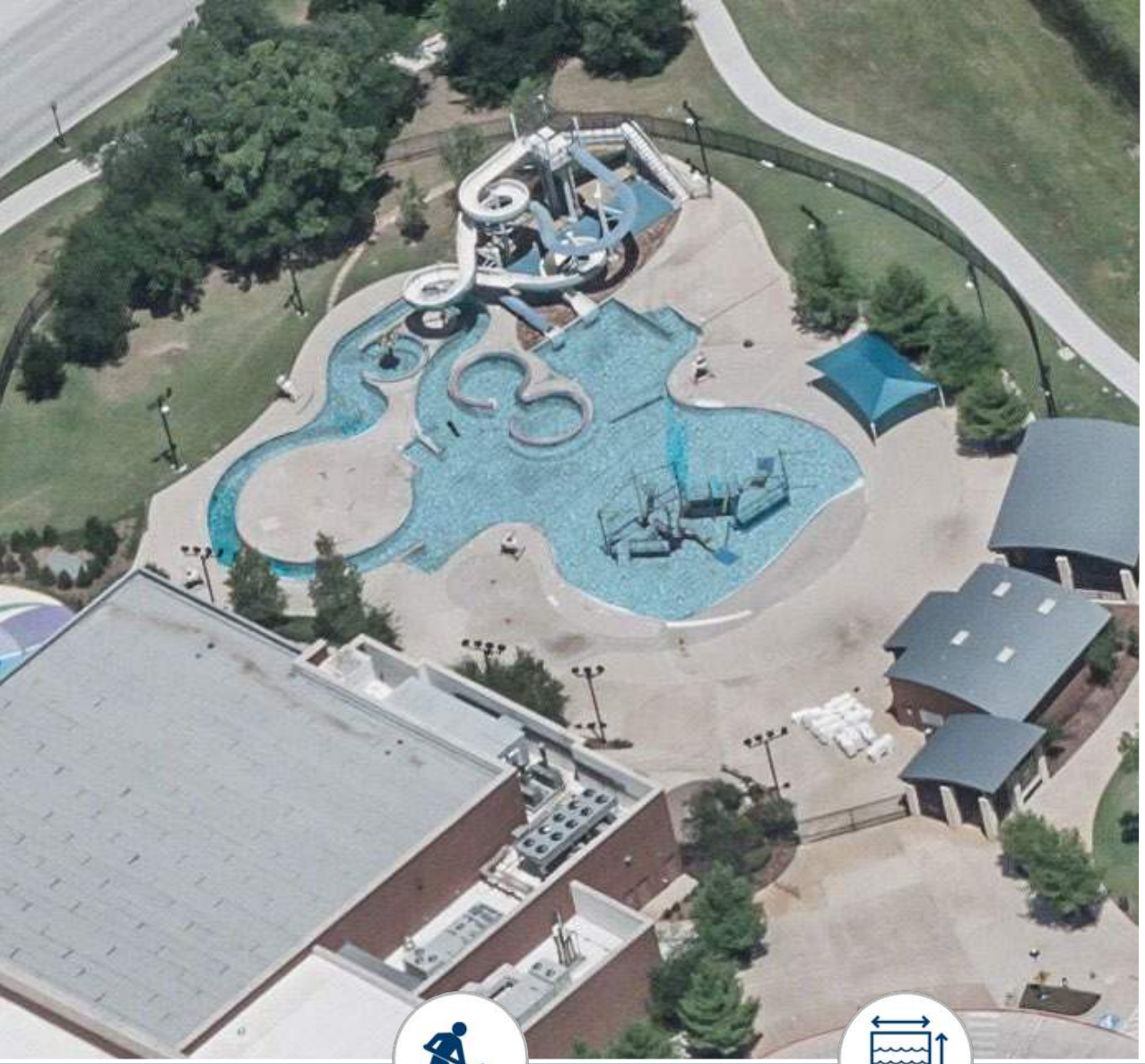
$9M

17,000 SF

$4-$8 Admission

60K – 70K per year

Keller Pointe







$15M

2,500 SF Indoor
5,000 SF Outdoor

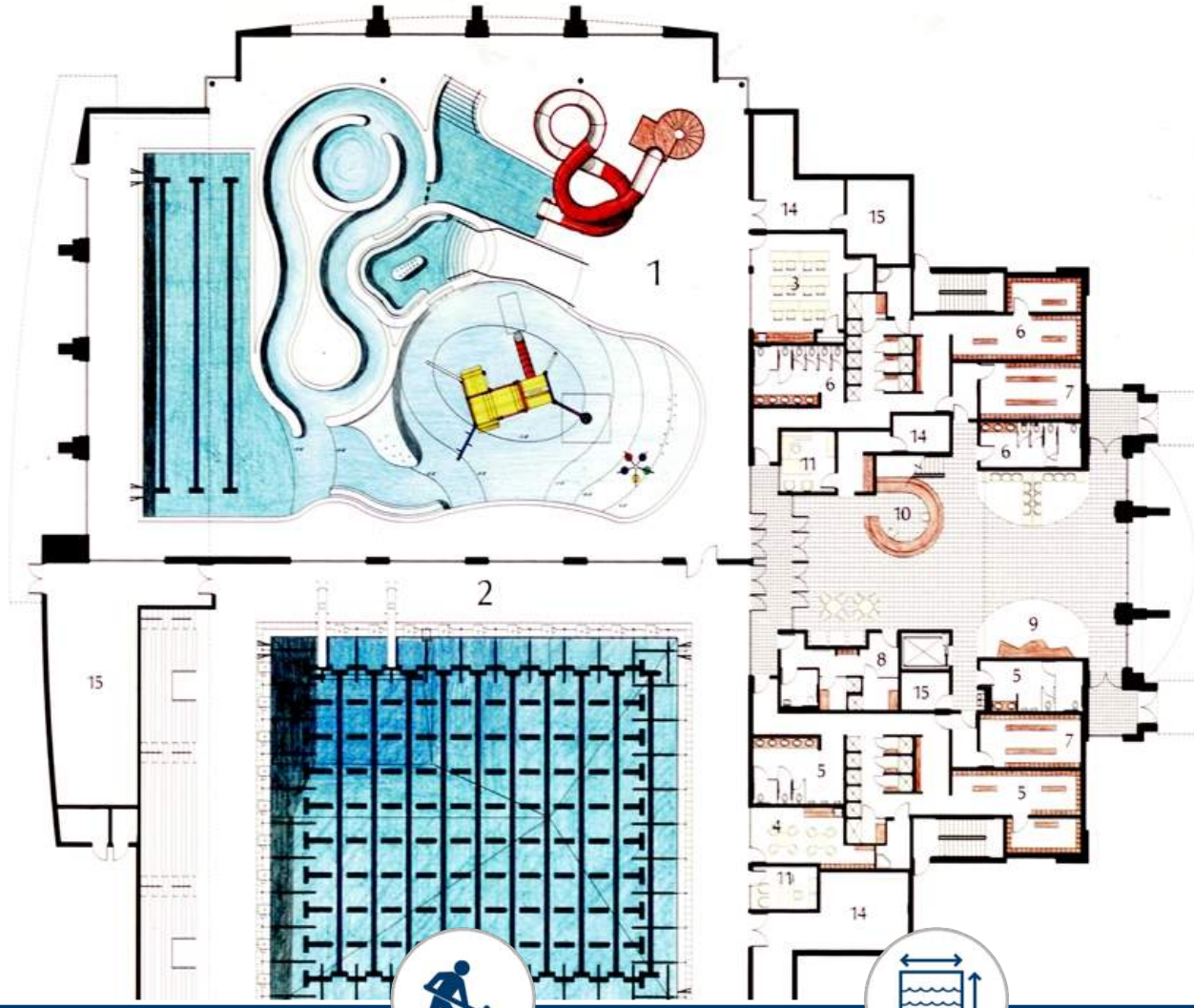
$5 - $10 Admission

25K - 30K per year

Allen Aquatic Center







$20M

6,500 Competitive
7,000 Leisure

$5 Admission

100K per year

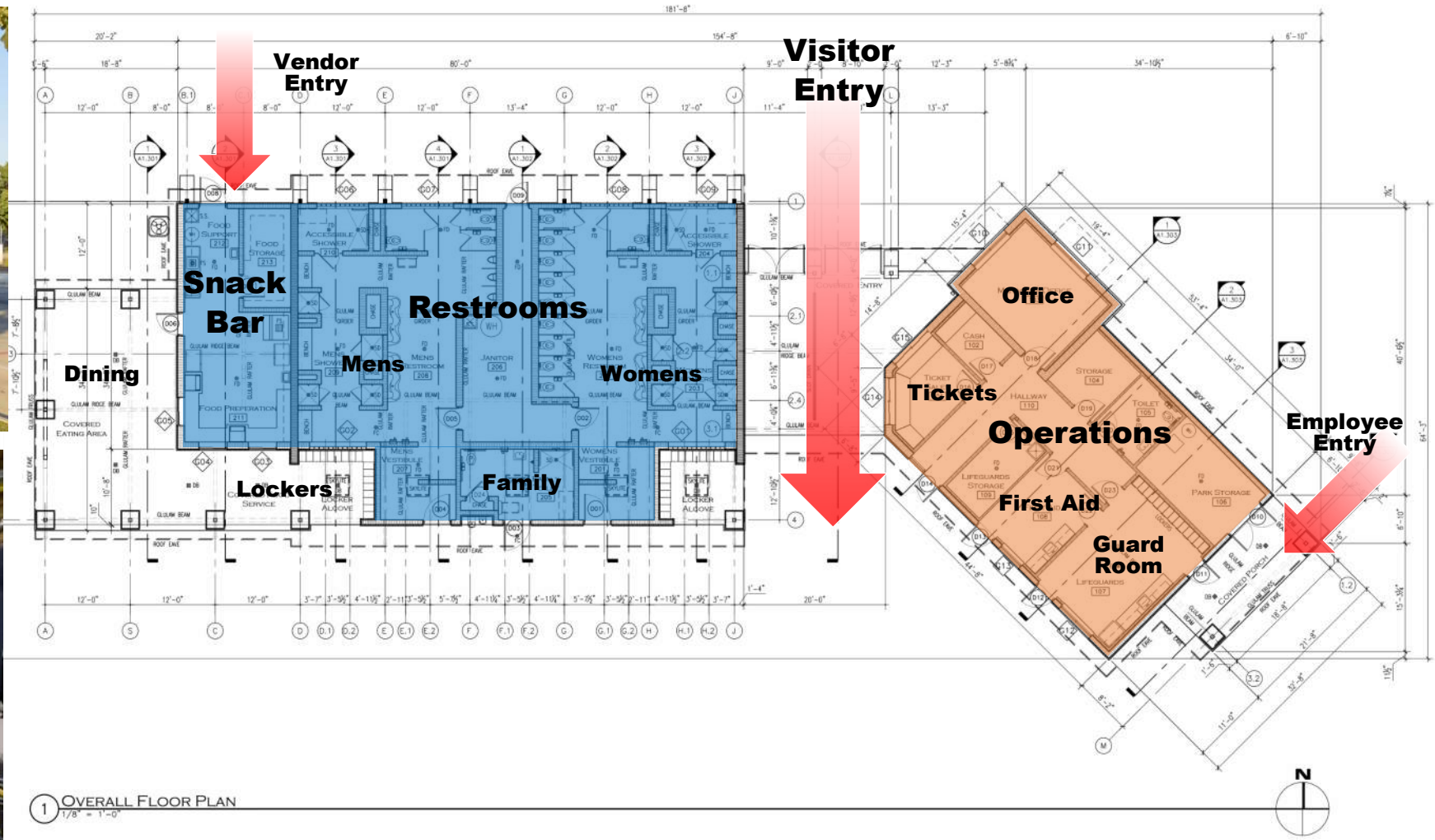


Design Features

Support Structures







Shade


Group Shelters


Custom Structures


Umbrellas


Party Pavilions
SAFARI SPLASH
BIRTHDAY PARTY!
Celebrate your child's birthday
at Safari Splash.
For information, please visit
www.fortworthzoo.org.

Spray Features



Bubblers



Shooters



Sprays

Floatables



Crossing Activity



Log Roll

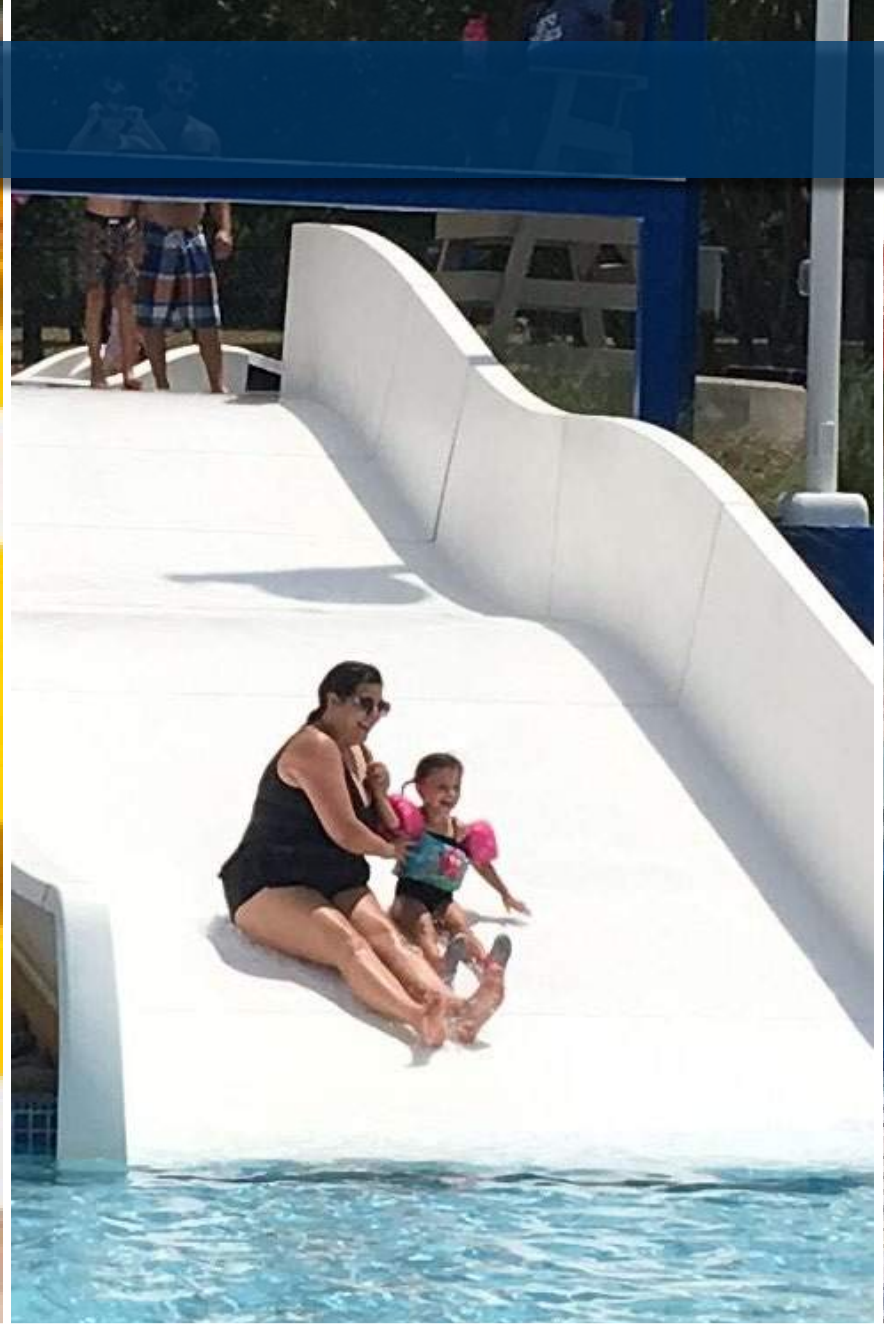


Rafts/Animals

Small Slides



Racer Slide



Family Slide



Theme Slide

Seats and Lounges

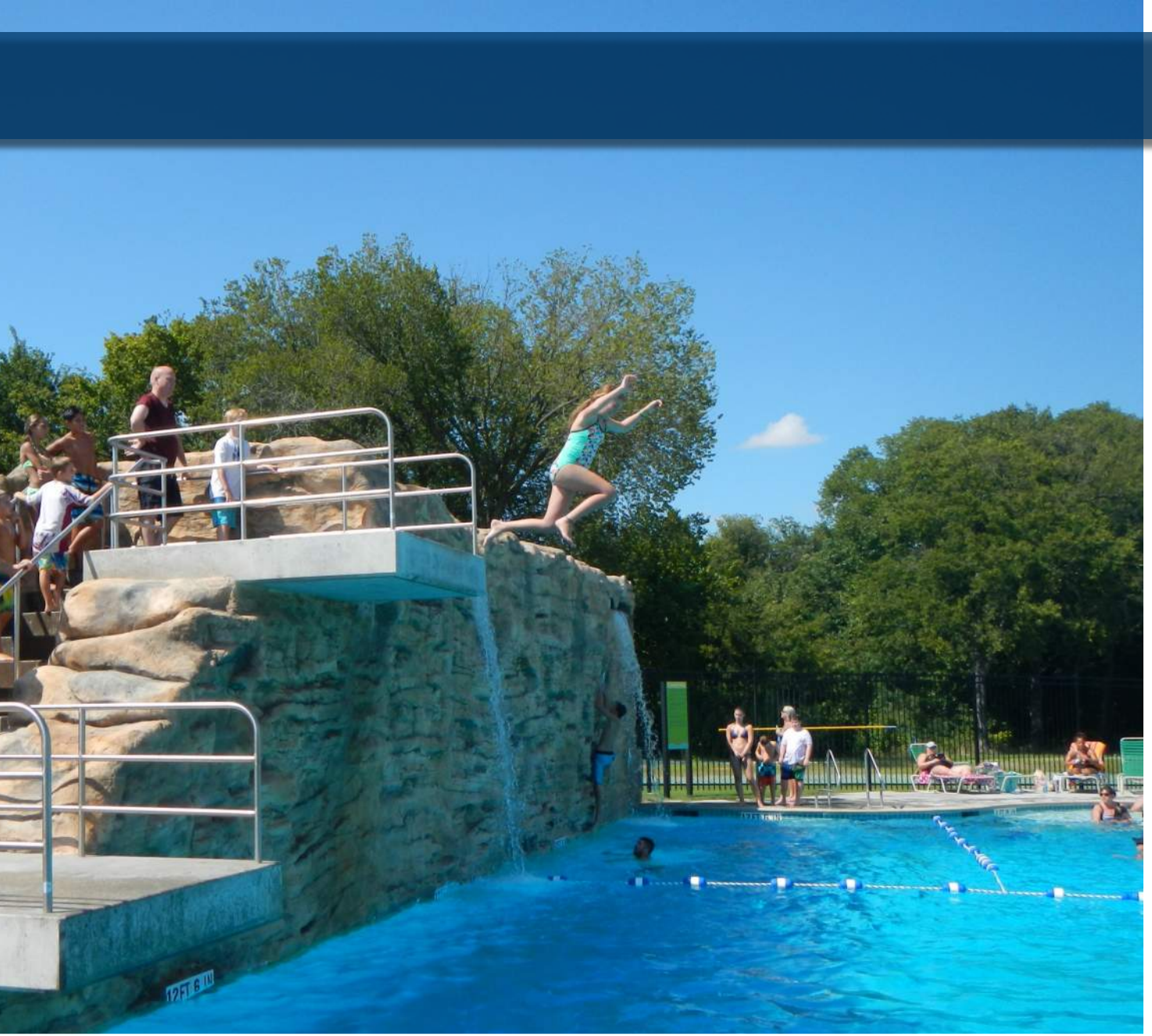


Underwater Seats



Sunning Shelf

Diving

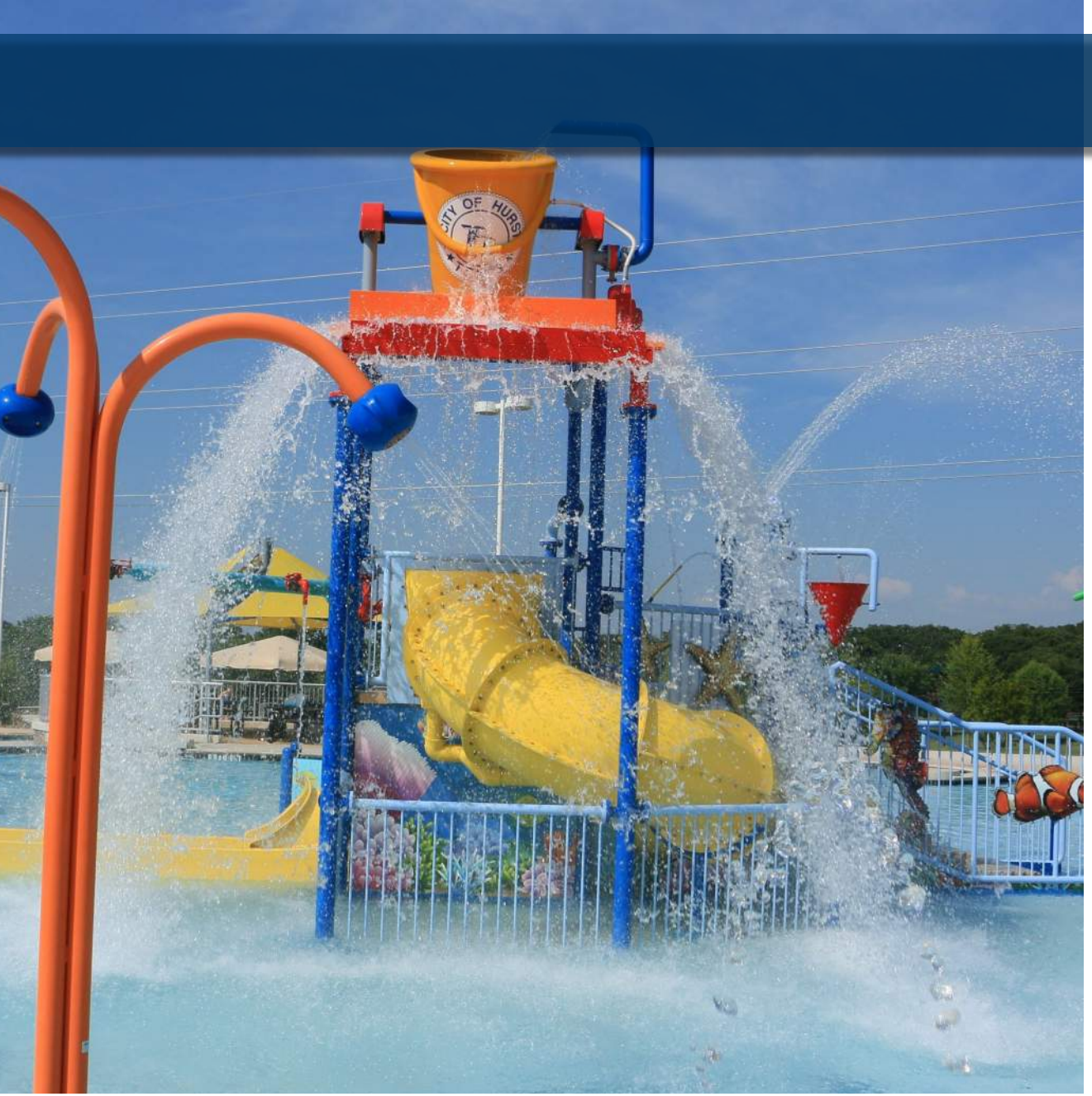


Platforms

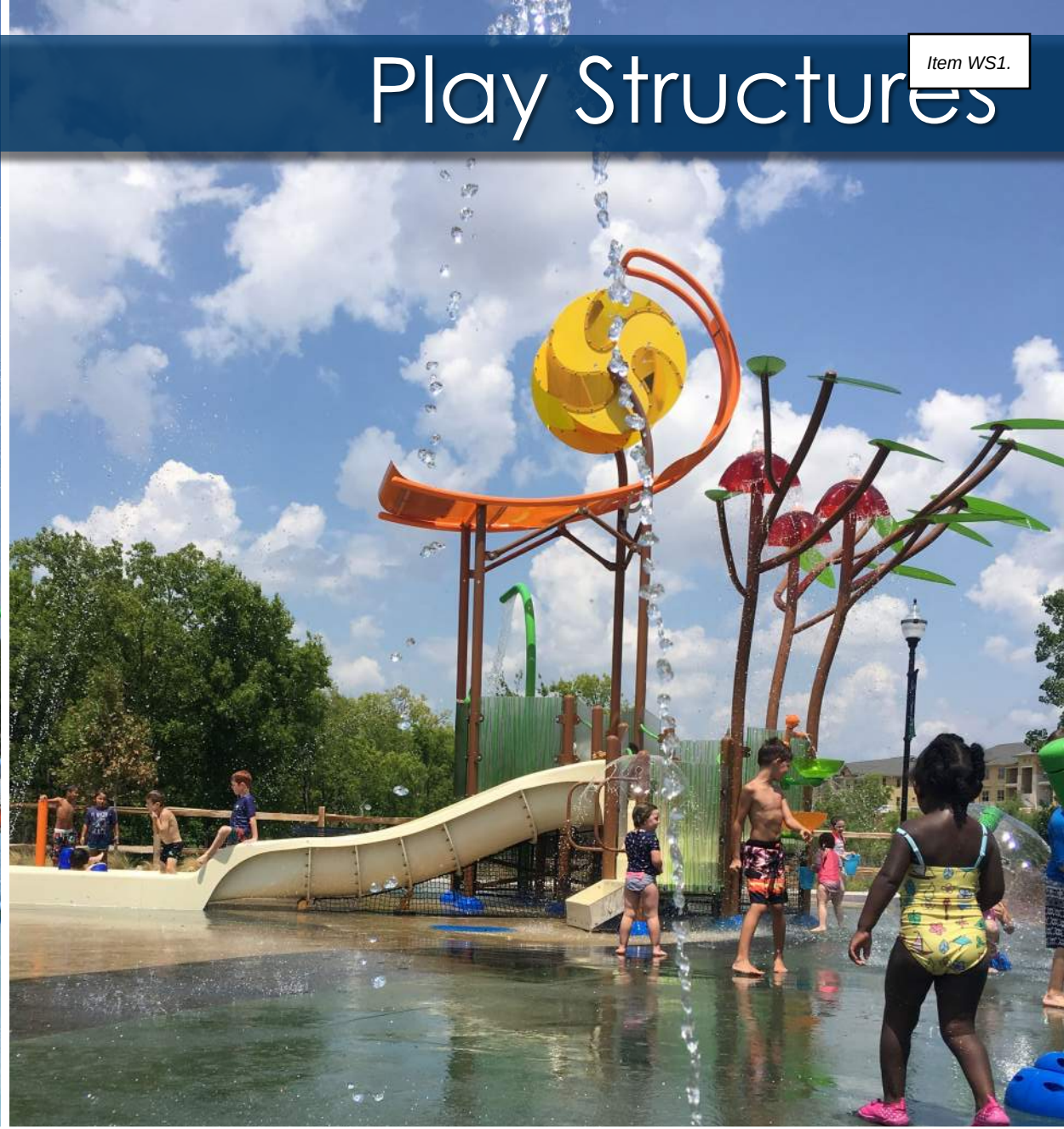


Diving Boards

Play Structures



In Pool



Wet Deck

Beaches



Lazy Rivers







Multi-Slide Towers



Runout Exit



Drop Slide



Family Slide Tower

Signature Slides



Mat Racers



Bowl Slide



Boomerango/Raft Slide

Signature Features



Wave Simulator



Wet Bubble



Climbing Walls



Vision & Goals

CITY OF WYLIE

Vision & Goals



1) What types of facility would be most used and best serve Wylie if built today?

2) What do you look for when choosing a facility to swim?

3) What size of facility is appropriate for Wylie?

4) What initial budget range is appropriate for Wylie?

5) What are Wylie's cost recovery goals? (Break-even, Supplement, Profit)

6) Operations & Maintenance considerations for long-term success.