

Wylie City Council Regular Meeting

March 09, 2021 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

PR1. Recognition for the Smith Public Library being awarded the 2020 Texas Achievement in Library Excellence Award.

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of February 20, 2021 Special Called Emergency Meeting and the February 23, 2021 Regular City Council and Work Session Meeting minutes.
- B. Consider, and act upon, a Final Plat of Brookside Estates establishing 62 residential lots and six HOA lots on 14.599 acres, generally located on Stone Road approximately 1900' east of Kreymer Lane within the City of Wylie's Extra Territorial Jurisdiction.
- C. Consider, and act upon, a Final Plat for Dominion of Pleasant Valley Phase 3, establishing 142 single family residential lots and four open space lots on 49.193 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.
- D. Consider, and act upon, Ordinance No. 2021-14 of the City of Wylie, Texas, altering the prima facie speed limits established for vehicles under the provisions of Transportation Code, Section 545.356 upon Farm to Market Highway No. 2514 or parts thereof, within the incorporate limits of the City of Wylie, as set out in this ordinance; and providing a penalty of a fine not to exceed \$200.00 for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance.
- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of January 31, 2021.
- F. Consider, and act upon, the acceptance of the resignation of Michael McCrossin and appointment of Jacques Loraine III as a new commission member to the City of Wylie Planning and Zoning Commission to fill the term of March 2021 to June 30, 2021.

REGULAR AGENDA

1. Consider, and act upon, the award of RFP #W2020-74-B for Construction Manager At Risk – Guaranteed Maximum Price Construction Agreement to Pogue Construction LLC, for the City of Wylie Fire Station No. 4 in the amount of \$7,074,843.00 and authorizing the City Manager to execute any and all necessary documents.
2. Consider, and act upon, Resolution No. 2021-08(R) providing the City Manager authority related to a utility credit, and city code and policy decisions necessary for issues related to the local, state, and federal emergency declarations related to the severe winter storms in the State of Texas in February 2021.
3. Consider, and act upon, repealing Ordinance No. 2021-06 Continuing or Renewing the Mayor’s Declaration of Local Disaster for a Public Health Emergency to help abate the COVID-19 public health crisis.

WORK SESSION

WS1. Discuss the development of the Monroe property located on Country Club Drive.

WS2. Discuss Wylie Recreation Center revenues.

WS3. Discuss the development of a Citizens Bond Advisory Committee.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

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

ES1. Consider the sale or acquisition of properties located at: FM 544 and Cooper, Regency and Steel, State Hwy 78 and Alanis, State Hwy 78 and Birmingham, and State Hwy 78 & Brown.

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects 2017-10a, 2018-9b, 2020-11b, 2021-1d, 2021-1f, and 2021-2a.

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 March 5, 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.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of February 20, 2021 Special Called Emergency Meeting and the February 23, 2021 Regular City Council and Work Session Meeting minutes.

Recommendation

A motion to approve the February 20, 2021 Special Called Emergency Meeting and the February 23, 2021 Regular City Council and Work Session Meeting minutes.

Discussion

The attached minutes are attached for your consideration.



Wylie City Council

Minutes

Special Called Emergency Meeting

February 20, 2021 – 10:00 a.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Mayor Matthew Porter called the special called emergency meeting to order at 10:00 a.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; Public Information Officer Craig Kelly; and City Secretary Stephanie Storm.

INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Raymond Perry led the invocation and Mayor Porter led the Pledge of Allegiance.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address Council.

REGULAR AGENDA

1. **Consider, and act upon, Ordinance No. 2021-12 of the City of Wylie, Texas extending the Mayor's Declaration of Local Disaster for Winter Weather Emergency due to a Severe Winter Storm; providing the consent of the City Council to the Continuation of the Declaration for a period of thirty (30) days; providing authority for the Mayor to terminate the Disaster Declaration; and providing an effective date.**

Council Comments

Mayor Porter stated that staff is requesting a 30-day extension of the Mayor's Declaration of Local Disaster for Winter Weather Emergency to allow flexibility with purchasing, and to assist as repairs are being made to damaged facilities. Mayor *pro tem* Forrester requested that anyone who received damage, please complete the Damage Assessment Form.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilwoman Arrington, to approve Ordinance No. 2021-12 of the City of Wylie, Texas extending the Mayor’s Declaration of Local Disaster for Winter Weather Emergency due to a Severe Winter Storm; providing the consent of the City Council to the Continuation of the Declaration for a period of thirty (30) days; providing authority for the Mayor to terminate the Disaster Declaration; and providing an effective date. A vote was taken and motion passed 7-0.

Council commended staff, WISD, and local business owners and churches for all the time and work they put in during the winter storm, and the citizens of Wylie for looking out and caring for their neighbors.

READING OF ORDINANCES

City Secretary Storm read the caption to Ordinance No. 2021-12 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Wallis, to adjourn the meeting at 10:09 a.m. A vote was taken and motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

Minutes

Regular Meeting

February 23, 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; Public Works Director Tim Porter; Public Art Coordinator Carole Ehrlich; Library Director Ofilia Barrera; WEDC Executive Director Jason Greiner; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZEN COMMENTS ON NON-AGENDA ITEMS

Members from the Wylie FFA were present to address Council regarding the Wylie Show and Sell that will be held on March 24-27, 2021.

CONSENT AGENDA

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

- A. **Consider, and act upon, approval of February 9, 2021 Regular City Council and Work Session Meeting Minutes.**
- B. **Consider, and act upon, the approval of an Agreement for Ambulance Billing Services between Wylie Fire Department and Paramedics Logistics Operating Company, LLC Plus, and authorizing the City Manager to execute any necessary documents.**

- C. Consider, and act upon, Ordinance No. 2021-13, for a change in zoning from MultiFamily (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. (ZC 2020-17).
- D. Consider, and act upon, a final plat, being a replat of Lot 2 Block A of the Holiday Express Wylie Addition, establishing two commercial lots on 2.988 acres, generally located on the southwest corner of FM 544 and Sanden Boulevard.
- E. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and ABSAR, LLC regarding the use of building materials for property located at 1012 E. Brown Street.
- F. Consider, and act upon, the approval of a vendor application for 1Lt. Robert F. Welch Run for Heroes Lunch event at Olde City Park on April 17, 2021.
- G. Consider, and act upon, the approval of a vendor application for Wylie Baseball and Softball Association equipment swap at Community Park and Founders Park on March 6, 2021.
- H. Consider, and act upon, the approval of a vendor application for Wylie Christian Care Taste of Wylie Event at Olde City Park on May 3, 2021.
- I. Consider, and act upon, accepting a donation to the City in the amount of \$5,779 from the Catholic Foundation of the Estate of Rita and Truett Smith.
- J. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2021.
- K. Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2021.

Council Action

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

REGULAR AGENDA

1. Consider, and act upon, Resolution No. 2021-07(R) establishing a public newspaper of general circulation to be the “Official Newspaper” for the City of Wylie.

Staff Comments

City Secretary Storm addressed Council stating the City of Wylie Home Rule Charter states the City Council shall declare an official newspaper of general circulation in the City. All captions of ordinances, notices and other matters required to be published by the Charter, by City ordinances, or by the constitution and laws of the State of Texas, shall be published in the official newspaper. Staff is requesting Council establish an official newspaper for the City, and included in the packet is information for both the Wylie News and Dallas Morning News.

Council Comments

Mayor Porter confirmed, based on the information provided, the more affordable option for the City would be the Wylie News. Storm stated the publication rates for the Dallas Morning News have not changed the last two years and The Wylie News did increase the legal notices from \$3.05 to \$3.20 but did not increase the classified or display rates. Porter confirmed the Wylie News rate still appeared as the lower rate. City Manager Holsted confirmed that was correct. Mayor *pro tem* Forrester stated he felt the City had better coverage with

the Wylie News rather than the Dallas Morning News as the Dallas Morning News has gone more to an electronic publication where the Wylie News is still doing print and electronic publication. Councilman Mize agreed with the greater circulation in Wylie, the Wylie News is able to reach more City residents.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve Resolution No. 2021-07(R) establishing the Wylie News as the “Official Newspaper” of the City of Wylie. A vote was taken and motion passed 7-0.

2. **Consider, and act upon, a recommendation to the Wylie City Council for the final design “Heart of Wylie” by Shea Ameen and the fabrication of a mural to be located at 104 S. Ballard, Block 4, Lot 3 Keller’s Addition, north-facing exterior wall; and an agreement between the City of Wylie and Collin County Community College (Quad C) in the amount of \$5,000 to provide scholarships to students majoring in art studies, and authorizing the City Manager to execute any necessary documents.**

Staff Comments

Public Arts Coordinator Ehrlich addressed the Council stating the Wylie Public Arts Advisory Board has recommended more art in Wylie’s Historic Downtown area. The idea was to place art where visitors to the downtown area could take a photo or just enjoy the art as they shop. The proposed art would be temporary in nature, low cost, and would allow one project each year. The art chosen this year was Shea Ameen and the art presents a wink at the Wide Awake Wylie with the eye and shows the Heart of Wylie being the City of Wylie. The selection committee highly recommended this design over the other two proposals received. Ehrlich stated the Board would like to get Council’s thought on the art and to see if the Board is proceeding in the right direction.

Ehrlich stated there is a proposed contract with the College; however, the property owners have decided that they do not mind the art being on the wall; however, they do not want to sign a Lease Agreement that would not let them be released from the contract any time after the artwork is fabricated. Ehrlich stated even though the art is temporary in nature, the goal would be for the art to be up at least three to four years. This change would be something the Public Art Board nor Council would be comfortable with; therefore, the board would need to explore the other wall adjacent to the proposed location.

Council Comments

Councilwoman Arrington stated she understands the direction of the Board but felt that not many citizens understand the Heart of Wylie and thought maybe utilizing Wide Awake Wylie with the eye instead. Councilman Strang stated he would like to see an art piece more historical in nature downtown and did not feel it was the correct location for this type of art. Ehrlich responded the idea behind the proposed mural was for it to be fun, used as a photoshoot backdrop, and to be different from the mural on the other side of the wall which is more historical in nature. Mayor *pro tem* Forrester expressed concerns with not having a Lease Agreement in place for the reason that if the art is painted on the wall, the property owner could take it down soon after, if they chose, and placing the mural next to a vacant lot which could later be developed and could potentially cover up the art piece. Forrester stated he thought this very fun painting would fit perfectly near the proposed aquatics center. Mayor Porter asked City Manager Holsted for an update on the vacant lot next to the proposed mural. Holsted stated it is currently going through Planning and Zoning and will come to Council for consideration. Porter asked would there be permanent or temporary structures that could potentially block the artwork. Holsted replied that it could be either permanent or temporary, dependent on what the property owner chooses. Councilman Mize thanked the artist for her submission and stated he liked the bright, vibrant, and fun colors, and gave some suggestions regarding the use of the eye and the meaning for the Heart of Wylie. Mayor Porter thanked the artists for their submissions and expressed concerns with the proposed location with the possibility of the artwork being covered up, and felt this type of artwork would be a great piece by the proposed aquatics center opposed to the downtown historic district. Councilman Wallis stated he appreciated things that bring beauty to the City, enjoyed the fun in the piece of art, and appreciated

the work put into the artwork. He made suggestions regarding the artwork and statements regarding Heart of Wylie and Wide Awake Wylie, expressed concerns with not having a Lease Agreement in place, and agreed the proposed aquatic center would be a good location for this artwork. Councilman Duke expressed concerns with the lack of a Lease Agreement, the possibility of the artwork being covered up, and stated he thought the artwork was beautiful but did not feel it reflects the City of Wylie.

Ehrlich stated based on the feedback this evening, the Board will wait on proceeding with putting the artwork up downtown. Porter and Forrester asked if Council could secure the artwork for future use and proceed with furthering the arts with the scholarship program with the College. Holsted and Ehrlich replied staff could bring back an item for the design and scholarship if that was the Council's desire. The consensus of Council was to bring back an item to secure the design for future use and proceed with the scholarship program with the College.

Erika McIlroy, Art Coordinator for Quad C, Wylie Campus addressed Council thanking them for their consideration of the artwork and the scholarship program, and commended the artist, Shea Ameen, for the hard work put in to create a beautiful piece of art.

Council Action

No action was taken by the City Council.

3. **Hold a Public Hearing, consider, and act upon, a change of zoning from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-01).**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to withdraw this item from consideration. The applicant was requesting to rezone 1.83 acres located on the southwest corner of Brown Street and W.A. Allen Blvd. The property is currently zoned Agricultural and the applicant was requesting to rezone to Townhouse (TH) to allow for townhouse units. The applicant provided a zoning exhibit to demonstrate the feasibility of developing the property under the Townhouse District zoning category. If the zoning was to be approved the zoning exhibit would not have been made as part of the ordinance and a plat would be required before development as it was straight zoning.

Haskins stated during the Planning and Zoning Commission meeting, some concerns voiced by residents included drainage, potential other uses, and visibility. The applicant is willing to screen the area that the citizens had concerns regarding the visibility. The Commission voted 6-0 to recommend disapproval; therefore, a ¾ majority vote by Council would be required to approve. The applicant requested to withdraw this item at that time, but would still like Council's input.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 6:41 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 6:41 p.m.

Council Comments

Mayor *pro tem* Forrester stated he understood the concerns regarding visibility and privacy, and felt that putting a green screen up would not be enough of a screen to block the visibility, and stated he was not sure if this was the right location for the townhomes. Councilman Mize stated he understood the concerns regarding the visibility and privacy, but felt the creation of a green screen could potentially resolve some of the concerns.

Councilman Strang stated he would like to have additional information on the type of trees, how mature, and how tall that would be used for the green screen stating he had concerns that the trees would need to be tall and during winter, most trees lose their leaves and therefore, there would be no screen during that time. Councilmen Wallis and Duke, Councilwoman Arrington agreed with Forrester regarding the use of the property for townhomes, and agreed with Strang regarding the height of the trees and the losing its leaves and there being no green screen for months at a time. Mayor Porter expressed he felt there would need to be a lot of specificity around a planned development and also expressed concerns with the type of tree and height of tree used for the green screen, the volume of the townhomes being right at what is allowable, and allowing the southern neighbors to have input.

Applicant Comments

The applicant addressed Council stating he will make a good quality home if given the opportunity.

Council Action

A motion was made by Councilman Mize, seconded by Mayor *pro tem* Forrester, to accept the request to withdraw the item. A vote was taken and motion passed 7-0.

Mayor Porter convened the Council into a brief recess at 6:53 p.m.

Mayor Porter convened the Council into Work Session at 6:59 p.m.

WORK SESSION

WS1. Downtown Study Presentation.

Public Information Officer Kelly addressed Council stating staff has been working with members of the community and North Central Texas Council of Governments (NCTCOG) regarding the downtown study.

Shawn Conrad, representing NCTCOG addressed Council (virtually) give a presentation addressing the project background, NCTCOG's role, project overview and goals, project schedule and activities to date; existing conditions including the current traffic and pedestrian safety conditions, current roadway configuration, concepts for roadway reconfiguration, parking conditions, parking availability, wayfinding and signage, land-use and zoning, and lighting; public engagement and prioritizing goals including stakeholder and community engagement, community survey results, and prioritizing goals; and recommendations and implementation strategies including highlighted areas.

Mayor Porter expressed concerns with the length of the parking spaces, parallel parking, the area to drive down Ballard, and the need to be realistic with future plans understanding what spaces are truly available and would not be developed in the future. He agreed something needs to be done for pedestrian access on the sidewalks in front of the businesses but added it will need to include an examination of one-way streets or give up parking in order to make it safe. He agreed infrastructure need to be first and foremost but need to make sure the infrastructure is for long term usage. Mayor *pro tem* Forrester stated a traffic impact analysis (TIA) would be important to see what best works as we begin to develop the plan. Forrester expressed it is important to keep the "pearl" of downtown Wylie; to maintain the look and feel of downtown, and to look at expanding the downtown historic district to help create greenspace and walkability. Forrester added lighting and signage need to be a package with branding for the downtown. Councilwoman Arrington stated losing any parking on Ballard will be detrimental to daytime traffic as shoppers prefer convenience when going into a business, and expressed concerns with the space allotted for large vehicles and parallel parking. Councilman Wallis stated infrastructure needs to be the first focus because without it we won't bring business in and offer walkability. Wallis stated parallel parking can be done, but with the width proposed it is narrow, agreed the TIA is something we need to look into to see if it is feasible, stated adding signage can help direct users where to park, and agree that we have to plan for the spaces that maybe developed later. Wallis and Porter questioned why maintaining historic character and create a beautiful place is low on the priority list in the study when

83% of citizens said they liked that about downtown, and emphasized that we need to keep at least keep that as a middle goal. Councilman Mize agreed maintaining a small town feel is important to residents, expressed that we need do everything we can to maintain two way streets as one way streets are more car centric and by moving to them we begin to replicate larger cities, stated accessibility is important and we need to ensure downtown is welcoming to everyone by moving towards ADA compliance so that anyone can feel welcome, stated safety is important and we need to invest in safety devices and infrastructure to ensure we give pedestrians the priority to cross the streets, expressed we need to do everything we can to increase walkability, possibly include access for bicycles and increase signage and markings on the road that remind drivers that bicycles have the same usage as vehicles do, liked the idea of the creation of additional green space, agreed with adding signage for parking and letting drivers know other options for parking which could be a potential investment for the businesses, and possibly adding designated biking lanes on side streets where there is less emphasis on parking. Mayor Porter stated adding green space for the Brown House project would be a great item to highlight in the future, and as we move forward, we should look at the potential funding from new developments to dedicate towards this project. Porter agreed the TIA would be one of the first steps in order to move forward and include projections given for the expansion of Parker Rd. and the redevelopment of Brown and 78 as both projects will increase traffic.

Bobby Heath, with the Downtown Merchants Association, addressed Council stating he was excited to see the plans move forward and look forward to working with the City.

Council expressed appreciation of the hard work put into this study and thanked everyone involved.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 7:52 p.m.

READING OF ORDINANCES

City Secretary Storm read the caption to Ordinance No. 2021-13 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Mize, to adjourn the meeting at 7:53 p.m. A vote was taken and motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat of Brookside Estates establishing 62 residential lots and six HOA lots on 14.599 acres, generally located on Stone Road approximately 1900' east of Kreymer Lane within the City of Wylie's Extra Territorial Jurisdiction.

Recommendation

Motion to approve a Final Plat of Brookside Estates establishing 62 residential lots and six HOA lots on 14.599 acres, generally located on Stone Road approximately 1900' east of Kreymer Lane within the City of Wylie's Extra Territorial Jurisdiction.

Discussion

OWNER: Oak National Holdings, LLC

APPLICANT: Engineering Concepts

The applicant has submitted a Final Plat for Brookside Estates. The property is located outside of the city limits within the ETJ. The preliminary plat for this development was approved in December 2019.

The plat consists of 62 residential lots and six open space lots and conforms to the approved preliminary plat.

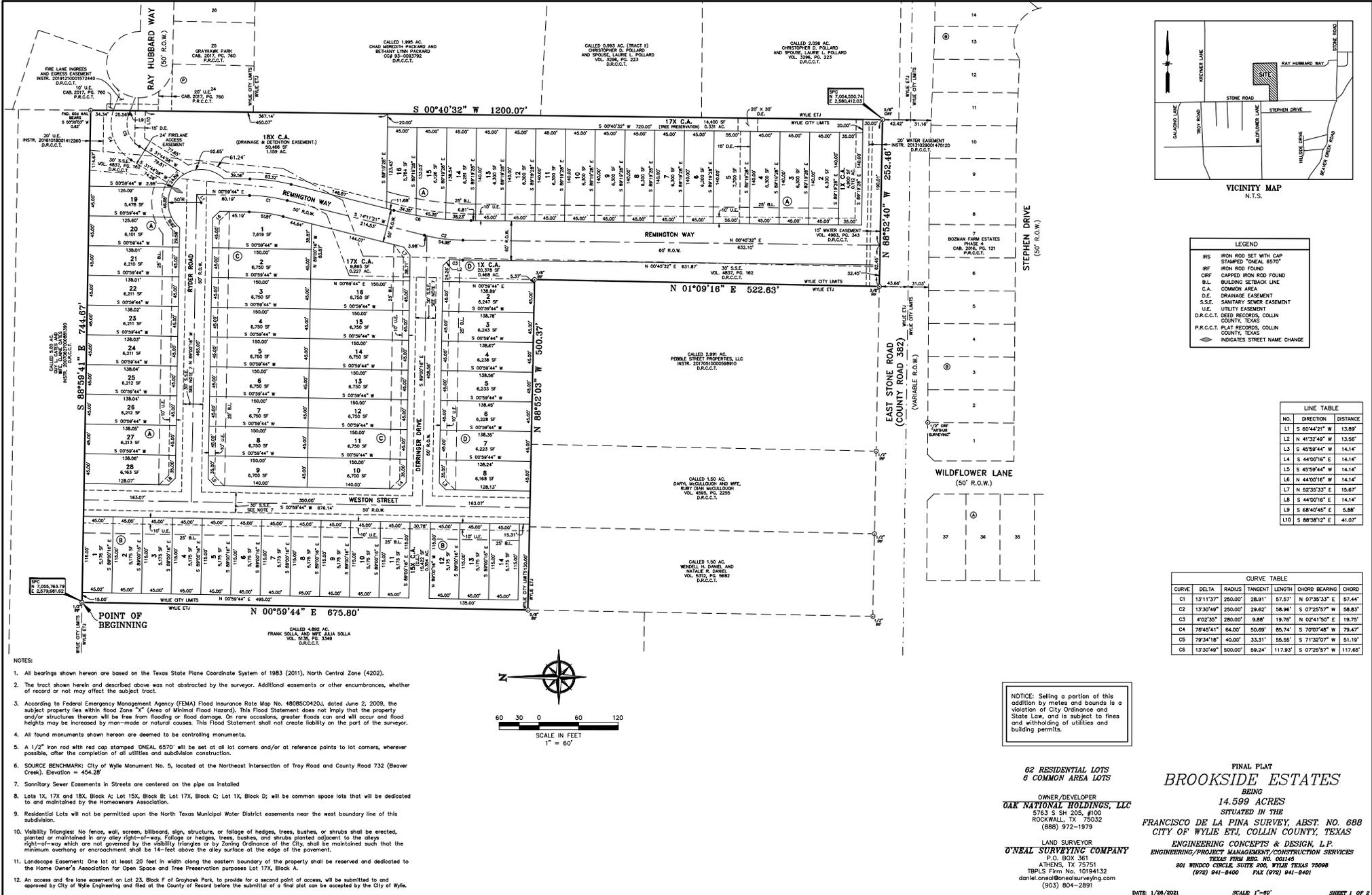
The plat shall dedicate the necessary rights-of-way and utility easements. All open space lots are owned and maintained by the H.O.A. A 24' firelane access easement connecting to Ray Hubbard Way in the Grayhawk Addition is provided on the plat and serves as the second point of access for fire and safety vehicles.

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

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

P&Z Commission Discussion

The Planning and Zoning Commission on February 16, 2021 was cancelled due to severe weather and no action was taken on this item. The plat is recommended for approval through non-action.



VICINITY MAP
N.T.S.

LEGEND

- IRS IRON ROD SET WITH CAP
- IRF IRON ROD FOUND
- CRF CAPSED IRON ROD FOUND
- BL BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ◊ INDICATES STREET NAME CHANGE

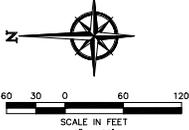
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 20°44'21" W	13.89'
L2	N 41°32'49" W	13.95'
L3	S 45°52'44" W	14.14'
L4	S 44°50'16" E	14.14'
L5	S 45°52'44" W	14.14'
L6	N 44°50'16" E	14.14'
L7	N 82°33'33" E	15.67'
L8	N 44°50'16" E	14.14'
L9	S 84°45'45" E	5.88'
L10	S 88°38'12" E	41.07'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	131°11'37"	290.00'	28.91'	57.67'	N 07°35'13" E	57.44'
C2	13°30'48"	250.00'	29.62'	58.96'	S 07°25'57" W	58.83'
C3	47°02'35"	280.00'	9.88'	19.76'	N 02°41'50" E	19.75'
C4	74°45'41"	64.00'	50.69'	85.74'	S 70°07'48" W	79.47'
C5	79°34'18"	40.00'	33.31'	55.95'	S 71°32'07" W	51.19'
C6	13°30'48"	500.00'	59.24'	117.93'	S 07°25'57" W	117.65'

- NOTES:**
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
 - The tract shown herein and described above was not obstructed by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
 - According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48085C0420J, dated June 2, 2009, the subject property lies within Flood Zone "X" (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
 - All found monuments shown hereon are deemed to be controlling monuments.
 - A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
 - SOURCE BENCHMARK: City of Wylie Monument No. 5, located at the Northeast Intersection of Troy Road and County Road 732 (Beaver Creek). Elevation = 454.28'
 - Sanitary Sewer Easements in Streets are centered on the pipe as installed
 - Lots 1X, 17X and 18X, Block A; Lot 15X, Block B; Lot 17X, Block C; Lot 1X, Block D; will be common space lots that will be dedicated to and maintained by the Homeowners Association.
 - Residential Lots will not be permitted upon the North Texas Municipal Water District easements near the west boundary line of this subdivision.
 - Visibility Triangles: No fence, wall, screen, billboard, sign, structure, or foliage of hedges, trees, bushes, or shrubs shall be erected, planted or maintained in any alley right-of-way. Foliage of hedges, trees, bushes, and shrubs planted adjacent to the alley right-of-way which are not governed by the visibility triangles or by Zoning Ordinance of the City, shall be maintained such that the minimum overhang or encroachment shall be 14-feet above the alley surface at the edge of the pavement.
 - Landscaping Easement: One lot at least 20 feet in width along the eastern boundary of the property shall be reserved and dedicated to the Home Owner's Association for Open Space and Tree Preservation purposes Lot 17X, Block A.
 - An access and fire lane easement on Lot 23, Block F of Grayhoks Park, to provide for a second point of access, will be submitted to and approved by City of Wylie Engineering and filed at the County of Record before the submittal of a final plat can be accepted by the City of Wylie.



NOTICE: 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.

**62 RESIDENTIAL LOTS
6 COMMON AREA LOTS**

**FINAL PLAT
BROOKSIDE ESTATES
BEING
14.599 ACRES
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
CITY OF WYLIE ETI, COLLIN COUNTY, TEXAS**

OWNER/DEVELOPER
OAK NATURAL HOLDINGS, LLC
5783 S SH 205, #100
ROCKWALL, TX 75082
(888) 972-1979

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
P.O. BOX 361
ATHENS, TX 75751
TELEPHONE NO. 10194132
daniel.oneal@onealsurveying.com
(903) 804-2891

ENGINEERING/PRODUCT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 00164
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 1/28/2021

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, OAK NATIONAL HOLDINGS, LLC, BEING THE OWNER of a 14.599 acre tract of land situated in the Francisco de la Pina Survey, Abstract 688, Collin County, Texas and being that certain 14.599 acre tract of land described in a Correction Deed to Oak National Holdings, LLC, as recorded instrument 20190812000969290, Deed Records, Collin County, Texas (DRCCCT), said 14.599 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of the above mentioned 14.599 tract, some being the Northeast corner of a called 4.892 acre tract of land described to Frank Solis and wife, Julia Solis, as recorded in Volume 5135, Page 3349, DRCCCT, some being in the south line of a called 5.00 acre tract of land described to Guy L. Gates and wife, Elaine Gates, as recorded in instrument 20070627000881390, DRCCCT;

THENCE South 88 degrees 59 minutes 41 seconds East, a distance of 744.67 feet to the Northeast corner of said 14.599 acre tract, some being the southeast corner said 5.00 acre tract and also being in the West line of Grayhawk Park, an addition to the City of Wylie, Collin County, Texas, according to the plat recorded in instrument Cabinet 2017, Page 760, Plat Records, Collin County, Texas (PRCCT), from which a 60d nail found bears South 00 degrees 35 minutes 03 seconds West, a distance of 0.65 feet.

THENCE South 00 degrees 40 minutes 32 seconds West, along the west line of said Grayhawk Park, the west line of a called 1.995 acre tract of land described to Chad Meredith Packard and Bethany Lynn Packard, as recorded in County Clerk file 93-003792, DRCCCT, the west line of a called 0.993 acre tract of land to Christopher D. Pollard and spouse, Laurie L. Pollard as recorded in Volume 3296, Page 223, DRCCCT, and the west line of a called 2.026 acre tract of land to Christopher D. Pollard and spouse, Laurie L. Pollard, as recorded in Volume 3296, Page 223, DRCCCT, a distance of 1200.07 feet to a 5/8-inch iron rod with cap (sagable) found at the Southeast corner of said 14.599 acre tract, some being in the existing North right-of-way line of East Stone Road, also known as County Road 382, a variable width right-of-way.

THENCE North 88 degrees 52 minutes 40 seconds West, along the existing North right-of-way line of said East Stone Road, a distance of 252.46 feet to a 3/8-inch iron rod found at the Southerly Southwest corner of said 14.599 acre tract, some being the Southeast corner of a called 2.991 acre tract of land to Pebble Street Properties, LLC, as recorded in instrument 2017051000598910, DRCCCT;

THENCE North 01 degree 09 minutes 16 seconds East, a distance of 522.63 feet to a 3/8-inch at an interior corner of said 14.599 acre tract, some being the Northeast corner of said 2.991 acre tract;

THENCE North 88 degrees 52 minutes 03 seconds West, continuing with the north line of said 2.991 acre tract, the north line of a called 1.50 acre tract of land to Doryl McCullough and wife, Ruby Dian McCullough as recorded in Volume 4595, Page 2255, DRCCCT, and the north line of a called 1.50 acre tract of land described to Wendell H. Daniel and Natalie R. Daniel, as recorded in Volume 5312 Page 5682, DRCCCT, a distance of 500.37 feet to a 5/8-inch iron rod with cap found at the northerly southwest corner of said 14.599 acre tract, some being the Northwest corner of the last mentioned 1.50 acre Wendell H. Daniel tract, and also being in the east line of the above mentioned 4.892 acre tract;

THENCE North 00 degrees 59 minutes 44 seconds East, along the east line of said 4.892 acre tract, a distance of 675.80 feet to the POINT OF BEGINNING AND CONTAINING 14.599 acres or 635,944 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL HOLDINGS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as BROOKSIDE ESTATES, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-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.

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 the ___ day of _____, 2021.

By: Kevin Webb, Vice President of Land
Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.



DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel C. O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

"RECOMMENDED FOR APPROVAL"

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

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas
Date

"ACCEPTED"

Mayor, City of Wylie, Texas
Date

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 211.8 of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of BROOKSIDE ESTATES, an addition to the City of Wylie was submitted to the City Council on the ___ day of _____, 2021 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed.

Witness my hand this ___ day of _____, A.D., 2021.

City Secretary
City of Wylie, Texas

62 RESIDENTIAL LOTS
6 COMMON AREA LOTS

OWNER/DEVELOPER
OAK NATIONAL HOLDINGS, LLC
5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972-1979

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
P.O. BOX 361
ATHENS, TX 75751
TSP/LS Firm No. 10184132
daniel.oneal@onealandsurveying.com
(903) 804-2891

FINAL PLAT
BROOKSIDE ESTATES
BEING
14.599 ACRES
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
CITY OF WYLIE ETI, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM NO. 001145
801 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75088
(972) 941-8400 FAX (972) 941-8401

DATE: 1/28/2021 SCALE: 1"=60' SHEET 2 OF 2



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Dominion of Pleasant Valley Phase 3, establishing 142 single family residential lots and four open space lots on 49.193 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Recommendation

Motion to approve a Final Plat for Dominion of Pleasant Valley Phase 3, establishing 142 single family residential lots and four open space lots on 49.193 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Phase 3 of the Dominion of Pleasant Valley Planned Development Ordinance No. 2020-54. This final plat is a portion of the Dominion of Pleasant Valley preliminary plat approved in November 2018.

The plat consists of 142 residential lots and four open space lots and conforms to the preliminary plat.

The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-3 of the Dominion of Pleasant Valley Development there are 557 residential lots leaving 547 residential lots that can be developed in future phases which is keeping with the PD Conditions.

The plat dedicates the necessary rights-of-way and utility easements. 28' of R.O.W is dedicated for the future widening of Pleasant Valley Road. All open space lots are dedicated to the City of Wylie and maintained by the H.O.A.

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

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

P&Z Commission Discussion

The Planning and Zoning Commission meeting on February 16, 2021 was cancelled due to severe weather and no action was taken on this item. The plat is recommended for approval through non-action.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE THREE
55.669 acres

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 201300334379 and Document No. 201300334380, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northwesterly line of Pleasant Valley Road, a variable width right-of-way, for the most easterly northeast corner of said Wylie DPV Limited Partnership tract recorded in Document No. 201300334380;

THENCE South 44 degrees 41 minutes 00 seconds West, with said northwesterly line, a distance of 1,842.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set at the intersection of said northwesterly line with the east line of Dominion Drive, a variable width right-of-way;

THENCE Northwesterly, with said east line, the following six (6) courses and distances:

North 45 degrees 17 minutes 15 seconds West, leaving said northwesterly line, a distance of 244.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner at the beginning of a curve to the left having a central angle of 23 degrees 32 minutes 31 seconds, a radius of 470.00 feet and a chord bearing and distance of North 57 degrees 03 minutes 32 seconds West, 191.76 feet;

Northwesterly, with said curve to the left, an arc distance of 193.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner;

North 68 degrees 49 minutes 48 seconds West, a distance of 346.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner at the beginning of a curve to the right having a central angle of 69 degrees 26 minutes 46 seconds, a radius of 410.00 feet and a chord bearing and distance of North 34 degrees 06 minutes 26 seconds West, 467.08 feet;

Northerly, with said curve to the right, an arc distance of 496.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner;

North 00 degrees 36 minutes 56 seconds East, a distance of 257.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner at the beginning of a curve to the left having a central angle of 15 degrees 01 minutes 11 seconds, a radius of 360.00 feet and a chord bearing and distance of North 06 degrees 53 minutes 40 seconds West, 94.10 feet;

Northerly, with said curve to the left, an arc distance of 94.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner;

THENCE North 57 degrees 41 minutes 47 seconds East, leaving said east line, a distance of 1,482.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner in the northeast line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334380;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 527.90 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 04 minutes 56 seconds East, continuing with said northeast line, a distance of 689.02 feet to the POINT OF BEGINNING and containing 55.669 acres or land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 3, in 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 uses 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 subordinated to the public's and City of Wylie's use thereat.

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 of any time procuring permission from anyone.

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

WITNESS MY HAND this _____ day of _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP

By: _____
 Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

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

**FOR REVIEW PURPOSES ONLY. PRELIMINARY,
 THIS DOCUMENT SHALL NOT BE RECORDED
 FOR ANY PURPOSE.**

RYAN S. REYNOLDS, R.P.L.S.
 Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

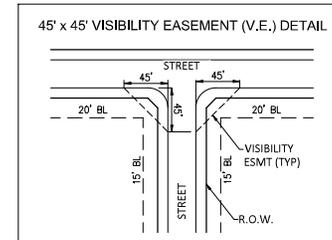
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.



"RECOMMENDED FOR APPROVAL"	
Chairman, Planning & Zoning Commission City of Wylie, Texas	Date _____
"APPROVED FOR CONSTRUCTION"	
Mayor City of Wylie, Texas	Date _____
"ACCEPTED"	
Mayor City of Wylie, Texas	Date _____
The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 3, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat 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, City of Wylie, Texas	

"FOR CONSTRUCTION ONLY"

FINAL PLAT

**DOMINION OF
 PLEASANT VALLEY
 PHASE 3
 49.193 ACRES**

LOTS 2-27, BLOCK Y; LOTS 1-15, BLOCK W;
 LOTS 1-27, BLOCK X; LOTS 1-23, BLOCK Y;
 LOTS 1-29 BLOCK Z; LOTS 1-22, BLOCK BB;
 142 SINGLE FAMILY LOTS
 4 OPEN SPACES/COMMON AREAS
 OUT OF THE
 GUADALUPE DE LOS SANTOS SURVEY,
 ABSTRACT NO. 1384 (DALLAS COUNTY)
 CITY OF WYLIE
 DALLAS COUNTY, TEXAS
 08 February 2021
 SHEET 2 OF 2



Owner/Applicant:
 Wylie DPV Limited Partnership
 c/o Team Phillips, Inc.
 1914 Skillman Street, Suite 110-310
 Dallas, Texas 75206
 Phone: 214-535-1758
 Contact: Nancy E. Phillips
 Email: nancy@teamphillipsinc.com
 Engineer/Surveyor:
 J. Volk Consulting, Inc.
 830 Central Parkway East, Suite 300
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Jay Volk
 Email: jay.volk@jvolkconsulting.com



Wylie City Council

AGENDA REPORT

Department: Public Works
Prepared By: Tim Porter

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2021-14 of the City of Wylie, Texas, altering the prima facie speed limits established for vehicles under the provisions of Transportation Code, Section 545.356 upon Farm to Market Highway No. 2514 or parts thereof, within the incorporate limits of the City of Wylie, as set out in this ordinance; and providing a penalty of a fine not to exceed \$200.00 for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance.

Recommendation

A motion to approve Ordinance No. 2021-14 of the City of Wylie, Texas, altering the prima facie speed limits established for vehicles under the provisions of Transportation Code, Section 545.356 upon Farm to Market Highway No. 2514 or parts thereof, within the incorporate limits of the City of Wylie, as set out in this ordinance; and providing a penalty of a fine not to exceed \$200.00 for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance.

Discussion

The attached ordinance is the result of a speed study recently performed by the Texas Department of Transportation (TxDOT) recommending an increase to the speed of FM 2514 (western City Limit to FM 1378) from forty-five (45) miles per hour to fifty-five (55) miles per hour. Both the City of Parker and City of Lucas have been requested by TxDOT to adopt similar ordinances, with Lucas adopting.

The approved Ordinance will be forwarded to TxDOT. They have agreed to install all necessary signage in the subject area once the Ordinance is signed.

ORDINANCE NO. 2021-14

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM TO MARKET HIGHWAY NO. 2514 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF WYLIE, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City of Wylie, Texas, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

WHEREAS, the City Council of the City of Wylie, Texas ("Wylie") finds it is necessary for the protection and safety for the citizens of Wylie to declare a reasonable and prudent speed for Farm to Market Highway No. 2514 from the western City Limits to Farm to Market Highway No. 1378 as set forth in the study attached hereto as Exhibit "A" and incorporated for all purposes as if fully set forth herein.

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Establishment of Prima Facie Speed. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits for Farm to Market Highway No. 2514 proceeding from the west City Limits to Farm to Market Highway No. 1378 shall be set forth in the study attached hereto as Exhibit "A" and incorporated for all purposes as if fully set forth herein.

SECTION 3: Placement of Signs. The City Manager or his/her designated representative is hereby authorized and directed to cause the placement of signs on Farm to Market Highway No. 2514 proceeding from the west City Limits to Farm to Market Highway No. 1378 indicating the maximum speed allowed. The signs shall be placed at the most advantageous points to be

conspicuous to approaching vehicular traffic. The sign shall be permanently affixed to a stationery post or installed on permanent buildings or walls or as approved by the City Manager or his/her designated representative. The sign shall in no way be obstructed from view, and shall comply with applicable state laws.

SECTION 4: Savings/Repealing Clause. 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 5: Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional 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. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6: Penalty Provision. Any person violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum of not less than One Dollar (\$1.00) nor more than Two Hundred Dollars (\$200.00). Wylie retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7: Effective Date. This Ordinance shall be effective upon its passage and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas,
on this 9th day of March, 2021.

Matthew Porter, Mayor

ATTESTED TO AND AS TO FORM:

Stephanie Storm, City Secretary

Date of Publication in *The Wylie News* - March 17, 2021

EXHIBIT "A"



4777 EAST US HIGHWAY 80, MESQUITE, TEXAS 75150-6643 | 214-320-6100 | WWW.TXDOT.GOV

February 10, 2021

Control: 2679-02
Highway: FM 2514
County: Collin

Mr. Chris Holsted
City Manager,
City of Wylie
300 Country Club Rd., Building 100, 1st Floor
Wylie, TX 75098

Subject: Speed Zones

Dear Mr. Holsted:

Attached for your information and handling is a computer printout of the speed zone study on FM 2514 in the City of Wylie. The speed zone study was done after the completion of reconstruction project and shows that the recommended speeds correspond to the speeds at which the normal and prudent driver is driving under the existing conditions.

To proceed with the changing of the speed limits, TxDOT requires a signed city ordinance matching the zones on the speed study. To assist the City in the preparation of the ordinance, a sample speed zone ordinance has been attached to serve as a guide. Please forward the signed ordinance to our office by March 28, 2021 for further processing. Upon receipt of the ordinance from the City of Wylie, TxDOT will furnish and install the necessary signs at the proper locations. Should the City already have an ordinance on file that matches the limits shown on the study, please forward a copy of that to our office for our records.

If we may be of further assistance, please feel free to contact Bahman Afsheen, P.E. at the above address or by telephone at 214-320-6229.

Sincerely,

DocuSigned by:
Felicia R. Cortez, P.E.

C8FFCD8CB22A43D
Felicia R. Cortez, P.E.
District Traffic Engineering Supervisor

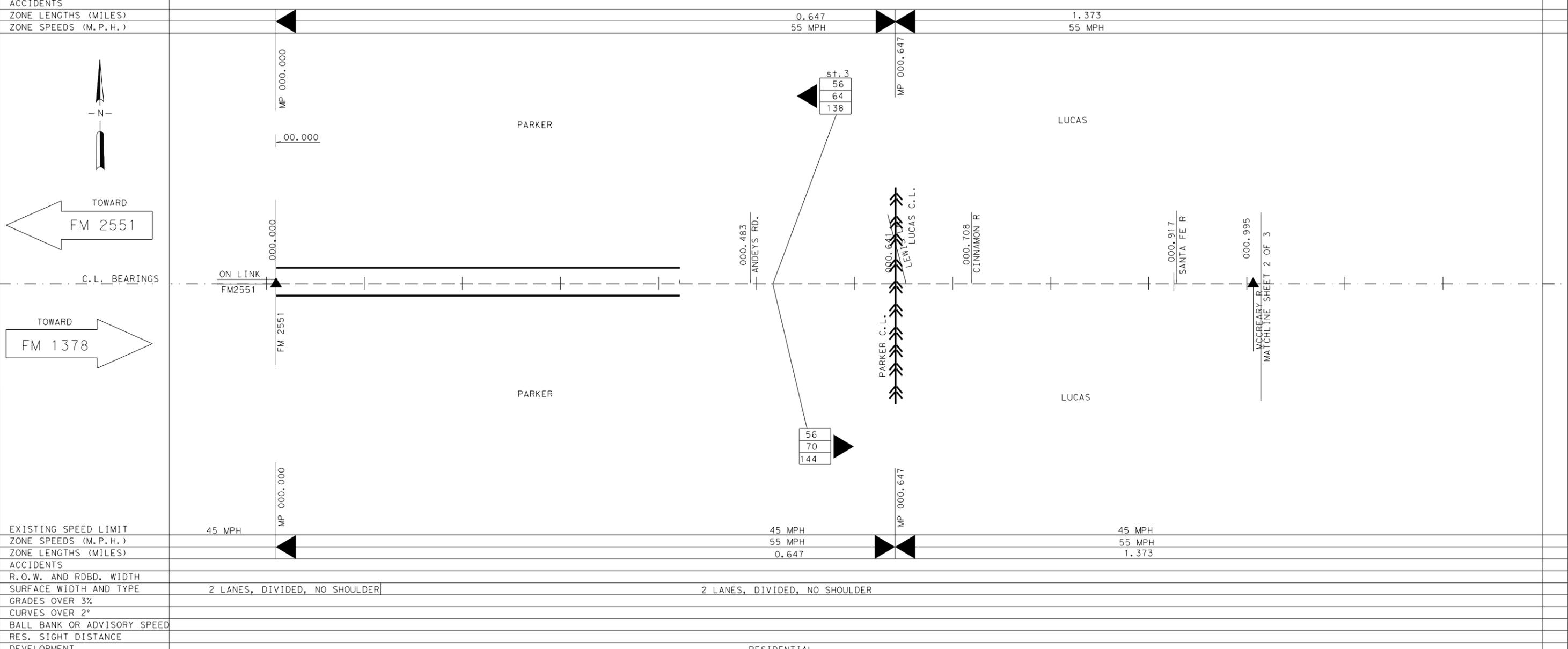
Attachments

- cc: Traffic – Speed Zone Folder-Collin County
- Vorster, Area Engineer
- Blain/Cortez
- J. Bush
- TF

FM 2514

DEVELOPMENT	RESIDENTIAL	
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, NO SHOULDER	
R.O.W. AND RDBD. WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	0.647	1.373
ZONE SPEEDS (M.P.H.)	55 MPH	55 MPH

EXISTING SPEED LIMIT	45 MPH	45 MPH	45 MPH
ZONE SPEEDS (M.P.H.)	45 MPH	55 MPH	45 MPH
ZONE LENGTHS (MILES)	0.647	0.647	1.373
ACCIDENTS			
R.O.W. AND RDBD. WIDTH	2 LANES, DIVIDED, NO SHOULDER		
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, NO SHOULDER		
GRADES OVER 3%			
CURVES OVER 2°			
BALL BANK OR ADVISORY SPEED			
RES. SIGHT DISTANCE			
DEVELOPMENT	RESIDENTIAL		



DISTRICT: DALLAS COUNTY: COLLIN
 HIGHWAY: FM 2514 CITY: PARKER/LUCAS/WYLIE
 DATE OF STUDY 11-21-2020 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE ___/___/___
 REPLACES : _____ DATE ___/___/___
 REPLACED BY : _____ DATE ___/___/___
 CANCELLED BY : _____ DATE ___/___/___

LIMITS OF ZONE							
SECTION ONE				SECTION TWO			
LENGTH 0.400 MILES				LENGTH _____ MILES			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()		+ _____	-	()
	MP 2.020				MP _____		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()		+ _____	-	()
	MP 2.420				MP _____		

- ◀ 42 85 PERCENTILE SPEED
- ◀ 62 TOP SPEED MEASURED
- ◀ 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- ▲ SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 2679 SEC. 02
 LIMITS: FROM FM 2551 TO FM 1378

SHEET 1 OF 3

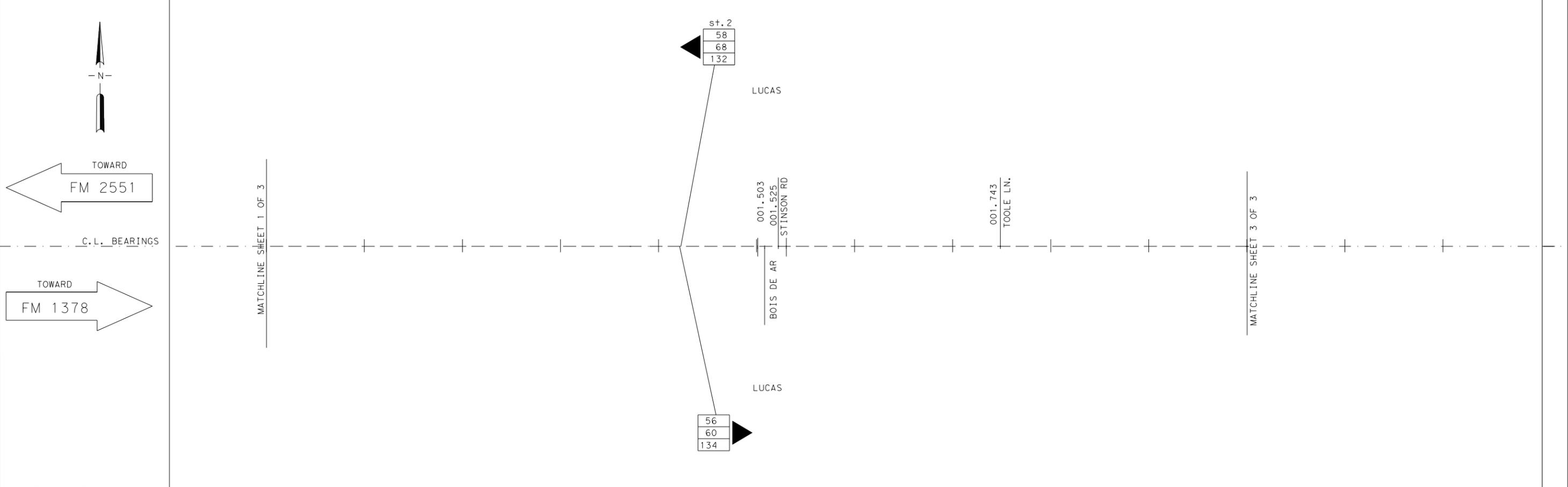
Texas Department of Transportation

SPEED STUDY
 COLLIN COUNTY
 FM 2514

DESIGN TEAM	FED. NO. / DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO. / HIGHWAY NO.

FM 2514

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, NO SHOULDER
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	1.373
ZONE SPEEDS (M.P.H.)	55 MPH



EXISTING SPEED LIMIT	45 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	1.373
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, NO SHOULDER
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS COUNTY: COLLIN
 HIGHWAY: FM 2514 CITY: PARKER/LUCAS/WYLIE
 DATE OF STUDY 11-21-2020 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE ___/___/___
 REPLACES : _____ DATE ___/___/___
 REPLACED BY : _____ DATE ___/___/___
 CANCELLED BY : _____ DATE ___/___/___

LIMITS OF ZONE							
SECTION ONE				SECTION TWO			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()		+	-	()
ENDS	0 + 00	-	()	ENDS	+	-	()
	MP				MP		

- ◀ 42 85 PERCENTILE SPEED
- ◀ 62 TOP SPEED MEASURED
- ◀ 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- ▲ SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 2679 SEC. 02
 LIMITS: FROM FM 2551 TO FM 1378

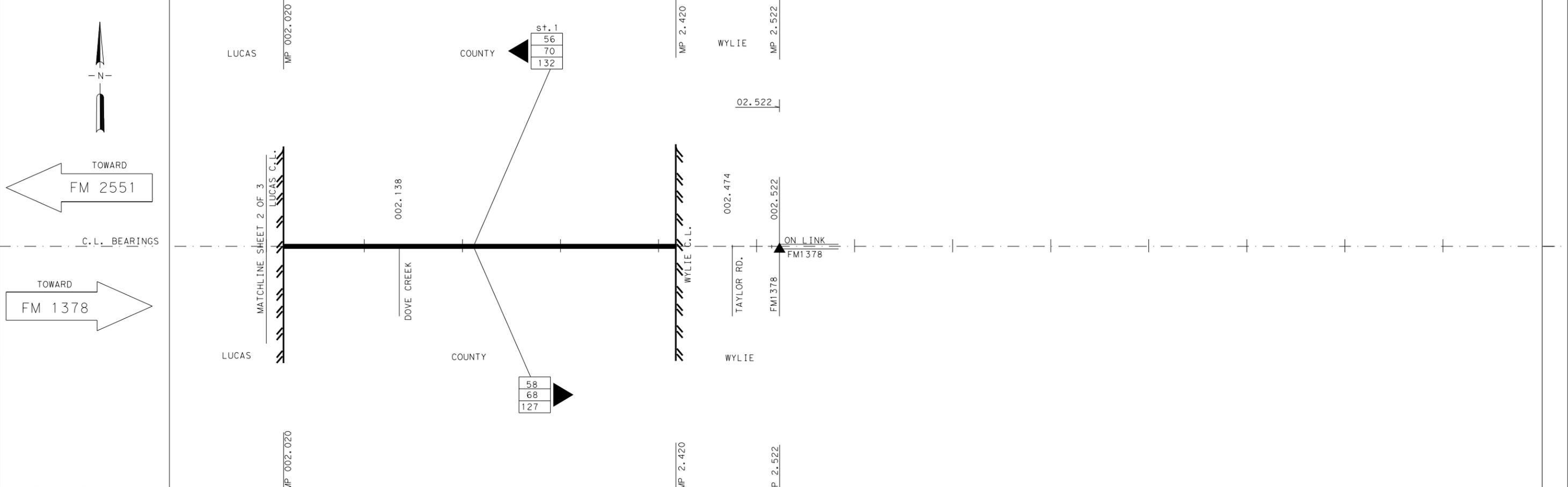
SHEET 2 OF 3

SPEED STUDY
 COLLIN COUNTY
 FM 2514

DESIGN TEAM	FED. NO. / DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO. / HIGHWAY NO.

FM 2514

DEVELOPMENT	RESIDENTIAL	
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, NO SHOULDER	
R.O.W. AND RDBD. WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	1.373	0.400
ZONE SPEEDS (M.P.H.)	55 MPH	55 MPH



EXISTING SPEED LIMIT	45 MPH	45 MPH	45 MPH	50 MPH
ZONE SPEEDS (M.P.H.)	55 MPH	55 MPH	55 MPH	
ZONE LENGTHS (MILES)	1.373	0.400	0.102	
ACCIDENTS				
R.O.W. AND RDBD. WIDTH				
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, NO SHOULDER			
GRADES OVER 3%				
CURVES OVER 2°				
BALL BANK OR ADVISORY SPEED				
RES. SIGHT DISTANCE				
DEVELOPMENT	RESIDENTIAL			

DISTRICT: DALLAS	COUNTY: COLLIN	MINUTE NO. :	DATE / /
HIGHWAY: FM 2514	CITY: PARKER/LUCAS/WYLIE	REPLACES :	DATE / /
DATE OF STUDY 11-21-2020	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE							
SECTION ONE				SECTION TWO			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()		+	-	()
	MP				MP		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()		+	-	()
	MP				MP		

- ◀ 42 85 PERCENTILE SPEED
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- ▲ SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 2679 SEC. 02
LIMITS: FROM FM 2551 TO FM 1378

SHEET 3 OF 3

SPEED STUDY
COLLIN COUNTY
FM 2514

DESIGN TEAM	FED. NO. / DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO. / HIGHWAY NO.



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of January 31, 2021.

Recommendation

Motion to approve the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of January 31, 2021.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on March 3, 2021.

Wylie Economic Development Corporation

MONTHLY FINANCIAL REPORT

January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL BUDGET	CURRENT MONTH	PRIOR YEAR PO ADJUST.	YTD ACTUAL	YTD ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
	FY 2020-2021	FY 2020-2021		FY 2020-2021			FY 2020-2021
REVENUE SUMMARY							
CLAIM ON CASH / Bal Sheet	\$ 1,407,509.00			\$ 1,791,098.16			
SALES TAX	\$ 2,968,437.00	\$ 262,263.52	\$ -	\$ 497,644.85	\$ -	\$ 2,470,792.15	16.76%
ALLOCATED INTEREST EARNINGS	\$ 6,000.00	\$ 31.62	\$ -	\$ 206.88	\$ -	\$ 5,793.12	3.45%
RENTAL INCOME	\$ 153,240.00	\$ 9,055.00	\$ -	\$ 37,630.00	\$ -	\$ 115,610.00	24.56%
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	\$ 271,350.14	\$ -	\$ 535,273.73	\$ -	\$ 2,756,903.27	16.26%
EXPENDITURE SUMMARY							
PERSONNEL	\$ 336,516.00	\$ 25,600.55	\$ -	\$ 102,798.32	\$ -	\$ 233,717.68	30.55%
OPERATING EXPENSES	\$ 56,703.00	\$ 3,028.08	\$ -	\$ 18,402.51	\$ 2,486.54	\$ 35,813.95	36.84%
INCENTIVES	\$ 1,130,310.00	\$ 62,748.17	\$ -	\$ 400,248.17	\$ -	\$ 730,061.83	35.41%
SPECIAL SERVICES	\$ 88,481.00	\$ 2,379.57	\$ -	\$ 15,830.80	\$ 611.09	\$ 72,039.11	18.58%
ADVERTISING	\$ 114,100.00	\$ 300.00	\$ -	\$ 14,025.87	\$ 2,038.38	\$ 98,035.75	14.08%
COMMUNITY DEVELOPMENT	\$ 44,550.00	\$ 1,071.14	\$ -	\$ 3,200.92	\$ -	\$ 41,349.08	7.19%
TRAVEL & TRAINING	\$ 62,600.00	\$ 229.00	\$ -	\$ 1,229.90	\$ 5,000.00	\$ 56,370.10	9.95%
DUES & SUBSCRIPTIONS	\$ 30,018.00	\$ 4,028.35	\$ -	\$ 15,953.32	\$ -	\$ 14,064.68	53.15%
AUDIT & LEGAL	\$ 33,000.00	\$ -	\$ -	\$ 3,370.00	\$ 1,451.00	\$ 28,179.00	14.61%
ENGINEERING & ARCHITECTURAL	\$ 87,500.00	\$ 2,356.25	\$ -	\$ 37,450.28	\$ 1,816.25	\$ 48,233.47	44.88%
DEBT SERVICE	\$ 541,878.00	\$ 50,733.93	\$ -	\$ 202,025.54	\$ -	\$ 339,852.46	37.28%
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	\$ 152,475.04	\$ -	\$1,002,012.63	\$ 13,403.26	\$ 2,517,740.11	28.74%
REV OVER/(UNDER) EXPEN	\$ (240,979.00)	\$ 118,875.10	\$ -	\$ (466,738.90)	\$ (13,403.26)	\$ 239,163.16	

A. SLSTX Rev earned in Nov, allocated in Jan, was \$262263.52, an increase of 20.02% over the same period in 2020.

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 January 31, 2021

Assets

Cash and cash equivalents	\$ 1,793,098.16	
Receivables	\$ 130,000.00	Note 1
Inventories	\$ 12,027,937.50	
Prepaid Items	\$ -	
Total Assets	\$ 13,951,035.66	

Deferred Outflows of Resources

Pensions	\$ 95,608.55
Total deferred outflows of resources	\$ 95,608.55

Liabilities

Accounts Payable and other current liabilities	\$ 39,199.22	
Unearned Revenue	\$ 40,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 263,824.78	Note 3
Due in more than one year	\$ 5,090,479.60	
Total Liabilities	\$ 5,433,703.60	

Deferred Inflows of Resources

Pensions	\$ (47,711.41)
Total deferred inflows of resources	\$ (47,711.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 8,660,652.02
Total Net Position	\$ 8,660,652.02

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 \$20,727

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
ASSETS			
=====			
1000-10110	CLAIM ON CASH AND CASH EQUIV.	1,791,098.16	
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	553,249.00	
			14,504,284.66
			=====
	TOTAL ASSETS		14,504,284.66
			=====
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 (20.79)	
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	2,749.94	
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	

03/09/2021 Item E.

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
2000-20201	AP PENDING	4,144.70	
2000-20210	ACCOUNTS PAYABLE	32,265.37	
2000-20530	PROPERTY TAXES PAYABLE	0.00	
2000-20540	NOTES PAYABLE	553,249.00	
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		632,648.22	
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		535,273.73	
TOTAL EXPENSES		1,002,012.63	
REVENUE OVER/(UNDER) EXPENSES		(466,738.90)	
TOTAL EQUITY & OVER/(UNDER)		13,871,636.44	
TOTAL LIABILITIES, EQUITY & OVER/(UNDER)		14,504,284.66	=====

03/09/2021 Item E.

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	37,997.29	
1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,800.00	
1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48	
1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	55,810.78	
1000-19125	(GAIN)/LOSS ON ASSUMPTION CHG(46,839.41)	
1000-19126	DEF INFLOW SDBF CONTRIBUTIONS(872.00)	
		-----	47,897.14

TOTAL ASSETS 47,897.14
 =====

LIABILITIES			
=====			
2000-20310	COMPENSATED ABSENCES PAYABLE	0.00	
2000-20311	COMP ABSENCES PAYABLE-CURRENT	20,727.84	
2000-21410	ACCRUED INTEREST PAYABLE	8,803.17	
2000-28205	WEDC LOANS/CURRENT	234,293.77	
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	4,067,890.31	
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	199,184.17	
2000-29151	SDBF LIABILITY	8,460.00	
		-----	5,354,304.38
TOTAL LIABILITIES			-----

03/09/2021 Item E.

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT# TITLE

EQUITY	
=====	
3000-34590	FUND BALANCE-UNRESERV/UNDESIG (5,317,765.74)
3000-35900	UNRESTRICTED NET POSITION (120,264.00)
TOTAL BEGINNING EQUITY	(5,438,029.74)
TOTAL REVENUE	0.00
TOTAL EXPENSES	(131,622.50)
REVENUE OVER/(UNDER) EXPENSES	131,622.50
TOTAL EQUITY & OVER/(UNDER)	(5,306,407.24)
TOTAL LIABILITIES, EQUITY & OVER/(UNDER)	47,897.14
	=====

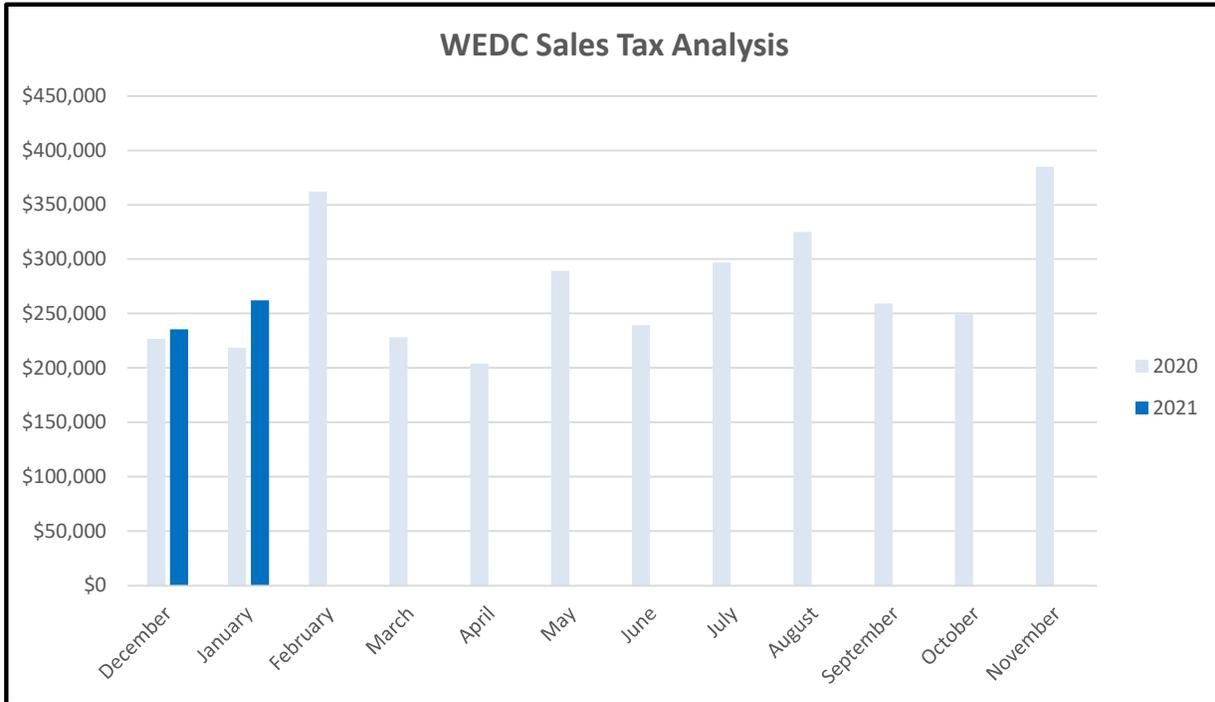
Wylie Economic Development Corporation

SALES TAX REPORT

January 31, 2021

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	\$ 262,263.52	\$ 43,743.30	20.02%
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	\$ 497,644.85	\$ 52,460.69	11.93%
Total	\$ 2,562,759.35	\$ 2,920,137.37	\$ 3,283,492.09	\$ 497,644.85	\$ 52,460.69	11.93%



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



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Erin Day

Account Code: _____

Subject

Consider, and act upon, the acceptance of the resignation of Michael McCrossin and appointment of Jacques Loraine III as a new commission member to the City of Wylie Planning and Zoning Commission to fill the term of March 2021 to June 30, 2021.

Recommendation

Motion to approve the acceptance of the resignation of Michael McCrossin and appointment of Jacques Loraine III as a new commission member to the City of Wylie Planning and Zoning Commission to fill the term of March 2021 to June 30, 2021.

Discussion

When the 2020 Board and Commission interviews were held, Council approved two (2) replacements for the Wylie Planning and Zoning Commission should a member resign during the year. Pursuant to the boards' interview, Jacques Loraine III was designated as Replacement 1. Staff has contacted Mr. Loraine and he is willing to serve if appointed by Council.



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 133-5643-56040/461-5461-58910
Prepared By: Glenna Hayes

Subject

Consider, and act upon, the award of RFP #W2020-74-B for Construction Manager At Risk – Guaranteed Maximum Price Construction Agreement to Pogue Construction LLC, for the City of Wylie Fire Station No. 4 in the amount of \$7,074,843.00 and authorizing the City Manager to execute any and all necessary documents.

Recommendation

A motion to award RFP #W2020-74-B for Construction Manager At Risk – Guaranteed Maximum Price Construction Agreement to Pogue Construction LLC, for the City of Wylie Fire Station No. 4 in the amount of \$7,074,843.00 and authorizing the City Manager to execute any and all necessary documents.

Discussion

Contracting and delivery procedures for construction projects are governed by Section 2269 of the Government Code. Staff reviewed the various methodologies within this code and determined that the Construction Manager At Risk (CMAR) methodology as outlined in Subchapter F to be the most advantageous to the City for the construction of the City of Wylie Fire Station No. 4. CMAR is a delivery method by which the City contracts separately with a construction manager to serve as the general contractor. The CMAR provides pre-construction services to the architects and City during the design phase; consulting on construction methodologies and product selections. Once the construction plans and materials are finalized and the Guaranteed Maximum Price (GMP) is agreed upon, the CMAR will enter into a second contract (Phase 2) for the construction phase and assume all responsibility for completing the project on time and within budget.

The City issued a sealed One-Step Request for Proposals (RFP) #W2020-74-B for a CMAR for the Construction of Wylie Fire Station No. 4. The City received fifteen (15) proposals in which firms submitted their qualifications, work history, staff resumes, and project fees. The evaluation team completed an initial review (independent of pricing) of all fifteen (15) firms and finalized their technical scores, and firms scoring a minimum technical score (3.0 meets the requirements; adjusted by the weighted percentages) moved forward in the evaluation process. Price scores were added, and the final rankings determined. Based on the reviews, the Evaluation Team awarded an initial Pre-Construction Design Services agreement to Pogue Construction LLC in the amount of \$30,000.00. With the finalization of the design and material selections, Pogue Construction completed a construction bid, and reviewed the submissions for vendor qualifications and pricing with the selected Architect (BRW) and City staff. The construction total of \$7,074,843.00 is comprised of \$6,494,285.00 for construction (including a 5% Owner and a 2% Construction contingency fee), and the Construction Manager fixed costs (project management, bonds/insurance, construction utilities and office expenses) of \$580,558.00.

Based on the reviews, Staff recommends the award of the Guaranteed Maximum Price Construction Agreement to Pogue Construction LLC in the amount of \$7,074,843.00.

<u>Account Code</u>	<u>Budget</u>	<u>Expense</u>
133-5643-56040	\$ 600,000.00	\$ 580,558.00
461-5461-58910	\$6,500,000.00	\$6,494,285.00



GUARANTEED MAXIMUM PRICE SUMMARY

City of Wylie - Fire Station No. 4

February 25, 2021

BASE BUDGET

CLIENT's REPORTED BUDGET	<u>\$6,500,000</u>	
CONCEPTUAL ESTIMATE	<table border="1"><tr><td>\$6,501,714</td></tr></table>	\$6,501,714
\$6,501,714		
SD ESTIMATE	<table border="1"><tr><td>\$6,394,008</td></tr></table>	\$6,394,008
\$6,394,008		
DD ESTIMATE	<table border="1"><tr><td>\$6,407,604</td></tr></table>	\$6,407,604
\$6,407,604		
50% CD BUDGET	<table border="1"><tr><td>\$6,507,807</td></tr></table>	\$6,507,807
\$6,507,807		
95% CD BUDGET	<table border="1"><tr><td>\$6,435,638</td></tr></table>	\$6,435,638
\$6,435,638		
GMP	<table border="1"><tr><td>\$6,494,285</td></tr></table>	\$6,494,285
\$6,494,285		
OVER/UNDER CLIENT BUDGET	<u>-\$5,715</u>	

COST PER SF

BASE BUDGET

CLIENT's REPORTED BUDGET	<u>\$600,000</u>	
CONCEPTUAL ESTIMATE	<table border="1"><tr><td>\$580,741</td></tr></table>	\$580,741
\$580,741		
SD ESTIMATE	<table border="1"><tr><td>\$578,058</td></tr></table>	\$578,058
\$578,058		
DD ESTIMATE	<table border="1"><tr><td>\$578,397</td></tr></table>	\$578,397
\$578,397		
50% CD BUDGET	<table border="1"><tr><td>\$580,893</td></tr></table>	\$580,893
\$580,893		
95% CD BUDGET	<table border="1"><tr><td>\$579,095</td></tr></table>	\$579,095
\$579,095		
GMP	<table border="1"><tr><td>\$580,558</td></tr></table>	\$580,558
\$580,558		
OVER/UNDER CLIENT BUDGET	<u>-\$19,442</u>	

###

City of Wylie CMAR #W2020-74-B							
Fire Station No. 4							
2/25/2021							
GUARANTEED MAXIMUM PRICE							
							
	DESCRIPTION	GMP	COST/SF	%	95% CD	DELTA	COMMENT
01C	GENERAL REQUIREMENTS GENERAL REQUIREMENTS	\$80,815	\$5.13	1.14%	\$0	\$80,815	
03A	CONCRETE CONCRETE	\$887,647	\$56.30	12.55%	\$894,461	-\$6,814	
03B	CONCRETE STAINING/POLISHING	\$35,680	\$2.26	0.50%	\$13,040	\$22,640	
04A	MASONRY MASONRY	\$510,305	\$32.37	7.21%	\$528,807	-\$18,502	
05A	METALS METALS	\$578,369	\$36.68	8.18%	\$496,488	\$81,881	
06D	WOOD & PLASTICS FINISH CARPENTRY	\$219,062	\$13.89	3.10%	\$300,481	-\$81,419	
07A	THERMAL/MOISTURE PROTECTION WATERPROOFING/AIR	\$71,215	\$4.52	1.01%	\$110,400	-\$39,185	
07B	BARRIERS/CAULKING FOAMED-IN-PLACE	\$5,362	\$0.34	0.08%	\$3,365	\$1,997	
07C	INSULATION	\$298,100	\$18.91	4.21%	\$278,385	\$19,715	
07F	EXPANSION CONTROL	\$6,766	\$0.43	0.10%	\$2,365	\$4,401	
08A	OPENINGS DOORS, FRAMES & HARDWARE	\$128,518	\$8.15	1.82%	\$171,903	-\$43,385	
08C	COILING/OVERHEAD DOORS & GRILLES	\$146,733	\$9.31	2.07%	\$141,992	\$4,741	
08E	GLASS & GLAZING	\$76,070	\$4.82	1.08%	\$71,300	\$4,770	
09B	FINISHES DRYWALL/ACOUSTICAL	\$396,094	\$25.12	5.60%	\$416,166	-\$20,072	
09C	TILING CARPET/VCT/ BASE	\$40,536	\$2.57	0.57%	\$32,279	\$8,257	
09D	PAINTING & WALL COVERINGS	\$33,954	\$2.15	0.48%	\$28,670	\$5,284	
09K		\$83,903	\$5.32	1.19%	\$76,271	\$7,632	
09L	PLASTER/STUCCO	\$62,602	\$3.97	0.88%	\$92,400	-\$29,798	
10B	SPECIALTIES VISUAL DISPLAY UNITS SIGNAGE	\$1,303	\$0.08	0.02%	\$12,799	-\$11,496	
10C	TOILET ACCESSORIES &	\$24,706	\$1.57	0.35%	\$13,536	\$11,170	
10D	COMPARTMENTS	\$4,903	\$0.31	0.07%	\$2,957	\$1,946	
10E	WALL & DOOR PROTECTION FIRE	\$1,174	\$0.07	0.02%	\$4,004	-\$2,830	
10F	PROTECTION SPECIALTIES	\$5,134	\$0.33	0.07%	\$4,387	\$747	
10G	LOCKERS & METAL STORAGE SHELVING	\$15,618	\$0.99	0.22%	\$15,262	\$356	
10L	FLAGPOLES	\$4,848	\$0.31	0.07%	\$5,952	-\$1,104	
11B	EQUIPMENT COMMERICAL LAUNDRY EQUIPMENT	\$18,491	\$1.17	0.26%	\$13,443	\$5,048	
11C	RESIDENTIAL APPLIANCES	\$7,148	\$0.45	0.10%	\$10,632	-\$3,484	
11D	STAINLESS STEEL COUNTERTOPS	\$0	\$0.00	0.00%	\$2,360	-\$2,360	
11M	MISC. EQUIPMENT	\$0	\$0.00	0.00%	\$1,026	-\$1,026	
12B	FURNISHINGS WINDOW TREATMENTS	\$3,120	\$0.20	0.04%	\$4,483	-\$1,363	
21A	FIRE SUPPRESSION FIRE SUPPRESSION	\$65,894	\$4.18	0.93%	\$57,400	\$8,494	
22A	PLUMBING PLUMBING	\$378,689	\$24.02	5.35%	\$435,700	-\$57,011	
23A	HVAC HVAC	\$348,450	\$22.10	4.93%	\$338,480	\$9,970	
26A	ELECTRICAL ELECTRICAL	\$642,096	\$40.72	9.08%	\$579,277	\$62,819	

	DESCRIPTION	GMP	COST/SF	%	95% CD	DELTA	COMMENT
	COMMUNICATIONS						
27A	VOICE & DATA	\$37,680	\$2.39	0.53%	\$16,400	\$21,280	
27B	AUDIO VIDEO	\$0	\$0.00	0.00%	\$0	\$0	By Owner
	ELECTRONIC SAFETY & SECURITY						
28A	FIRE ALARM	\$29,541	\$1.87	0.42%	\$28,200	\$1,341	
28B	SECURITY SYSTEM	\$34,804	\$2.21	0.49%	\$26,735	\$8,069	
28C	ACCESS CONTROL	\$45,210	\$2.87	0.64%	\$19,465	\$25,745	
	EARTHWORK						
31A	EARTHWORK	\$219,781	\$13.94	3.11%	\$176,689	\$43,092	
31B	TERMITE CONTROL	\$853	\$0.05	0.01%	\$1,382	-\$529	
31C	SWPPP	\$16,614	\$1.05	0.23%	\$11,871	\$4,743	
	EXTERIOR IMPROVEMENTS						
32C	PAVEMENT MARKINGS/SPECIALTIES	\$5,204	\$0.33	0.07%	\$7,879	-\$2,675	
32G	FENCES & GATES	\$9,239	\$0.59	0.13%	\$7,715	\$1,524	
32I	PLANTING, IRRIGATION, TURFS & GRASSES	\$163,087	\$10.34	2.31%	\$105,511	\$57,576	
	UTILITIES						
33A	SITE UTILITIES	\$187,132	\$11.87	2.65%	\$172,027	\$15,105	
	COST OF WORK SUBTOTAL	\$5,932,450		83.85%	\$5,734,345	\$198,105	
	CONTINGENCIES						
35A	OWNER CONSTRUCTION CONTINGENCY	\$317,052	\$20.11	4.48%	\$307,147	\$9,905	at 5%
35B	C/M CONTINGENCY	\$126,821	\$8.04	1.79%	\$122,859	\$3,962	at 2%
35C	DESIGN CONTINGENCY	\$0	\$0.00	0.00%	\$153,573	-\$153,573	Removed at GMP
	SUBTOTAL	\$6,376,323		90.13%	\$6,317,924	\$58,399	
	FINANCIALS						
	PRECONSTRUCTION FEES	\$0	\$0.00	0.00%	\$0	\$0	
	SUB DEFAULT INS	\$117,962	\$7.48	1.67%	\$117,714	\$248	
	FINANCIALS SUBTOTAL	\$117,962		1.67%	\$117,714	\$248	
	SUBTOTAL	\$6,494,285	\$412	91.79%	\$117,714	\$248	
	COST OF CONSTRUCTION TOTAL	\$6,494,285	\$412	91.79%	\$6,435,638	\$58,647	
	GENERAL REQUIREMENTS						
01A	GENERAL CONDITIONS	\$125,330	\$7.95	1.77%	\$125,330	\$0	Includes Builder's Risk Ins and P&P Bond
01B	FIELD & STAFF COST	\$283,263	\$17.97	4.00%	\$283,263	\$0	
	FINANCIALS						
	POGUE P&P BOND	\$0	\$0.00	0.00%	\$0	\$0	In GC's
	GENERAL LIABILITY INSURANCE	\$16,284	\$1.03	0.23%	\$16,144	\$140	
	BUILDERS RISK INSURANCES	\$0	\$0.00	0.00%	\$0	\$0	Builder's Risk in GC's
	FINANCIALS SUBTOTAL	\$424,877		6.01%	\$424,737	\$140	
	CONST MGR FEE @ 2.25%	\$155,681	\$9.87	2.20%	\$154,358	\$1,323	
	GENERAL CONDITIONS & FEE TOTAL	\$580,558	\$37	100.00%	\$579,095	\$1,463	
	TOTAL	\$7,074,843					



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Chris Holsted

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2021-08(R) providing the City Manager authority related to a utility credit, and city code and policy decisions necessary for issues related to the local, state, and federal emergency declarations related to the severe winter storms in the State of Texas in February 2021.

Recommendation

Motion to approve Resolution No. 2021-08(R) providing the City Manager authority related to a utility credit, and city code and policy decisions necessary for issues related to the local, state, and federal emergency declarations related to the severe winter storms in the State of Texas in February 2021.

Discussion

During the recent winter storm event, residents were encouraged to drip water faucets to help prevent freezing pipes during power outages. Based on samples of customers' water usage during the event, the estimated additional water usage is between 1,000 and 2,000 gallons. Staff recommends a bill credit of ten dollars (\$10.00) be applied to the base water charge on next month's bill. This amount equates to a usage of approximately 1,770 gallons.

Residents also experienced water main breaks which can result in a high-water usage. Staff proposes to adjust those accounts to the February 2020 usage with proof of the repair (receipts).

RESOLUTION NO. 2021-08(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, PROVIDING THE CITY MANAGER AUTHORITY RELATED TO A UTILITY CREDIT, AND CITY CODE AND POLICY DECISIONS NECESSARY FOR ISSUES RELATED TO THE LOCAL, STATE, AND FEDERAL EMERGENCY DECLARATIONS RELATED TO THE SEVERE WINTER STORMS IN THE STATE OF TEXAS IN FEBRUARY 2021.

WHEREAS, a state of disaster was declared on February 12, 2021, by Texas Governor Greg Abbott, on February 13, 2021 by City of Wylie Mayor Matthew Porter, and on February 19, 2021, by President Joseph R. Biden related to severe winter storms in Texas, and

WHEREAS, the City Council has determined that it is in the best interest of the City of Wylie to authorize the City Manager to make decisions related to a utility credit, and City Code and policies to address issues related to assisting citizens in recovering from the severe winter storm emergency as set out herein.

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

SECTION 1: The City Council hereby authorizes the City Manager to make a utility credit, and/or City Code regulation and policy waivers he deems advisable to assist the citizens of Wylie in recovering from the severe winter storm emergency, including but not limited to, the following:

1. crediting residential water accounts TEN DOLLARS (\$10.00) per account, and
2. applying a leak credit to water accounts based on repair receipts.

SECTION 2: This Resolution shall take effect immediately upon its passage and terminate at the end of the day on April 30, 2021.

RESOLVED THIS THE 9TH DAY OF MARCH, 2021.

Matthew Porter, Mayor

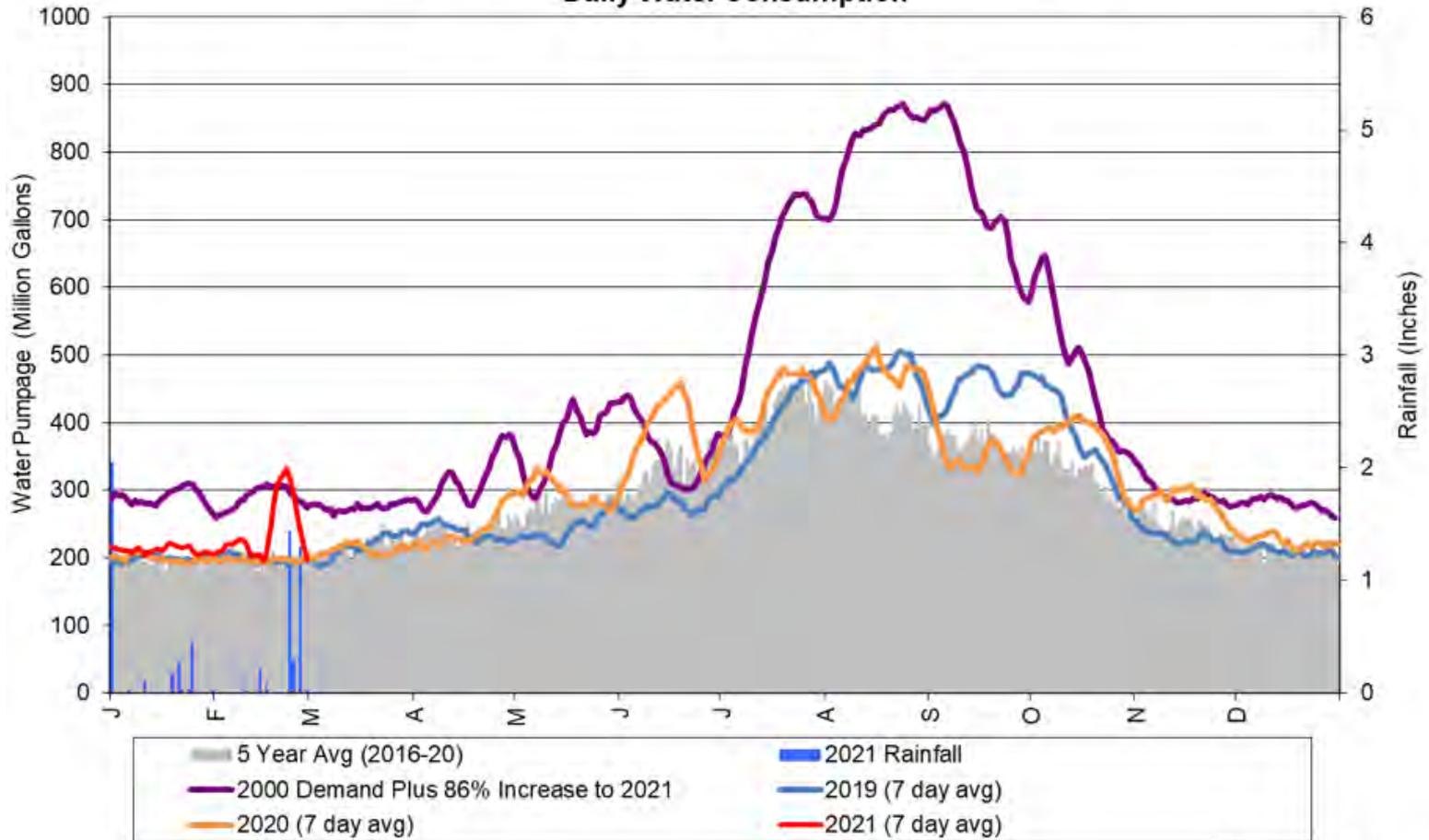
ATTEST TO:

Stephanie Storm, City Secretary



WATER PARTNERING MEETING

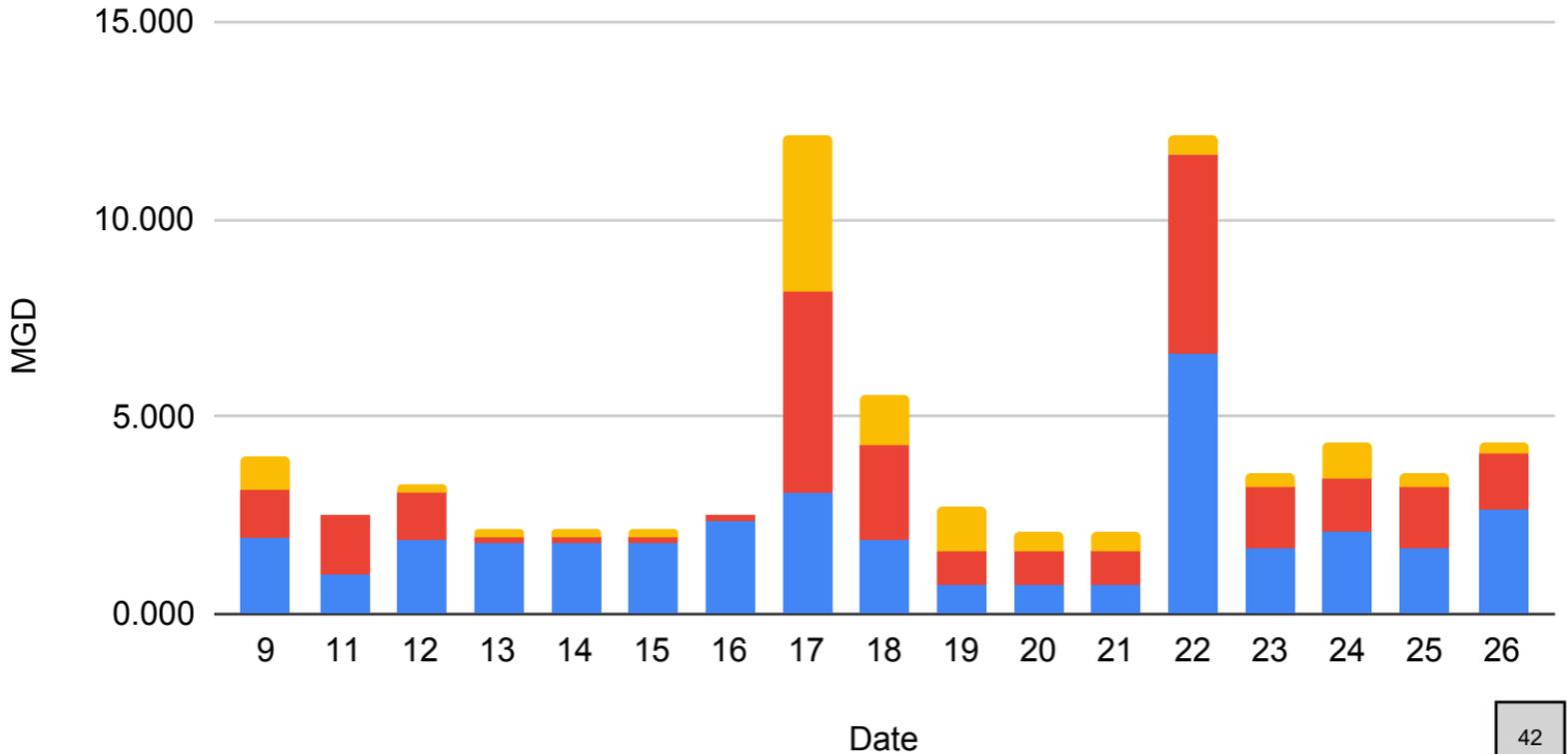
**North Texas Municipal Water District
Year 2000 with Projected Increases vs. 2021 Actual Usage
Daily Water Consumption**



February Water Delivery

03/09/2021 Item 2.

■ Brown ■ Newport ■ Nortex



WINTER STORM URI



RESIDENTIAL CUSTOMER BILL CREDIT

- Dripping faucets estimated to have used an additional 1,000-2,000 gallons per residential customer
- Residential line breaks
 - Notify utility billing
 - Bill adjusted to February 2020 usage with repair receipt
- Residential bill credit
 - Provide credit of \$10 to base residential customer rate for next billing cycle
- Commercial bill credit
 - Fire suppression systems are not metered and a bill credit is not proposed



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Chris Holsted

Account Code: _____

Subject

Consider, and act upon, repealing Ordinance No. 2021-06 Continuing or Renewing the Mayor's Declaration of Local Disaster for a Public Health Emergency to help abate the COVID-19 public health crisis.

Recommendation

Motion to approve repealing Ordinance No. 2021-06 Continuing or Renewing the Mayor's Declaration of Local Disaster for a Public Health Emergency 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, December 8, 2020, and January 26, 2021 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, 2020-64, and 2021-06 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); the continuation of the Declaration until 11:59 p.m. on October 12, 2021.

The Governor issued Executive Order No. GA-34 on March 2, 2021 relating to the opening of Texas in response to the COVID-19 disaster and supersedes Executive Orders GA-17, GA-25, GA-29, GA-31, and GA-32. Order No. GA-34 is attached for Council's review and will go into effect at 12:01 a.m. on March 10, 2021.



GOVERNOR GREG ABBOTT

March 2, 2021

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15 PM O'CLOCK

MAR 02 2021

[Signature]
Secretary of State

The Honorable Ruth R. Hughs
Secretary of State
State Capitol Room 1E.8
Austin, Texas 78701

Dear Secretary Hughs:

Pursuant to his powers as Governor of the State of Texas, Greg Abbott has issued the following:

Executive Order No. GA-34 relating to the opening of Texas in response to the COVID-19 disaster.

The original executive order is attached to this letter of transmittal.

Respectfully submitted,

[Signature]
Gregory S. Davidson
Executive Clerk to the Governor
GSD/gsd

Attachment

POST OFFICE BOX 12428 AUSTIN, TEXAS 78711 512-463-2000 (VOICE) DIAL 7-1-1 FOR RELAY SERVICES

Executive Order

BY THE
GOVERNOR OF THE STATE OF TEXAS

Executive Department
Austin, Texas
March 2, 2021

EXECUTIVE ORDER
GA 34

Relating to the opening of Texas in response to the COVID-19 disaster.

WHEREAS, I, Greg Abbott, Governor of Texas, issued a disaster proclamation on March 13, 2020, certifying under Section 418.014 of the Texas Government Code that the novel coronavirus (COVID-19) poses an imminent threat of disaster for all counties in the State of Texas; and

WHEREAS, in each subsequent month effective through today, I have renewed the disaster declaration for all Texas counties; and

WHEREAS, I have issued executive orders and suspensions of Texas laws in response to COVID-19, aimed at protecting the health and safety of Texans and ensuring an effective response to this disaster; and

WHEREAS, I issued Executive Order GA-08 on March 19, 2020, mandating social-distancing restrictions in accordance with guidelines promulgated by President Donald J. Trump and the Centers for Disease Control and Prevention (CDC); and

WHEREAS, I subsequently issued a series of superseding executive orders aiming to achieve the least restrictive means of combatting the evolving threat to public health by adjusting social-distancing restrictions while implementing a safe, strategic plan to reopen Texas; and

WHEREAS, under Executive Order GA-32, in effect since October 14, 2020, most establishments have been able to operate up to at least 75 percent of total occupancy, except in some areas with high hospitalizations as defined in that order, where most establishments have been able to operate up to at least 50 percent of total occupancy; and

WHEREAS, I also issued Executive Order GA-29, regarding the use of face coverings to control the spread of COVID-19, and a series of executive orders, most recently GA-31, limiting certain medical surgeries and procedures; and

WHEREAS, COVID-19 hospitalizations and the rate of new COVID-19 cases have steadily declined due to the millions of Texans who have voluntarily been vaccinated, many more who are otherwise immune, improved medical treatments for COVID-19 patients, abundant supplies of testing and personal protective equipment, and Texans' adherence to safe practices like social distancing, hand sanitizing, and use of face coverings; and

WHEREAS, in the Texas Disaster Act of 1975, the legislature charged the governor with the responsibility "for meeting ... the dangers to the state and people presented by

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15pm O'CLOCK

MAR 02 2021

disasters” under Section 418.011 of the Texas Government Code, and expressly granted the governor broad authority to fulfill that responsibility; and

WHEREAS, under Section 418.012, the “governor may issue executive orders ... hav[ing] the force and effect of law;”

NOW, THEREFORE, I, Greg Abbott, Governor of Texas, by virtue of the power and authority vested in me by the Constitution and laws of the State of Texas, and in accordance with guidance from medical advisors, do hereby order the following on a statewide basis effective at 12:01 a.m. on March 10, 2021:

- 1. In all counties not in an area with high hospitalizations as defined below:
 - a. there are no COVID-19-related operating limits for any business or other establishment; and
 - b. individuals are strongly encouraged to wear face coverings over the nose and mouth wherever it is not feasible to maintain six feet of social distancing from another person not in the same household, but no person may be required by any jurisdiction to wear or to mandate the wearing of a face covering.

“Area with high hospitalizations” means any Trauma Service Area that has had seven consecutive days in which the number of COVID-19 hospitalized patients as a percentage of total hospital capacity exceeds 15 percent, until such time as the Trauma Service Area has seven consecutive days in which the number of COVID-19 hospitalized patients as a percentage of total hospital capacity is 15 percent or less. A current list of areas with high hospitalizations will be maintained at www.dshs.texas.gov/ga3031.

- 2. In any county located in an area with high hospitalizations as defined above:
 - a. there are no state-imposed COVID-19-related operating limits for any business or other establishment;
 - b. there is no state-imposed requirement to wear a face covering; and
 - c. the county judge may use COVID-19-related mitigation strategies; *provided, however, that:*
 - i. business and other establishments may not be required to operate at less than 50 percent of total occupancy, with no operating limits allowed to be imposed for religious services (including those conducted in churches, congregations, and houses of worship), public and private schools and institutions of higher education, and child-care services;
 - ii. no jurisdiction may impose confinement in jail as a penalty for violating any order issued in response to COVID-19; and
 - iii. no jurisdiction may impose a penalty of any kind for failure to wear a face covering or failure to mandate that customers or employees wear face coverings, except that a legally authorized official may act to enforce trespassing laws and remove violators at the request of a business establishment or other property owner.
- 3. In providing or obtaining services, every person (including individuals, businesses, and other legal entities) is strongly encouraged to use good-faith efforts and available resources to follow the Texas Department of State Health Services (DSHS) health recommendations, found at www.dshs.texas.gov/coronavirus.
- 4. Nothing in this executive order precludes businesses or other establishments from requiring employees or customers to follow additional hygiene measures, including the wearing of a face covering.
- 5. Nursing homes, state supported living centers, assisted living facilities, and long-

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15pm O'CLOCK
MAR 02 2021

term care facilities should follow guidance from the Texas Health and Human Services Commission (HHSC) regarding visitations, and should follow infection control policies and practices set forth by HHSC, including minimizing the movement of staff between facilities whenever possible.

- 6. Public schools may operate as provided by, and under the minimum standard health protocols found in, guidance issued by the Texas Education Agency. Private schools and institutions of higher education are encouraged to establish similar standards.
- 7. County and municipal jails should follow guidance from the Texas Commission on Jail Standards regarding visitations.
- 8. Executive Orders GA-17, GA-25, GA-29, and GA-31 are rescinded in their entirety.
- 9. This executive order shall supersede any conflicting order issued by local officials in response to the COVID-19 disaster, but only to the extent that such a local order restricts services allowed by this executive order or allows gatherings restricted by this executive order. Pursuant to Section 418.016(a) of the Texas Government Code, I hereby suspend Sections 418.1015(b) and 418.108 of the Texas Government Code, Chapter 81, Subchapter E of the Texas Health and Safety Code, and any other relevant statutes, to the extent necessary to ensure that local officials do not impose restrictions in response to the COVID-19 disaster that are inconsistent with this executive order, provided that local officials may enforce this executive order as well as local restrictions that are consistent with this executive order.
- 10. All existing state executive orders relating to COVID-19 are amended to eliminate confinement in jail as an available penalty for violating the executive orders. To the extent any order issued by local officials in response to the COVID-19 disaster would allow confinement in jail as an available penalty for violating a COVID-19-related order, that order allowing confinement in jail is superseded, and I hereby suspend all relevant laws to the extent necessary to ensure that local officials do not confine people in jail for violating any executive order or local order issued in response to the COVID-19 disaster.

This executive order supersedes Executive Orders GA-17, GA-25, GA-29, GA-31, and GA-32, but does not supersede Executive Orders GA-10 or GA-13. This executive order shall remain in effect and in full force unless it is modified, amended, rescinded, or superseded by the governor. This executive order may also be amended by proclamation of the governor.



Given under my hand this the 2nd day of March, 2021.

Handwritten signature of Greg Abbott in black ink.

GREG ABBOTT
Governor

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15pm O'CLOCK

MAR 02 2021

Governor Greg Abbott
March 2, 2021

Executive Order GA-34
Page 4

ATTESTED BY:



RUTH R. HUGHS
Secretary of State

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15pm O'CLOCK

MAR 02 2021



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Chris Holsted

Account Code: _____

Subject

Discuss the development of the Monroe property located on Country Club Drive.

Recommendation

Discussion

Discuss a proposed single-family rental development on the Monroe property located on Country Club Road.

Monroe Lake

Single Family Rental Presentation

City of Wylie

March 9th, 2021

Monroe Lake Location Map





Country Club Rd

Monroe Lake – Single Family Rental (SFR)

- There are 43M renters the US and 23M of these live in SFR/Townhomes
- “Mom and Pop” investors own 99% of SFR
- Advancement in technological management tools, have allowed larger companies to enter this asset class due to the ability to scale operations
- SFR allows investors returns that are comparable (if not better) than traditional rental product and a more diversified tenant profile that covers multiple age categories, family status and renting/owning preferences

Monroe Lake SFR

- Attracts Singles/Shares, Families and Empty Nesters (Lock & Leave)
- SFR offers the freedom and flexibility that comes from renting, with professional on-site management and the privacy and independence associated with home ownership but with no mortgage or HOA fees
- Can act as the next step between apartment living and home ownership

Tract 1		
Residential	Single Family:	61 units
Parking Required	Single Family (2 sps/unit):	122 sps
Parking Provided	SF parking sps : On street sps:	122 sps 18 sps
	Total:	140 sps
Site Area		10.38 acres
Density		5.87 units/acre

Tract 2		
Residential	Town homes:	187 units
Leasing/Amenity		8,000 s.f.
Parking Required	Town homes (2 sps/unit):	374 sps
Parking Provided	THS parking sps : On street sps:	374 sps 15 sps
	Total:	389 sps
Site Area		15.38 acres
Density		12.15 units/acre

Open Space+Tract-1+Tract-2		
Residential	Town homes:	187 units
	Single Family:	61 units
	Total:	248 units
Leasing/Amenity		8,000 s.f.
Parking Required	Town homes (2 sps/ unit): Single Family (2 sps/unit):	374 sps 122 sps
	Total:	496 sps
Parking Provided	THS garage: SF parking sps : On street sps:	374 sps 122 sps 33 sps
	Total:	529 sps
Site Area		43.18 acres
Density		5.74 units/acre

03/09/2021 Item WS1.

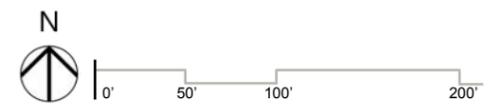


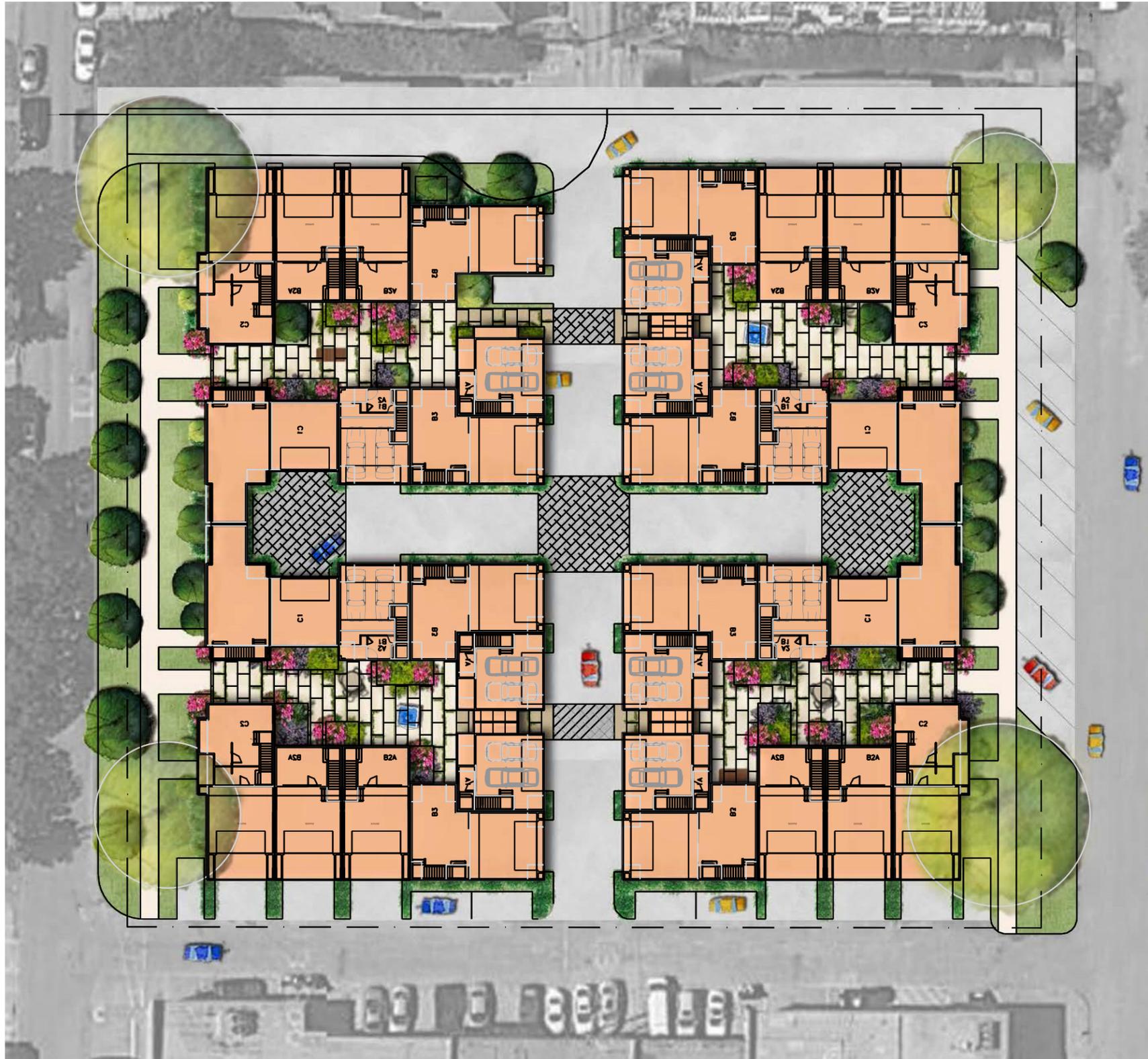
Open Space Provided

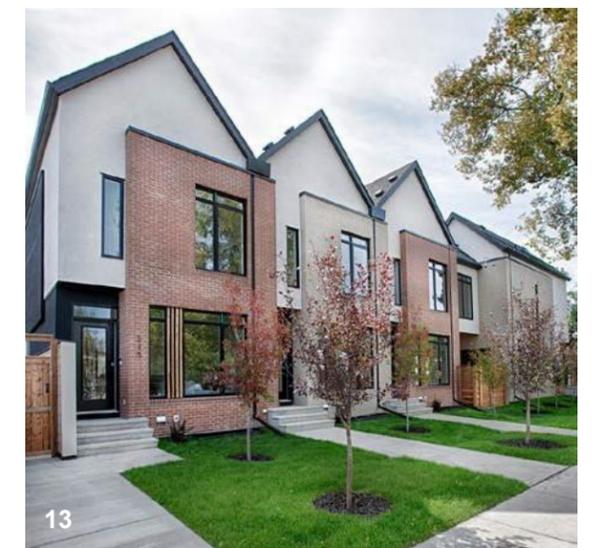
Single Family

Village Green + Playground

Townhome













Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Robert Diaz

Account Code: _____

Subject

Discuss Wylie Recreation Center revenues.

Recommendation

Discussion

In preparation for the upcoming FY22 Budget, staff would like to discuss the current revenues and expenses related to the Wylie Recreation Center.

Due to the COVID-19 pandemic, multiple closures as recently as February 2021 for the ice storm, and the elimination of scheduled open days Sundays and Fridays (Sundays were added back in October 2020) expenses and revenues for the Wylie Recreation Center has been impacted.

For some background, all operations for recreation facilities are funded from 4B sales tax revenues in addition to some park's operations and a debt payment for the Municipal Complex property (see expenses budget amounts below for the current FY21).

Wylie Recreation Center	\$1,814,794.00
Wylie Senior Recreation Center	\$472,224.00
Brown House	\$147,512.00
Stonehaven House	\$1,000.00
Parks	\$365,345.00
Debt Payment	\$392,250.00

The current revenue projections established as part of the budget process in 2020 and that are only earned from fees collected from the Wylie Recreation Center and some from the Wylie Senior Recreation Center for FY21 are:

Membership Fees	\$400,000.00
Merchandise Fees	\$2,500.00
Class Fees	\$135,000.00
Room Rental Fees	\$15,000.00
Misc. Fees	\$2,250.00
Total	\$554,750.00

Fee increases were proposed by the Parks and Recreation Board and presented to the City Council in May 2015. The City Council recommended that all fees remain the same at that time, the Board recommended a 5% increase. The fees have remained virtually unchanged since the facility opened in February 2011.

In looking at all the information presented, staff would like some direction from the City Council moving forward as we approach the FY22 Budget process:

- What does the recovery rate for the Wylie Recreation Center need to be?
- Do fees need to be increased based on the recovery rate set?
- Does a plan to deal with a recovery rate need to extend beyond FY22?
- Do residency restrictions need to be continued and should they dictate setting any future fees?



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Chris Holsted

Account Code: _____

Subject

Discuss the development of a Citizens Bond Advisory Committee.

Recommendation

Discussion

On February 25, 2020, a work session was held to discuss the makeup of a citizen’s bond advisory committee. The direction received from Council was that each Council member would appoint two representatives, and to form the committee after the May 2020 election. The election was subsequently moved to November 2020.

The committee would need to be formed at the next meeting in March to allow sufficient time to develop a potential list of projects for a November bond election.