

Wylie City Council Regular Meeting

June 28, 2022 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation - Reverend Kurt Ulmer, Faith Lutheran Church

PRESENTATIONS & RECOGNITIONS

PR1. Presentation to outgoing Wylie Boards and Commission Members.

PR2. Oath of Office for Incoming Wylie Boards and Commission Members.

PR3. Recognizing June 19, 2022 as Juneteenth 2022.

PR4. Proclaiming July 2022 as National Park and Recreation Month.

PR5. Recognizing June 2022 as Pride Month.

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of June 14, 2022 Regular City Council Meeting minutes.
- B. Consider, and act upon, the approval of an agreement between Wylie Independent School District and the City of Wylie for the use of Facilities as Temporary Reception and Care during disasters and authorize the City Manager to execute any and all necessary documents.
- C. Consider, and act upon, approval of a Park Event Application for the Wylie Independent School Council of PTAs to hold the Back to the Future Back to School fundraiser event at Olde City Park on September 17, 2022.
- D. Consider, and act upon, approval of a Park Event Application for the Connection Point Church to hold a 5K/walk for the Fatherless and Fun Run event at Founders Park on November 19, 2022.
- E. Consider, and act upon, a Final Plat, being a replat for Scenic Point Subdivision establishing one lot on 16.502 acres located at 111 Scenic Point Court in the City of Wylie Extra Territorial Jurisdiction.

- F. Consider, and act upon, a Final Plat being an Amended Plat for Woodlake Village Addition Lot 1R-5, Block C, establishing one commercial lot on 1.0280 acres located at 2020 N State Highway 78.
- G. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2022.
- H. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2022.
- I. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2022.
- J. Consider, and act upon, Ordinance No. 2022-48 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

REGULAR AGENDA

- 1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.
- 2. Consider, and act upon, an appointment to fill a Board of Review vacancy for a term to begin July 1, 2022 and end June 30, 2024.
- 3. Hold a Public Hearing, consider, and act upon, a change in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development on 5.56 acres generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

WORK SESSION

- WS1. Budget Overview for the General Fund, 4B Sales Tax Fund, and Utility Fund.
- WS2. Discuss proposed development of 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road.
- WS3. Discuss options for improving E Stone Road, WA Allen Boulevard to Bennett Road.
- WS4. Fire Department Presentation.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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 June 24, 2022 at 5:00 p.m. on the outside bulletin board at Wylie

City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of June 14, 2022 Regular City Council Meeting minutes.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

June 14, 2022 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:03 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:33 p.m.), Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Timothy T. Wallis, and Councilman Garrett Mize.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Police Chief Anthony Henderson; Finance Director Melissa Beard; Fire Chief Brandon Blythe; Digital Media Specialist Kristina Kelly; Planning Manager Jasen Haskins; Purchasing Manager Glenna Hayes; Project Engineer Jenneen Elkahlid; Public Works Director Tommy Weir; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; EDC 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 Wallis led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Wylie Way Students 4th Term/1st - 12th Grade.

Mayor Porter, WISD Superintendent Dr. David Vinson, and WISD School Board President Stacie Smith presented medallions to students demonstrating “Shining the Wylie Way.” Every nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

Councilman Strang took his seat at the dais at 6:33 p.m.

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.

Cheryl and John Harmon addressed Council regarding issues with stormwater runoff in the Birmingham Bluffs neighborhood and requested Council’s assistance with getting the builder and developer to correct the issues. The Harmon’s stated they will email a video of the stormwater issues to the City Secretary to share with the City Council and staff.

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 May 31, 2022 Regular City Council Meeting minutes.

Council Action

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

REGULAR AGENDA

1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2022 and ending June 30, 2024.

Mr. Craig was not present for the interview. No action was taken.

2. Consider, and act upon, the recommendations of the 2022 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Cemetery Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2022 and ending June 30, 2024/25.

Council Comments

Mayor Porter asked the Board and Commission Interview Panel Chair Forrester for recommendations. The following recommendations were acted upon and approved.

Mayor Porter announced that he filed a Conflict of Interest before the meeting for the Animal Shelter Advisory Board appointments and was stepping out during the discussion and action. Mayor Porter left his seat at the dais at 6:46 p.m.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Animal Shelter Advisory Board: reappoint Brad Abraham and Amber Porter and appoint Susan Cranford to replace Jeff Stillinger. A vote was taken and the motion passed 6-0 with Mayor Porter abstaining (conflict of interest on file).

Mayor Porter returned to his seat at the dais at 6:47 p.m.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Cemetery Advisory Board: reappoint Gloria Suarez and Allison Stowe, appoint Derek Trent to replace Juan Azcarate, move Erin Williams from Alternate 2 to Alternate 1, and appoint Laurie Sargent as Alternate 2 to replace Erin Williams (one-year term). A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Construction Code Board: appoint Todd Cranford to replace Paul Kunze, John Straube Jr. to replace Eugene Hauptmann, Sarah Kewak to replace Jason Pyka, Michael Sutura to replace Kathleen Kender as Alternate 1, and Amanda Cooper to replace Benjamin Spotswood as Alternate 3. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Historic Review Commission: re-appoint Allison Stowe, appoint Laurie Sargent to replace Frank Besadesky, Anita Jones to replace Melissa Kenfield, and appoint Frank Besadesky as Replacement 1. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Library Board: re-appoint Toshia Kimball, and appoint Justin Strauch to replace Irene Chavira. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Parks and Recreation Board: re-appoint Craig Allen and Kim Mullis, appoint Gerald Dyson to replace Joni Robinson, Nicholas Puente to replace Kevin Stewart, and appoint Ashleigh Rodriguez as Replacement 1. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Parks and Recreation 4B Board: re-appoint Toby Wallis and Matthew Porter. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Planning and Zoning Commission: re-appoint James Byrne, appoint Jennifer Grieser to replace Dan Norris, Keith Scruggs to replace Taylor Newsom, Harold Gouge to replace Cory Plunk, and appoint Randall Zabochnik as Replacement 1 and Byron Betler as Replacement 2. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Public Arts Advisory Board: re-appoint Christina Null and Steven Shank, appoint Joseph Murdock to replace Michael Schwerin, Anita Jones to replace Lily Courtney, and appoint Karen Newman as Replacement 1. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following member to the Wylie Economic Development Corporation Board: re-appoint Melisa Whitehead and Gino Mulliqi. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Zoning Board of Adjustment: re-appoint Richard Covington and Byron Betler, appoint Sharon Osisanya to replace Drew Wight, Harold Smith to replace Zewge Kagnev, and Jennifer Grieser to replace Richard Miller as Alternate 1. A vote was taken and the motion passed 7-0.

Mayor Porter thanked members of the 2022 Boards and Commissions Interview Panel (Mayor *pro tem* Forrester, Councilman David R. Duke, and Councilman Williams).

3. Consider, and act upon, appointments to fill the Board of Review vacancies for a term to begin July 1, 2022 and ending June 30, 2024.

Council Comments

Mayor Porter confirmed there are three positions available on the Board of Review. Councilman Mize stated Council may want to consider appointing the two candidates that Council had the opportunity to interview at the previous meeting, and may want to leave the one position open to consider at the next meeting after reaching out to Mr. Craig to see if he can attend for an interview.

Council Action

A motion was made by Councilman Mize, seconded by Mayor *pro tem* Forrester, to appoint Taniki Small and Thomas Volmer for the Board of Review vacancies for a term to begin July 1, 2022 and ending June 30, 2024. A vote was taken and the motion passed 7-0.

4. Consider, and act upon, Ordinance No. 2022-47 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings, and severability clauses; and providing for an effective date of this ordinance.

Staff Comments

Finance Director Beard addressed Council stating fuel costs continue to increase and the FY 22 budget fuel cost was based on the price of gas and diesel a year ago. General Fund expenditures will increase \$100,000 and the Fund Balance will decrease the same amount, 4B Sales Tax Fund expenditures will increase \$3,300 and the Fund Balance will decrease the same amount, and Utility Fund expenditures will increase \$17,000 and the Fund Balance will decrease the same amount.

Council Action

A motion was made by Councilman Mize, seconded by Councilman Duke, to approve Item 4 as presented. A vote was taken and motion passed 7-0.

- 5. Consider, and act upon, the award of a professional services project order (PSPO) #W2022-85-E for the Wylie Historic Area Drainage Master Plan to Huitt-Zollars, Inc. in the amount of \$197,000.00 and authorizing the City Manager to execute any necessary documents.**

Staff Comments

City Engineer Porter addressed Council stating this item is for a contract with a design engineer to develop a comprehensive plan to address critical drainage problems, as well as to provide an effective tool to manage future development in specified areas of town. The goal of this project is to provide an evaluation of existing drainage conditions throughout the area identified by developing an accurate and current understanding of the City's drainage infrastructure and potential solutions to both existing and future issues. The project includes an inventory of existing systems, identifying problem areas, and generating a list of future Capital Improvement Projects (including costs outlined to address system deficiencies).

Council Comments

Mayor Porter asked where the funding for this item was coming from. City Engineer Porter clarified that the funding was coming from the Drainage excess fund balance and not from the 2021 Bond passed for the Historic District.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 5 as presented. A vote was taken and motion passed 7-0.

Mayor Porter convened the Council into a break at 7:13 p.m.

Mayor Porter reconvened the Council at 7:25 p.m.

WORK SESSION

Mayor Porter reconvened the Council into Work Session at 7:25 p.m.

WS1. Discuss the completed draft Comprehensive Master Plan.

Mayor Porter stated the Planning and Zoning Commission and Comprehensive Plan Advisory Committee (CPAC) members may be present for the joint work session. Comprehensive Plan Advisory Committee members present included: Sandra Stone, Todd Pickens, Ken Kocon, Eugene Hauptmann, James Byrne, Jared Larew, Jeremy Meier, Jason Greiner, Joe Chandler, Jacques Loraine III, and Matt Atkins. Planning and Zoning Commission members present included: James Byrne, Joshua Butler, and Jacques Loraine III.

Planning Manager Haskins addressed Council stating about a year ago the City started working on revising the Comprehensive Master Plan. Haskins stated staff and Freese and Nichols would like to present the proposed draft Plan to solicit feedback.

Daniel Harrison, representing Freese and Nichols, and Planning Manager Haskins addressed Council giving a presentation on a community engagement summary, the Draft Plan, snapshot summary of City demographics, plan

outline and scope, future land use map and information, plan framework, housing goals, land use goals, transportation goals, implementation strategy, notable changes since 2012, and next steps.

Council Comments

Council questions and feedback included: would like to keep the front of the property north of Rita Smith Elementary commercial and not all low-density residential, questioned the property located between The District and the mobile home park off of Alanis currently assigned industrial in which there is current business interest in and proposing to change it to regional commercial on the new plan, asked what the vision CPAC had for the property located along FM 544 that is being proposed as Mixed-Use and Special Planning Areas, asked what the vision CPAC had for property near Avalon Park being proposed as Mixed-Use and Special Planning Areas, expressed concerns with the property located near Avalon Park being designated as low-density residential and mentioned the area being designated as Park and Open Space, questioned if input sought from North Texas Municipal Water District on their property that is designated as Parks and Open Space, designated Mixed-Use and Special Planning Areas near Avalon Park is appropriate, this Plan could serve as an aspiration to the future of the City, thanked CPAC members for the time they have put into this, questioned the definition of medium-density, expressed concerns with the medium-density designations and stated areas that surround current single-family homes should be designated as low-density residential, asked what CPAC's vision of the property located across the street from Dodd Park, the proposed Plan looks nice, property at intersection near Dodd Park keep as medium density as it is broadly defined as the will of the community is some commercial in that location, expressed concerns with the residential future land use categories, the proposed land use plan is defining sizes in which the low-density does not meet the current medium density zoning standard of the City, recommends that lot sizes not be stated in the Plan, possibly include a separate designation for townhomes, expressed concerns with the affordable housing goal as the City has no control on the prices of homes, stated the city has no way to enforce it, and questioned why it is rated as the top third goal, questioned the sample size for the survey from residents, asked why there is a number beside the goals if they are not ranked by importance, expressed concerns with putting the City in a litigious situation if items are placed in the Plan but cannot be enforced, it is important to look at the map from the previous Plan and compare it with the proposed Plan, the current Plan has broader colors and sections and the new proposed Plan limits medium-density housing and areas of town where townhomes can be built, expressed concerns if the City dramatically changes medium-density it will limit the type of housing stock that would allow someone to become a homeowner, disagree that there is nothing the City can do regarding affordable housing, stated having affordable housing as a goal does not open the City up to litigation as this document is not binding and is supposed to be instructive based on comments given by the community and the CPAC, the map is reasonable as proposed, stated that townhomes are not being sold as affordable in Wylie, and size does not equal affordability, and there are two ways to get affordable housing one being through a PD and the other by designating an area that allows for federal HUD money to be used to subsidize housing.

Committee Comments

Committee comments and feedback included: was not aware of the low and medium density definitions in the Plan and do not support the proposed definitions, but do support the current definitions in place, the new Plan should be clear that the designations are the intent for future new development, did not place the goals in order based on importance and they were ranked based on the number of times that it was placed on a sticky note during meetings, the City does not have control of affordable housing, and propose that CPAC go line by line and may need to extend the timeline for completion.

Haskins and Harrison answered questions and provided feedback to Council. Haskins stated that CPAC will take the comments and feedback from Council and will have another meeting to make changes to the proposed plan.

The Council consensus was to send the Plan back to CPAC to evaluate the comments made by Council.

Councilman Wallis left the meeting during WS1 at 8:23 p.m.

Mayor Porter convened the Council into a break at 9:00 p.m.

Mayor Porter reconvened the Council at 9:08 p.m.

WS2. Discuss McMillen Drive Progress Update.

City Engineer Porter addressed Council stating he is coming forth with a progress report on McMillen Drive presenting: a project update, the state agency role, the Soil and Water Conservation District (SWCD) flood storage approval, a change in criteria, design options and construction costs, construction schedule, and construction options with ways to reduce construction time and ways to reduce costs.

Questions and comments from Council included: when will guaranteed construction costs be locked in, look at closing McMillen during construction, concerns with an increase in cost on a standard that was updated in 2015 but was taken to the voters in 2021 not taking the update into account, do not want to go back to the citizens for additional funding, and appreciate staff being transparent and upfront.

Porter and Parker answered questions from the Council.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:40 p.m.

EXECUTIVE SESSION

Mayor Porter reconvened the Council into Executive Session at 9:40 p.m.

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

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

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 1378/Parker, FM 544/Cooper, FM 544/Sanden, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Birmingham, and State Hwy 78/Brown.

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2017-10a, 2020-11b, 2021-2d, 2021-4a, 2021-4b, 2021-5a, 2021-6a, 2021-6c, 2021-7a, 2021-8a, 2021-9e, 2021-9f, 2021-9g, 2021-11a, 2021-12a, 2021-12b, 2022-6a, 2022-6b, and 2022-6c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 10:21 p.m.

READING OF ORDINANCES

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

City Secretary Storm read the caption to Ordinance No. 2022-47 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 10:23 p.m. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

ATTEST:

Matthew Porter, Mayor

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Fire

Prepared By: Fire – Brian Ritter

Account Code: _____

Subject

Consider, and act upon, the approval of an agreement between Wylie Independent School District and the City of Wylie for the use of Facilities as Temporary Reception and Care during disasters and authorize the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve Item as presented.

Discussion

The purpose of this agreement is to provide for cooperation and coordination between the City and WISD in carrying out joint responsibility to serve the citizens of Wylie during disasters, either human-made or natural, by providing facilities to use as temporary reception and mass care shelters.

The City provides emergency services on behalf of individuals and families who are victims of a disaster. The WISD, through the WISD Superintendent, is authorized to permit the City to use the school district's buildings, grounds, and equipment as temporary reception and mass care shelters required in the conduct of disaster services activities, and wishes to cooperate with the City in the mass care of the public.

AGREEMENT FOR THE USE OF FACILITIES AS TEMPORARY RECEPTION AND CARE

This Agreement is made and entered into between the Wylie Independent School District ("WISD") and the City of Wylie Texas ("City").

Section 1. Purpose. The purpose of this Agreement is to provide for cooperation and coordination between the City and WISD in carrying out joint responsibility to serve the citizens of Wylie during disasters, either human made or natural disasters, by providing facilities to use as temporary reception and mass care shelters.

The City provides emergency services on behalf of individuals and families who are victims of a disaster. The WISD, through the WISD Superintendent, is authorized to permit the City to use the school district's buildings, grounds, and equipment as temporary reception and mass care shelters required in the conduct of disaster services activities, and wishes to cooperate with the City in the mass care of the public.

The parties hereto mutually desire to reach an understanding that will result in making the aforesaid facilities and equipment of WISD available to the City for the aforesaid use, if requested by the City in writing. Now, therefore, it is mutually agreed between the parties as follows:

Section 2. Duties of WISD: WISD agrees:

- A. that after meeting its responsibilities to pupils, it will permit, to the extent of its ability and upon written request by the City, the use of WISD's physical facilities as a temporary use and care shelter for the victims of disasters. Nothing in this Agreement shall be intended or interpreted to modify any obligation WISD has under local, state or federal law to make such facilities available in the event of a disaster or other emergency;
- B. to provide each such facility with the necessary facilities and housekeeping personnel to properly maintain the facility;
- C. to provide other resources, such as transportation and food, after meeting its responsibilities to pupils, in the sole discretion of WISD to the extent of its ability and upon written request by the City;
- D. to make all requests for expenditures, including supplies and materials, through the City Emergency Operations Center using the proper procedures/channels before acquiring or using any supplies or materials; and
- E. to properly document and complete necessary disaster reimbursement documentation when requested by the City for the purpose of seeking reimbursement of costs and expenses from other governmental agencies and for the purpose of disaster documentation. Nothing in this Agreement shall be intended or interpreted to require either party to make reimbursement of any expenses or costs incurred by the other party in connection with this Agreement except as set forth in Section 2(C).
- F. It is expressly understood that the WISD shall have final authority in matters relating to space utilization at the individual shelter or reception site, provided that the health, safety, and welfare of disaster victims should guide such decisions.

Section 3. Duties of the City: The City agrees:

- A. that when WISD grants a request for the use of WISD facilities for the purpose of a temporary reception and mass care shelter under this Agreement, the use of each such facility shall be directly managed by the City;
- B. that the City shall exercise reasonable care in the conduct of its activities in such facilities;
- C. to provide peace officers on site during all hours a WISD facility is occupied by shelter guests;
- D. to manage the shelter and reception areas from implantation to demobilization;
- E. to staff required positions;
- F. to replace or reimburse WISD for any uninsured, on-hand resources and/or supplies that are used by the City in the conduct of its relief activities.

Section 4. Indemnification Provision: This Agreement purposefully does not contain any provision that requires WISD to indemnify or insure City for the City's negligence or to assume any liability for the City's negligence. This Agreement purposefully does not contain any provision that requires City to indemnify or insure WISD for WISD's negligence or to assume any liability for the WISD's negligence.

Section 5. Problem Resolution: Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent of the Wylie Independent School District and the City Manager for the City of Wylie or their respective designees.

Section 6. Conflict of Laws: Nothing in this Agreement is intended to conflict with current laws or regulations of the United States of America, the State of Texas, or local government. If a term of this Agreement is inconsistent with such authority, then that term shall be invalid, but the remaining terms and conditions of this Agreement shall remain in full force and effect.

Section 7. Effective Date and Termination: This Agreement shall become effective upon approval of both WISD and the City and will remain in effect unless terminated by either party. This Agreement may be terminated without cause by either party upon 180-days written notice to the other party.

Section 8. Choice of Law: The validity, interpretation, construction, and performance of this Agreement shall be governed by the laws of the State of Texas.

Section 9. Immunity: Nothing in this Agreement shall be construed or intended to limit or waive any immunity to which either party may be entitled.

City of Wylie, Texas

By: Brent Parker, City Manager

Attest:

Wylie Independent School District

By: David Vinson, Superintendent

Attest:



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Brent Stowers

Account Code: _____

Subject

Consider, and act upon, approval of a Park Event Application for the Wylie Independent School Council of PTAs to hold the Back to the Future Back to School fundraiser event at Olde City Park on September 17, 2022.

Recommendation

Motion to approve Item as presented.

Discussion

The proposed Park Event Application is for an annual fundraiser event hosted by the Wylie Independent School Council of PTAs at the Olde City Park, with the purpose of bringing together Wylie Independent School District families, students, and staff for a night of fun and entertainment with the local PTAs. The original event date shown on the Park Event Application was changed by the applicant after submission from September 24 to September 17.

The applicant intends to sell PTA memberships, spirit wear, and food items provided by local vendors such as Kona Ice, Grumpy's Popcorn, Lalo's Tacos, Dippin' Dots, and SMOs Donuts. They also plan to have bounce houses, a kid zone play area, game tables from local PTAs, entertainment from local school groups, and local business and home business vendor booths.

The anticipated number of participating vendors is approximately 50, with an anticipated event attendance of approximately 1,000 people.

Parks and Recreation staff will coordinate with the group on event logistics and setup.

The Parks and Recreation Board approved the event application at the June 13, 2022 meeting.

Strategic Goals: *Health, Safety and Well-Being; Community Focused Government*



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

Park Event Application

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

Applicant Information

Name of Organization *

Wylie ISD Council of PTAs

Website

Are you a non profit? *

☒ Yes ☐ No

Please upload 501c3 Documents

Copy of Tax Exempt Forms.pdf 70.19KB

Contact Information

Primary Contact Name *

Becky Welch

Event Information

Event Name/Title *

Wylie ISD Council of PTA's Back the Future Event

Event Type *

Fundraiser

Purpose of event *

To bring together all of our Wylie ISD Families, Students, and Staff for a night of fun and entertainment with our local PTAs

Event Location *

Olde City Park

112 S Ballard Avenue

Proposed Event Date *

09/24/2022

Alternative Event Date *

09/24/2022

Start Time *

02:00:00 PM

Include Setup

End Time *

09:00:00 PM

Include Cleanup

Do you plan to sell items of any kind?

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

☒ Yes ☐ No

Please specify all items you plan to sell

PTA Memberships and spirit wear and various food and local business vendors

Will there be food items provided?

☒ Yes ☐ No

Please specify the types of food items to be provided

Kona Ice, Grumpy's Popcorn, Lalo's Tacos, Dippin' Dots, SMOs Donuts

Who is providing the food?

☐ Applicant
☒ Food Vendor
☐ Other

Anticipated number of Participating Vendors *

50

Anticipated Event Attendance *

1,000

Event Target Audience *

Wylie ISD Families and Local Wylie Community

Event Details *

The Wylie ISD Council of PTAs is proud to host its annual Back the Future event for all our local Wylie ISD local PTAS and all Wylie ISD students and their families. This event is meant to unite us all as we kick off another great school year! We will have bounce houses, a kid zone, local businesses and home business vendors, food for sale, tables and games from all our local ptas, and entertainment from our local school groups.

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

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

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

Signature

Becky Welch

Date *

05/12/2022



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
 Prepared By: Brent Stowers

Account Code: _____

Subject

Consider, and act upon, approval of a Park Event Application for the Connection Point Church to hold a 5K/walk for the Fatherless and Fun Run event at Founders Park on November 19, 2022.

Recommendation

Motion to approve Item as presented.

Discussion

The proposed Park Event Application is for a 5K Run for the Fatherless and Fun Run at Founders Park on November 19, 2022. This is a new event to Wylie, proposed by Megan Williams, representative of the Connection Point Church, with the goal to raise funds for Hope for the Fatherless, a non-profit organization that builds homes and provides care for orphans in Ethiopia. The chosen date falls in November which is National Adoption Month.

The applicant intends to charge participants a race fee, sell drinks and snacks during the event, as well as invite approximately 10 participating vendors with booths set up who will serve as race sponsors. She also plans to hire a tracking vendor to track the participating runners.

Parks and Recreation staff will coordinate with the group on event logistics and setup.

The Parks and Recreation Board approved the event application at the June 13, 2022 meeting.

Strategic Goals: *Health, Safety and Well-Being; Community Focused Government*



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

Park Event Application

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

Applicant Information

Name of Organization *

Connection Point Church

Website

www.connectionpoint.church

Are you a non profit? *

☒ Yes ☐ No

Please upload 501c3 Documents

Contact Information

Primary Contact Name *

Megan Williams

Event Information

Event Name/Title *

5K Run for the Fatherless & Fun Run

Event Type *

5k/Walk

Purpose of event *

To raise funds for the organization Hope for the Fatherless that builds homes and provides care for orphans in Ethiopia

Event Location *

Founders Park

851 Hensley Lane

Proposed Event Date *

11/19/2022

Alternative Event Date *

11/19/2022

Start Time *

06:00:00 AM

Include Setup

End Time *

12:00:00 PM

Include Cleanup

Do you plan to sell items of any kind?

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

☒ Yes ☐ No

Please specify all items you plan to sell

Nothing is set in place yet but we hope to have sponsors for the race that are able to set up booths at the event. People will also be paying to run the race.

Will there be food items provided?

☒ Yes ☐ No

Please specify the types of food items to be provided

Water, Gatorade & snacks for the runners

Who is providing the food?

☒ Applicant
☐ Food Vendor
☐ Other

Anticipated number of Participating Vendors *

10

Anticipated Event Attendance *

150

Event Target Audience *

Runners in and around Wylie TX with a heart to raise money for orphans

Event Details *

No real details are in place yet. The hope is to do the event in November (national adoption month) and to encourage the community to help run and raise funds for the needed help for orphan care in Ethiopia. We will have sponsors and will be connected with a tracking company to track the runners.

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

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

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

Signature

Megan Williams

Date *

03/29/2022



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat, being a replat for Scenic Point Subdivision establishing one lot on 16.502 acres located at 111 Scenic Point Court in the City of Wylie Extra Territorial Jurisdiction.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Gracy Brothers, Inc

APPLICANT: Westwood Professional Services

The applicant is proposing to combine nine lots and all of the Scenic Point Subdivision into one lot being Lot 1R of Scenic Point Subdivision on 16.502 acres.

The property is located in the City of Wylie Extra Territorial Jurisdiction at 111 Scenic Point Court and was originally platted in April 2006. The original plat was created with the intention of nine single-family homes being developed; however, that development plan was not completed. The property was developed as a RV Park. The reason for the replat is to combine the nine lots into one lot of 16.502 acres to allow for an existing RV park development known as Scenic Point RV resort.

Access to the site is proposed using the abandoned Scenic Point Court private street. The private street is no longer needed as the site is serving only one property owner on one lot.

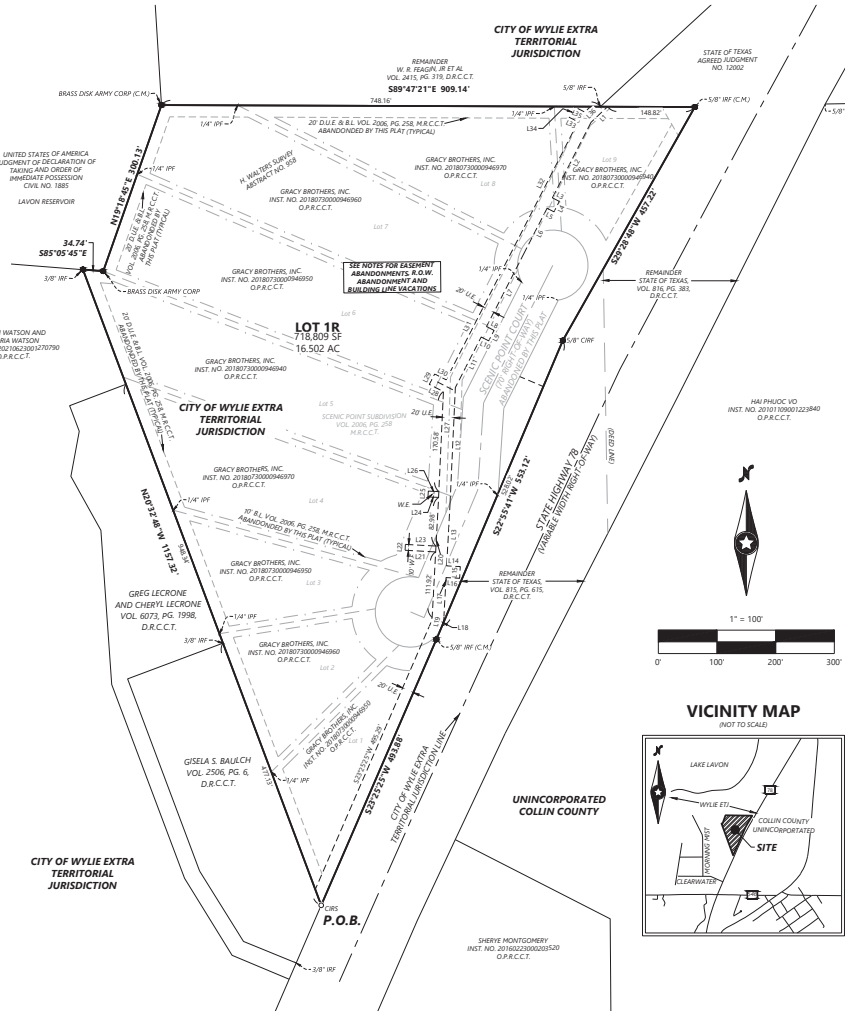
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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

P&Z Recommendation

The Commission voted 6-0 to recommend approval.

© 2022 Westwood Professional Services, Inc.



OWNER'S CERTIFICATE

WHEREAS THE GRACY BROTHERS, INC. IS THE SOLE OWNER OF A 16.502 ACRE TRACT OF LAND SITUATED IN THE H. WALTERS SURVEY, ABSTRACT NO. 558, CITY OF NEVADA, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT OF LAND CONVEYED TO GRACY BROTHERS, INC. BY DEEDS OF RECORD IN INSTRUMENT NO. 20180730000946940, 20180730000946950, 20180730000946960, 20180730000946970 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1-R AND THE RIGHT-OF-WAY OF SCENIC POINT COURT, A 70-FOOT RIGHT-OF-WAY, SCENIC POINT SUBDIVISION, AN ADDITION TO THE COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 258, OF THE MAP RECORDS, COLLIN COUNTY, TEXAS, SAID 16.502 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD P5" SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78, AT THE EAST CORNER OF A TRACT OF LAND CONVEYED TO GISELA S. BALCH, BY DEED OF RECORD IN VOLUME 2506, PAGE 6, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 1, SCENIC POINT SUBDIVISION;

THENCE NORTH 20 DEGREES 32 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE BETWEEN THE SAID BALCH TRACT AND SAID SCENIC POINT SUBDIVISION AT A DISTANCE OF 477.13 FEET PASSING A 3/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID BALCH TRACT AND AN EAST CORNER OF A TRACT OF LAND CONVEYED TO GREG LECRONE AND CHERYL LECRONE, BY DEED OF RECORD IN VOLUME 6073, PAGE 198, OF SAID DEED RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN THE SAID LECRONE TRACT AND SAID SCENIC POINT SUBDIVISION, AT A DISTANCE OF 948.34 FEET PASSING THE NORTH CORNER OF SAID LECRONE TRACT AND THE EAST CORNER OF A TRACT OF LAND CONVEYED TO JASON WATSON AND GLOBIA WATSON, BY DEED OF RECORD IN INSTRUMENT NO. 2021062300120709, OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN SAID WATSON TRACT AND SAID SCENIC POINT SUBDIVISION, IN ALL A TOTAL DISTANCE OF 1,157.32 FEET TO A 3/8" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF TRACT OF LAND CONVEYED TO UNITED STATES OF AMERICA BY JUDGMENT OF DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION UNDER CIVIL NO. 1885 FOR LAVON RESERVOIR, IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF TEXAS SHERMAN DIVISION, SAID POINT BEING THE NORTHEAST CORNER OF SAID WATSON TRACT AND THE WEST CORNER OF SAID LOT 5, SCENIC POINT SUBDIVISION;

THENCE SOUTH 85 DEGREES 05 MINUTES 45 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN THE WATSON TRACT AND SAID SCENIC POINT SUBDIVISION, ALONG A COMMON LINE BETWEEN SAID UNITED STATES OF AMERICA TRACT AND SAID SCENIC POINT SUBDIVISION, A DISTANCE OF 34.74 FEET TO A BRASS DISK STAMPED "ARMY CORPS" FOUND AT A SOUTHEAST CORNER OF SAID UNITED STATES OF AMERICA TRACT AND THE WEST CORNER OF LOT 6, OF SAID SCENIC POINT SUBDIVISION;

THENCE NORTH 19 DEGREES 18 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE SAID COMMON LINE BETWEEN THE UNITED STATES OF AMERICA TRACT AND THE SAID SCENIC POINT SUBDIVISION, A DISTANCE OF 300.13 FEET TO A BRASS DISK STAMPED "ARMY CORPS" FOUND AT AN ANGLE POINT OF SAID UNITED STATES OF AMERICA TRACT; SAID POINT BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO W. R. FEAGIN JR. ET AL, BY DEED OF RECORD IN VOLUME 2415, PAGE 313, OF SAID DEED RECORDS, AT THE NORTHWEST CORNER OF SAID LOT 1, SCENIC POINT SUBDIVISION;

THENCE SOUTH 89 DEGREES 47 MINUTES 21 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN THE UNITED STATES OF AMERICA TRACT AND SCENIC POINT SUBDIVISION, ALONG A COMMON LINE BETWEEN SAID W. R. FEAGIN JR. ET AL TRACT AND SAID SCENIC POINT SUBDIVISION, AT A DISTANCE OF 748.16 FEET PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY AGREED JUDGMENT UNDER NO. 12002, AND BEING A WEST CORNER OF SAID STATE HIGHWAY 78, CONTINUING ALONG A COMMON LINE BETWEEN SAID STATE OF TEXAS AGREED JUDGMENT TRACT AND SAID SCENIC POINT SUBDIVISION, IN ALL A TOTAL DISTANCE OF 909.14 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SAID WEST LINE OF STATE HIGHWAY 78, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID LOT 9, SCENIC POINT SUBDIVISION;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE STATE OF TEXAS AGREED JUDGMENT TRACT AND THE SCENIC POINT SUBDIVISION, ALONG THE SAID NORTHWEST LINE OF STATE HIGHWAY 78, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 29 DEGREES 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 457.22 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT;
- SOUTH 22 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 553.12 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT;
- SOUTH 23 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF 493.88 FEET TO THE POINT-OF-BEGINNING, CONTAINING 718.809 SQUARE FEET OR 16.502 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, JASON B. ARMSTRONG, REGISTERED PROFESSIONAL LAND SURVEYOR FOR WESTWOOD, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE IN APRIL, 2022, UNDER MY DIRECTION AND SUPERVISION, AND FURTHER CERTIFY THAT ALL CORNERS ARE AS SHOWN THEREON, AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF WYILE, TEXAS.

DATE THIS THE ____ DAY OF _____, 20__.

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, GRACY BROTHERS, INC. acting herein by and through its duly authorized officer, does hereby adopt this plat designed therein above described property as **LOT 1R SCENIC POINT SUBDIVISION - REPLAT**, an addition to Collin County, Texas and does hereby dedicate to the public use before the easements and right-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same unless otherwise specified. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at times have the full right of ingress and egress to or from and upon the said utility easement for the purposes of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

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

GRACY BROTHERS, INC.

RANDY GRACY

THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDY GRACY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID GRACY BROTHERS, INC. AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF WYILE, TEXAS

DATE

"APPROVED FOR CONSTRUCTION"

MAYOR, CITY OF WYILE, TEXAS

DATE

"ACCEPTED"

MAYOR, CITY OF WYILE, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYILE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF **LOT 1R SCENIC POINT SUBDIVISION - REPLAT** OR ADDITION TO THE CITY OF WYILE WAS SUBMITTED TO THE CITY COUNCIL ON THE DAY ____ OF _____, 20__, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEY, PARKS, 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 THEREBY BY SIGNING HIS NAME AS HEREINAFTER SUBSCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 20__.

CITY SECRETARY
CITY OF WYILE, TEXAS

OWNER
GRACY BROTHERS, INC.
1305 CAROLINA COURT
GARLAND, TEXAS 75044

SURVEYOR

Westwood

Phone (214) 473-4640 2501 Dallas Parkway, Suite 400
TX 75095
1891 First Reg. No. 11754
Westwood.com
TSPS First Reg. No. 1007431

FINAL PLAT
OF
**LOT 1R, SCENIC POINT
SUBDIVISION - REPLAT**
BEING A REPLAT OF LOTS 1-R AND
ALL OF SCENIC POINT COURT
SCENIC POINT SUBDIVISION
16.502 ACRE TRACT OF LAND
H. WALTERS SURVEY, ABSTRACT NO. 958

COLLIN COUNTY, TEXAS

16.502 ACRES MAY 23, 2022 JOB NO. 0036418.00



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat being an Amended Plat for Woodlake Village Addition Lot 1R-5, Block C, establishing one commercial lot on 1.0280 acres located at 2020 N State Highway 78.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: KAAP Commercial, LLC

APPLICANT: Spooner & Associates, Inc

The applicant is proposing to amend Lot 1R-5, Block C of Woodlake Village Addition to include mutual access and utility easements for the construction of a Hwy55 Burgers and Fries drive through restaurant.

The property is located at 2020 N State Highway 78 and was granted a Special Use Permit for the drive through restaurant in May 2022. The Special Use Permit also functioned as approval of the site plan for the development.

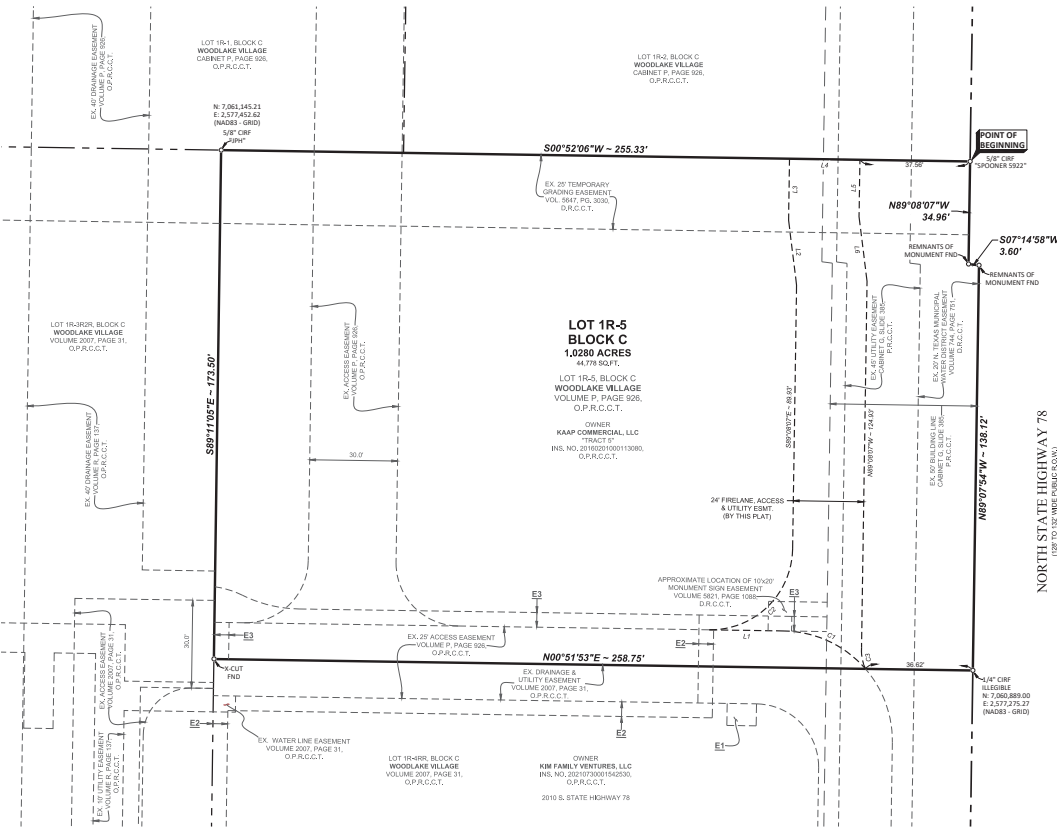
The plat provides four access points and improves the mutual access within the Woodlake Village shopping center development.

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.

The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.



LEGEND

- CRF IRON ROD FOUND WITH CAP
- FND FOUND
- P.C. POINT FOR CORNER
- (PM) CONTROLLING MONUMENT
- VOL VOLUME
- PG. PAGE
- INS. NO. INSTRUMENT NUMBER
- O.P.R.C.C.T. DEED RECORD, COLLIN COUNTY, TEXAS
- (B.T.P.) OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- ESMT. EASEMENT
- EX. EXISTING
- UTIL. UTILITY

LINE	BEARING	DISTANCE
L1	86.60'
L2	82.00'
L3	04.00'
L4	24.00'
L5	19.88'
L6	20.80'

CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	37.50	31.54'	58.62'
C2	28.00	43.98'	88.60'
C3	15.00	7.37'	17.08'

EX. WATER LINE EASEMENT VOLUME 2007, PAGE 31, O.P.R.C.C.T.

APPROXIMATE LOCATION OF EX. V. ELECTRIC EASEMENT VOLUME 5821, PAGE 1088, O.P.R.C.C.T.

EX. MEASURED IRON EASEMENT INS. NO. 200901000094710, O.P.R.C.C.T.

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Woodlake Village, Lots 1R-5, Block C, Addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2022, and the Council, 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., 2022.

City Secretary
City of Wylie, Texas

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, KAAP COMMERCIAL, LLC are the sole owner of a 1.0280 acre tract of land located in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, said 1.0280 acre tract of land being all of LOT 1R-5, BLOCK C, WOODLAKE VILLAGE, being an Addition to the said City and State, according to the plat thereof filed for record in Volume P, Page 926, Official Public Records, Collin County, Texas, said 1.0280 acre tract of land being all of a certain tract of land conveyed to KAAP COMMERCIAL, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20160201000113080, Official Public Records, Collin County, Texas, said 1.0280 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the most easterly southeast lot corner of said Lot 1R-5, same being the southwest lot corner of Lot 1R-2, Block C of the said plat of Woodlake Village, said beginning point being on the north right-of-way line of State Highway 78 (being a variable width public right-of-way).

THENCE along the south lot line of said Lot 1R-5 and along the said north right-of-way line the following courses and distances:

- North 89°08'07" West, 34.96 feet to the remnants of a monument found;
- South 07°14'58" West, 3.60 feet to the remnants of a monument found;

North 89°07'54" West, 138.12 feet to a 1/4 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 1R-5, same being the southeast lot corner of Lot 1R-48R, Block C, Woodlake Village, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2007, Page 31, O.P.R.C.C.T.;

THENCE North 00°51'53" East, departing the said right-of-way line, along the west lot line of said Lot 1R-5 and along the east lot line of said Lot 1R-48R, 258.75 feet to an X-cut found at the northwest lot corner of said Lot 1R-5, same being the northeast lot corner of said Lot 1R-48R, Block C, Woodlake Village, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2007, Page 31, O.P.R.C.C.T.;

THENCE South 89°11'05" East, along the north lot line of said Lot 1R-5 and along the said south lot line of Lot 1R-3R2R, 173.30 feet to a 5/8 inch iron rod with a cap stamped "JPH" found at the northeast lot corner of said Lot 1R-5, same being the southeast lot corner of said Lot 1R-3R2R, said iron rod found being on a west lot line of Lot 1R-1, Block C of the said Woodlake Village (Cabinet P, Page 926);

THENCE South 00°52'06" West, along the east lot line of said Lot 1R-5 and along the said west lot line of Lot 1R-1 at a distance of 62.19 feet passing a southwest lot corner of said Lot 1R-5, same being the northwest lot corner of said Lot 1R-2, continuing along the said east lot line of Lot 1R-5 and along the west lot line of said Lot 1R-2, in all a total distance of 255.33 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 1.0280 acres (44,778 square feet) of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KAAP COMMERCIAL, LLC do hereby adopt this plat designating the hereinabove property as WOODLAKE VILLAGE, LOT 1R-5, BLOCK C, an Addition to the City of Wylie, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Property owners shall maintain easements and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling, without the necessity at any time procuring the permission of owner of the plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS OUR HAND THIS ____ DAY OF _____, 2022.

KAAP COMMERCIAL, LLC

By: _____
Abhishek Bansal, Authorized Agent

STATE OF §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Abhishek Bansal, a duly authorized agent for KAAP COMMERCIAL, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ____ day of _____, 2022.

Notary Public, State of _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Surveyed on the ground during the month of October, 2021.

Eric S. Spooner, R.P.L.S. _____ Date
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ____ day of _____, 2022.

Notary Public, State of Texas

GENERAL NOTES

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0 and E: 0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48050C0420; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. NCS-1080249-CHAR, having an effective date of September 03, 2021 and issued October 05, 2021; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.

SURVEYOR:



REPLAT
LOT 1R-5, BLOCK C
WOODLAKE VILLAGE
BEING A FINAL PLAT OF A 1.0280 ACRE TRACT OF LAND LOCATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R-5, BLOCK C, WOODLAKE VILLAGE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME P, PAGE 926, O.P.R.C.C.T.
1 LOT - 1.0280 ACRES
MAY - 2022
SHEET 1 OF 1



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 May 31, 2022.

Recommendation

Motion to approve Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on June 15, 2022.

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	3,789,966.00	3,789,966.00	401,180.20	1,980,241.87	-1,809,724.13	47.75 %
	Category: 400 - Taxes Total:	3,789,966.00	3,789,966.00	401,180.20	1,980,241.87	-1,809,724.13	47.75%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	0.00	1,242.57	-4,757.43	79.29 %
	Category: 460 - Interest Income Total:	6,000.00	6,000.00	0.00	1,242.57	-4,757.43	79.29%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	132,240.00	132,240.00	18,935.00	86,255.00	-45,985.00	34.77 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	1,044.96	1,044.96	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,601,116.00	2,601,116.00	0.00	0.00	-2,601,116.00	100.00 %
	Category: 480 - Miscellaneous Income Total:	2,733,356.00	2,733,356.00	18,935.00	87,299.96	-2,646,056.04	96.81%
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	8,108,000.00	0.00	8,108,000.00	0.00	0.00 %
	Category: 490 - Transfers In & Other Financing Sources Total:	0.00	8,108,000.00	0.00	8,108,000.00	0.00	0.00%
	Revenue Total:	6,529,322.00	14,637,322.00	420,115.20	10,176,784.40	-4,460,537.60	30.47%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	286,558.00	286,558.00	21,827.02	167,402.46	119,155.54	41.58 %
111-5611-51140	LONGEVITY PAY	729.00	729.00	0.00	724.00	5.00	0.69 %
111-5611-51310	TMRS	44,530.00	44,530.00	3,383.17	26,167.77	18,362.23	41.24 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	49,304.00	49,304.00	3,885.70	23,814.68	25,489.32	51.70 %
111-5611-51420	LONG-TERM DISABILITY	1,707.00	1,707.00	44.67	357.36	1,349.64	79.07 %
111-5611-51440	FICA	18,623.00	18,623.00	1,228.64	9,519.10	9,103.90	48.89 %
111-5611-51450	MEDICARE	4,355.00	4,355.00	287.34	2,226.19	2,128.81	48.88 %
111-5611-51470	WORKERS COMP PREMIUM	378.00	390.56	0.00	390.55	0.01	0.00 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,080.00	1,080.00	2.27	29.26	1,050.74	97.29 %
	Category: 510 - Personnel Services Total:	407,264.00	407,276.56	30,658.81	230,631.37	176,645.19	43.37%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	423.47	2,576.05	2,423.95	48.48 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	71.70	228.30	76.10 %
111-5611-52810	FOOD SUPPLIES	6,100.00	6,100.00	119.62	2,654.49	3,445.51	56.48 %
	Category: 520 - Supplies Total:	11,400.00	11,400.00	543.09	5,302.24	6,097.76	53.49%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	7,569.50	-5,069.50	-202.78 %
111-5611-54810	COMPUTER HARD/SOFTWARE	5,500.00	5,500.00	750.00	750.00	4,750.00	86.36 %
	Category: 540 - Materials for Maintenance Total:	8,000.00	8,000.00	750.00	8,319.50	-319.50	-3.99%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,043,973.00	1,043,973.00	56,573.28	204,795.05	839,177.95	80.38 %
111-5611-56040	SPECIAL SERVICES	118,156.00	1,962,496.00	57,924.28	1,847,739.47	114,756.53	5.85 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	12,858.63	47,837.23	81,262.77	62.95 %
111-5611-56090	COMMUNITY DEVELOPMENT	52,050.00	52,050.00	1,266.41	23,946.54	28,103.46	53.99 %
111-5611-56110	COMMUNICATIONS	6,400.00	6,400.00	606.87	3,306.61	3,093.39	48.33 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	18,000.00	9,000.00	33.33 %
111-5611-56210	TRAVEL & TRAINING	74,600.00	74,600.00	6,910.97	38,408.42	36,191.58	48.51 %
111-5611-56250	DUES & SUBSCRIPTIONS	39,810.00	39,810.00	3,662.50	47,221.21	-7,411.21	-18.62 %
111-5611-56310	INSURANCE	6,303.00	6,303.00	0.00	5,458.01	844.99	13.41 %
111-5611-56510	AUDIT & LEGAL SERVICES	33,000.00	33,000.00	901.50	11,568.00	21,432.00	64.95 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	87,500.00	189,300.00	38,088.75	81,731.30	107,568.70	56.82 %

Budget Report

For Fiscal: 2021-2022 Period Ending: 05/31/2022

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56610 UTILITIES-ELECTRIC	2,400.00	2,400.00	347.61	1,134.92	1,265.08	52.71 %
Category: 560 - Contractual Services Total:	1,620,292.00	3,566,432.00	181,390.80	2,331,146.76	1,235,285.24	34.64%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	694,127.33	5,403,249.03	26,358.46	4,894,449.80	508,799.23	9.42 %
111-5611-57415 INTEREST EXPENSE	315,135.79	326,452.12	23,690.54	179,440.38	147,011.74	45.03 %
Category: 570 - Debt Service & Capital Replacement Total:	1,009,263.12	5,729,701.15	50,049.00	5,073,890.18	655,810.97	11.45%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	0.00	3,983,392.59	0.00	3,894,644.85	88,747.74	2.23 %
111-5611-58210 STREETS & ALLEYS	2,175,000.00	2,425,000.00	0.00	59,475.90	2,365,524.10	97.55 %
111-5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-3,895,266.34	3,895,266.34	0.00 %
Category: 580 - Capital Outlay Total:	2,175,000.00	6,408,392.59	0.00	58,854.41	6,349,538.18	99.08%
Expense Total:	5,231,219.12	16,131,202.30	263,391.70	7,708,144.46	8,423,057.84	52.22%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	1,298,102.88	-1,493,880.30	156,723.50	2,468,639.94	3,962,520.24	265.25%
Report Surplus (Deficit):	1,298,102.88	-1,493,880.30	156,723.50	2,468,639.94	3,962,520.24	265.25%

Budget Report

For Fiscal: 2021-2022 Period Ending: 05/31/2022

Group Summary

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	3,789,966.00	3,789,966.00	401,180.20	1,980,241.87	-1,809,724.13	47.75%
460 - Interest Income	6,000.00	6,000.00	0.00	1,242.57	-4,757.43	79.29%
480 - Miscellaneous Income	2,733,356.00	2,733,356.00	18,935.00	87,299.96	-2,646,056.04	96.81%
490 - Transfers In & Other Financing Sources	0.00	8,108,000.00	0.00	8,108,000.00	0.00	0.00%
Revenue Total:	6,529,322.00	14,637,322.00	420,115.20	10,176,784.40	-4,460,537.60	30.47%
Expense						
510 - Personnel Services	407,264.00	407,276.56	30,658.81	230,631.37	176,645.19	43.37%
520 - Supplies	11,400.00	11,400.00	543.09	5,302.24	6,097.76	53.49%
540 - Materials for Maintenance	8,000.00	8,000.00	750.00	8,319.50	-319.50	-3.99%
560 - Contractual Services	1,620,292.00	3,566,432.00	181,390.80	2,331,146.76	1,235,285.24	34.64%
570 - Debt Service & Capital Replacement	1,009,263.12	5,729,701.15	50,049.00	5,073,890.18	655,810.97	11.45%
580 - Capital Outlay	2,175,000.00	6,408,392.59	0.00	58,854.41	6,349,538.18	99.08%
Expense Total:	5,231,219.12	16,131,202.30	263,391.70	7,708,144.46	8,423,057.84	52.22%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	1,298,102.88	-1,493,880.30	156,723.50	2,468,639.94	3,962,520.24	265.25%
Report Surplus (Deficit):	1,298,102.88	-1,493,880.30	156,723.50	2,468,639.94	3,962,520.24	265.25%

Budget Report

For Fiscal: 2021-2022 Period Ending: 05/31/2022

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL COR	1,298,102.88	-1,493,880.30	156,723.50	2,468,639.94	3,962,520.24
Report Surplus (Deficit):	1,298,102.88	-1,493,880.30	156,723.50	2,468,639.94	3,962,520.24

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

Assets

Cash and cash equivalents	\$ 2,182,775.40	
Receivables	\$ 40,000.00	Note 1
Inventories	\$ 16,330,536.04	
Prepaid Items	\$ -	
Total Assets	\$ 18,553,311.44	

Deferred Outflows of Resources

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

Liabilities

Accounts Payable and other current liabilities	\$ 7,222.69	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 148,127.29	Note 3
Due in more than one year	\$ 8,187,633.93	
Total Liabilities	\$ 8,344,183.91	

Deferred Inflows of Resources

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

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 10,239,372.67
Total Net Position	\$ 10,239,372.67

Note 1: Includes incentives in the form of forgivable loans for \$40,000 (LUV-ROS)

Note 2: Deposits from rental property

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

Balance Sheet

Account Summary

As Of 05/31/2022

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	2,180,601.53
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	60,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,330,536.04
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	768,867.00
Total Assets:		19,342,004.57
		<u>19,342,004.57</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	932.00
111-2000-20117	TMRS PAYABLE	0.00
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	6,499.84
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	2.28
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	768,867.00
111-2000-20810	DUE TO GENERAL FUND	0.00

Balance Sheet

As Of 05/31/2022

Account	Name	Balance
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
Total Liability:		777,562.58

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	16,095,802.05
Total Beginning Equity:		16,095,802.05
Total Revenue		10,176,784.40
Total Expense		7,708,144.46
Revenues Over/Under Expenses		2,468,639.94
Total Equity and Current Surplus (Deficit):		18,564,441.99
Total Liabilities, Equity and Current Surplus (Deficit):		<u>19,342,004.57</u>

Balance Sheet

As Of 05/31/2022

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-18120	LOAN - BIRMINGHAM	0.00
922-1000-18210	AMOUNT TO BE PROVIDED	0.00
922-1000-18220	BIRMINGHAM LOAN	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	39,535.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	3,027.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	-37,953.52
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	71,021.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-44,574.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-811.00
Total Assets:		30,245.14
		<u>30,245.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	0.00
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	9,604.44
922-2000-28205	WEDC LOANS/CURRENT	106,222.03
922-2000-28220	BIRMINGHAM LOAN	0.00
922-2000-28230	INWOOD LOAN	0.00
922-2000-28232	ANB LOAN/EDGE	0.00
922-2000-28233	ANB LOAN/PEDDICORD WHITE	0.00
922-2000-28234	ANB LOAN/RANDACK HUGHES	0.00
922-2000-28235	ANB LOAN	0.00
922-2000-28236	ANB CONSTRUCTION LOAN	0.00
922-2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	0.00
922-2000-28238	ANB LOAN/BUCHANAN	0.00
922-2000-28239	ANB LOAN/JONES:HOBART PAYOFF	0.00
922-2000-28240	HUGHES LOAN	0.00
922-2000-28242	ANB LOAN/HWY 78:5TH ST REDEV	0.00
922-2000-28245	ANB LOAN/DALLAS WHIRLPOOL	0.00
922-2000-28246	GOVCAP LOAN/KIRBY	7,846,537.60
922-2000-28247	JARRARD LOAN	144,081.16
922-2000-28250	CITY OF WYLIE LOAN	0.00
922-2000-28260	PRIME KUTS LOAN	0.00
922-2000-28270	BOWLAND/ANDERSON LOAN	0.00
922-2000-28280	CAPITAL ONE CAZAD LOAN	0.00
922-2000-28290	HOBART/COMMERCE LOAN	0.00
922-2000-29150	NET PENSION LIABILITY	185,989.17
922-2000-29151	SDBF LIABILITY	11,026.00
Total Liability:		8,335,761.22
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-4,971,701.88
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
Total Beginning Equity:		-5,091,965.88
Total Revenue		-8,108,000.00
Total Expense		-4,894,449.80
Revenues Over/Under Expenses		-3,213,550.20
Total Equity and Current Surplus (Deficit):		-8,305,516.08
Total Liabilities, Equity and Current Surplus (Deficit):		<u>30,245.14</u>

Wylie Economic Development Corporation

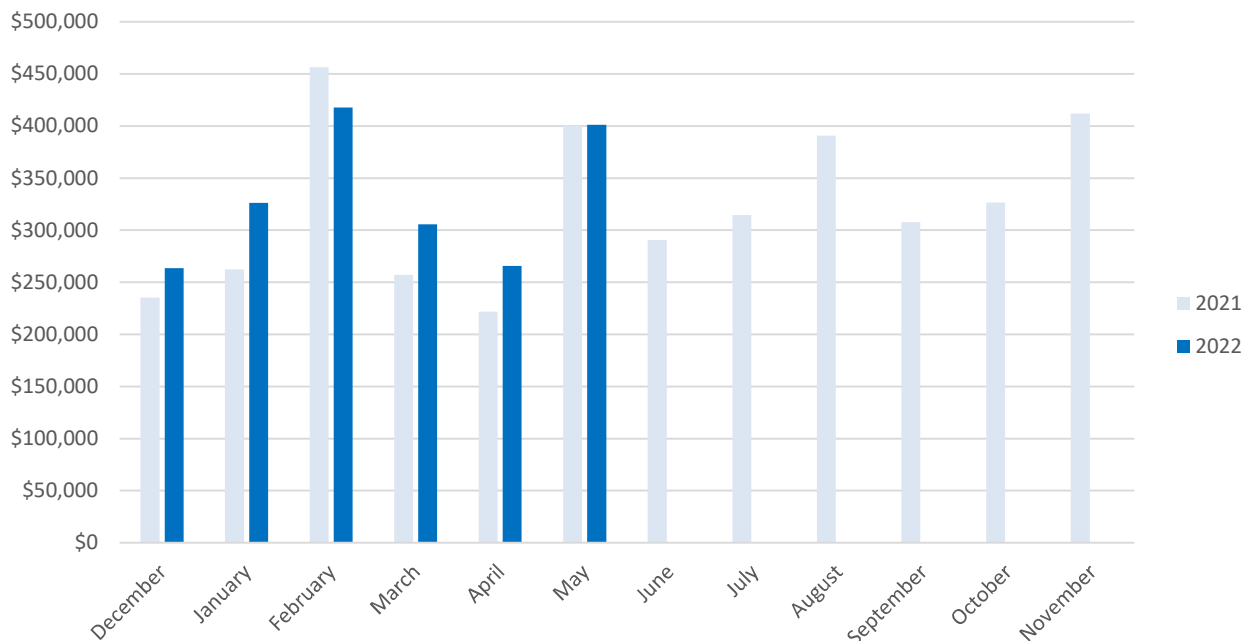
SALES TAX REPORT

May 31, 2022

BUDGETED YEAR

MONTH	FY 2019	FY 2020	FY 2021	FY 2022	DIFF 21 vs. 22	% DIFF 21 vs. 22
DECEMBER	\$ 214,867.15	\$ 226,663.94	\$ 235,381.33	\$ 263,577.66	\$ 28,196.33	11.98%
JANUARY	\$ 223,749.61	\$ 218,520.22	\$ 262,263.52	\$ 326,207.92	\$ 63,944.40	24.38%
FEBRUARY	\$ 307,366.66	\$ 362,129.18	\$ 456,571.35	\$ 417,896.79	\$ (38,674.56)	-8.47%
MARCH	\$ 208,222.32	\$ 228,091.34	\$ 257,187.91	\$ 305,605.50	\$ 48,417.59	18.83%
APRIL	\$ 182,499.53	\$ 203,895.57	\$ 221,881.55	\$ 265,773.80	\$ 43,892.25	19.78%
MAY	\$ 274,299.18	\$ 289,224.35	\$ 400,371.70	\$ 401,180.20	\$ 808.50	0.20%
JUNE	\$ 234,173.88	\$ 239,340.35	\$ 290,586.92	\$ -		0.00%
JULY	\$ 215,107.94	\$ 296,954.00	\$ 314,559.10	\$ -	\$ -	0.00%
AUGUST	\$ 283,602.93	\$ 325,104.34	\$ 390,790.76	\$ -	\$ -	0.00%
SEPTEMBER	\$ 243,048.40	\$ 259,257.89	\$ 307,681.15	\$ -	\$ -	0.00%
OCTOBER	\$ 224,875.38	\$ 249,357.02	\$ 326,382.38	\$ -	\$ -	0.00%
NOVEMBER	\$ 308,324.41	\$ 384,953.89	\$ 411,813.32	\$ -	\$ -	0.00%
Sub-Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 1,980,241.87	\$ 146,584.52	11.12%
Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 1,980,241.87	\$ 146,584.52	11.12%

WEDC Sales Tax Analysis



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: May SlsTx Revenue is actually March SlsTx and is therefore the 6th allocation in FY22.



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard

Account Code: _____

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2022.

Recommendation

Motion to accept the Item as presented.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2021-2022	CURRENT MONTH ACTUAL 2021-2022	YTD ACTUAL 2021-2022	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
GENERAL FUND REVENUE SUMMARY					
TAXES	35,752,468	926,869	31,833,214	89.04%	A
FRANCHISE FEES	2,896,800	236,340	1,858,305	64.15%	
LICENSES AND PERMITS	1,079,430	101,203	1,049,975	97.27%	B
INTERGOVERNMENTAL REV.	2,673,532	912,935	2,152,258	80.50%	C
SERVICE FEES	4,008,588	346,952	2,382,649	59.44%	D
COURT FEES	248,950	24,133	209,261	84.06%	E
INTEREST INCOME	25,000	9,481	26,453	105.81%	
MISCELLANEOUS INCOME	197,062	13,186	141,337	71.72%	
OTHER FINANCING SOURCES	2,488,645	0	5,497,693	220.91%	F
REVENUES	49,370,475	2,571,099	45,151,144	91.45%	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,432,653	NA	NA	NA	G
TOTAL REVENUES	50,803,128	2,571,099	45,151,144	88.87%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	97,263	2,647	31,609	32.50%	
CITY MANAGER	1,329,836	69,946	782,696	58.86%	
CITY SECRETARY	388,450	23,902	199,525	51.36%	
CITY ATTORNEY	170,000	18,978	131,277	77.22%	H
FINANCE	1,221,631	61,916	838,585	68.64%	
FACILITIES	978,273	88,325	485,570	49.64%	
MUNICIPAL COURT	530,514	39,980	273,596	51.57%	
HUMAN RESOURCES	743,111	59,653	468,874	63.10%	
PURCHASING	284,296	14,775	131,902	46.40%	
INFORMATION TECHNOLOGY	2,127,721	99,235	1,224,172	57.53%	
POLICE	12,468,653	1,106,745	7,354,841	58.99%	
FIRE	11,678,027	786,966	6,574,615	56.30%	
EMERGENCY COMMUNICATIONS	2,251,800	111,494	1,200,956	53.33%	
ANIMAL CONTROL	559,267	38,459	274,876	49.15%	
PLANNING	330,908	23,381	190,002	57.42%	
BUILDING INSPECTION	588,630	43,834	347,327	59.01%	
CODE ENFORCEMENT	262,419	17,244	138,034	52.60%	
STREETS	5,073,738	177,378	1,652,879	32.58%	I
PARKS	2,838,034	323,338	1,605,912	56.59%	
LIBRARY	2,178,698	130,442	1,132,424	51.98%	
COMBINED SERVICES	11,241,562	370,039	8,916,979	79.32%	J
TOTAL EXPENDITURES	57,342,831	3,608,677	33,956,651	59.22%	
REVENUES OVER/(UNDER) EXPENDITURES	-6,539,703	-1,037,578	11,194,493	29.66%	
A. Property Tax Collections for FY21-22 as of May 31, 2022 are 98.95%, in comparison to FY20-21 for the same time period of 99.97%. Sales tax is on a 2 month lag and only six months have been received. Sales tax is up .2% from May 2021 and up 8% fiscal YTD.					
B. Licenses and Permits: New Dwelling Permits are up 104% from May YTD 2021 due to the new fee structure.					
C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed quarterly.					
D. Service Fees: Trash fees are on a one month lag and only seven months have been received. The remaining fees are from other seasonal fees.					
E. Municipal Court Fees are up 29% from May 2021 YTD.					
F. Yearly transfer from Utility Fund and \$3 million from sale of 802 Kirby.					
G. Largest Carry Forward items: Department Software Solution \$220,870, Rowlett Creek Dam Improvements \$110,000. Stone Road Rehab Project \$615,000					
H. Attorney consultation fees associated with ongoing projects around the City.					
I. Asphalt Overlay encumbered but not expensed yet.					
J. \$6.2 million transfer to Community Investment Fund.					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2021-2022	CURRENT MONTH ACTUAL 2021-2022	YTD ACTUAL 2021-2022	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	25,091,934	1,947,025	13,636,271	54.35%	K
INTEREST INCOME	8,500	4,226	12,174	143.22%	
MISCELLANEOUS INCOME	70,000	195	6,419	9.17%	
OTHER FINANCING SOURCES	31,841	0	39,384	123.69%	L
REVENUES	25,202,275	1,951,446	13,694,248	54.34%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	2,758,010	NA	NA	NA	M
TOTAL REVENUES	27,960,285	NA	13,694,248	48.98%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	1,106,839	87,169	557,596	50.38%	
UTILITIES - WATER	5,660,591	120,915	2,133,258	37.69%	N
CITY ENGINEER	447,538	57,848	152,066	33.98%	O
UTILITIES - SEWER	1,352,231	78,858	707,075	52.29%	
UTILITY BILLING	1,320,992	76,589	752,930	57.00%	
COMBINED SERVICES	15,821,747	477,823	11,877,978	75.07%	P
TOTAL EXPENDITURES	25,709,938	899,202	16,180,903	62.94%	
REVENUES OVER/(UNDER) EXPENDITURES	2,250,347	1,052,245	-2,486,655	-13.96%	
<p>K. Most Utility Fund Revenue is on a one month lag and only seven months have been received.</p> <p>L. Insurance recoveries for damage to Newport Harbor Pump Station</p> <p>M. Largest Carry Forward items: Department Software Solutions \$150,300, Pump Station Backup Generators \$1.8M and FM 2514 Waterline Relocation Construction \$625,000.</p> <p>N. Pump station generators and FM2514 waterline relocation projects (totaling approx. \$2.4m) have not been fully completed.</p> <p>O. Department added as part of restructuring of Public Works. Budget was amended as part of Mid-Year Budget Amendments approved at the April 12 City Council meeting.</p> <p>P. Annual transfer to the General Fund of \$2.4 million. Other expenses include payments to NTMWD for water minimum and sewer treatment.</p>					



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard

Account Code: _____

Subject

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

Recommendation

Motion to accept the Item as presented.

Discussion

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

City Of Wylie

2021-2022 Investment Report

May 31, 2022

Money Market Accounts:
Certificates of Deposit:
Treasury Bills:
Treasury Notes:
Government Agency Notes:

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$15,417,746.51	MMA	0.6228%	Texpool	12/31/2006	NA
2	\$15,963,399.00	MMA	0.6459%	TexStar	3/15/2011	NA
	\$31,381,145.51					

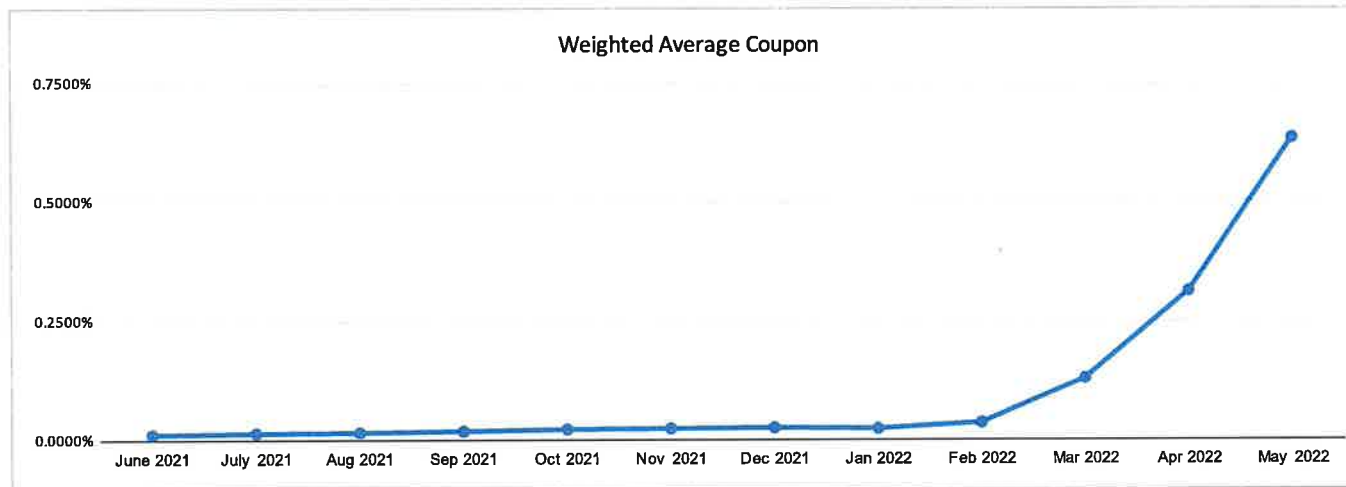
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

0.6346%
1.00

Money Markets:
Certificates of Deposits:

\$31,381,145.51
\$0.00
\$31,381,145.51



Melina Blaud 6-22-22
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2022-48 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

Recommendation

Motion to approve Item as presented.

Discussion

This budget amendment is for repairs to an aerial ladder that was damaged on a call. An insurance claim has been filed with TML and should cover the cost to repair, less a \$500 deductible. The estimate to repair the ladder is \$92,776.

General Fund expenditures will increase \$92,776 and revenues will increase \$92,276 which will decrease the fund balance by \$500.

ORDINANCE NO. 2022-48

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

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

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

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

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

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

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

SECTION I: The proposed amendments to the FY 2021-2022 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2022-48, are completely adopted and approved as amendments to the said FY 2021-2022 Budget.

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

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

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

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

SECTION VI: The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 28th day of June, 2022.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
Repair Damage to Aerial Ladder

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
100	4000	48410	Miscellaneous Income		92,276.00
100	5231	54510	Motor Vehicles	92,776.00	
				<u>92,776.00</u>	<u>92,276.00</u>



Wylie City Council

AGENDA REPORT

Department: City Manager
 Prepared By: City Secretary

Account Code: _____

Subject

Interview applicants for Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.

Recommendation

No action taken.

Discussion

Per Ordinance No. 2022-01, prospective Board of Review applicants will be interviewed by the entire City Council.

Applicants:

~~James Byrne~~ (withdrawn)

Jack Craig

Gerald Dyson (interviewed 5/31-appointed to Parks and Recreation Board)

~~Joseph Murdock~~ (withdrawn)

Taniki Small (interviewed 5/31)

Derek Trent (interviewed 5/31-appointed to Cemetery Advisory Board)

Thomas Volmer (interviewed 5/31)

Board of Review Application

Personal Information

First Name *

Jack

Last Name *

Craig

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

General manager

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I am passionate about the well-being and family centered growth of Wylie.

Board of Ethics Application

Personal Information

Please provide full legal name.

First Name *

Gerald

Last Name *

Dyson

Residency

You must be a Wylie resident to serve on this board.

Are you a Wylie resident? *

☒ Yes ☐ No

How long have you been a Wylie resident?

Years *

2

Months *

9

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Business Owner, Holistic Health Practitioner, Nutritionist

If applicable, please list any work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Do you currently serve on a board/commission? *

☐ Yes ☒ No

Please indicate briefly why you would like to serve as a Board of Ethics member: *

As a Christian business owner for over 12 years, it is on a daily basis that we must realign our own interests with those of the greater community and those we serve. I will be honored to contribute the utmost guidance and direction when it comes to our City of Wylie doing exactly that.

Acknowledgment & Signature

Signature *

GW DYSON

Date *

11/20/2021

Board of Review Application

Personal Information

First Name *

Taniki

Last Name *

Small

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Manager

Work experience that may be beneficial to the board you are applying for.

I have managed medium to large projects. I am also a US Army veteran.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

It is time for me to give back to my community and serve in whatever capacity is needed.

Board of Review Application

Personal Information

First Name *

Derek

Last Name *

Trent

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

2

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Software Engineer

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I would like to help the city of Wylie determine resolutions for problems in the community and necessary changes. Getting involved and contributing to my community would give me a great sense of purpose and I believe I can balance being logical and empathetic in my decision making.

Board of Review Application

Personal Information

First Name *

Thomas

Last Name *

Volmer

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

5

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

IT Executive / Commercial Construction Industry

Work experience that may be beneficial to the board you are applying for.

I've held a variety of leadership roles from Director of IT to CIO. I have experience in the Hospitality, Entertainment, Oil & Gas and for the last 10 years in Commercial Construction.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Economic Development



Wylie City Council

AGENDA REPORT

Department: City Manager
 Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, an appointment to fill a Board of Review vacancy for a term to begin July 1, 2022 and end June 30, 2024.

Recommendation

Motion to approve _____ for the Board of Review vacancy for a term to begin July 1, 2022 and end June 30, 2024.

Discussion

Per Ordinance No. 2022-01, prospective Board of Review applicants will be interviewed by the entire City Council.

Applicants:

Jack Craig

Taniki Small (interviewed 5/31)

Thomas Volmer (interviewed 5/31)

Board of Review Application

Personal Information

First Name *

Jack

Last Name *

Craig

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

General manager

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I am passionate about the well-being and family centered growth of Wylie.

Board of Review Application

Personal Information

First Name *

Taniki

Last Name *

Small

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Manager

Work experience that may be beneficial to the board you are applying for.

I have managed medium to large projects. I am also a US Army veteran.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

It is time for me to give back to my community and serve in whatever capacity is needed.

Board of Review Application

Personal Information

First Name *

Thomas

Last Name *

Volmer

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

5

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

IT Executive / Commercial Construction Industry

Work experience that may be beneficial to the board you are applying for.

I've held a variety of leadership roles from Director of IT to CIO. I have experience in the Hospitality, Entertainment, Oil & Gas and for the last 10 years in Commercial Construction.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Economic Development

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, REPEALING ORDINANCE NO. 2014-19, CREATING A CODE OF CONDUCT; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Wylie ("City" or "Wylie") desires for all of its citizens to have confidence in integrity, independence, and impartiality of those who act on their behalf in government;

WHEREAS, the City of Wylie previously adopted Ordinance No. 2014-19, establishing a Code of Ethics; and

WHEREAS, the City of Wylie desires to create a Code of Conduct and repeal Ordinance No. 2014-19, as of the Effective Date of this Ordinance.

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

Section 1. Creation of Code of Conduct

The City of Wylie creates this Code of Conduct (the "Code") and repeals Ordinance No. 2014-19, as of the Effective Date of this Ordinance.

Section 2. Policy

The proper operation of democratic local government requires that City Officials be independent, impartial and responsible to the people; that local government decisions and policy be made in the proper channels of the government structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its City Officials. It is the policy of the City of Wylie that its City Officials meet the standards of conduct established in this Ordinance. Conduct not regulated herein is not subject to this Code.

Section 3. Definitions

Administrative Board means any board, commission, or other organized body: (1) that has, by law, final decision-making authority on matters within its jurisdiction and that is either: (a) established under the City Charter, by City ordinance, or by appointment by the City Council or the Mayor; or (b) whose members are all council members or are appointed or confirmed by the City Council; or, (2) created as a non-profit economic development corporation by the City Council under the authority of the Development Corporation Act of 1979, as amended.

Advisory Board means a board, commission, or other organized body other than an Administrative Board, that was created by an act of the City Council whose members are appointed or confirmed by the City Council or by an act of the Mayor and are charged with making recommendations to the City Council on matters within its jurisdiction.

Board of Review means the body charged with reviewing and acting on Complaints under this Ordinance.

City Official or Official means the Mayor; a member of the City Council, members of Administrative Boards, and Advisory Boards, appointed by the Mayor or City Council.

Code of Conduct means this Code of Conduct ("Code"). Only a City Official may be held responsible for violations of the Code.

Economic Interest means a legal or equitable property interest in land, chattels, and intangibles, and contractual rights having a value of more than fifty thousand dollars (\$50,000.00). Service by a City Official as an Officer, director, advisor, or otherwise active participant in an educational, religious, charitable, fraternal, or civic organization does not create for that City Official an "Economic Interest" in the property of the organization.

Official Action means:

- (1) Any affirmative act (including the making of a recommendation) within the scope of, or in violation of, an Official's duties; or
- (2) Any failure to act, if the Official is under a duty to act.

Section 4. Covered officials

The rules of conduct contained below apply generally to City Officials unless otherwise specified.

Section 5. City Officials required to comply with both state and local law

When a City Official's conduct is regulated by a provision of this Ordinance and a similar provision of state law, and it is possible to comply with the requirements of both, a City Official shall comply with both.

Section 6. Education

The City shall provide training and educational materials to City Officials on their obligations under state law and this Ordinance. Such training shall include at least one formal classroom session in each calendar year. All City Officials shall annually attend the formal training session offered by the City or equivalent training sessions conducted by the City Attorney, the Texas Municipal League, or similar organizations. The City also shall prepare and distribute written materials on the subject to each City Official at the time of his or her election or appointment to office.

Section 7. Standards of Conduct for City Officials

(A) Appearance on behalf of private interests of others

- (1) A member of the City Council shall not appear before the City Council, an Administrative Board or an Advisory Board for the purpose of representing the interests of another person or entity. However, a member of the City Council may, to the extent as otherwise permitted by law, appear before any such body to represent the member's own interests or the interests of the member's spouse or minor children.
- (2) A City Official who is not a member of the City Council shall not appear before the body on which he or she serves for the purpose of representing the interests of another person or entity, and shall not appear before any other body for the purpose of representing the interests of another person or entity in connection with an appeal from a decision of the

body on which the City Official serves. However, the City Official may, to the extent as otherwise permitted by law, appear before any such body to represent the City Official's own interests or the interests of the City Official's spouse or minor children.

(B) Misuse and disclosure of confidential information

- (1) It is a violation of this Code for a City Official to violate Texas Penal Code § 39.06 (Misuse of Official Information).
- (2) A City Official shall not disclose to the public any information that is deemed confidential and/or privileged under any federal, state, local law, or Council rules, unless authorized by law.

(C) Restrictions on political activity and political contributions

- (1) No City Official shall use state or local funds or other resources of the City to electioneer for or against any candidate, measure, or political party.
- (2) A City Official shall not directly or indirectly induce, or attempt to induce, any City employee:
 - a. To participate in an election campaign (beyond merely encouraging another to vote), to participate in a political fundraising activity, or to contribute to a political candidate or political committee;
 - b. To engage in any other activity relating to a particular candidate, party or issue that is not directly related to a legitimate function of City government; or
 - c. To refrain from engaging in any lawful political activity after working hours.

(D) Use of cell phones or electronic devices by appointed or elected officials during meetings of Administrative Boards and Advisory Boards, of which they are a member

City Officials shall refrain from communicating on cell phones or electronic devices during a City meeting at which the City Official is attending as a member of that Administrative Board or Advisory Board, except as provided below. However, City Officials may access agendas and information relevant to a past, current, and/or future agenda. Cell phones shall be turned off or put on vibrate during meetings. Should it be necessary to use a cell phone, City Officials shall step down from the dais. Text messaging, emails, and other electronic or written communications shall not be sent during a meeting unless it is an emergency.

(E) Conflicts of Interest

A City Official must not use, or attempt to use, his or her official position or office, or take or fail to take any action, or influence, or attempt to influence, others to take or fail to take any action, in a manner which he or she knows, or has reason to believe, may result in a personal, financial benefit, or Economic Interest not shared with a substantial segment of the City's population, for any of the following persons or entities:

- (1) The Official;
- (2) The Official's relative, or the employer or business of the relative;
- (3) A person with which the Official has a financial or business relationship, including but not limited to:
 - a. A business of the Official, or the Official's spouse or domestic partner, or someone who works for such outside employer or business; or
 - b. A client or substantial customer.

- (4) A nongovernmental civic group, social, charitable, or religious organization of which the Official, or the Official's spouse or domestic partner, is an officer or director; or
- (5) A public or private business entity for which the Official, or his or her relative serves as a director, general partner, or officer, or in any other policy-making position except when so appointed to the position by the City.

(F) Compliance with Texas Local Government Code Chapters 171 and 176

It is a violation of this Code for a City Official to violate Texas Local Government Code, §§ 171 and 176 and Texas Penal Code § 36.08

(G) Prohibitions - Granting Special Privileges and Use of City Supplies and Equipment

It is a violation of this Code for a City Official:

- (1) To use his official position to secure special privileges or exemptions for himself or others;
- (2) To grant any special consideration, treatment or advantage to any citizen, individual, business organization or group beyond that which is normally available to every other citizen, individual, business organization or group. This shall not prevent the granting of fringe benefits to City employees as a part of their contract of employment or as an added incentive to the securing or retaining of employees; or
- (3) To use City supplies, equipment or facilities for any purpose other than the conduct of official City business, unless otherwise provided for by law, ordinance or City policy.

Section 8. Board of Review

(A) Creation and appointment

There is hereby created a Board of Review ("BOR") to consist of five (5) members and two (2) alternates.

- (1) The BOR shall review Complaints regarding alleged violation(s) of the Code ("Complaints"), review applicable waivers regarding the alleged violation(s), and determine if a Complaint should be dismissed under the criteria, as outlined herein.
- (2) Prospective BOR members shall be interviewed and appointed by a majority of the City Council present at a duly called meeting.

(B) Qualifications

- (1) All members must live within the City of Wylie city limits and be at least 18 years of age;
- (2) BOR members may not be:
 - a. The spouse or the domestic partner of the individual filing the Complaint ("Complainant") or the individual who is the subject of the Complaint ("Respondent") is the spouse or domestic partner.
 - b. Serving on any other Council appointed Board or Commission during their term on the BOR;
 - c. A City Council member or City of Wylie employee, or the spouse or domestic partner of a City Council member or City of Wylie employee;
 - d. An elected public official; or
 - e. A candidate for elected public office at the time of their term on the BOR.

(C) Terms of appointment / Limitations

- (1) BOR members may serve only one (1) term of two (2) consecutive years.
- (2) BOR members shall serve until any Complaints pending during their appointed term have been fully adjudicated by the BOR.
- (3) If a person selected to serve on the BOR pursuant to this subsection cannot fulfill his or her duties as a member of the BOR due to illness, travel, disqualification under the terms outlined above, or another bona fide reason, or otherwise refuses to serve on the BOR, that person shall be requested to confirm that fact with the City Secretary in writing within 15 calendar days of receipt of the service notification. In this event, the City Secretary shall repeat the process outlined herein until a substitute has been selected.

(D) Training / Removal

- (1) BOR members must attend training regarding the role and responsibilities of service on the BOR prior to handling a Complaint. The unexcused absence of any member of the BOR from three (3) consecutive meetings, unless the BOR has excused the absence for good and sufficient reasons, as determined by the BOR, shall constitute a resignation from the BOR.
- (2) A BOR member serves at the pleasure of the City Council and may be removed before the expiration of the member's term by the City Council in its sole discretion. Before removing a member, the BOR shall specify the cause for a recommendation of removal and shall give the BOR member the opportunity to present the member's defense to removal. The recommendation for the City Council to remove a BOR member shall be brought to the City Council for an official vote.

(E) Consultation with City Attorney

The City Attorney is authorized to issue to any City Official, upon reasonable request, formal written opinions regarding the applicability of the provisions of the conduct laws to an action the City Official is considering taking in the future. The BOR and/or the City Council may consult with the City Attorney or a designee of the City Attorney regarding legal issues which may arise in connection with this section and may request advisory assistance from the City Attorney in conducting hearings during any stage of the process. The City Attorney serves as legal counsel for the City Council and not any individual City Council member.

(F) Reviewing Attorney

- (1) The City Council shall approve a list of three (3) independent private attorneys recommended by the City Attorney who may individually serve as a "Reviewing Attorney" for Complaints filed under this section. The Reviewing Attorney shall be chosen by the City Manager by lot.
- (2) To be qualified, the Reviewing Attorney must be an attorney in good standing with the State Bar of Texas, have been licensed to practice in the State of Texas for at least ten (10) consecutive years, and have at least five (5) years of experience working with municipalities in Texas. The Reviewing Attorney may not be:
 - a. A City Council member or City of Wylie employee, or the spouse or domestic partner of a City Council member, Board member or City of Wylie employee;
 - b. An elected public official; or
 - c. A candidate for elected public office at the time of their service.

(G) Complaint Process

- (1) **Filing Complaints.** Any citizen of Wylie who believes that there has been a violation of the Code may file a sworn Complaint with the City Secretary. The Complaint shall:
 - a. Identify the person or persons who allegedly committed the violation;
 - b. Provide a statement of the facts on which the Complaint is based;
 - c. To the extent possible, identify the rule or rules allegedly violated; and
 - d. Be sworn to in the form of an affidavit and be based on personal knowledge of the affiant and be subject to the laws of perjury.
 - e. The Complainant may also recommend other sources of evidence that the Reviewing Attorney should consider and may request a hearing.
 - f. Complaints arising out of an event or a series of related events shall be addressed in one complaint. Complainants shall not file separate or serial complaints arising from any event or series of events that have been or could have been addressed in a previous Complaint. When two or more Complaints are sufficiently similar in nature and remedy sought to permit their resolution through one proceeding, the City may consolidate the complaints.
- (2) **Confidentiality.** No City Official shall reveal information relating to the filing or processing of a Complaint, except as required for the performance of Official duties. Documents relating to a Complaint will be maintained by the City Secretary in accordance with applicable records retention laws and are confidential, to the extent permitted by law.
- (3) **Notice / Timelines / Representation**
 - a. Days, as used herein, is defined as City business days.
 - b. All timelines provided herein must be followed, subject only to extensions approved in writing by the City Manager based on the individual circumstances surrounding the review of the Complaint.
 - c. A Complaint must be filed with the City Secretary within six (6) months of the date the Complainant knew, or with reasonable diligence should have known, of the events or series of events giving rise to the Complaint. The City Secretary shall not accept or process any Complaint that is filed more than six (6) months after the date of the violation alleged in the Complaint. Complaints not filed within this timeframe are barred and will be dismissed as untimely.
 - d. Within three (3) business days of receiving a Complaint, the City Secretary shall provide a copy of the full Complaint to the City Official who is the subject of the Complaint ("Respondent"), the City Attorney, the City Manager, and the Reviewing Attorney.
 - e. If the City Manager is not available or is implicated, the City Secretary will provide copies, as outlined herein.
 - f. The Reviewing Attorney, BOR, and/or City Council shall allow any person who is the subject of a Complaint to designate a representative if he or she wishes to be represented by someone *else* and to present evidence, according to rules adopted by the City Council.
- (4) **Frivolous Complaint**
 - a. For purposes of this section, a "frivolous complaint" is a sworn Complaint that is groundless and brought in bad faith or groundless and brought for the purpose of harassment.
 - b. By a vote of at least two-thirds of those present, the City Council may order a Complainant to show cause why the Complaint filed by the Complainant is not frivolous.
 - c. In deciding if a Complaint is frivolous, the City Council will be guided by Rule 13 of the Texas Rules Civil Procedure, and may also consider:

- i. The timing of the sworn Complaint with respect to when the facts supporting the alleged violation became known or should have become known to the Complainant, and with respect to the date of any pending election in which the Respondent is a candidate or is involved with a candidacy, if any;
 - ii. The nature and type of any publicity surrounding the filing of the sworn Complaint, and the degree of participation by the Complainant in publicizing the fact that a sworn Complaint was filed;
 - iii. The existence and nature of any relationship between the Respondent and the Complainant before the Complaint was filed;
 - iv. If Respondent is a candidate for election to office, the existence and nature of any relationship between the Complainant and any candidate or group opposing the Respondent;
 - v. Any evidence that the Complainant knew or reasonably should have known that the allegations in the Complaint were groundless; and
 - vi. Any evidence of the Complainant's motives in filing the Complaint.
 - d. Notice of an order to show cause shall be given to the Complainant, with a copy to the Respondent, and shall include:
 - i. An explanation of why the Complaint against a Respondent appears to be frivolous; and
 - ii. The date, time, and place of the hearing to be held under this section.
 - e. Before making a determination that a sworn Complaint against a Respondent is frivolous, the City Council shall hold a hearing at which the Complainant may be heard and accompanied by his or her retained counsel.
 - f. By a record vote of at least a simple majority of those present after the hearing under this section, the City Council may determine that a Complainant filed a frivolous Complaint and may recommend sanctions against that Complainant.
 - g. Before imposing a sanction for filing a frivolous Complaint, the City Council shall consider the following factors:
 - i. The seriousness of the violation, including the nature, circumstances, consequences, extent, and gravity of the violation;
 - ii. The sanction necessary to deter future violations; and
 - iii. Any other matters that justice may require.
 - h. The City Council may impose the following sanctions:
 - i. A civil penalty of not more than \$500;
 - ii. Imposition of attorneys' fees incurred by Respondent;
 - iii. Any other sanction permitted by law; and/or
 - iv. The City Council may notify the appropriate regulatory or supervisory agency for their appropriate action. This may include a referral for criminal prosecution if the facts so warrant.
- (5) Review of Complaint
- a. Within seven (7) business days of receiving the Complaint from the City Secretary, the Reviewing Attorney shall issue a written advisory opinion, dismissing or referring the Complaint to the BOR:
 - i. Dismiss the Complaint if:
 - 1. The deadline for filing a Complaint has passed;
 - 2. The accused is not subject to the Code;
 - 3. The conduct alleged is not regulated under the Code;
 - 4. The Complaint is not completed as defined herein or signed and sworn to by the person filing the Complaint in the form of an affidavit; or

5. The person who is the subject of the Complaint had obtained a waiver permitting the conduct.
 - ii. Dismissal of a Complaint under this provision is final and non-appealable.
 - iii. If the Reviewing Attorney dismisses the Complaint, the Reviewing Attorney shall forward a copy of the dismissal to the Complainant, Respondent, City Council, and the Board on which the Respondent is a member, if applicable.
 - b. If the Reviewing Attorney does not dismiss the Complaint, as provided herein, the Reviewing Attorney shall refer the Complaint and the advisory opinion to the BOR for review under this provision. The Reviewing Attorney's referral of the Complaint and advisory opinion to the BOR does not mean that any of the allegations of the Complaint are true or false or that any current City Official has or has not violated the Code.
 - c. If the Complaint is referred to the BOR for review, the Reviewing Attorney shall also copy his or her advisory opinion to the Complainant, the City Manager, and the City Attorney within seven (7) business days of receipt of the Complaint. For Complaints not dismissed by the Reviewing Attorney, and subsequently referred to the BOR, the notice to the Respondent will include notice of the Respondent's option to file a written response to the advisory opinion with the City Secretary within seven (7) business days of receipt of the opinion from the Reviewing Attorney. The City Secretary will forward the Respondent's written response to the BOR with the Complaint and the Reviewing Attorney's advisory opinion.
- (6) Board of Review Process.
- a. The BOR shall meet within forty-five (45) days of receiving a referral of a Complaint from the Reviewing Attorney, unless extended by the City Council. The BOR will review the Complaint, the Reviewing Attorney's advisory opinion, the Respondent's response (if any), and applicable City policies, ordinances, and/or other related information (the "BOR Record").
 - b. The BOR may dismiss a Complaint as provided below or, if not dismissed, refer the Complaint to the City Council for consideration as outlined herein.
- (7) The BOR Review and City Council Review / Hearing
- a. The BOR may dismiss a Complaint if:
 - i. The alleged violation is a minor or de minimis violation;
 - ii. The Complaint *is*, on its *face*, frivolous, groundless, or brought for purposes of harassment;
 - iii. The matter has become moot because the Respondent is no longer an elected official or Administrative Board or Advisory Board member; or
 - iv. The Respondent came into voluntary compliance.
 - c. The determination regarding whether a complaint is frivolous and subject to sanctions will be addressed by the City Council as outlined in Section 8(G)(3) herein.
 - d. The BOR will conduct its review of a Complaint not dismissed pursuant to paragraph 3.a.i. of this section at meetings which are open to the public.
 - e. The rules shall require the dismissal and the reason for dismissal to be submitted by the BOR in writing and available to the public within forty-five (45) days of considering the Complaint under paragraph 4.b. above, unless extended by the City Council. A dismissal under this provision by the BOR is final and non-appealable.
 - f. If the BOR does not dismiss the Complaint, the BOR will refer the Complaint, BOR Record to the City Council within forty-five (45) business days of considering the Complaint, unless extended by the City Council.

(7) City Council Review / Hearing

- a. Not later than 15 business days after the BOR forwards a Complaint to the City Council for consideration, or 15 business days after the BOR's deadline to issue a decision, the City Secretary shall notify in writing the City Council, the Complainant and the Respondent of the date, time and location of a hearing on the Complaint. Such written notice shall be sent to the Complainant and the Respondent by email, mail, and/or certified mail, return receipt requested. If the hearing is not held within 45 business days after receipt of the Complaint, the City Secretary shall notify both the Complainant and the Respondent of the reasons for the delay.
- b. All hearings shall be conducted in accordance with the Texas Open Meetings Act, Tex. Government Code Chapter 551. The City Council shall have the right to hold the hearing in open or closed session as permitted by applicable laws and regulations. Additionally, the City Council shall establish time limits and other rules of procedure for a hearing and relating to the participation of any person in the hearing. Subject to the rules of procedure established by the City Council for the hearing:
 - i. Both the Complainant and the Respondent shall have the right to a full and complete hearing with the opportunity to call witnesses and present evidence on his/her behalf.
 - ii. All proceedings of the hearing shall be recorded by audio recording if a court reporter is not used, or reduced to writing by a court reporter if present for the hearing. If a court reporter is not used, the audio recording shall be filed with the City Secretary within such time as specified by the City Council. If a court reporter is used, the court reporter's transcript of the hearing shall be filed with the City Secretary within such time as is specified by the City Council.
 - iii. The procedures established by the City Council shall allow the Complainant and the Respondent sufficient time to examine and respond to any evidence not presented to them in advance of the hearing.
 - iv. The rules shall require the City Council to schedule the hearing at a time that is reasonably convenient to both the person who submitted the Complaint and the subject of the Complaint.
- g. The City Council shall consider the BOR Record, the Complaint, the Respondent's response (if any), and the advisory opinion of the Reviewing Attorney, and evidence submitted in the course of the hearing. The final action, decision, or vote of the council with regard to the Complaint shall be taken or made only in a meeting that is open to the public. The City Council shall base its finding of whether a violation occurred on a preponderance of the evidence. Only members of the City Council present for the hearing may participate in its decision.
- h. The City Council shall consider, when it makes findings and recommendations, the severity of offense; the presence or absence of any intention to conceal, deceive, or mislead; whether the violation was deliberate, negligent, or inadvertent; and whether the incident was isolated or part of a pattern.
- i. The City Council shall dismiss a Complaint if the Complainant does not appear at the hearing and if, in the opinion of the City Council, it would be unfair to the Respondent to proceed without the Respondent having the opportunity to question and address the issues raised in the Complaint.
- j. A City Council member may not participate in the Complaint review process and/or hearing if the member is the subject of the Complaint or is the Complainant, or if the Respondent or Complainant is related to the City Council member within a prohibited level of affinity or consanguinity.

- k. The decision of the City Council is final and non-appealable.

(H) Findings / Consequences

- (1) City Officials deemed to be in violation of the Code are subject to consequences, including but not limited to the following:
 - a. Censure - If the violation did not involve a matter of public concern and the City Council finds that a violation of this Code occurred, the City Council may issue a censure of the City Official, to the extent permitted by law.
 - b. Letter of Notification - The City Council may issue a letter of notification if the City Council finds that a violation of this Code was clearly unintentional. A letter of notification must advise the City Official of any steps to be taken to avoid future violations.
 - c. Letter of Admonition - The City Council may issue a letter of admonition if the City Council finds that a violation of this Code was minor, but where the circumstances call for a more substantial response than a letter of notification.
 - d. Reprimand - To the extent permitted by law, City Council may issue a reprimand if the City Council finds that a violation of this Code was not minor and was committed intentionally or through reckless disregard.
 - e. Removal from Leadership Position - In addition to, or in place of, the consequences outlined above, the City Council may remove a City Official from any leadership position held by that City Official as a member of the body in which the City Official serves.
 - f. Removal from Administrative Boards and Advisory Boards - In addition to, or in place of, the consequences outlined above, the City Council may remove an appointed City Official from Administrative Boards and Advisory Boards.

Section 9. Other Obligations

This Code is cumulative of, and supplemental to, applicable state and federal laws and regulations. Compliance with the provisions of this Code shall not excuse or relieve any person from any obligation imposed by state or federal law regarding conduct, financial reporting, lobbying activities, or any other issue addressed herein.

Even if a City Official is not prohibited from taking official action by this Code, action may be prohibited by duly promulgated personnel rules, which may be more stringent.

Section 10. Effective Date

This Code shall take effect on January, 11, 2022, following its adoption and publication as required by law (the "Effective Date").

Section 11. Distribution and Training

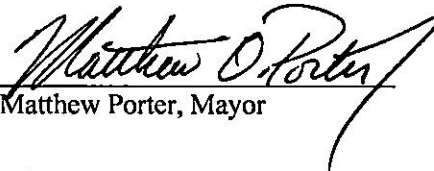
- (A) Every person shall be provided reasonable opportunity to review this Code as a condition of their candidacy and/or application to be a City Official. At the time of application for a position of City Official, every applicant shall be furnished with a copy of this Code.
- (B) Individuals seated as City Officials on the Effective Date of this Ordinance shall be bound by it and shall sign a written acknowledgement of receipt and understanding of this Code within 30 days of the Effective Date. All City Officials elected, appointed or retained following the Effective Date of this Code shall sign a written acknowledgement of receipt and understanding of this Code before

- performing any of the duties or functions of the City Official's position.
- (C) The City Attorney or City Manager as designated by the City Council shall develop educational materials and conduct educational programs for the City Officials on the provisions of this Code, the City Charter, and Chapters 171 and 176 of the Texas Local Government Code. Such materials and programs shall be designed to maximize understanding of the obligations imposed by these conduct laws.

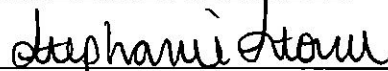
Section 12. Severability

If any provision of this Code is found by a court of competent jurisdiction to be invalid or unconstitutional, or if the application of this Code to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Code which can be given effect without the invalid or unconstitutional provision or application.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 11th day of January, 2022.


Matthew Porter, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**


Stephanie Storm



Date of publication in *The Wylie News* – January 19, 2022



The Farmersville Times • Murphy Monitor • The Princeton Herald • The Sachse News • THE WYLIE NEWS

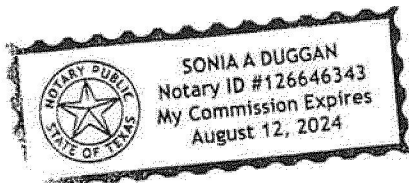
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Chad Engbrock, publisher of C & S Media, dba *The Wylie News*, a newspaper regularly published in Collin County, Texas and having general circulation in Collin County, Texas, and being in compliance with Section 2051.044, Texas Government Code (a); (1), (2), (3) and (4), who being by me duly sworn, deposed and says that the foregoing attached:

City of Wylie
Legal Notice – Ordinance No. 2022-01 & Ordinance No. 2021-55
was published in said newspaper on the following date(s), to-wit:
January 19, 2022

Chad Engbrock, Publisher

Subscribed and sworn before me on this, the 20th day of January, 2022, to certify which witness my hand and seal of office.



Notary Public in and for
The State of Texas

My commission expires 08/12/2024.

**Ordinance
No. 2021-55**

An Ordinance Of The City Of Wylie, Texas, Amending Chapter 110 (Traffic And Vehicles) Of Article Vi. (Stopping, Standing, And Parking) Of Section 110-173 (Stopping, Standing, Or Parking Prohibited In Certain Places) Of The Wylie Code Of Ordinances; Creating Section 110-173 (G) Prohibiting The Stopping, Standing, Or Parking Of A Vehicle Along The North Side Of Cloudcroft Dr. From S. Ballard Ave. East To The West Property Line Of 115 Cloudcroft (Approximately 582 Feet) And The South Side Of Cloudcroft Dr. From S. Ballard Ave. East To The Point Of Intersection With Vail Ln. (Approximately 560 Feet) And On Both Sides Of Stoneybrook Dr. From S. Ballard Ave. West To The Point Of Intersection With Willow Way (Approximately 360 Feet) During Those Times Set Forth In This Ordinance; Establishing An Offense; Providing For A Penalty For The Violation Of This Ordinance; Providing For Repealing, Savings And Severability Clauses; Providing For An Effective Date Of This Ordinance; And Providing For The Publication Of The Caption Hereof.

38-1t-86li

CITY OF WYLIE**Ordinance
No. 2022-01**

An Ordinance Of The City Of Wylie, Texas, Repealing Ordinance No. 2014-19, Creating A Code Of Conduct; Providing For A Penalty For The Violation Of This Ordinance; Providing For Repealing, Savings, And Severability Clauses; Providing For An Effective Date Of This Ordinance; And Providing For The Publication Of The Caption Hereof.



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a change in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development on 5.56 acres generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

Recommendation

Motion to accept request to table until July 26, 2022.

Discussion

OWNER: Kreymer Investments, LTD

APPLICANT: JBI Partners

APPLICANT REQUEST TO TABLE

The applicant has requested to table the item to July 26, 2022 due to not being able to be in attendance.

The applicant is requesting to rezone 5.560 acres generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development (PD) is to allow for the construction of 43 townhome units with common front yard “mews” areas and five open space lots as depicted on the zoning exhibit (Exhibit C).

The PD conditions propose the construction of 43 townhome units with a minimum lot size of 22’ X 84’ (1,848 sq. ft.) and minimum unit size of 1,500 sq ft. For comparison, the standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 sq. ft for interior lots and 3,500 sq. ft. for exterior lots and. The minimum allowed unit size is 1,500 sq. ft. with a maximum height of 35’ which is larger than the 1,200 square foot minimum requirement in the Zoning Ordinance.

All townhome units are proposed to be constructed with at least 400 sq. ft. of garage space, being a variation from the standard 500 sq. ft. requirement of the Zoning Ordinance. A 20’ rear setback is in place to accommodate driveway parking in addition to garage space.

The front yard setback is reduced to 5’ from the normal 20’ required by the Zoning Ordinance; however, the unique design of the project includes a 20’ common mews area that will serve as front yards for the townhomes. The mews areas in the proposal are shared common area front yards which have a unique and different design concept from the requirements of the Zoning Ordinance. The Zoning Ordinance requires each home, attached or detached, to have its own front yard.

Residential lots are typically required to provide 30’ of street frontage and can have alley access as a secondary access point. As part of the design for the PD the applicant is requesting 24’ alleys with rear entry instead of typical 31’ streets to allow for mews areas off the front of the townhomes. The Fire Department has approved the proposed layout, with the requirement that all townhome units be constructed with a 13D sprinkler system for fire protection.

Access to the site is proposed by a newly created public street. As part of the development an alleyway closure and reroute is being proposed to avoid access drive spacing concerns with the Kingston Manor Estates subdivision. Additionally, the new drive will conform to the City Engineering standards of having access drives immediately across the street from each other to improve traffic safety. City staff will work with the developer on the alley right of way abandonment pending the outcome of the zoning request. In order to alleviate the City, the time and expense of maintaining the abandoned alley, that applicant has, as part of the PD Conditions, agreed to purchase the abandoned alley ROW should the current residential property owners to the north not be interested in purchasing it.

Open space areas are being provided that will be owned and maintained by the HOA. This includes an aerated retention pond that will have walkways and seating provided.

The properties adjacent to the subject property are zoned single family residential to the north and west. The properties to the south are zoned agricultural and the property to the east is zoned heavy industrial. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan and is in general conformance with the plan.

Notifications/Responses: Of the 39 notifications mailed two were received in favor and six were received in opposition to the request. Ten additional comments from outside the notification area were received in opposition to the request. Traffic on Ballard was the most cited concern for those in opposition.

P&Z Recommendation

After a presentation by the applicant with an overview of the property and the project, and citizen comments mainly focused on increased traffic concerns, Planning and Engineering staff discussed the alley realignment, the expansion of Ballard, and the construction of the Park Blvd. extension. The Commission discussed other uses of the property, including single family homes. The applicant stated that SF development wouldn't be possible due to the layout of the property allowing too few homes. The development costs would require higher home prices than the area could support.

The Commissioners voted 5-1 to recommend approval.

Locator Map



Villas on Ballard ZC 2022-12



Subject Property

0 170 340 680 1,020 1,360 Feet

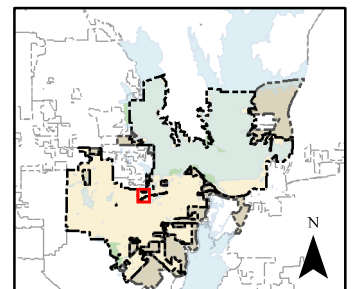


EXHIBIT B

VILLAS ON BALLARD

PLANNED DEVELOPMENT STANDARDS

I. PURPOSE

Villas on Ballard will be a neighborhood of single family attached homes which provides homeowners an opportunity to live in a neighborhood which meets their lifestyle expectations. The homes will be rear entry. Every home will have a 2-car attached garage and a minimum 20' deep driveway which provides access to garage. The development standards established below will be used to create the vision depicted on the Concept Plan - Exhibit C.

II. GENERAL STANDARDS

- A. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
- B. All regulations of the underlying Townhouse District, as set forth in Article 3, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of April 2021) shall apply herein.
- C. The design and development of the Villas on Ballard neighborhood shall take place in general accordance with the Concept Plan - Exhibit C.
- D. Permitted uses shall be all principal and accessory uses which are allowed by right in the (TH) Townhouse District, in accordance with Section 5.1 of the Wylie Zoning Ordinance (adopted as of April 2021).

III. DEVELOPMENT STANDARDS

- A. Figure 3-5 Townhouse District amended as follows:

- 1. Maximum Density: 8 homes per gross acre.
- 2. Minimum Living Area: 1,500 square feet.
- 3. Minimum Lot Area: 1,848 Sq Ft.
- 4. Minimum Lot Width: 22'.
- 5. Minimum Lot Depth: 84'.
- 6. Minimum Front Yard Setback: 5'
- 7. Minimum Rear Yard Setback: 20'
- 8. Minimum Side Yard Setback (Interior Lot): 5' for an end unit, 0' for an interior unit.
- 9. Minimum Side Yard Setback (Corner Lot): 10'.
- 10. Maximum Height: 35', 3 stories.
- 11. Maximum Lot Coverage: 75%.

IV. SPECIAL CONDITIONS

- A. Section 3.4.D Land Design Requirements amended as follows:
 - 1. Perimeter screening for the neighborhood shall be provided in accordance with the Exhibit D. (Landscape Details). All perimeter screening shall be maintained by the Homeowners Association. The developer shall coordinate with the NTMWD with respect to any screening

proposed and provided for with the limits of the NTMWD easement located at the southeast corner of the neighborhood.

2. A minimum of 15% of the land within the Villas on Ballard neighborhood shall be used as common open space. The open space shall be owned and maintained by a mandatory Homeowners Association. Said HOA owned and maintained property shall also include any perimeter landscape buffers.
3. Retention pond. The retention pond depicted at the northeast corner of the property on Exhibit C shall be designed and developed as a permanent pond. The purpose of the pond being to capture and confine stormwater for an extended time. The pond will be aerated. Walkways and seating will be provided around the pond as shown in the landscape plans. The pond and surrounding area will be owned and maintained by the HOA and as such, is included in the above referenced open space area calculation.
4. Ballard Avenue Intersection Functionality: The TXDOT reconstruction of Ballard Avenue with a median will lend to potential traffic conflicts where Harvest Bend Drive and the existing alley for Kinsington Manor Estates create offsetting intersections at Ballard Avenue. As part of the construction of the Villas on Ballard neighborhood, the developer, at his costs, will work with the City and utility companies to redirect the Kinsington Estates alley to intersect the Villas of Ballard street versus Ballard Avenue so that a typical 4-way intersection can occur at Ballard Avenue.

Said redirection may include the demolition of a portion of the existing alley and/or relocation of existing power poles. This will allow for a median break to be located at the intersection of Ballard Avenue and Harvest Bend Drive. The specific design of the alley redirect will be done during the development of civil engineering plans for the neighborhood.

After the alley is relocated and open to the public, the previously used alley right-of-way shall be abandoned per the requirements established in the Wylie Subdivision Ordinance.

If the owner of Lot 1, Block C of the Kinsington Manor Estates Addition, which is the lot adjacent to the abandoned right-of-way, does not wish to purchase the north half of the abandoned right-of-way, the developer shall purchase all the abandoned right-of-way per the procedures established in the Wylie Subdivision Ordinance.

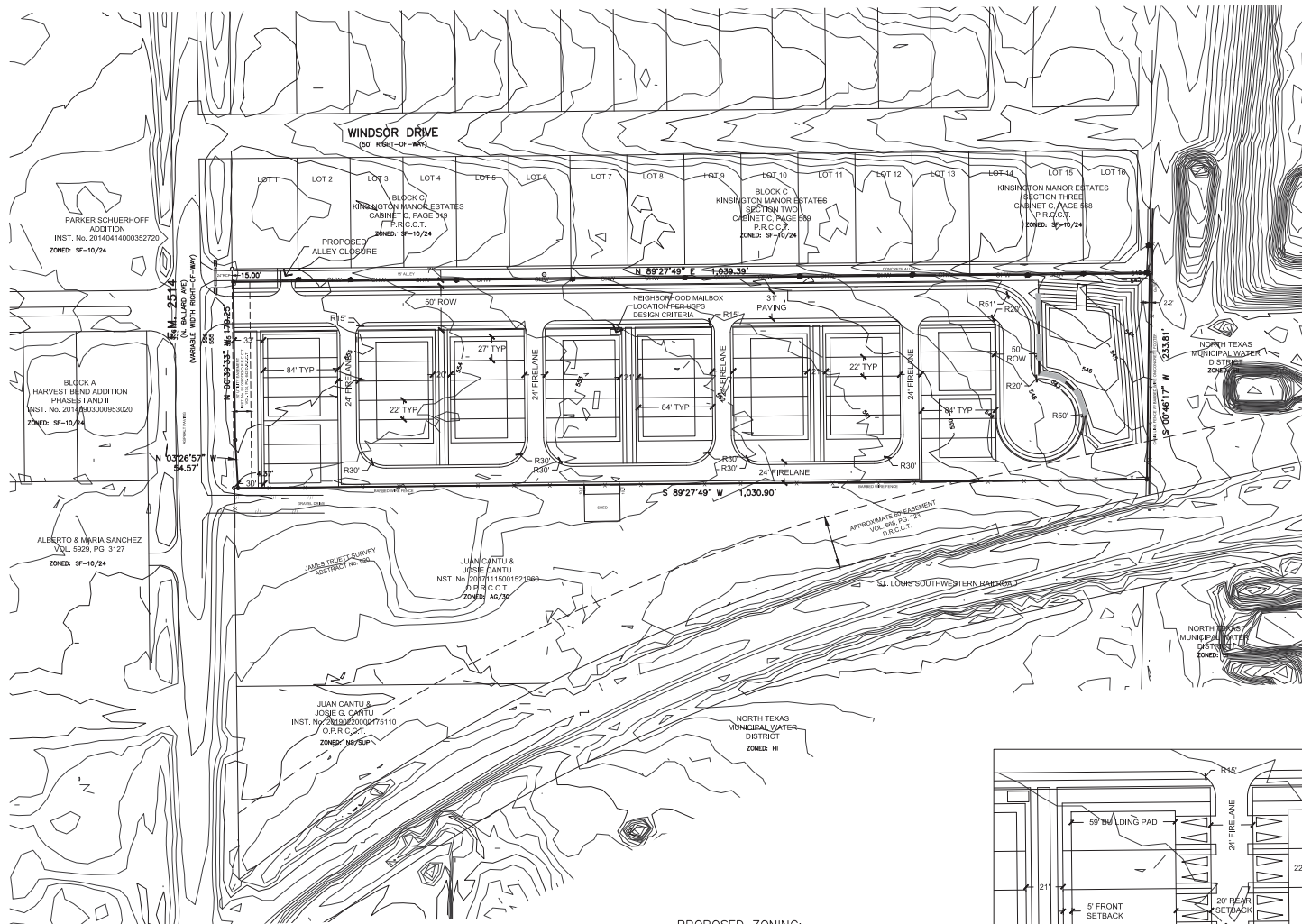
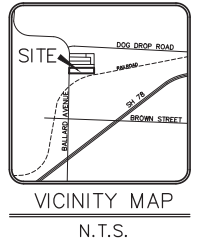
If the owner of Lot 1, Block C of the Kinsington Manor Estates Addition, which is the lot adjacent to the abandoned right-of-way, wishes to purchase all the abandoned right-of-way, the developer shall not contest said purchase.

B. Section 3.4.F Architectural Design Standards amended as follows:

1. Building Bulk and Articulation: In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions as shown on Exhibit E. (Conceptual Home Architecture – Exhibit E)
2. All homes shall have stone plaque or pin numbers with resident address beside the main entry of the dwelling unit.
3. All homes shall have one-hundred (100) percent of the exterior façade composed of kiln-fired clay brick or stone laid masonry units or masonry stucco, or cement siding. A minimum of twenty (20) percent of the exterior façade shall be constructed with stone or decorative brick accent. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

4. Roofs and Roofing – Roof Pitch: All homes shall have a minimum roof pitch of 6:12, with articulation, dormers or a combination of hip and gable roofing.
5. Roof and Roofing
 - a. Roofing Materials: All homes shall have 30-year dimensional shingles or better. Additionally, metal roofing may be used on roofs overhanging doors and/or windows and any accent/dormer roofs. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.
 - b. Roof Eaves: No wood fascia or soffits are permitted.
6. Garage Size: Each garage shall be a minimum 400 square feet.
7. Dwelling Size: The total square feet of floor space within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.
8. Fire Sprinklers: Each townhome shall be constructed with a 13D sprinkler system. The sprinkler system shall attain 90% coverage in the garage.
9. Fencing:
 - a. Front yard fences shall be permitted with fifty (50) percent transparency constructed of wood or wrought iron.
 - b. Side and rear yard fences shall be permitted to a height of 8 feet maximum and constructed of wood or wrought iron.
10. Landscaping: Each residential dwelling shall have an established front lawn with a minimum of 1 tree and 5 shrubs. Lots fronting attached greens shall have the above referenced trees and shrubs incorporated into the attached green.
11. Outdoor Lighting: All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.
12. Conservation/Sustainability: Each residential dwelling unit must comply with the Energy component of the Building Code.





PROPOSED ZONING:
PD-TOWNHOME

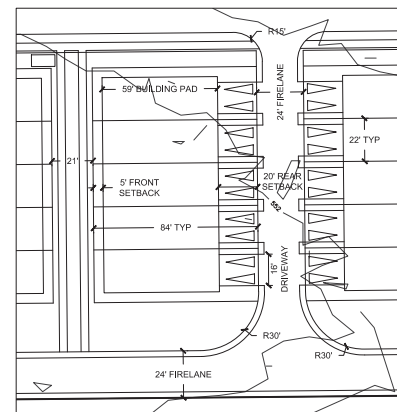
EXISTING ZONING:
AG/30 (AGRICULTURAL DISTRICT)

NEIGHBORHOOD DATA

GROSS ACREAGE: 5.56 AC±
OPEN SPACE: 1.40 AC±

43 LOTS (22'X84' TYP)

NOTE:
INTERSECTION DESIGN SHALL COMPLY WITH
SECTION VI, (A)(1) OF THE THOROUGHFARE
DESIGN MANUAL.



TYPICAL REAR ENTRY

LEGAL DESCRIPTION

BEING 5.560 acres located in the James Truett Survey, Abstract Number 920, City of Wylie, Collin County Texas, being part of that tract of land described in General Warranty Deed to Kreymer Investments, LP, as recorded in Instrument No. 944090782, Official Public Records, Collin County, Texas (OPRCCCT), and being further described as follows:

BEGINNING at a point for corner in the east right-of-way line of F.M. 2514 (also known as N. Ballard Avenue, a variable width right-of-way), said point being the southeast corner of a certain tract of land described in Deed to TxDOT as recorded in Instrument Number 2019121800161040, OPRCCCT, from which said beginning point bears South 89 degrees 27 minutes 49 seconds West, a distance of 4.37 feet to the northwest corner of that tract of land described in General Warranty Deed to Juan Cantu and Jose Cantu as recorded in Instrument Number 20171115001521960, OPRCCCT;

THENCE along the east right-of-way line of F.M. 2514 as follows:

North 03 degrees 26 minutes 57 seconds West, 54.57 feet to a point for corner;

North 00 degrees 39 minutes 33 seconds West, 179.25 feet to the northeast corner of said TxDOT tract;

THENCE North 89 degrees 27 minutes 49 seconds East, 1,039.39 feet along the north line of said Kreymer tract to a point for corner, said point being the southeast corner of Kingston Manor Estates, Section Three, an addition to the City of Wylie, Collin County, Texas as recorded in Cabinet C, Page 568, Plat Records Collin County, Texas (PRCCT), said point also being in the west line of a North Texas Municipal Water District tract;

THENCE South 00 degrees 46 minutes 17 seconds West, 233.81 feet along the east line of said Kreymer tract to a point for corner, said point also being the northeast corner of said Cantu tract;

THENCE South 89 degrees 27 minutes 49 seconds West, 1,030.90 feet along the common line of said Kreymer tract and said Cantu tract to the POINT OF BEGINNING, containing 5.560 acres (242,202 square feet) of land more or less.

This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



60 30 0 60 120
1" = 60' - 0"

DEVELOPMENT PLAN

VILLAS ON BALLARD
5.560 ACRES OUT OF
JAMES TRUETT SURVEY, ABSTRACT NO. 920
CITY OF WYLIE, COLLIN COUNTY, TEXAS

KREYMER INVESTMENTS, LTD. OWNER

10 South Briar Hollow Lane, Unit 68
Houston, Texas 77027

JORDAN REALTY ADVISORS

16475 Dallas Parkway, Suite 540
Addison, Texas 75001
Contact: Shane Jordan
Email: shane@jordanrealtyadvisors.com

APPLICANT/DEVELOPER

(214) 535-7955

JBI PARTNERS, INC.

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jerry Sylo
Email: jsylo@jbipartners.com
TSPS No. F-438
TSPS No. 100760000

SURVEYOR/ENGINEER

(972) 248-7676

Resubmitted: May 31, 2022
Resubmitted: May 5, 2022
Resubmitted: April 20, 2022
Submitted: April 4, 2022

FLOOD STATEMENT

According to Map No. 4808SC04204, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the 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.



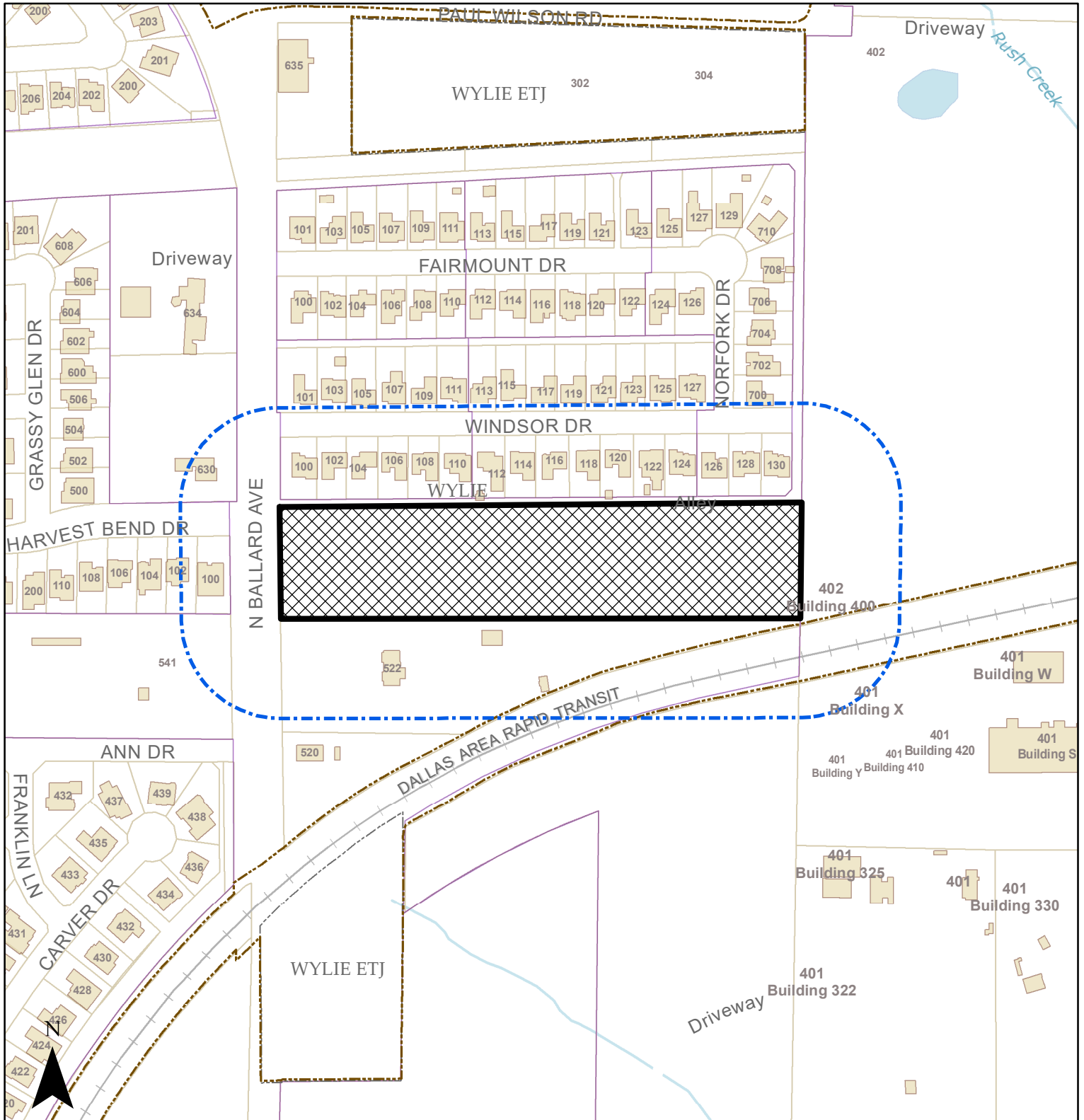
4 HOME BUILDING





5 HOME BUILDING

CASE NO. _____

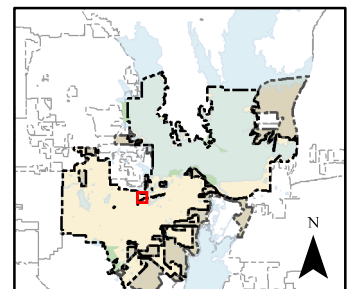
Notification Map



Villas on Ballard ZC 2022-12

 200 Foot Notification Buffer  Subject Property

0 130 260 520 780 1,040 Feet



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

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

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.
☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

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

Tuesday, June 07, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, June 28, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Karol Kreymer
 (please print)

Address: 10 South Briar Hollow Ln. No. 68
Houston, TX 77027

Signature: Karol Kreymer

Date: 16 May 2022

COMMENTS:

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

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

X I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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Date, Location & Time of
 Planning & Zoning

Commission meeting:

Tuesday, June 07, 2022 6:00 pm

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

Date, Location & Time of
 City Council meeting:

Tuesday, June 28, 2022 6:00 pm

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

Name: WARREN R. STREET JR
(please print)

Address: 1634 KINGSPOINT DR
CARROLLTON TX 75007

Signature: Warren Street Jr

Date: 5/18/2022

COMMENTS:

PROPERTY OWNED: 117 WINDSOR DR
WYLIE TX 75098

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Planning & Zoning
Commission meeting:

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

Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jessica Smith
(please print)
Address: 104 Fairmount Drive
Wylie, 75098
Signature: [Signature]
Date: 5-27-22

COMMENTS:

I would be encouraged to see Wylie make decisions in city planning that increase the value in the city rather than decrease it. I hope the city planning will reconsider allowing "the Villas" to be put up near my neighborhood. A park with many trees would be nice. Thank you for the opportunity to express my opinion. And thank you for serving Wylie!

- Jessica S.

PUBLIC COMMENT FORM (Please type or use black ink)

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

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I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

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Commission meeting:

Tuesday, June 07, 2022 6:00 pm
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Date, Location & Time of
City Council meeting:

* Tuesday, June 28, 2022 6:00 pm *
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Lorena Ramirez
(please print)

Address: 125 Windsor Drive

Wylie TX 75098

Signature: Lorena Ramirez

Date: 06-17-2022

COMMENTS:

Before ^{considering} any other construction near area, please first improve traffic flow. Ballard-Parker needs to be improved (Widen/traffic lights, etc).

Frequent car accidents Ballard-Parker

7am-9am Morning traffic / Afternoon traffic 4pm-6:30pm

Area does not need more cars on this road. —
under current conditions. Thank you.

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

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 Planning & Zoning
 Commission meeting:

Tuesday, June 07, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, June 28, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JERYL Smith
 (please print)

Address: 110 WINDSOR DR.

Signature: Jeryl Smith

Date: 5-20-2022

COMMENTS:

Proposed
Concerns about alley closure
increased traffic, entering and
exiting on to Ballard from townhouses

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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Planning & Zoning
Commission meeting:

Tuesday, June 07, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

More Opportunities

Name: E Kent E Marinell Dowden
(please print)

Address: 6979 Freda Ln.
Wylie, Tx 75098

Signature: Marinell Dowden

Date: 5-17-22

COMMENTS:

~~Our prop~~ We would not be able to access our house
with the alley closed

address of property
126 Windsor Dr.
Wylie, Tx 75098

tax #
fein-27-2614730

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

X

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

Date, Location & Time of
 Planning & Zoning

Commission meeting:

Tuesday, June 07, 2022 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 28, 2022 6:00 pm

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

Name:

Zachary & Sarah Willis
(please print)

Address:

121 Windsor Dr.
Wylie, TX 75098

Signature:



Date:

5.17.22

COMMENTS:

Ballard's Street already sustains an unreasonable
amount of traffic during normal commuting hours (6 AM
to 9 AM and 4 PM to 6 PM) and would not benefit to
have more residential communities built in this area.

PUBLIC COMMENT FORM (Please type or use black ink)

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

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

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Planning & Zoning
Commission meeting:

Tuesday, June 07, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: RICK WADE
(please print)

Address: 112 WINDSOR DR.
Wylie, Tx. 75098

Signature: Rick Wade

Date: 5-19-22

COMMENTS:

Strongly against any development that would include Town Homes, Condo's or apartments. Ballard traffic is already over loaded and this proposal would add to traffic as well as lower the value of Homes on this block.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

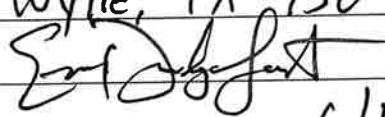
Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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

Tuesday, June 07, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

* Tuesday, June 28, 2022 6:00 pm *
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Eric Leite
(please print)
Address: 439 Carver Dr
Wylie, TX 75098
Signature: 
Date: 6/18/22

COMMENTS:

This region is at capacity. Ballard Avenue needs to first be widened before more housing should be considered. ~~This~~ This build will exacerbate an already highly burdened traffic zone. It will increase noise pollution, and expose more people to train vibrations / noise. The proposed area should not be re-zoned or amended.

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

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

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

Date, Location & Time of
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Commission meeting:

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

Date, Location & Time of
 City Council meeting:

Tuesday, June 28, 2022 6:00 pm

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

Name: ANTHONY PETTOFREZZO AND WIFE
 (please print)

Address: 108 HARVEST BEND DR.

WYLIE, TX. 75098

Signature: Anthony Pettofrezza

Date: June 3, 2022

COMMENTS:

MORE TRAFFIC CONGESTION

POSSIBLE DECREASE IN PROPERTY VALUES

MORE NOISE

KEEP ZONED FOR FAMILY HOUSING (1 or 2 story houses)

WYLIE POPULATION GROWING TOO FAST - ENJOYED MOVING
 HERE WHEN WE FELT LIKE SMALL, CLOSE-KNIT FAMILIES.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.
Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

(please print)

Address:

Signature:

Date:

Dustin Norris
309 Harvest Bend Dr.
Wylie, TX 75098
[Signature]
6-6-2022

COMMENTS:

That 5 acres is too small to put 43 townhomes along with the issues Parker road already has. Putting them directly across from Harvest Bend Dr will make getting out of the neighborhood more difficult than it already is. Assuming a couple moves into each townhome that's 86 people or 86 MORE vehicles trying to turn onto Parker and for them they would have to cross 2 lanes of traffic to go to downtown Wylie.

PUBLIC COMMENT FORM

(Please type or use black ink)

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



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

RACHEL A. DELEON
(please print)

Address:

200 HARVEST BEND
WYLIE TX 75098

Signature:

Rdeleon

Date:

6/6/22

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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

Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Ray & Melissa Hulse
(please print)

Address: 304 Harvest Bend Dr
Wylie TX 75098

Signature: Ray & Melissa Hulse

Date: 6/6/2022

COMMENTS:

- If approved there will be 8 intersections within 450' of each other
- * Only 1 way in and out at new townhomes - will cause emergency issues
- more traffic cutting through Harvest Bend neighborhood when there is a wreck or train
- Lots of wrecks already happen at Harvest Bend & Ballard - will be more due to people avoiding traffic coming in & out of neighborhoods
- closure of existing alley exit off Ballard - could cause more wrecks

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

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Tuesday, June 07, 2022 6:00 pm
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Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Matthew Dement
(please print)

Address: 102 Fairmount Dr.

Wylie Tx 75098

Signature: 

Date: 6-4-2022

COMMENTS:

The traffic situation in this area needs to be
addressed before adding more housing.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

(please print)

Address:

Signature:

Date:

Christopher Ratan
304 Terrace DR
WYLLIE TX 75098
[Signature]
6/17/2022

COMMENTS:

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

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

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Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Jeff & Sandra Mingis

(please print)

Address:

100 Harvest Bend Drive

Signature:

Jeff Mingis

Date:

6/6/22

COMMENTS:

- Major Intersection Traffic Concern. Harvest Bend residents have trouble already. Don't add 43 more places in one small area.
- Keep Wylie up scale - Build Quality homes, not rent dwellings.
- Please don't get greedy for revenue by using apartments.
- Tx Dot ruined peaceful Wylie with a cut thru with the widening of Ballard, please don't start lining rent homes along this new corridor about to happen.
- Protect our home values in the future. 3 nice subdivisions are right here.
- Do a better job informing residents - 200 feet is not fair to home owners.
- Do a bigger sign announcing this in the field next time please

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, June 07, 2022 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 28, 2022 6:00 pm

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

Name:

Rachel and Josh Seumalo

(please print)

Address:

303 Terrace drive

Wylie, Tx 75098

Signature:

Rachel Seumalo Josh Seumalo

Date:

6-7-22

COMMENTS:

The traffic is already an issue to get in and out of our neighborhood. Even with the road expansion, we would have to then deal with the new traffic from all of the residents from the new townhomes directly across from our entrance/exit. It doesn't just cause an issue for the first couple of houses, but our entire neighborhood and anyone who uses Parker Rd/N. Ballard Ave to commute.



Mary Bradley <mary.bradley@wylietexas.gov>

Zoning Case #2022-12 North Ballard

1 message

'Donald and Belinda Dennis' via Planning <planning@wylietexas.gov>

Thu, Jun 9, 2022 at 9:30 AM

Reply-To: Donald and Belinda Dennis [REDACTED]

To: "planning@wylietexas.gov" <planning@wylietexas.gov>

RE: Request to change zoning from AG/30 to PD-TH to allow for a townhome development. Property located north of and adjacent to 522 N Ballard

Good Morning,

My name is Don Dennis, and I live at [306 Autumn Breeze Drive, Wylie TX](#). Our neighborhood is just across Ballard from the proposed townhome development.

I am really concerned about adding a townhome development in this area for the following reasons:

1. Traffic in this area is very congested as it is, especially during rush hours. Often it is almost impossible to get out of our neighborhood onto Ballard, and it is especially dangerous if you want to head north on Ballard.

I feel there should be a through traffic study and resolution before a multifamily development is allowed.

2. I have concerns about a townhome development and it's effects on property values and crime in our neighborhood. The track record of similar developments is often not very appealing in the long run.

3. I believe there is another multi family development in process just south of this location on Ballard, just south of the railroad tracks.

I am a long time resident of Wylie, I own my home and plan to be here a while. I would like to see more consideration for development near our neighborhood.

Sincerely,

Don Dennis
[306 Autumn Breeze Drive](#)
[Wylie TX 75098](#)

972-567-4788



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Beard

Account Code: _____

Subject

Budget Overview for General Fund, Utility Fund, and 4B Sales Tax Fund.

Recommendation

Discussion

Budget Work Session

Fiscal Year 2022-2023

June 28, 2022

General Fund Summary

Audited General Fund Unassigned Ending Balance 09/30/21	\$ 30,403,003
Projected '22 Revenues	<u>49,026,908</u>
Available Funds	79,429,911
Projected '22 Expenditures	<u>(57,086,890)</u>
Estimated Ending Fund Balance 09/30/22	\$ 22,343,021
 Estimated Beginning Fund Balance - 10/01/22	 \$ 22,343,021
Proposed Revenues '23	51,425,695
Proposed Expenditures '23	(51,425,695)
Use of Fund Balance - Woodbridge/Hensley Signal Light	<u>(350,000)</u>
Estimated Ending Fund Balance 09/30/23	\$ 21,993,021 a)

a) Fund balance is 42.5% of expenditures.

Proposed Revenue Assumptions

Certified Total Estimated Value as of April 30: \$6,021,687,780

Certified Estimated Value of New Construction as of April 30: \$172,511,500 (equates to \$1,009,094 in revenue)

Assumes an **estimated** No New Revenue Tax Rate of .584943 (a 5.88 cent decrease from current rate)

Absorbs payment associated with 2022 debt issuance (\$358,387 loss to the GF or \$.00595 to the M&O tax rate)

Proposed Sales Tax is an 8.8% increase over the FY 2022 Projected and Projected FY 2022 is 100% of budgeted amount (6 month actuals at 52%)

Proposed Expenditures

	<u>Amount</u>
Includes a 5% increase in health insurance	\$159,248
Includes an adjustment to the General Pay Plan (COLA effective 10-1-22)	\$519,744
Includes a 2% average merit increase for the General Employees (effective January 2023)	\$189,000
Includes annual step increase for Public Safety personnel	\$109,000

Recurring Recommendations - General Fund

Personnel

Dept	Description	Amount
Police	Two Sworn Officers (2)	\$ 232,874
Police	Officer Upgrade to Sergeant	\$ 25,286
Police	Mental Health Coordinator - Upgrade to Full Time	\$ 51,046
Police	Two Crossing Guards (2)	\$ 10,958
Police	Crossing Guard Supervisor	\$ 9,294
Fire	Six Firefighters (6)	\$ 656,233
Fire	Upgrade Fire Prevention Clerk to Fire Records Analyst	\$ 4,979
Total		\$ 990,670

Non-Personnel

Dept	Description	Amount
Finance	Budget and Transparency Software	\$ 56,000
Facilities	Trane Building Management Software Upgrade	\$ 7,500
Fire	3rd Full Time Ambulance 1/2 Year	\$ 315,000
Code Enforcement	Code Enforcement Software	\$ 8,293
Planning	Zoning Ordinance Hosting	\$ 10,000
Total		\$ 396,793

Total Recurring Recommendations \$ 1,387,463

Non-recurring Recommendations - General Fund

Dept	Description	Amount
Finance	Budget and Transparency Software Implementation	\$25,000
Facilities	Scissor Lift	\$25,000
IT	Security Camera System Replacement	\$60,000
Animal Services	Keycard Access Control	\$58,000
Streets	Sand/Salt Spreader for Dump Truck	\$43,000
Streets	Mini Track Loader	\$25,500
Streets	Angle Broom 84"	\$9,200
Streets	Paint Striper Replacement	\$28,000
Streets	Woodbridge Pkwy and Hensley Ln Signal Construction	\$350,000 **
Total Non Personnel		\$623,700
Police	Two New CID Vehicles (2)	\$92,800
Police	FY2024 Replacement Vehicles (4)	\$149,000
Streets	Unit #324 Replacement 1 Ton Utility Truck	\$51,000
Streets	Traffic Signal Technician Crew Leader Vehicle	\$51,000
Total Vehicle New/Replacements		\$343,800
Total Non Personnel and Vehicle New/Replacements		\$967,500

** Use of Fund Balance

American Rescue Plan Act (ARPA)

\$3,049,825 received July 2021

\$3,049,825 requested June 2022

The Final Rule offers a “standard allowance” for revenue loss of up to \$10 million. Our full award can be used for traditional government services with the following exceptions:

- no offsets of a reduction in net tax revenue
- no pension contributions
- no payments for debt service or replenishment of fund balance

Government services specifically listed as allowed:

- construction of roads and maintenance and other infrastructure
- provision of public safety
- general government administration, staff and administrative facilities
- provision of police, fire, and other public safety services (including purchases of fire trucks and police vehicles)

Possible recommendations (pending receipt of county funds):

McMillen Road unfunded amount

East FM 544 (Stone Road Phase III)

Unplanned construction cost increases

Utility Fund Summary

Audited General Fund Unassigned Ending Balance 09/30/21	\$ 20,956,639
Projected '22 Revenues	<u>25,211,725</u>
Available Funds	46,168,364
Projected '22 Expenditures	<u>(25,738,001)</u> a)
Estimated Ending Fund Balance 09/30/22	\$ 20,430,363
 Estimated Beginning Fund Balance - 10/01/22	 \$ 20,430,363
Proposed Revenues '23	26,027,619 b)
Proposed Expenditures '23	(24,005,877) c)
New/Replacement Fleet & Equipment & One Time Uses	<u>(657,600)</u>
Estimated Ending Fund Balance 09/30/23	\$ 21,794,505 d)

a) Includes a budget amendment for \$1.2mm for two advanced funding agreements with TxDot to move water lines.

b) Assumes 7.00% water rate increase and 2.75% sewer rate increase per the 2020 rate study.

c) Includes 5% increase in Healthcare, 2% Average Merit and Adjustments to the Pay Plan.

d) Policy requirement is 90 days of operating expenditures. This ending fund balance is 322 days.

North Texas Municipal Water District (NTMWD)

- NTMWD will complete its Preliminary Budget and provide cost estimates for FY 2023 by July 1
- Member City water rate is expected to be \$3.39 per 1000 gallons (up from \$2.99), increasing over 13%
- Minimums will be calculated once July water consumption is calculated
- Muddy Creek Interceptor costs are estimated to decrease 12.5%
- Muddy Creek Wastewater Treatment Plant costs are estimated to increase 20%
- Wastewater Pretreatment Program costs are estimated to increase 12%

Recommended Additions to Budget

Utility Fund

Dept	Description	Amount
Water	Lead and Copper Rule Revision	\$ 190,000
Water	SCADA Pack/PLC and Radio Replacement	\$ 72,000
Water	Sample Stations Replacement	\$ 9,200
Water	Backhoe Replacement with Mid Size Excavator	\$ 133,000
Water	Portable Parallel Analyzer Hach SL1000 (Backup)	\$ 5,400
Water	Cold Climate Automatic Flushers/De-Chlorinators	\$ 136,000
Water	Utility Line Locator	\$ 4,000
Water	Hydraulic Chainsaw	\$ 8,000
Engineering	Dogwood Drive Waterline Replacement Design	\$ 70,000
Wastewater	Wastewater Pump Replacement	\$ 30,000
Total Equipment		\$ 657,600

4B Sales Tax Fund Summary

Audited 4B Sales Tax Revenue Fund Ending Balance 09/30/21	\$ 5,121,099
Projected '22 Revenues	<u>4,589,466</u>
Available Funds	9,710,565
Projected '22 Expenditures	<u>(4,571,940)</u>
Estimated Ending Fund Balance 09/30/22	\$ 5,138,625
 Estimated Beginning Fund Balance - 10/01/22	 \$ 5,138,625
Proposed Revenues '23	4,941,346 a)
Proposed Expenditures '23	(4,005,210) b)
Recommended Requests (One Time Uses and Equipment)	<u>\$ (352,800)</u>
Estimated Ending Fund Balance 09/30/23	\$ 5,721,961 c)

a) Total includes sales tax revenue and revenue from the Recreation Center.

b) Includes 5% increase in Healthcare, 2% Average Merit and Adjustments to the Pay Plan.

c) Policy requirement is 25% of budgeted sales tax revenue (\$4,124,146 x 25% = \$1,031,037).

Recommended Additions to Budget

4B Sales Tax Fund

Dept	Description	Amount
4B Parks	Irrigation Technician	\$ 65,392
	Total Personnel	\$ 65,392
4B Parks	Replacement of Birmingham Farms Park Playground	\$ 60,000
4B Parks	New Rear Discharge Zero Turn Mower	\$ 15,000
4B Parks	Drainage Flume areas for Founders Park	\$ 55,000
4B Parks	2 Sets of Soccer Goals for Dodd Park	\$ 8,800
4B Parks	Parks HVAC Replacement	\$ 30,000
4B Parks	Pour and Play Surfacing for Olde City Park	\$ 160,000
4B Parks	Holiday Yard Decorations for Olde City Park	\$ 24,000
	Total Equipment and One Time Uses	\$ 352,800
	Total Recommendations	\$ 418,192

4B Fund Balance & Debt

Estimated Ending Fund Balance 09/30/23	\$5,721,961
less Requirement (25% of budgeted sales tax revenue)	<u>\$1,031,037</u>
Available Fund Balance for one time expenses	\$4,690,924

- Current Debt for GO Refunding Series 2013 (originally issued 2005) is \$400,000
- This debt will be paid off in FY 2025
- New 20-year tax exempt debt rates are currently at 4.50 - 4.75%
- \$5 million in proceeds would cost approximately \$450,000/year



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Discuss proposed development of 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road.

Recommendation

Discussion

The applicant has submitted a presentation and requests a work session to discuss the proposed development of 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road, commonly known as the Monroe Property.



MONROE FARMS

City Council Work Session

June 28, 2022

Subject Property

Subject Property Location



Subject Property



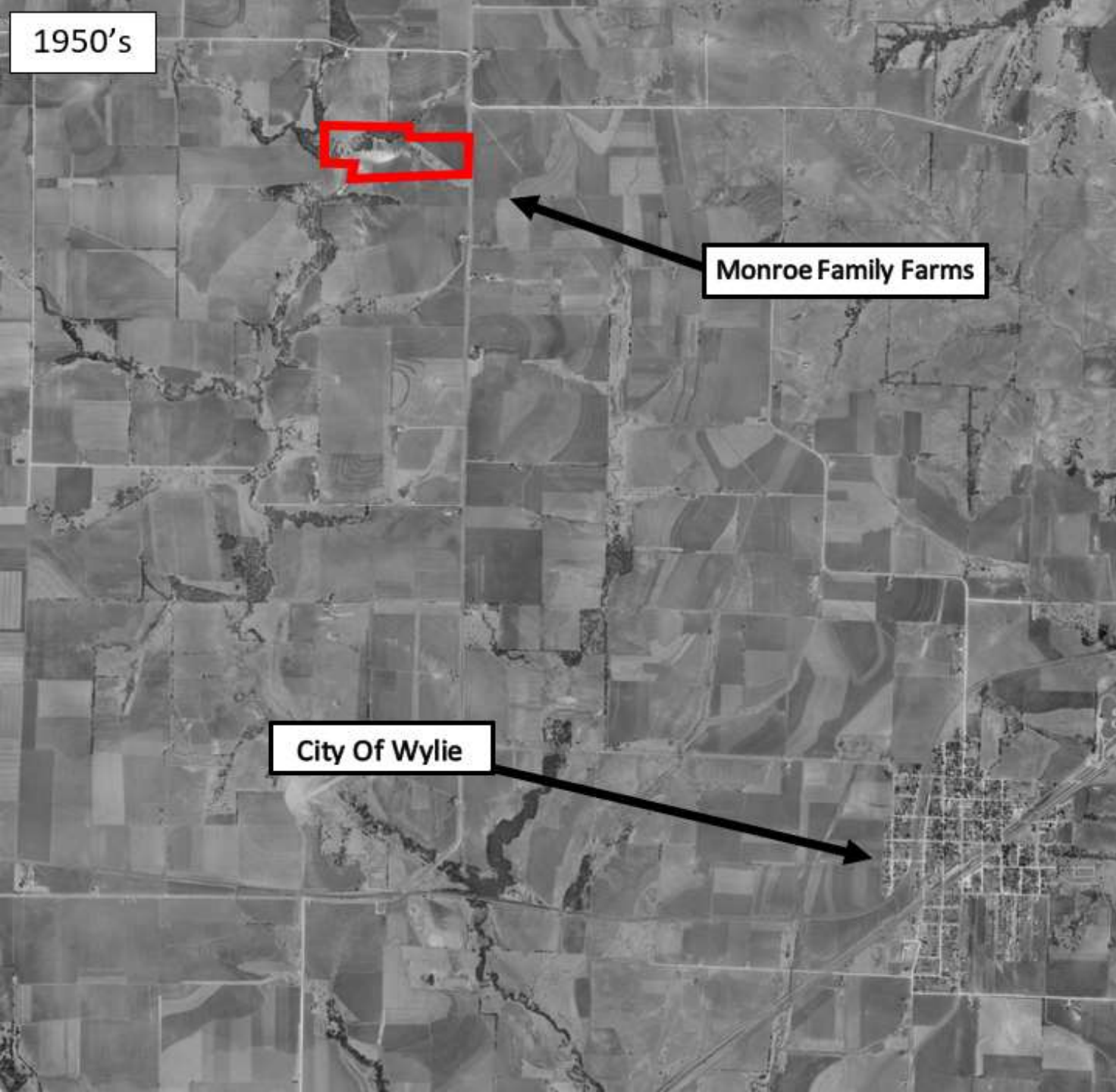
Parker Road

Country Club Road

History Of The Monroe Family Farm

1950's

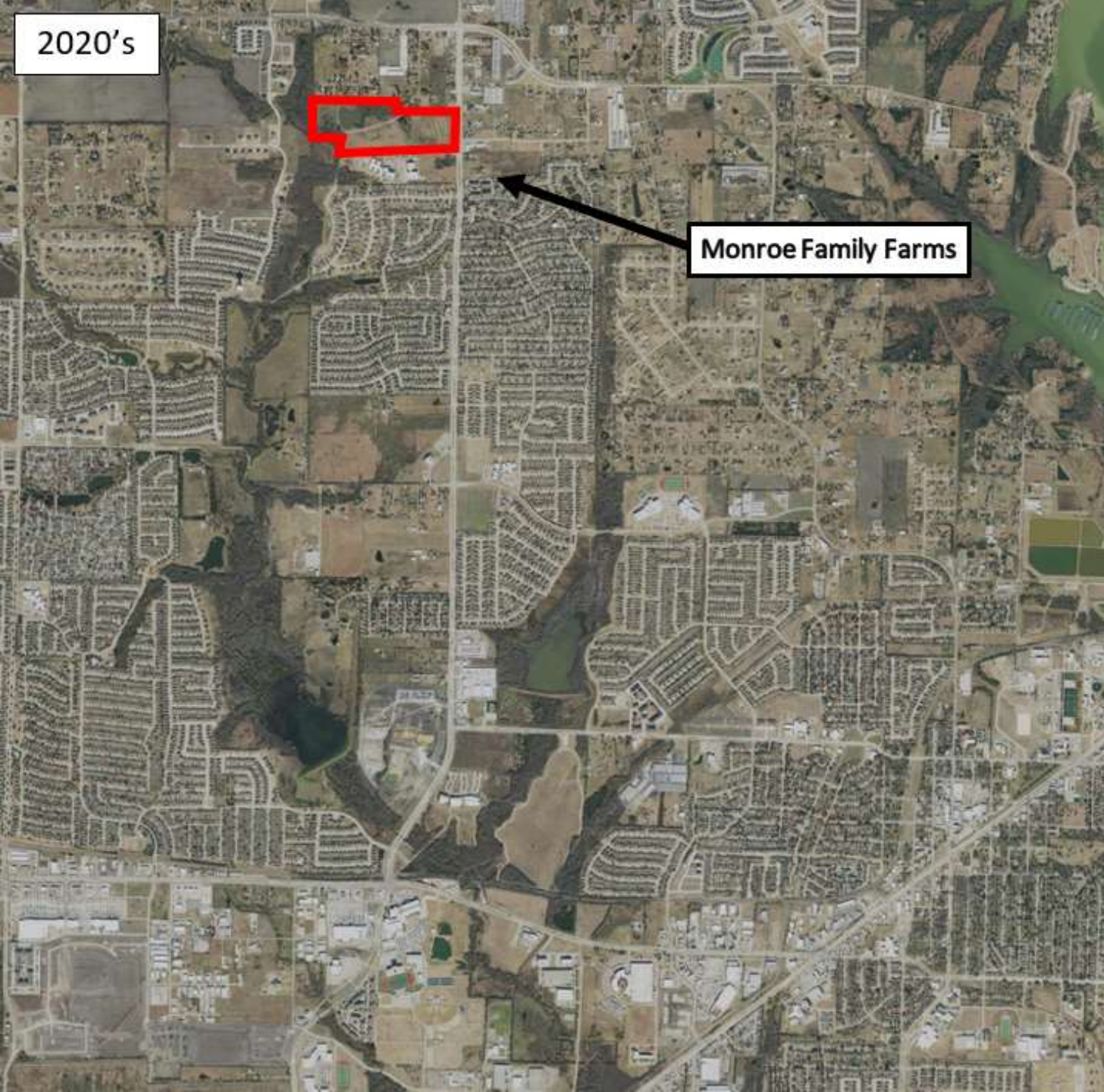
06/28/2022 Item WS2.



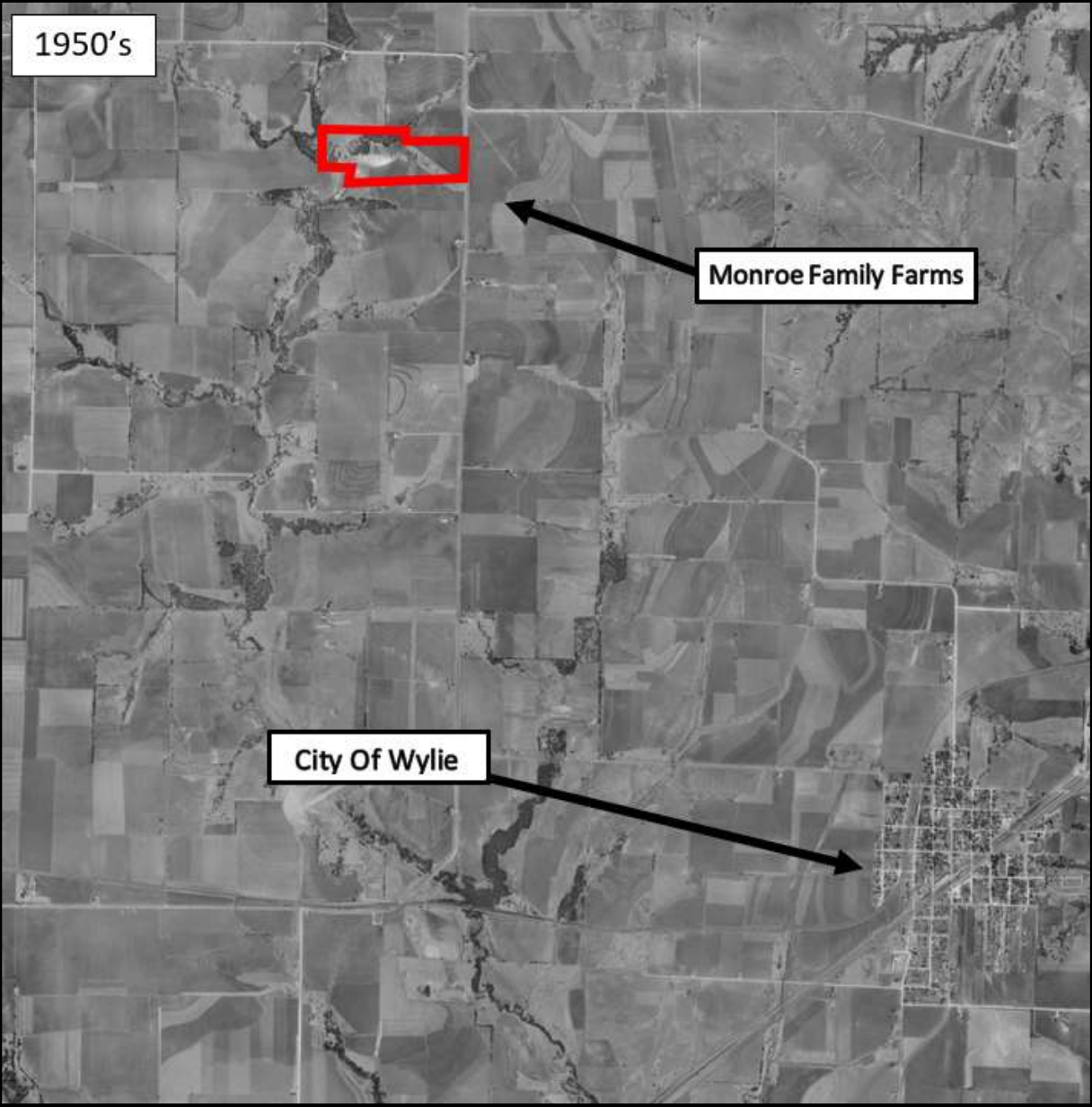
Monroe Family Farms

City Of Wylie

- The Monroe's father purchased the property on a G.I. Bill after WWII in the 1950's
- 1950's Wylie, TX Population – Approximately 1,295

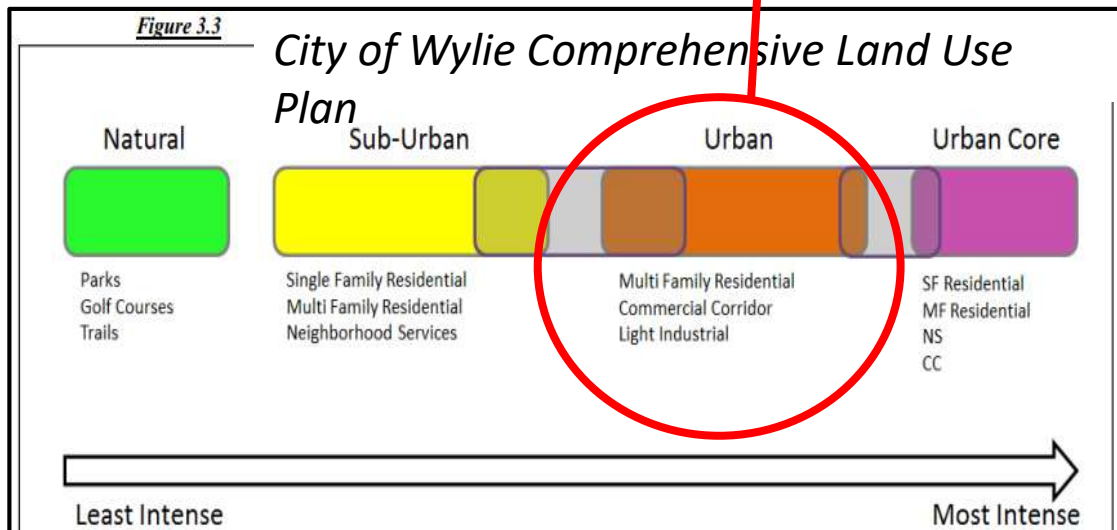
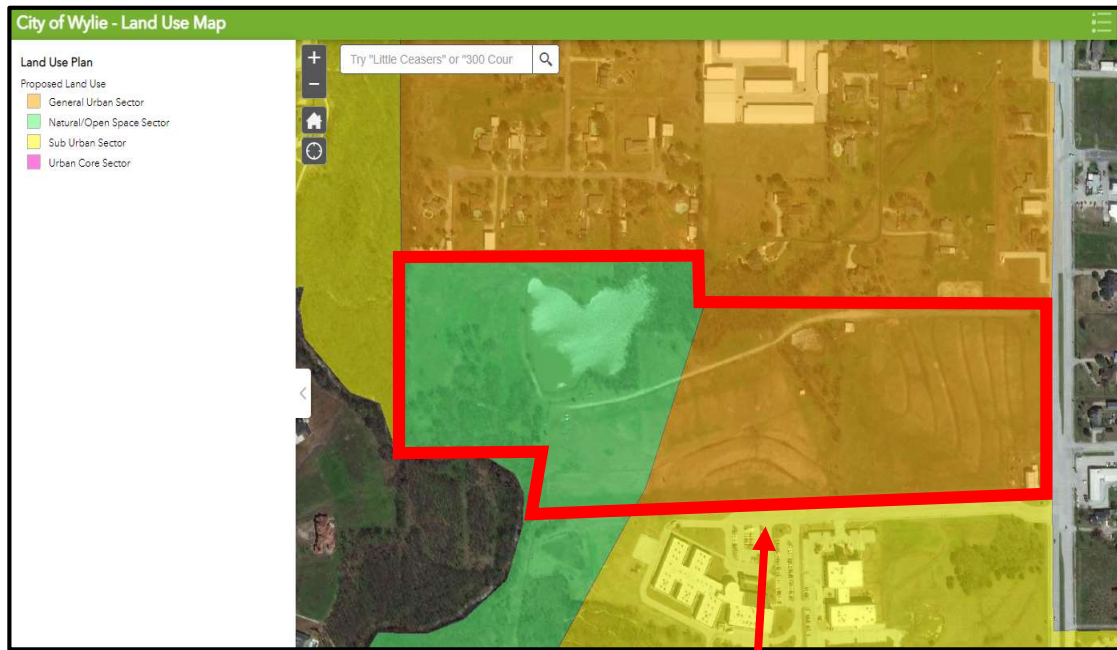


- The property has been in the Monroe's family for over 70 years
- Current Wylie, TX Population – Approximately 59,259



Previous Zoning History

Previous Zoning History



- **2019 – Under Contract to Multi-Family Developer**
 - Multi-Family Development with Parkland Dedication
 - Approved by Parks Board & Planning and Zoning Commission
 - Denied by City Council

- **2020 – Under Contract to For-Rent Townhome Developer**
 - For-Rent Townhome Development with Parkland Dedication
 - Approved by Parks Board & Planning and Zoning Commission
 - Denied by City Council

Current Zoning History

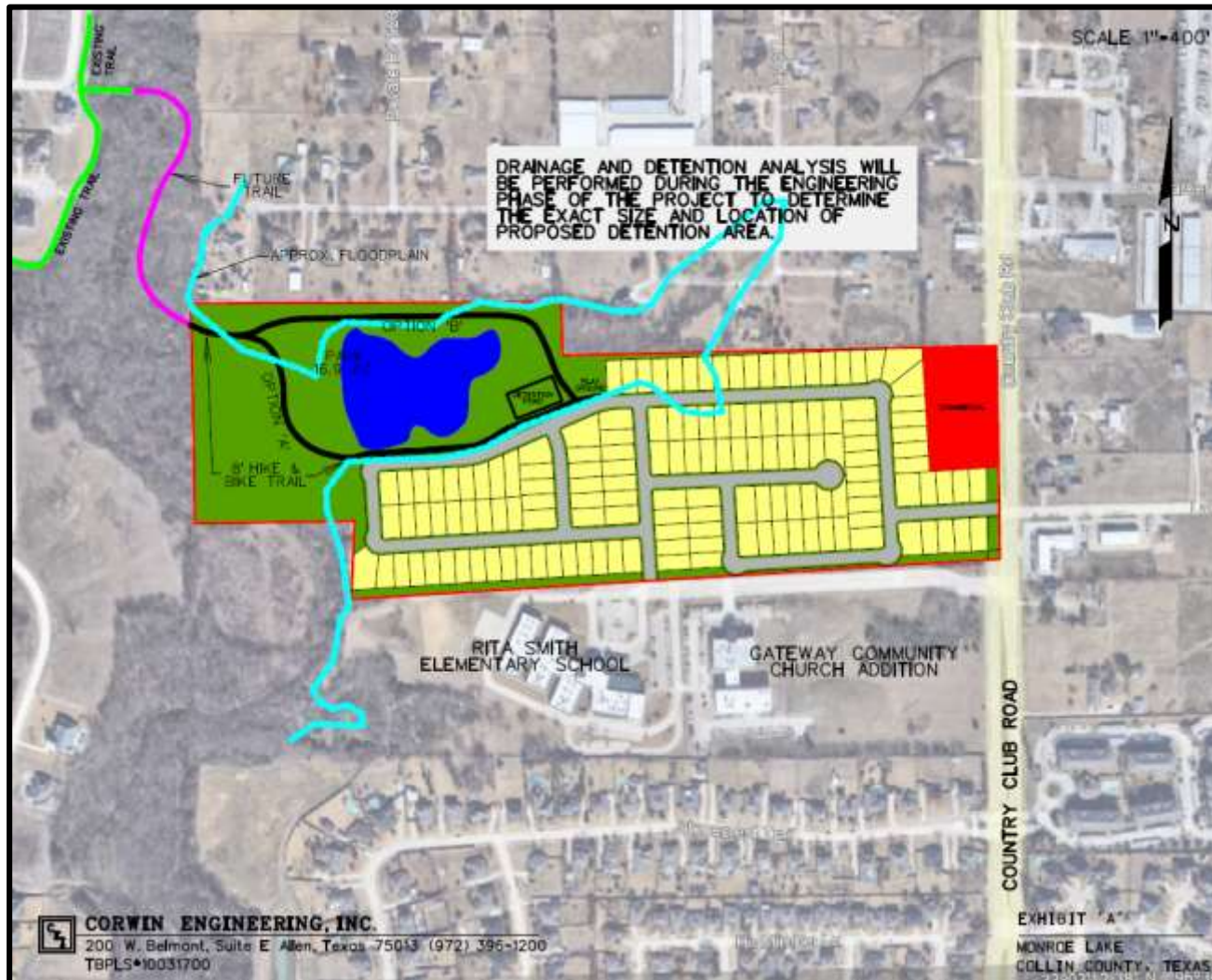
Original Zoning Plan

Monroe Farms – Original PD Zoning Plan

- **Number of Units:** 146 Single Family Homes
- **Lot Size:** 50' x 110' (5,500 sf)
- +/- 2.09 Acres - Future Commercial
- +/- 16.9 Acres - Park



Parks & Recreation Board Meeting



Monroe Farms – Parks & Recreation Board Meeting

- Obtained Parks & Recreation Board Approval on December 13th for approximately 16.9 acres of Land and an estimated \$400,000 of improvements
- Vote was unanimous 7-0
- Discussion Points Approved at Meeting:
 - Improvements and Value of Improvements
 - Land Dedication
 - Removal of Monroe Lake

Work Session

Work Session Recap

- Attended the January 25th City Council Work Session & February 15th P&Z Meeting

Topics:

- Proposed Zoning plan
- Park Dedication
 - Monroe Lake Solution
 - Parks and P&Z Approved Removal
 - Park Improvements
 - Parks Board Approval
- Water Service & CCN Exchange
- Secondary Access



P&Z Commission's Concerns

P&Z Commission's Concerns

- ☐ Location of the Country Club Rd entrance too close to the School's entrance.
- ☐ Would like to see more 60' lots within the development.



City Council's Concerns

City Council's Concerns

- ☐ Location of the Country Club Rd entrance too close to the School's entrance.
- ☐ Additional Commercial frontage along Country Club Rd.
- ☐ Lot Size. Would like to see bigger lots.

Revised Zoning Plan

Monroe Farms – Revised Zoning Plan

- **Number of Units:** 113 Single Family Homes
- **Typical Lot Size:**
80 – 62' x 113' (7,000 sf)
33 – 75' x 120' (9,000 sf)
- +/- 2.5 Acres - Future Commercial
- +/- 15.9 Acres - Park



Lot Mix by Square Footage

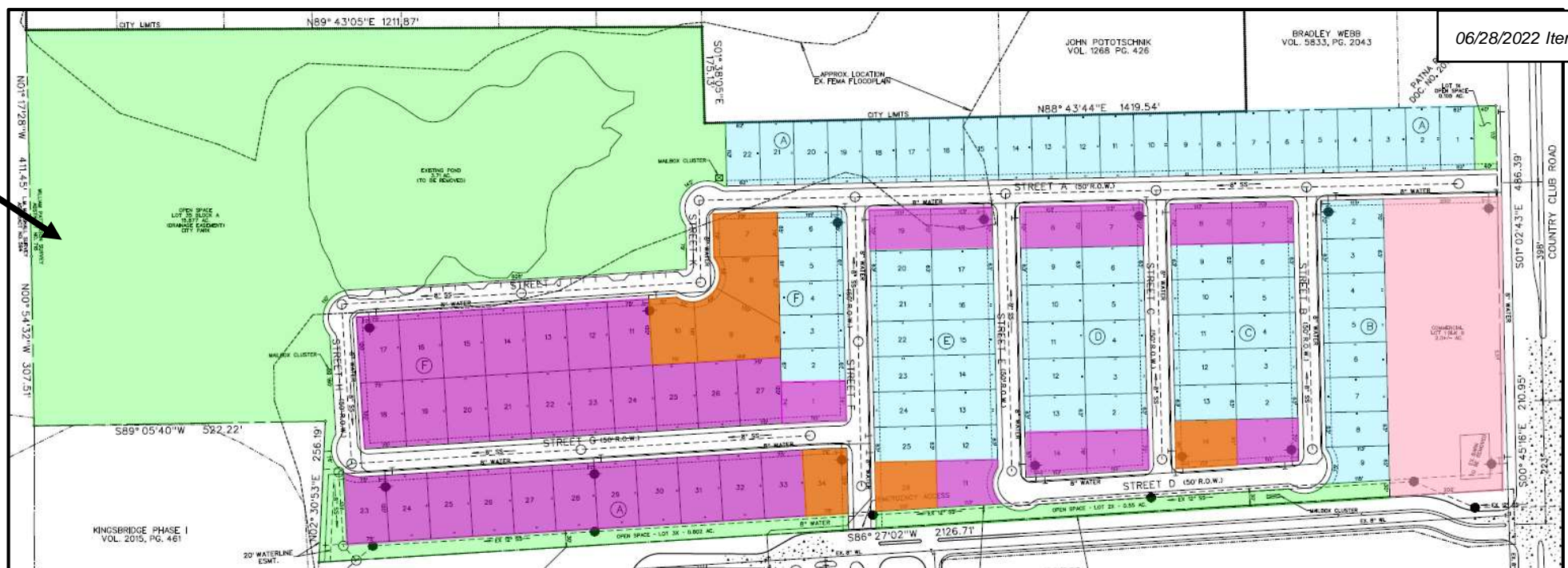
- 67 (7,000 – 8,000 SF)
- 39 (8,001 – 9,000 SF)
- 7 (9,001 – 10,000 SF)

NEW PLAN

113 Lots

- 67 (7,000 – 8,000 SF)
- 39 (8,001 – 9,000 SF)
- 7 (9,001 – 10,000 SF)

Increased Commercial
+/- 2.5 ac



VS

OLD PLAN

146 Lots
(5,500 SF)

Commercial
+/- 2 ac



Concerns Addressed

City Council's & P&Z Commission's Concerns Addressed

- ☑ Moved the Country Club Rd entrance north and shifted the commercial south.
- ☑ Provided additional commercial frontage along Country Club Rd.
- ☑ Increased lot size from all 50' lots to a mix of 62' & 75' lots.
- ☑ Reduced the lot count by 33 Lots.



Planning & Zoning Meeting

Monroe Farms – Planning & Zoning Meeting

- Approved by P&Z at the April 5th meeting
 - With the addition of parallel parking along the park
 - Vote was unanimous 6-0



Lot Mix by Square Footage

- 67 (7,000 – 8,000 SF)
- 39 (8,001 – 9,000 SF)
- 7 (9,001 – 10,000 SF)

City Council Meeting

Monroe Farms – City Council Meeting

- Denied by City Council at the April 26th meeting
 - Too many variances
 - Property should be a park with commercial on the front
 - Vote was 6-1



Lot Mix by Square Footage

- 67 (7,000 – 8,000 SF)
- 39 (8,001 – 9,000 SF)
- 7 (9,001 – 10,000 SF)

Emerald Vista PD Variances

06/28/2022 Item WS2.

	SF – 10/24	Emerald Vista – PD	Variances
Lot Size (minimum)			
Lot Area (sq. ft.)	10,000	6,325	✓
Lot Width (feet)	75	1/3 – 55 1/3 – 60 1/3 – 65	✓
Lot Width of Corner Lots (feet)	90	60	✓
Lot Depth (feet)	100	100	
Dwelling Regulations			
Maximum Square Footage	2,400	2,000	✓
Yard Requirements – Main Structures			
Front Yard (feet)	25	20	✓
Side Yard (feet)	10	5	✓
Side Yard of Corner Lots (feet)	25	10	✓
Rear Yard (feet)	25	15	✓
Lot Coverage	45%	50%	✓
Height of Structures			
Main Structure (feet)	40	40	

Birmingham Bluffs PD Variances

	SF – 10/24	Birmingham Bluffs – PD	Variances
Lot Size (minimum)			
Lot Area (sq. ft.)	10,000	5,500	✓
Lot Width (feet)	75	50	✓
Lot Width of Corner Lots (feet)	90	55	✓
Lot Depth (feet)	100	100	
Dwelling Regulations			
Maximum Square Footage	2,400	Max 20% - 1,800 Min 30% - 2,000 Min 50% - 2,200	✓
Yard Requirements – Main Structures			
Front Yard (feet)	25	20	✓
Side Yard (feet)	10	5	✓
Side Yard of Corner Lots (feet)	25	10	✓
Rear Yard (feet)	25	Min 90% - 15 Max 10% - 10	✓
Lot Coverage	45%	65%	✓
Height of Structures			
Main Structure (feet)	40	40	

Monroe Farms PD Variances

06/28/2022 Item WS2.

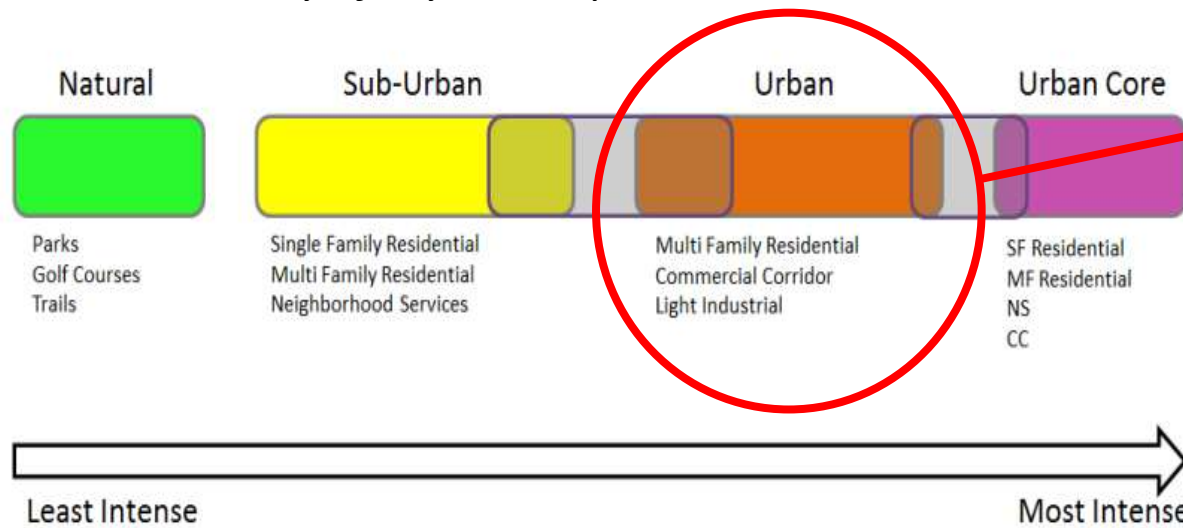
	SF – 10/24	Monroe Farms – PD	Variances
Lot Size (minimum)			
Lot Area (sq. ft.)	10,000	7,000	☑
Lot Width (feet)	75	60	☑
Lot Width of Corner Lots (feet)	90	65	☑
Lot Depth (feet)	100	100	
Dwelling Regulations			
Maximum Square Footage	2,400	Max 20% - 1,800 Min 30% - 2,000 Min 50% - 2,200	☑
Yard Requirements – Main Structures			
Front Yard (feet)	25	20	☑
Side Yard (feet)	10	5	☑
Side Yard of Corner Lots (feet)	25	10	☑
Rear Yard (feet)	25	10	☑
Lot Coverage	45%	75%	☑
Height of Structures			
Main Structure (feet)	40	36	

Current Future Land Use

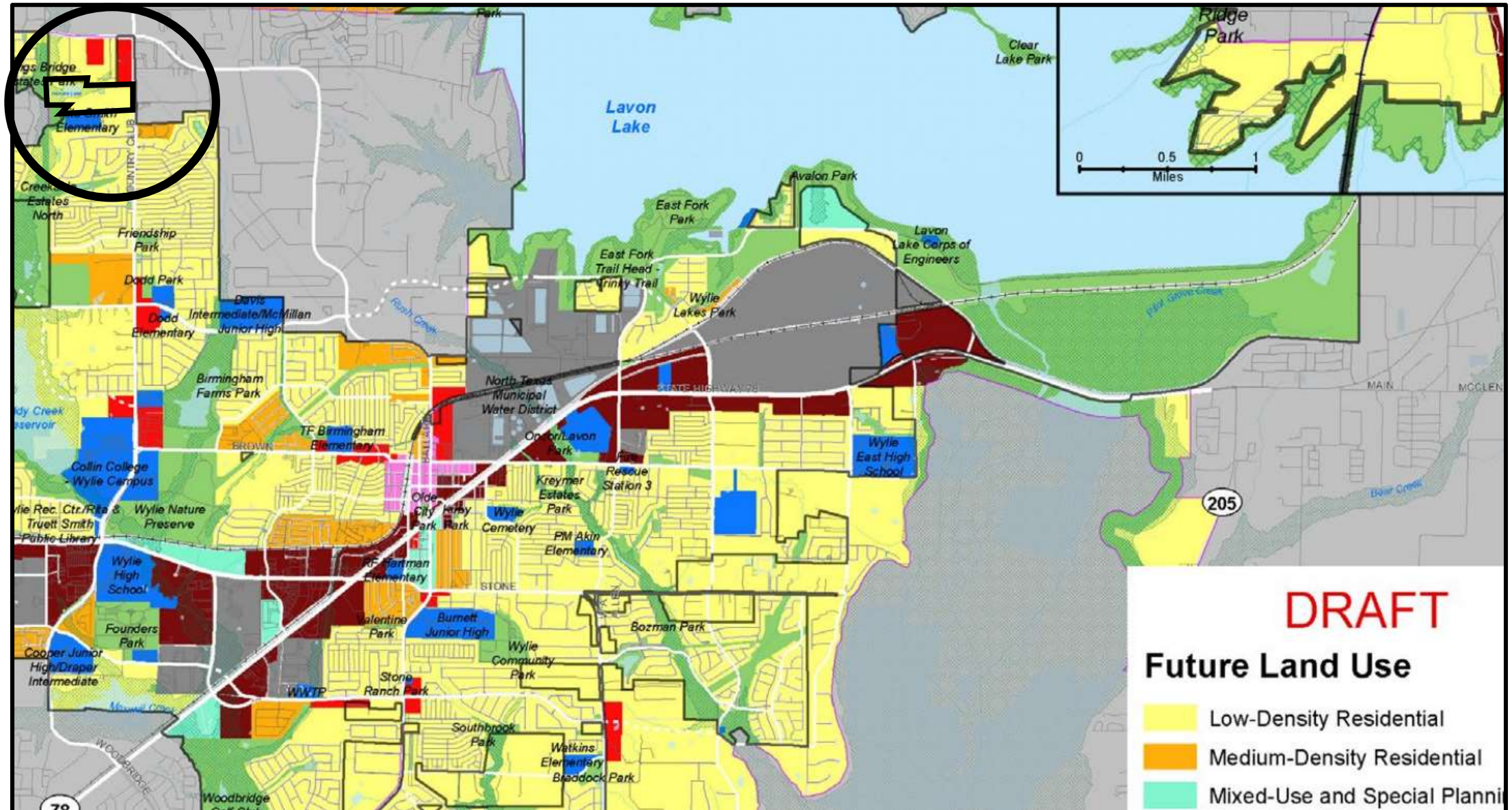


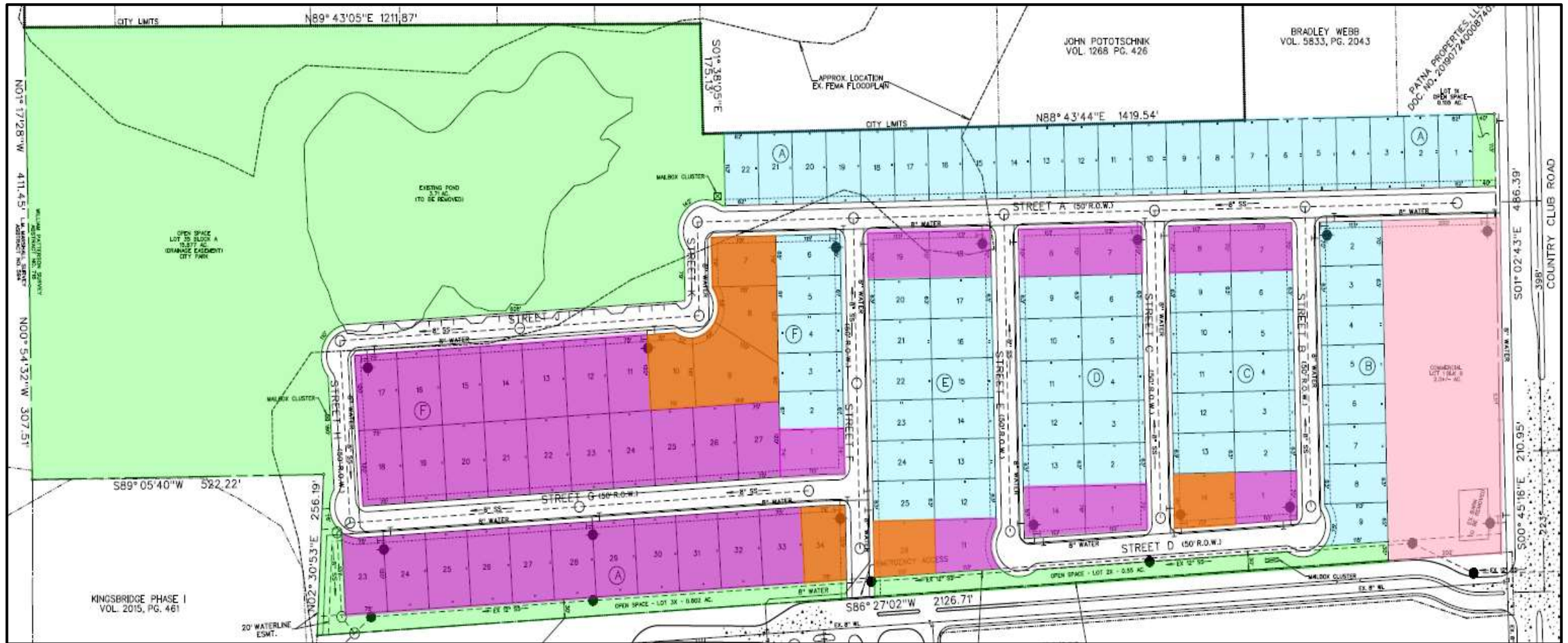
Figure 3.3

City of Wylie Comprehensive Land Use Plan



Revised New Future Land Use Draft





Lot Mix by Square Footage

- 67 (7,000 – 8,000 SF)
- 39 (8,001 – 9,000 SF)
- 7 (9,001 – 10,000 SF)

END

Appendices

Representative Product



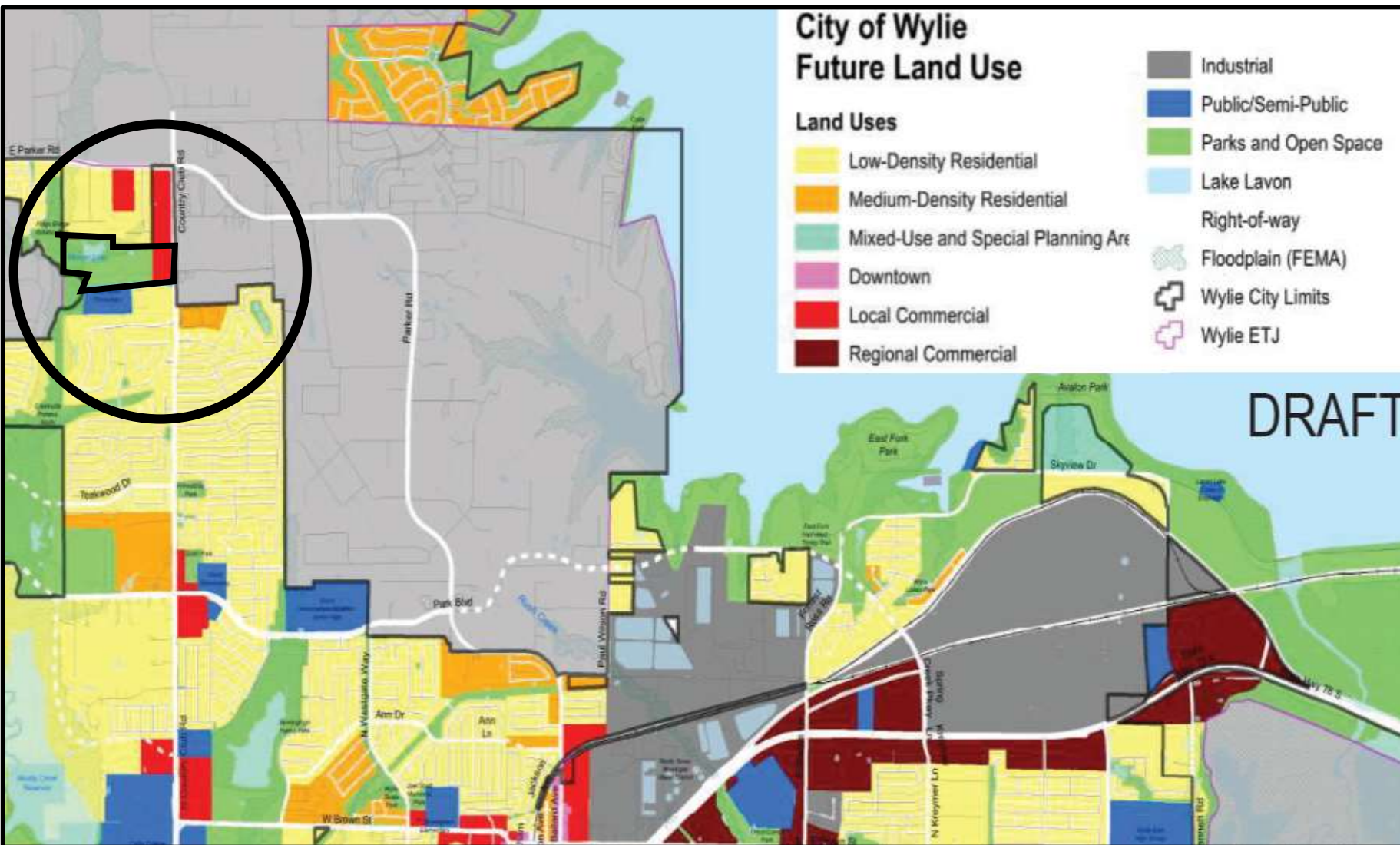
Representative Product



Representative Product



New Future Land Use Draft



- Monroe Family & Developer not aware of new future land use changing

Projected Price Points

Projected Price Points: Starting in the low \$500k's – mid \$600k's

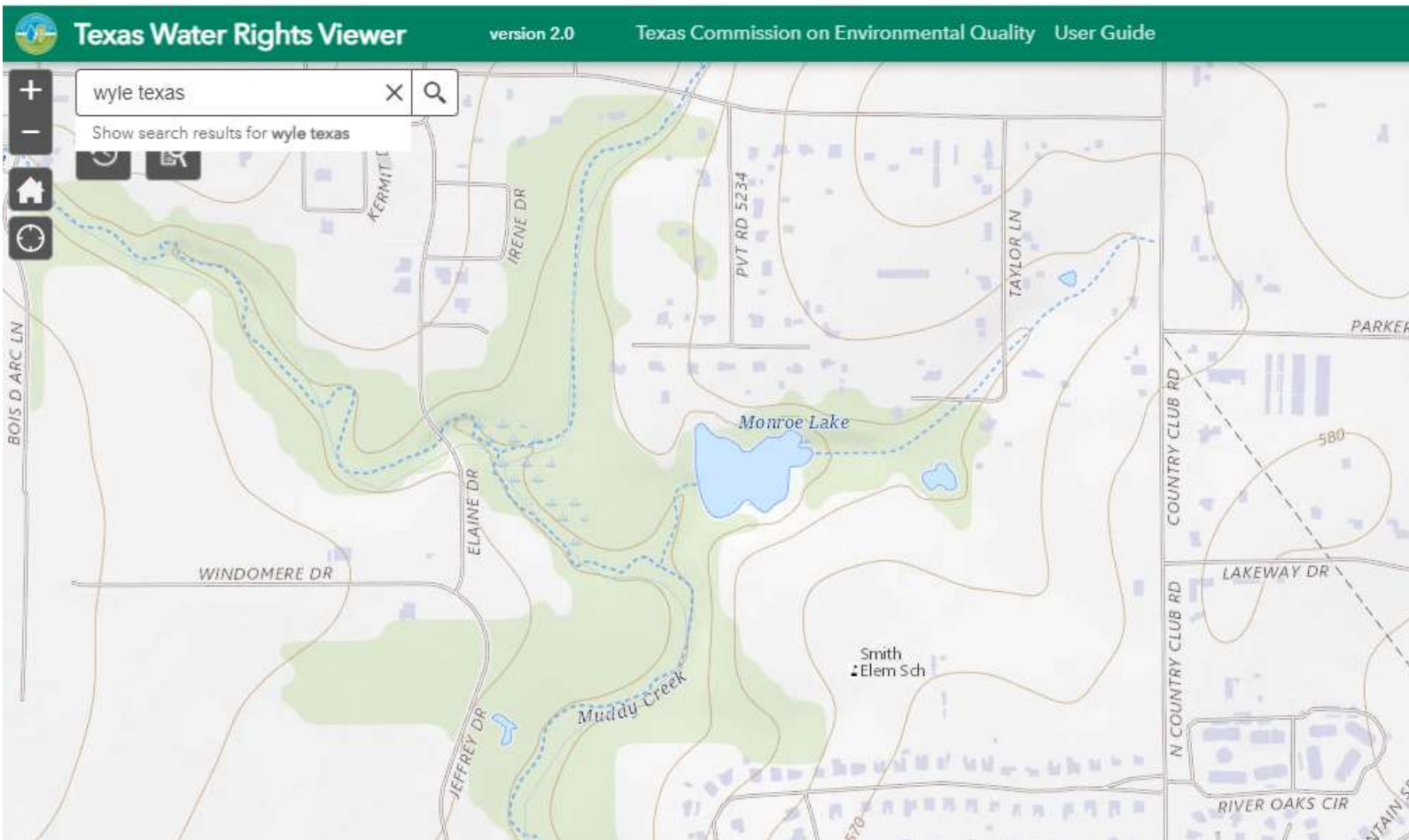
SQFT Range: Max of 20 % of the lots – 1,800 sf

Min of 30% of the lots – 2,000 sf

Min of 50 % of the lots – 2,200 sf

Monroe Lake

Monroe Lake History



Lake History

- Built in Mid-1950's
- Constructed by Alfred Monroe (Father of Current Land-Owners)
- Built for Water Source for Cattle
- According to his Children, Alfred Monroe had help with cost, engineering and design from Federal sources.

Water Impoundment Rights



Water Impoundment Rights

- Monroe Lake was Constructed Prior to City of Dallas having water Rights over the area
- If Property Changes Hands or Changes Use, Owner or New Owner Must Apply for Impoundment Rights

Water Impoundment Rights

Water Impoundment Rights

RE: Monroe Lakes Wylie Texas



Qualls, Denis <denis.qualls@dallascityhall.com>

To John Arnold

Cc Mike Gavin



WATER SUPPLY PROTECTION White Paper.pdf
130 KB

Reply Reply All Forward ...

Wed 12/8/2021 4:08 PM

Mr. Arnold:

Based on the information you have provided, it appears that the Monroe Lake would require a water rights permit form the Texas Commission on Environmental Quality (TCEQ). Assuming that the you pursue a water rights permit the City of Dallas, because the City has senior water rights below the Monroe Lake, will request special conditions in the water right permit to protect Dallas' senior water rights. Attached is a Water Supply Protection White Paper that describes several options for special conditions that have been approved in other water rights. The special conditions within the document are not an exhaustive list. Other special conditions can be proposed, which will be evaluated on a case by case basis.

An alternative to obtaining a water rights permit would be removing Lake Monroe. If it is decided to remove Lake Monroe, there are not specific issues with Dallas' water rights. However, I would be concerned how the removal takes place to insure sediment from the removal is not transported downstream to Lake Ray Hubbard.

Please let me know if you have any questions.

Denis Qualls, P.E.



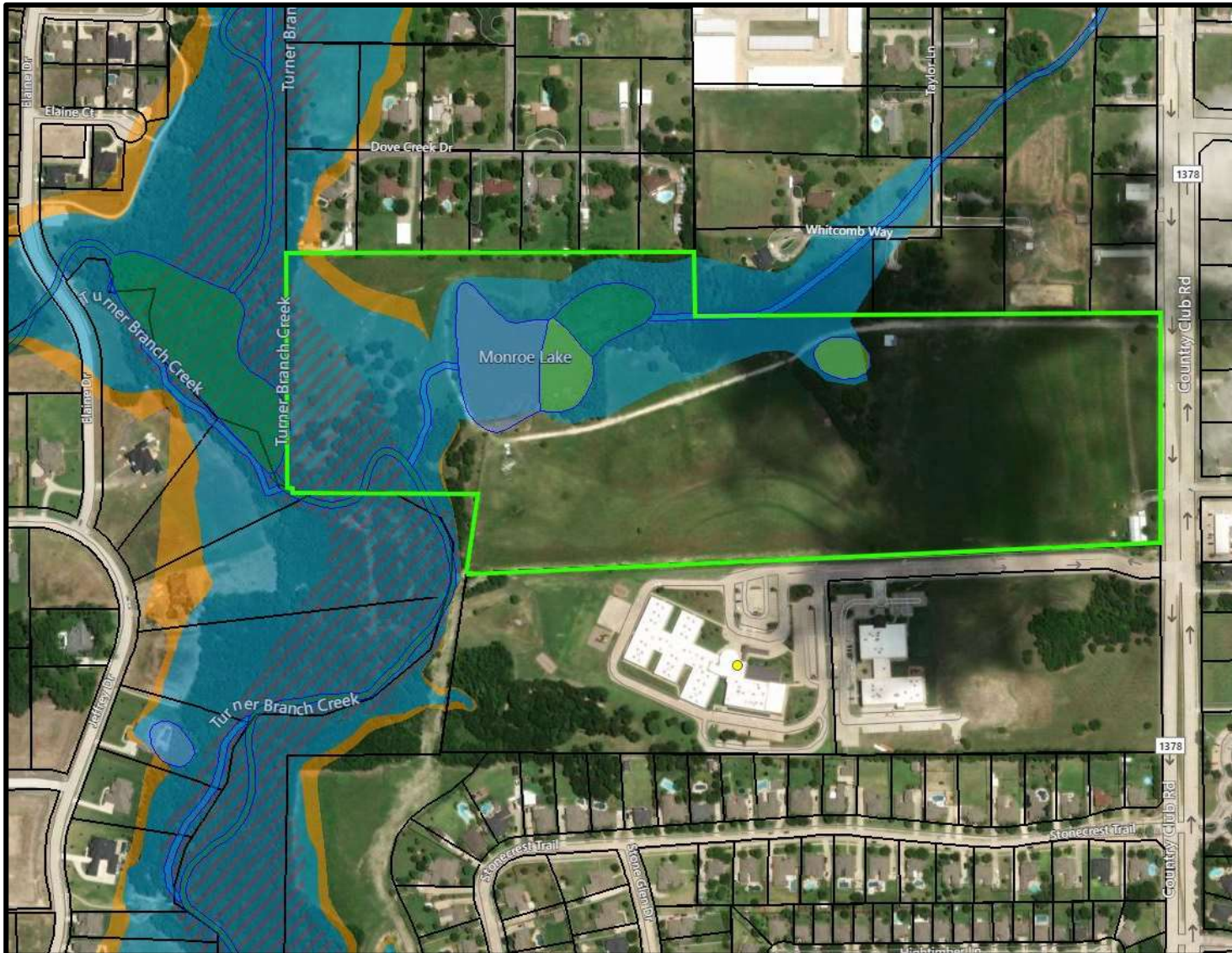
Denis W. Qualls, P.E., D. WRE.
Senior Program Manager, Planning
City of Dallas | DallasCityNews.net
Dallas Water Utilities
1500 Marilla Street, 4AS
Dallas, TX 75201
O: (214) 670-3843
denis.qualls@dallascityhall.com



****OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.****

- The City of Dallas will Protest according to City of Dallas Senior Program Manager of Water and Utilities
- To satisfy City of Dallas's Protest, Lake Monroe must keep a constant level of water and be provided with a second source of water at all times.

Option 1 : Keep Lake



Monroe Lake Option 1:

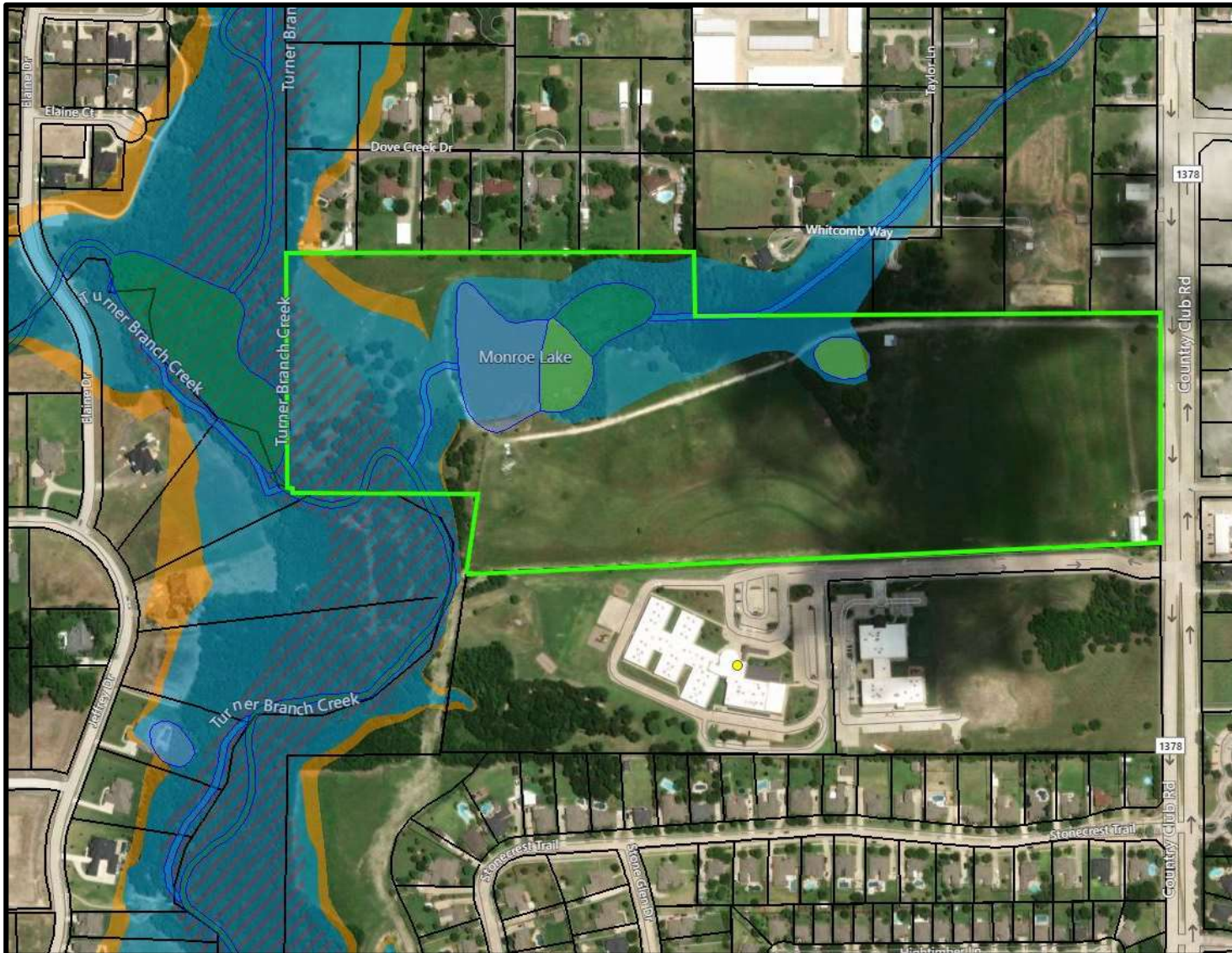
- Impoundment Process
- Legal Fees
- Dam Analysis
- Provide 2nd Water Source
 - NTMWD and Dallas Not Options
 - Drill Water Well
- Cost to Convert Lake
- Future Maintenance Cost

Cost to Convert & Maintain Lake

Estimated Cost to Convert (Average Depth Well)	2021 Estimated Cost
Design and Dam Analysis	\$30,000.00
3rd Party Consultant Fees (TCEQ and WOTUS)	\$15,000.00
Legal Fees	\$60,000.00
Dam Improvements	\$45,000.00
Cost To Drill Well 12,000'-14,000' Depth	\$250,000.00
Irrigation Pump	\$15,000.00
Fountain	\$25,000.00
Water Level Control Device	\$15,000.00
Electricity (Fountain, Well, Water Level, and Irrigation)	\$22,500.00
Total	\$477,500.00

Similar Project Master Well Expenses (No Water Control Device)	2021	2020	2019	2018	2017	2016
Design, Legal, and Permitting						
Pump inspection and Repairs	24,424.48					
Minor Surface Repairs and Cleaning		2,100.00		6,700.77		
Maintenance						
Pump inspection and Repairs	24,424.48					
Minor Surface Repairs and Cleaning		2,100.00		6,700.77		
Average Water Bill Estimated	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
North Texas Groundwater District						
Electricity (Fountain, Well, and Irrigation)	24,000.00	22,203.29	28,419.11	20,614.44	28,280.35	21,063.82
Total	51,924.48	27,803.29	31,919.11	30,815.21	31,780.35	24,563.82
6 Year Average Cost	\$33,134.38					

Option 2 : Breach Dam



Monroe Lake Option 2:

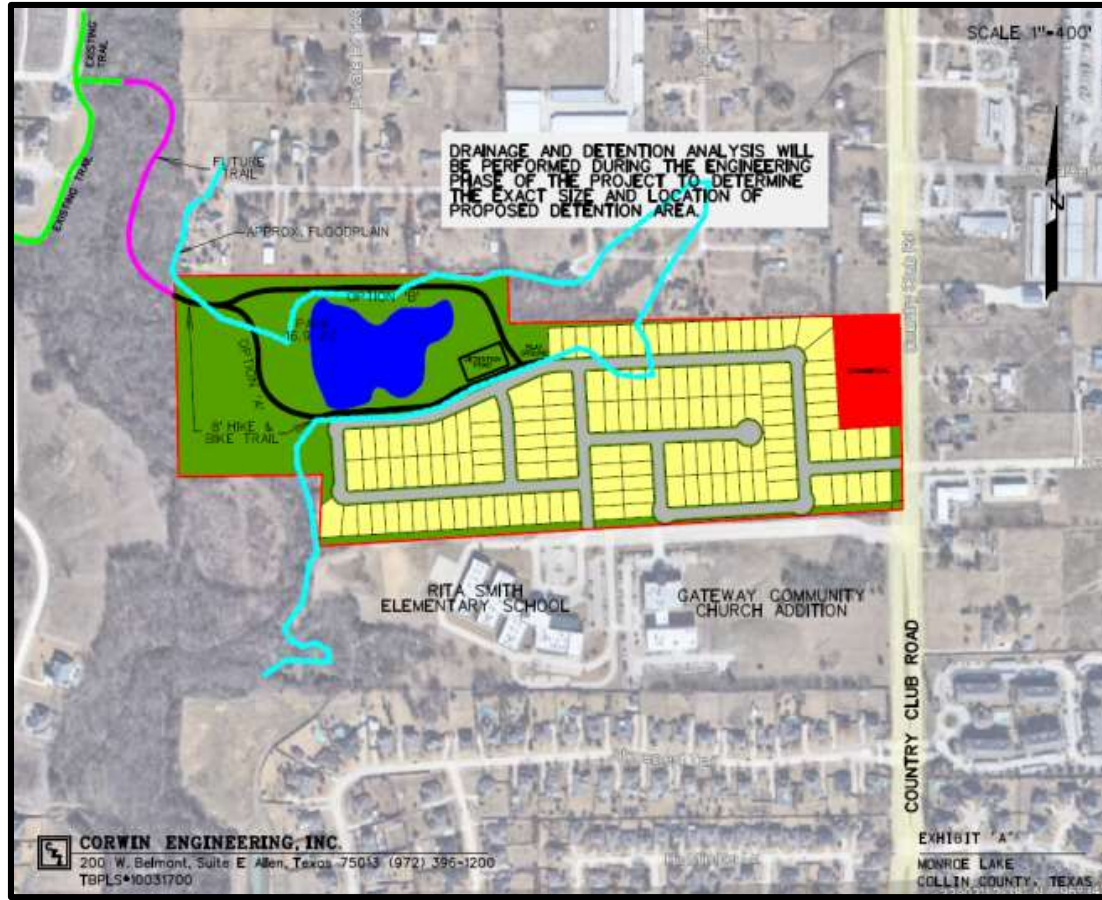
- Park is dedicated immediately
- Avoid Legal Cost and Process
- Additional 3 acres of Land
- Conversion and Maintenance Savings
- No Risk of Fines from Breaching Impoundment Rules

Water Service & CCN Exchange



- Already servicing Rita Smith and Gateway Church
- Parker is billing per service agreement
- Connection is at Property Line
- City will get revenue from service

Dedication and Improvements in Lieu of Fee



PARK DEDICATION & IMPROVEMENTS

Date: 3-21-2022

Cost of Park Improvements (Trail and Playground) \$ 301,750

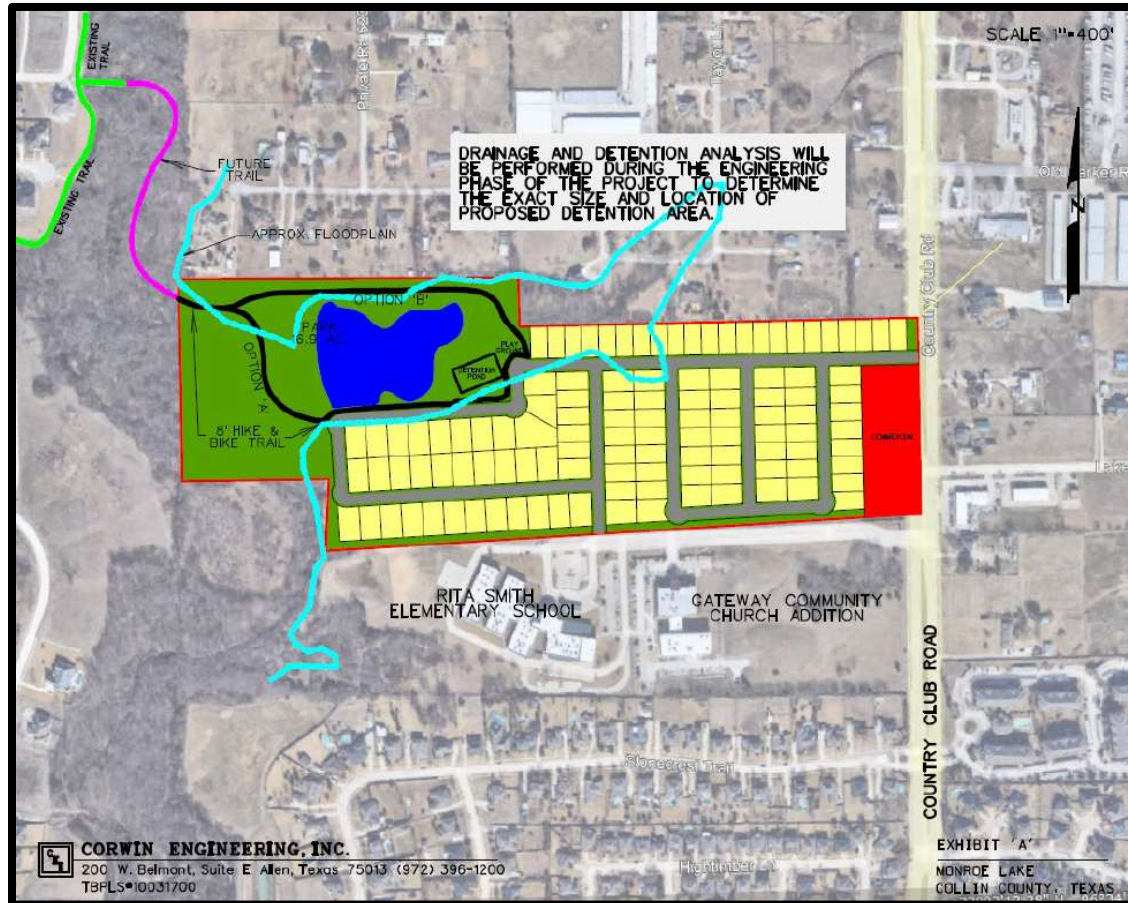
Park Land Dedication	2.8	Acres
Park Land Dedication in Flood Plain	13.1	Acres
Total Park Land Dedication	15.9	Acres
Total Park Land Dedication	15.9	Acres
City Required Park Dedication	5.6	Acres
Total Park Land Dedication in Excess of Requirement	10.3	Acres

Note:

Developer to install park and trail improvements

City to be responsible for water and maintenance upon completion of the improvements

Projected Improvement Value



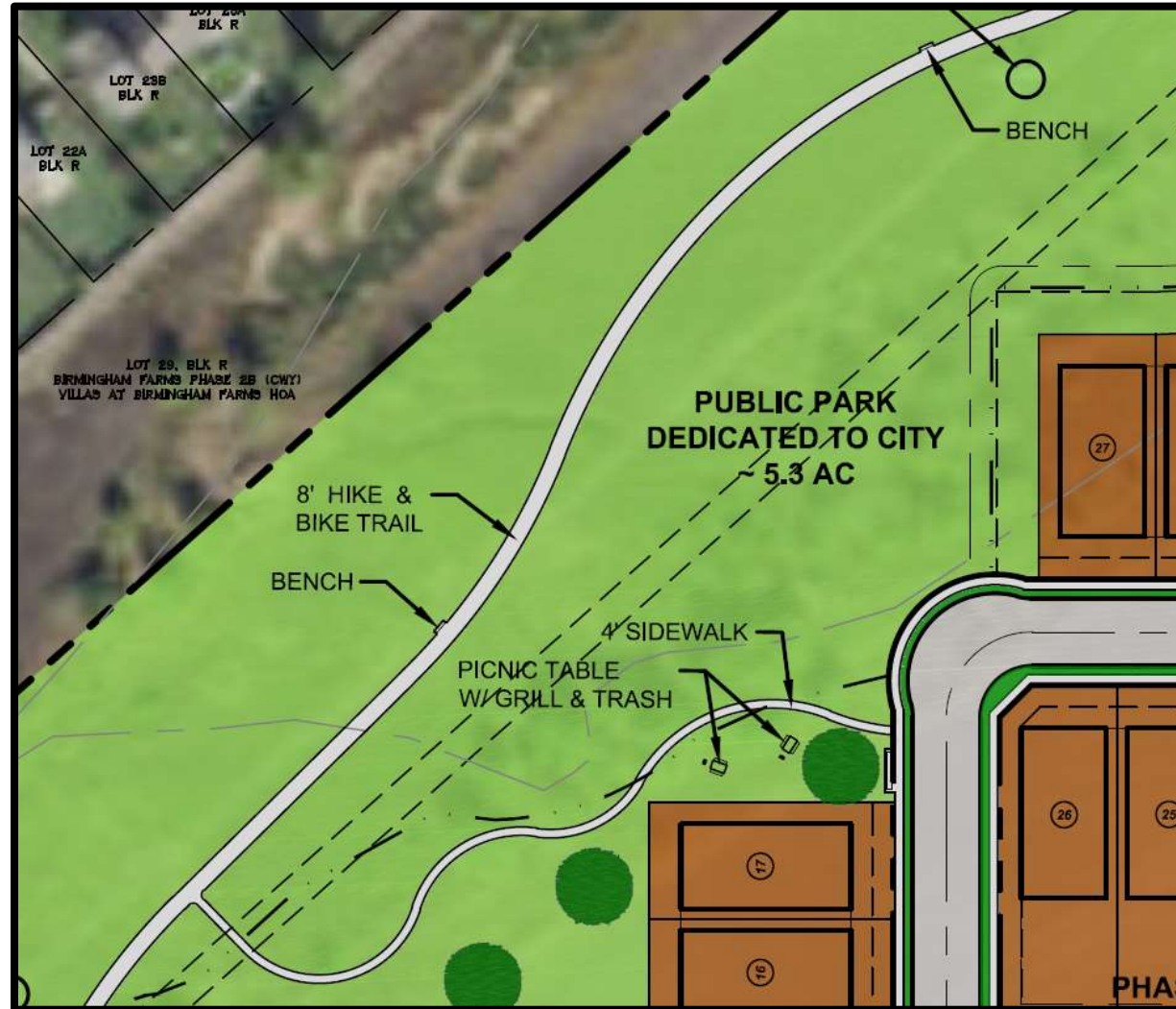
MONROE PARK & TRAIL COST PROJECTION							
Date: 3/21/2022							
DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST			
6" Concrete Hike and Bike Trail 8' Wide - 1,250 LF Max	10,000	SQ. FT.	\$ 6.50	\$ 65,000			
6" Concrete Pads for Benches and Tables along Trail	500	SQ. FT.	\$ 6.50	\$ 3,250			
Handicap Ramps	1	EA.	\$ 2,000.00	\$ 2,000			
Low Water Crossing	1	EA.	\$ 15,000.00	\$ 15,000			
Lake Draining and Dam Breach	1	EA.	\$ 40,000.00	\$ 40,000			
Play Ground							
Playground Structure and Swing Set (Mulch Base)	1	EA.	\$ 65,000.00	\$ 65,000			
Hardscape (Sidewalks, Pads, and Play Ground Border)	1	EA.	\$ 22,500.00	\$ 22,500			
Playground Drainage	1	EA.	\$ 12,500.00	\$ 12,500			
Park & Trail Improvements							
Picnic Table	2	EA.	\$ 2,000.00	\$ 4,000			
Park Trail Bench	4	EA.	\$ 1,250.00	\$ 5,000			
Trash Receptacle	4	EA.	\$ 1,250.00	\$ 5,000			
Park Trail Milage Markers							
6" Posts	2	EA.	\$ 1,000.00	\$ 2,000			
ID Placards	2	EA.	\$ 500.00	\$ 1,000			
Installation	2	EA.	\$ 1,500.00	\$ 3,000			
General Site Prep and Grading	1	LS.	\$ 20,000.00	\$ 20,000			
Seeded Areas							
Bermuda Hydromulch for 8' Trail Buffer and Playground Area	4.0	AC.	\$ 3,500.00	\$ 14,000			
Irrigation							
Irrigation Design and Install for Seeding	1	LS.	\$ 22,500.00	\$ 22,500			
Irrigation Stamped Plan for Permit	1	LS.	\$ 1,500.00	\$ 1,500			
TOTAL				\$ 301,750			

Birmingham Park Dedication

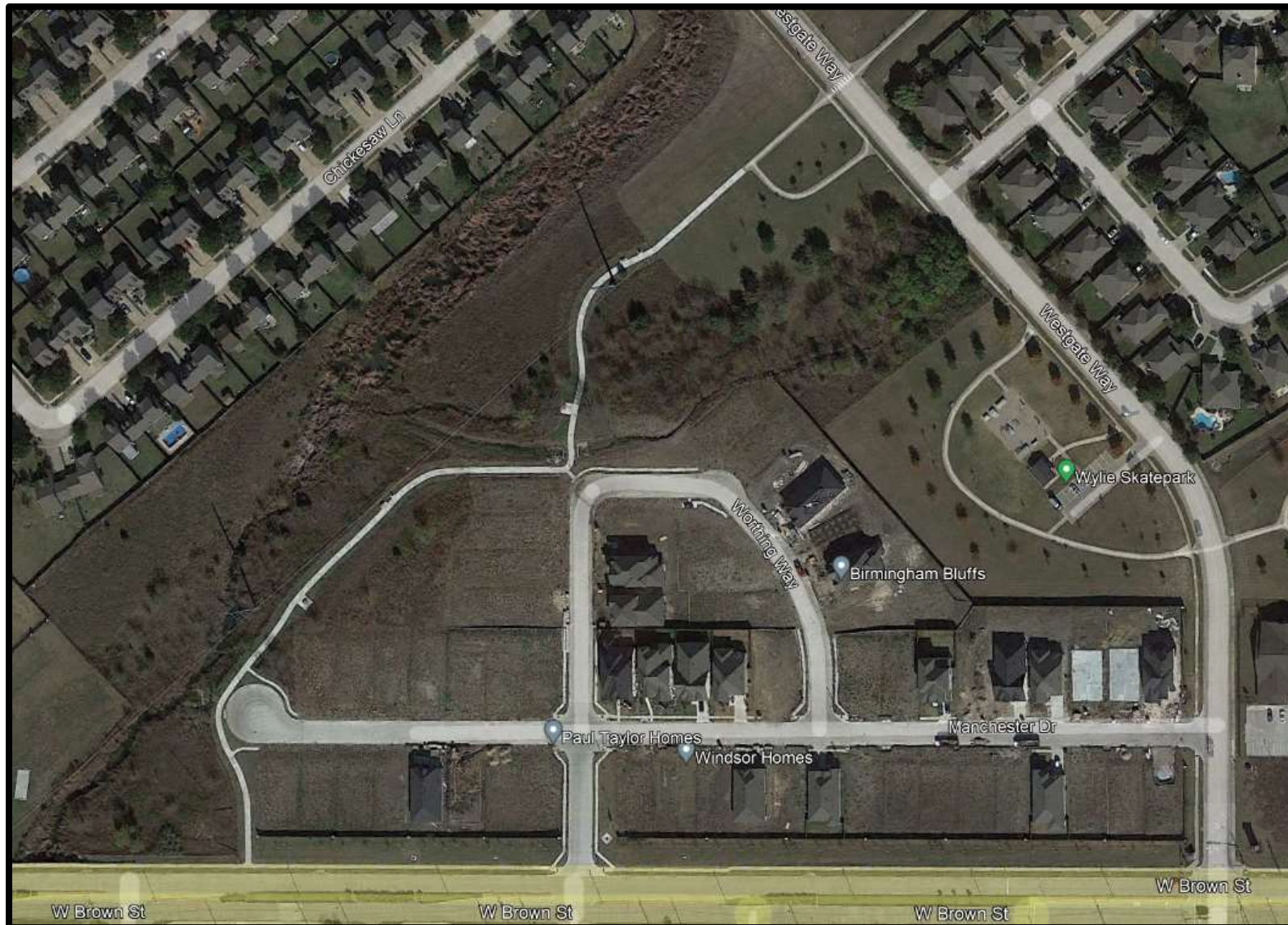


- 5.3 Acres of Dedication
- Developer to Build and Pay for 8' Trail Connection and Improvements
- Proposed Estimated \$144,000 Improvements in Lieu of \$118,000 Park Fees
- Unanimous Parks Board Recommendation of Approval 11/13/2017

Birmingham Park Dedication



Birmingham Park Final Trail Layout





Wylie City Council

AGENDA REPORT

Department: Engineering
Prepared By: Tim Porter

Account Code: _____

Subject

Discuss options for improving E Stone Road, WA Allen Boulevard to Bennett Road.

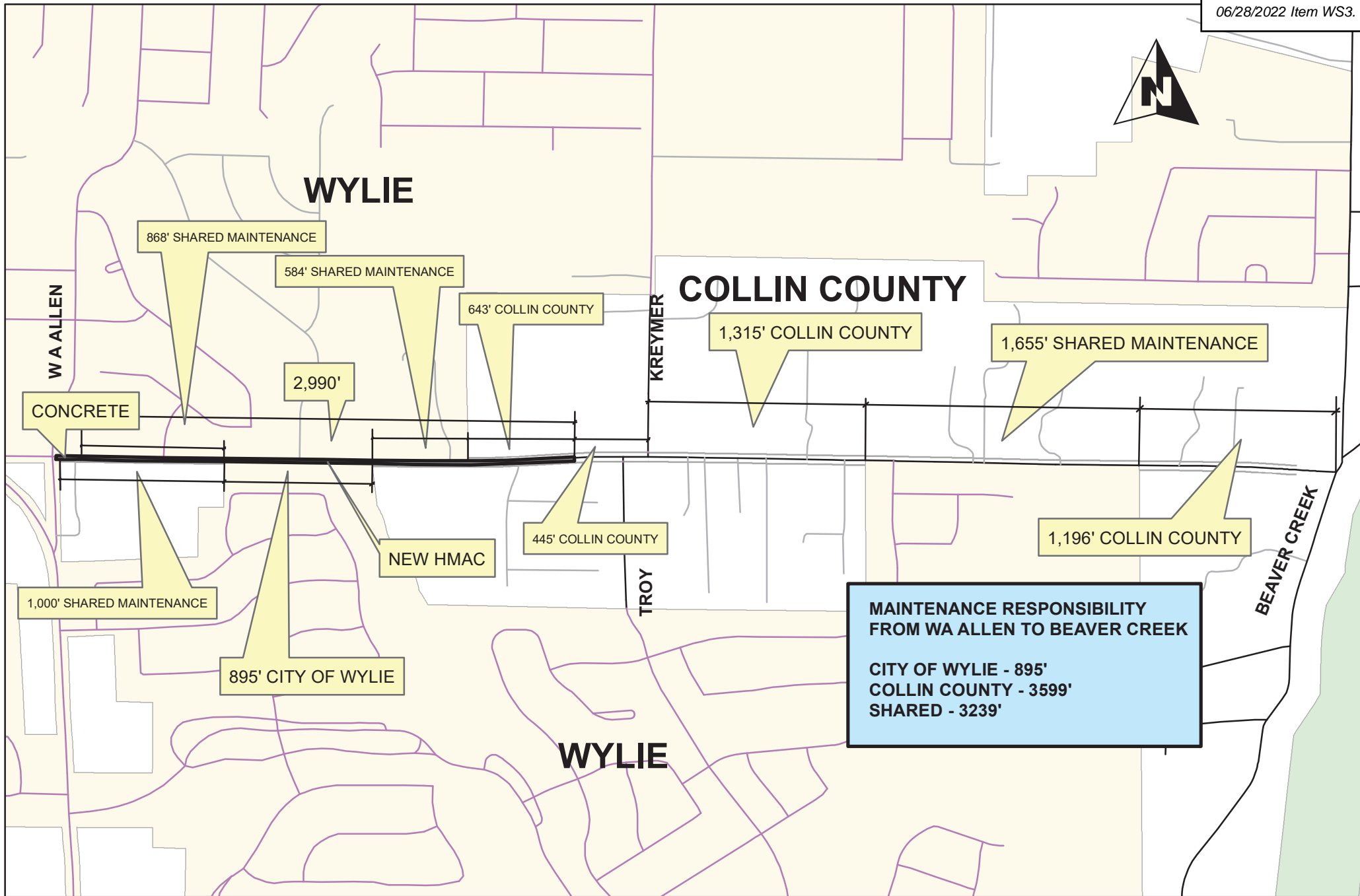
Recommendation

Discussion

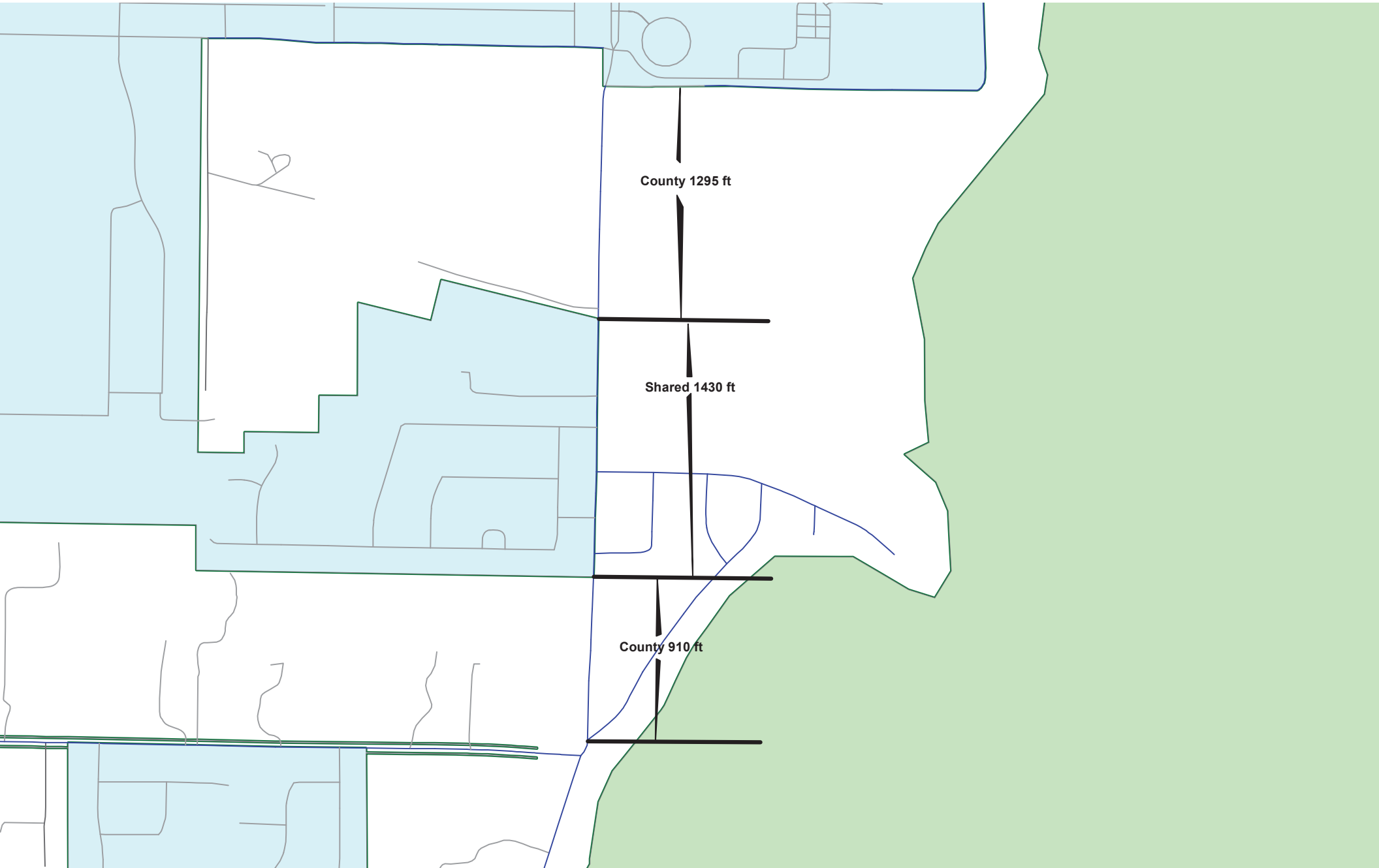
STONE ROAD EAST MAINTENANCE (EXISTING)

Section	Collin County (LF)*	Wylie (LF)*	Shared (LF)*	Total (LF)*	Notes
<i>East-West Portion</i>					
01-EW			132	132	Concrete
02-EW			868	868	
03-EW		895		895	
04-EW			584	584	
05-EW	643			643	
06-EW	445			445	
07-EW	1,315			1,315	
08-EW			1,655	1,655	
09-EW	1,196			1,196	
Total	3,599	895	3,239	7,733	
% of Total	46.54%	11.57%	41.89%		
Split Shared	1,620	1,620			Total Shared / 2
Split Total	5,219	2,515		7,733	Add Total & Split
% Split	67.48%	32.52%			
<i>North-South Portion</i>					
10-NS	910			910	
11-NS			1,430	1,430	
12-NS	1,295			1,295	
Total	2,205	0	1,430	3,635	
% of Total	60.66%	0.00%	39.34%		
Split Shared	715	715			Total Shared / 2
Split Total	2,920	715		3,635	Add Total & Split
% Split	80.33%	19.67%			
<i>Entire Road (EW + NS)</i>					
Total	5,804	895	4,669	11,368	
% of Total	51.06%	7.87%	41.07%		
Split Shared	2,335	2,335			Total Shared / 2
Split Total	8,139	3,230		11,368	Add Total & Split
% Split	71.59%	28.41%			

*-LF numbers based on maps provided by Collin County.



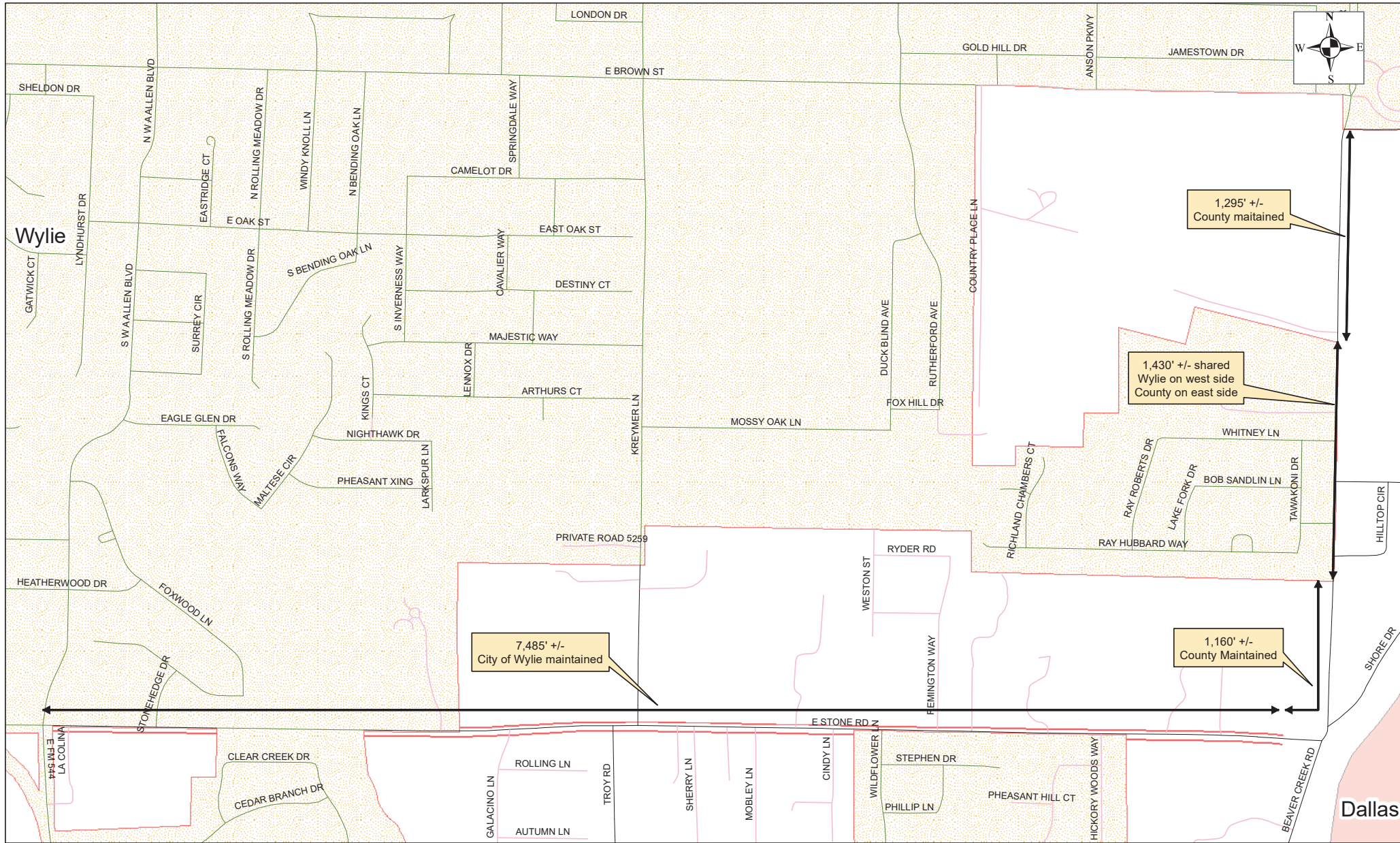
E. STONE ROAD - WA ALLEN TO BEAVER CREEK



STONE RD EAST MAINTENANCE (COUNTY PROPOSED)

Section	Collin County (LF)*	Wylie (LF)*	Shared (LF)*	Total (LF)*	Notes
<i>East-West Portion</i>					
01-EW		7,485		7,485	Concrete
Total	0	7,485	0	7,485	
% of Total	0.00%	100.00%	0.00%		
Split Shared	0	0			Total Shared / 2
Split Total	0	7,485		7,485	Add Total & Split
% Split	0.00%	100.00%			
<i>North-South Portion</i>					
02-NS	1,160			1,160	
03-NS			1,430	1,430	Wylie on W Side
04-NS	1,295			1,295	
Total	2,455	0	1,430	3,885	
% of Total	63.19%	0.00%	36.81%		
Split Shared	715	715			Total Shared / 2
Split Total	3,170	715		3,885	Add Total & Split
% Split	81.60%	18.40%			
<i>Entire Road (EW + NS)</i>					
Total	2,455	7,485	1,430	11,370	
% of Total	21.59%	65.83%	12.58%		
Split Shared	715	715			Total Shared / 2
Split Total	3,170	8,200		11,370	Add Total & Split
% Split	27.88%	72.12%			

**-LF numbers based on maps provided by Collin County.*



E STONE RD. 6-16-2022

6/21/2022

STONE ROAD FUTURE ALTERNATIVES SUMMARY

Assumed Conditions

2021 Average Daily Traffic (ADT)*	5,167
Growth Factor (%)	1.5
Percent Heavy Trucks (%) (assumed)	5.0
ESAL Truck Factor (assumed)	1.7
Minimum Right-of-Way Width (ft)**	50
2-Lane Road Capacity***	10,000

Projected Average Daily Traffic (ADT)

Projected Year	2021	2025	2030	2035	2040	2045
Average Daily Traffic (ADT)	5,167	5,484	5,908	6,364	6,856	7,386

Proj Yr to top 10k

2066

Typical Sections	EB Width (ft)	Center Width (ft)	WB Width (ft)	Total (ft)	Add'l ROW	Curb & Gutter	New Culverts	Surface / Base	Base Type
Existing	10.5	0.0	10.5	21.0	N	N	N	3"/6"	Sand/Gravel
2-Lane Asphalt (Match Existing)	10.5	0	10.5	21.0	N	N	N	9"/8"	Flex w/ Geogrid
2-Lane Concrete, no impvd drainage	13	0	13	26.0	N	N	N	8"/8"	Flex w/ Geogrid
2-Lane Concrete, w/ impvd drainage	13	0	13	26.0	Y (70' min)	N	Y	8"/8"	Flex w/ Geogrid
3-Lane Concrete	12	14	13	39.0	Y (70' min)	Y	Y	8"/8"	Flex w/ Geogrid

*-From "E. Stone Improvements Study" report, prepared by Binkley & Barfield Consulting Engineers for Collin County, highest count of 4 locations.

**Maximum width considered 50' before needing to purchasing right-of-way.

***-From "E. Stone Improvements Study" report, prepared by Binkley & Barfield Consulting Engineers for Collin County, listed as a "general rule of thumb."

OPINION OF PROBABLE CONSTRUCTION COST

DESCRIPTION	UNITS	UNIT PRICE	2-LN REPLACE EXIST		2-LN CONC NO DRAINAGE		2-LN CONC W DRAINAGE		3-LN CONCRETE	
			BID QTY	TOTAL	BID QTY	TOTAL	BID QTY	TOTAL	BID QTY	TOTAL
REMOVE ASPHALT PAVEMENT	SY	\$ 20.00	26,343	\$ 526,860.00	26,343	\$ 526,860.00	26,343	\$ 526,860.00	26,343	\$ 526,860.00
REMOVE CONCRETE DRIVE	SY	\$ 20.00	942	\$ 18,840.00	1,413	\$ 28,260.00	1,413	\$ 28,260.00	2,543	\$ 50,860.00
REMOVE 15"-24" RCP DRIVEWAY CULVERT	LF	\$ 20.00	0	\$ -	1,215	\$ 24,300.00	1,215	\$ 24,300.00	1,215	\$ 24,300.00
REMOVE 30" CMP	LF	\$ 20.00	0	\$ -	0	\$ -	85	\$ 1,700.00	85	\$ 1,700.00
REMOVE 36" CMP	LF	\$ 25.00	0	\$ -	0	\$ -	71	\$ 1,775.00	71	\$ 1,775.00
REMOVE 72" CMP	LF	\$ 65.00	0	\$ -	0	\$ -	200	\$ 13,000.00	200	\$ 13,000.00
REMOVE 72" RIVETED METAL PIPE CULVERT	LF	\$ 70.00	0	\$ -	0	\$ -	64	\$ 4,480.00	64	\$ 4,480.00
REMOVE CULVERT HEADWALL	EA	\$ 750.00	0	\$ -	0	\$ -	12	\$ 9,000.00	12	\$ 9,000.00
UNCLASSIFIED STREET EXCAVATION	CY	\$ 25.00	6,235	\$ 155,880.50	6,213	\$ 155,325.00	6,213	\$ 155,314.29	9,080	\$ 227,000.00
EMBANKMENT & COMPACTION	CY	\$ 20.00	0	\$ -	100	\$ 2,000.00	544	\$ 10,880.00	794	\$ 15,880.00
8" FLEXBASE W/ GEOGRID	SY	\$ 30.00	36,881	\$ 1,106,440.00	45,661	\$ 1,369,830.00	45,661	\$ 1,369,840.00	66,736	\$ 2,002,080.00
2" HMAC SURFACE (TYPE D)	TN	\$ 110.00	2,928	\$ 322,080.00	0	\$ -	0	\$ -	0	\$ -
7" HMAC BASE (TYPE B)	TN	\$ 100.00	10,248	\$ 1,024,800.00	0	\$ -	0	\$ -	0	\$ -
8" CONCRETE PAVEMENT	SY	\$ 75.00	0	\$ -	32,616	\$ 2,446,200.00	32,616	\$ 2,446,200.00	47,669	\$ 3,575,175.00
5" CONCRETE DRIVEWAY PAVEMENT	SY	\$ 62.00	942	\$ 58,404.00	942	\$ 58,404.00	942	\$ 58,404.00	942	\$ 58,404.00
MONOLITHIC CURB	LF	\$ 16.00	0	\$ -	0	\$ -	0	\$ -	22,580	\$ 361,280.00
CONCRETE SIDEWALK	SY	\$ 50.00	0	\$ -	0	\$ -	0	\$ -	12,296	\$ 614,800.00
4" YELLOW PAVEMENT MARKING	LF	\$ 3.00	22,580	\$ 67,740.00	45,160	\$ 135,480.00	45,160	\$ 135,480.00	45,160	\$ 135,480.00
PAVEMENT ARROWS	EA	\$ 65.00	0	\$ -	0	\$ -	0	\$ -	22	\$ 1,430.00
BLOCK SODDING	SY	\$ 5.00	10,036	\$ 50,180.00	10,036	\$ 50,180.00	10,036	\$ 50,180.00	20,071	\$ 100,355.00
FURNISH & INSTALL METAL BEAM GUARD FENCE	LF	\$ 55.00	0	\$ -	3,600	\$ 198,000.00	3,600	\$ 198,000.00	1,800	\$ 99,000.00
EXTEND 30" CMP	LF	\$ 50.00	0	\$ -	10	\$ 500.00	10	\$ 500.00	0	\$ -
EXTEND 4'x4' RCB	LF	\$ 400.00	0	\$ -	10	\$ 4,000.00	10	\$ 4,000.00	20	\$ 8,000.00
CONSTRUCT 10' CURB INLET	EA	\$ 10,000.00	0	\$ -	0	\$ -	0	\$ -	44	\$ 440,000.00
CONSTRUCT 15"-24" DRIVEWAY CULVERT	LF	\$ 100.00	0	\$ -	1,215	\$ 121,500.00	1,215	\$ 121,500.00	0	\$ -
CONSTRUCT 30" RCP	LF	\$ 140.00	0	\$ -	0	\$ -	0	\$ -	8,468	\$ 1,185,520.00
CONSTRUCT 36" RCP	LF	\$ 170.00	0	\$ -	0	\$ -	350	\$ 59,500.00	350	\$ 59,500.00
CONSTRUCT 9'x6' RCP	LF	\$ 750.00	0	\$ -	0	\$ -	0	\$ -	210	\$ 157,500.00
CONSTRUCT 10'x8' RCB CULVERT	LF	\$ 900.00	0	\$ -	0	\$ -	70	\$ 63,000.00	70	\$ 63,000.00
3 SPAN PRESTRESSED SLAB BEAM BRIDGE	SF	\$ 145.00	0	\$ -	0	\$ -	4,725	\$ 685,125.00	4,725	\$ 685,125.00
CONSTRUCT CONCRETE HEADWALL	EA	\$ 12,000.00	0	\$ -	0	\$ -	18	\$ 216,000.00	18	\$ 216,000.00
ADJUST STORM SEWER MANHOLE TO GRADE	EA	\$ 1,000.00	0	\$ -	5	\$ 5,000.00	5	\$ 5,000.00	5	\$ 5,000.00
ADJUST WATER VALVE TO GRADE	EA	\$ 250.00	0	\$ -	10	\$ 2,500.00	10	\$ 2,500.00	10	\$ 2,500.00
REMOVE AND RESET WATER METER	EA	\$ 300.00	0	\$ -	0	\$ -	10	\$ 3,000.00	10	\$ 3,000.00
REMOVE AND REPLACE WATER METER BOX	EA	\$ 350.00	0	\$ -	0	\$ -	10	\$ 3,500.00	10	\$ 3,500.00
ADJUST FIRE HYDRANT TO GRADE	EA	\$ 1,300.00	0	\$ -	0	\$ -	10	\$ 13,000.00	10	\$ 13,000.00
ADJUST SANITARY SEWER MANHOLE TO GRADE	EA	\$ 1,000.00	0	\$ -	5	\$ 5,000.00	5	\$ 5,000.00	5	\$ 5,000.00
REMOVE AND REPLACE MAILBOX	EA	\$ 290.00	0	\$ -	40	\$ 11,600.00	81	\$ 23,490.00	81	\$ 23,490.00
SUBTOTAL				\$ 3,331,224.50		\$ 5,144,939.00		\$ 6,238,788.29		\$ 10,692,994.00
MOBILIZATION (5%)				\$ 166,600.00		\$ 257,200.00		\$ 311,900.00		\$ 534,600.00
CONTINGENCY (20%)				\$ 666,200.00		\$ 1,029,000.00		\$ 1,247,800.00		\$ 2,138,600.00
SWPPP & EROSION CONTROL	LS	\$ 120,000.00	1	\$ 120,000.00	1	\$ 120,000.00	1	\$ 120,000.00	1	\$ 120,000.00
TRAFFIC CONTROL	LS	\$ 250,000.00	1	\$ 250,000.00	1	\$ 250,000.00	1	\$ 250,000.00	1	\$ 250,000.00
RIGHT-OF-WAY ACQUISITION*	SY	\$ 45.00	0	\$ -	0	\$ -	15,721	\$ 707,445.00	15,721	\$ 707,445.00
FRANCHISE UTILITY RELOCATION**	LS	\$ 500,000.00	0	\$ -	0	\$ -	1	\$ 500,000.00	1	\$ 500,000.00
ENGINEERING DESIGN				\$ 204,000.00		\$ 303,000.00		\$ 363,000.00		\$ 608,000.00
TOTAL				\$ 4,738,024.50		\$ 7,104,139.00		\$ 9,738,933.29		\$ 15,551,639.00

*-CONSERVATIVE ESTIMATE BASED ON A FEW RECENT APPRAISALS/SALES.

**-ROUGH ESTIMATE, TO BE CONFIRMED UPON EXAMINATION OF INDIVIDUAL FRANCHISE UTILITY AGREEMENTS AND DISCUSSIONS WITH THE PROVIDERS.

PRELIMINARY ENGINEERING REPORT

Prepared for Collin County

E. Stone Road Improvements Study (From W. A. Allen Boulevard to Bennett Road)



November 2021



The seal appearing on this document was authorized by Richard A. Arvizu, P.E. Tx. No. 88432. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. 11/09/2021



TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	3
1.0 INTRODUCTION	6
1.1 Authorization	6
1.2 Project Limits	6
1.3 Purpose and Scope	6
2.0 EXISTING CONDITIONS	8
2.1 Typical Sections	8
2.2 Pedestrian Traffic	10
2.3 Cross-Drainage Structures	10
2.4 Utilities	14
2.5 Right-of-Way	15
3.0 DRAINAGE ANALYSIS.....	15
4.0 TRAFFIC ANALYSIS.....	24
5.0 PROPOSED TYPICAL SECTIONS & PRELIMINARY SCHEMATICS	33
5.1 Option 1	33
5.2 Option 2	36
5.3 Option 3	39
6.0 ENGINEERS OPINION OF PROBABLE COST	42
6.1 Option 1	42
6.2 Option 2	43
6.3 Option 3	44
LIST OF EXHIBITS/TABLES.....	
Exhibit 1 (Existing Drainage Area Map – Cross Culverts).....	18

Exhibit 2 (Existing Drainage Area Map – Drainage Ditches)	19
Table 1 (Existing Cross Culvert Capacity Analysis)	20
Table 2 (Existing Drainage Ditch Analysis)	21
Table 3 (Proposed Cross Culverts)	22
Table 4 (Proposed Drainage Ditches)	23
Exhibit 3 (Option 1 - Typical Sections)	34
Exhibit 4 (Option 1 – Preliminary Schematic).....	35
Exhibit 5 (Option 2 - Typical Sections)	37
Exhibit 6 (Option 2 – Preliminary Schematic).....	38
Exhibit 7 (Option 3 - Typical Sections)	40
Exhibit 8 (Option 3 – Preliminary Schematic).....	41
Table 5 (Option 1 – Engineers Opinion of Cost)	42
Table 6 (Option 2 – Engineers Opinion of Cost)	43
Table 7 (Option 3 – Engineers Opinion of Cost)	44

EXECUTIVE SUMMARY

E. Stone Road from W. A. Allen Boulevard to Bennett Road is a narrow two-lane asphalt roadway with parallel drainage ditches along both sides, including areas with steep to nearly vertical side slopes along the edges of the roadway. The narrow roadway, which is more than 3' narrower than what applicable standards recommend, combined with the steep side slopes create safety issues along the corridor. The corridor experiences a varied mix of traffic, and due to the proximity to the local high school, there is a high percentage of teenage drivers, pedestrian traffic, and school buses. The purpose of this report is to document existing conditions, recommend improvements, and present options to improve safety conditions along the roadway.

Existing (2021) traffic counts were collected and forecasted to future (2045) conditions. Crash data was collected and analyzed throughout the study area, and it was determined that a high number of crashes throughout the study area were single vehicle crashes, which often occur with a road that has an unforgiving cross section, where errant movements and inattention result in crashes into an adjacent ditch or tree. In addition, issues with traffic not properly yielding at the W. A. Allen Boulevard intersection and the Beaver Creek intersection were identified.

A capacity analysis for each of the existing cross drainage structures along the study limits was performed, and it was determined that five of the nine cross-drainage structures are undersized. A capacity analysis for the parallel drainage ditches was also performed, and it was determined that there are segments that convey only the 10-year or 25-year storm events rather than the 100-year storm event. In addition, several cross-drainage structures do not extend far from the edge of pavement. This results in steep, unforgiving roadway embankments and/or drop-offs near the structures and creates impact hazards, especially considering there is no guardrail to protect vehicles from driving off the existing roadway.

Three roadway improvement options were considered and are summarized below:

Option 1 - Reconstruct the road with no widening of the existing pavement, no improvements to the existing ditches, no improvements to the cross-drainage structures, and no acquisition of right-of-way. This would improve the pavement, but it would not address drainage and safety. The estimate of probable construction cost is \$3.5 million.

Option 2 - Reconstruct the road and widen to a 26' wide concrete roadway, which would include one 12' lane in each direction and an additional 2' of shoulder on each side. Drainage ditches will remain on both sides, but they will be re-graded as needed to increase drainage capacity. Cross-drainage structures will be replaced and resized to meet current drainage criteria, including a proposed 3-span concrete bridge to cross Rush Creek. This option will require a minimum ROW width of 70' to contain the proposed improved roadway ditches and additional space (minimum 5' along the backside of the ditch adjacent to the ROW line) for maintenance. The estimate of probable construction cost is \$8.3 million.

Option 3 - Reconstruct the road to an urban, curb and gutter section with underground drainage. The roadway would be 38' wide and include one 12' lane in each direction and a 14' reversible turn lane to improve traffic flow. Drainage ditches will be eliminated and replaced with an underground storm sewer system. Cross-drainage structures will be replaced and resized to meet current drainage criteria, including a 3-span concrete bridge to cross over Rush Creek. This option will include a concrete sidewalk for pedestrian safety. This option will require a minimum ROW width of 70'. The estimate of probable construction cost is \$13.7 million

For all options, existing ROW limits are based on plat information, and acquisition costs for additional ROW are based on estimated land values in the area, with additional costs added to cover potential appraisal fees, legal fees, and property value increases over the next few years.

We make the following recommendations based on this study and analysis:

- Reconstruct the road to a curb and gutter concrete roadway (Option 3)
- Include a continuous two-way left-turn lane (Option 3)
- Construct sidewalks to accommodate pedestrians (Option 3)
- Upgrade the cross-drainage structures (Option 2 and 3)
- Evaluate the phasing of the traffic signal at W. A. Allen Boulevard and consider using protected-only phasing for the northbound left turn
- Install a Stop sign for the northbound movement on Beaver Creek Road at the intersection of Stone Road/Beaver Creek Road
- Increase the visibility of the southbound stop sign on Stone Road at Beaver Creek Road by clearing vegetation and/or realigning/widening the cross section

1.0 INTRODUCTION

1.1 Authorization

Binkley & Barfield, Inc. (BBI) has been contracted by Collin County to prepare an engineering study of East Stone Road. The scope of this project scope is focused on exploring options for improving safety conditions on this roadway. The Project was authorized and Notice to Proceed given by Collin County in June 2021.

1.2 Project Limits

The project site is located in Wylie, Texas and in unincorporate areas of Collin County. The roadway is a two-lane asphalt road that extends for approximately 2.5 miles on E. Stone Road from W. A. Allen Boulevard to Bennett Road.

The intersection of E. Stone Road and W.A. Allen Boulevard is a signalized intersection. W.A. Allen Boulevard is a four-lane concrete roadway with two lanes in each direction. E. Stone Road is also four-lane concrete roadway with two lanes in each direction at the intersection. E. Stone Road then transitions from a four-lane concrete roadway to a two-lane asphalt roadway approximately 150' east of the signalized intersection.

The intersection of E. Stone Road and Brown Road is a four way, all stop intersection. Brown Road is a four-lane concrete roadway to the west of the intersection. To the east of this intersection, it is a two-lane concrete driveway for Wylie East High School. E. Stone Road is called Wylie East Drive to the north of the intersection and is also a four-lane concrete roadway with two lanes in each direction. E. Stone Road transitions from a four-lane concrete roadway to a two-lane asphalt roadway approximately 100' south of the all stop intersection, including at the intersection with Bennett Road. Bennett Road is a two-lane asphalt roadway with a stop sign at its westbound approach at E. Stone Road.

1.3 Purpose and Scope

The project involves identifying and investigating alternative proposals to provide local officials with the necessary information to enhance safety along the roadway, including determining viable

options, providing preliminary costs of the alternatives, and identifying the impacts on the community. The following three alternatives have been identified by the County for analysis:

Option 1

Reconstruct the road with no widening of the existing pavement. This would improve the pavement, but it would not address drainage and safety. Included in this option analysis is an estimate of the probable construction cost and an assessment of the resulting drainage and safety conditions. The expected serviceable life expectancy of the rebuilt pavement shall also be determined in order to determine if bond funds are appropriate for the improvements.

Option 2

Reconstruct the pavement and acquire the applicable right-of-way (ROW) to improve the ditches and safety of the road where necessary, including identifying which improvements are required for adequate drainage and safety and determining the ROW necessary for those improvements. A cost estimate for improvements plus ROW acquisition shall be included in the option analysis.

Option 3

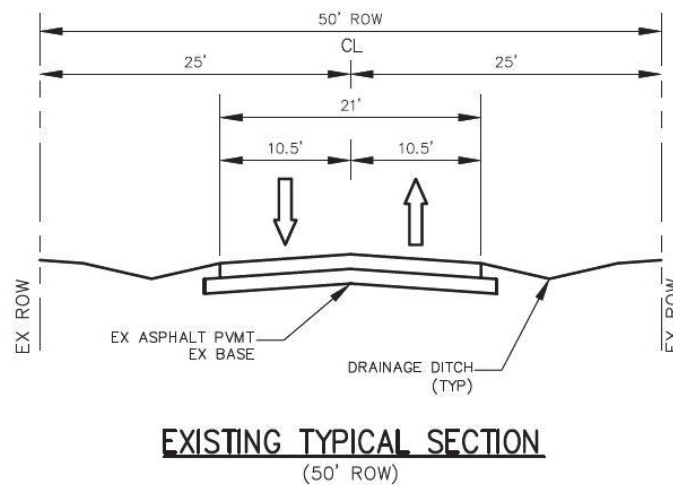
Reconstruct the road to an urban, curb and gutter section with underground drainage. According to the County, traffic projections indicate the volume will remain well under 10,000 vehicles per day, so a two-lane road with additional turn lanes at strategic locations is anticipated. This analysis option includes developing a concept plan, identifying the ROW required, and developing an estimate of probable construction cost. In addition, traffic counts and forecasting shall be included to confirm the recommended number of lanes and associated roadway improvements.

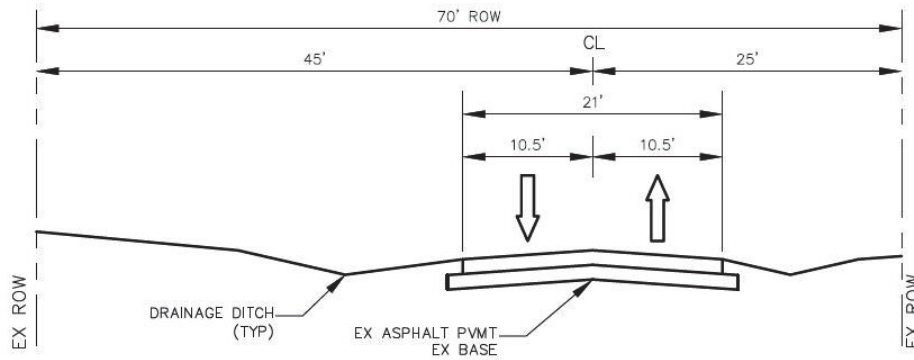
2.0 EXISTING CONDITIONS

2.1 Typical Sections

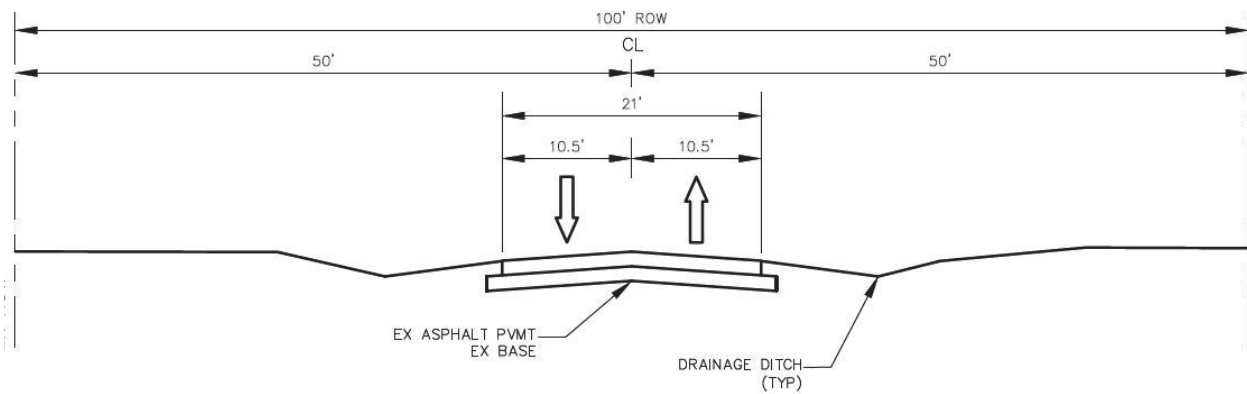
The road experiences a varied mix of traffic including passenger vehicles, construction trucks, and school buses. There is also a high percentage of teenage drivers and pedestrian traffic due to the proximity to the local high school.

The existing roadway cross section for E Stone Road is asphalt with drainage ditches along both sides. The road is on average 21' wide (narrower in places) with one lane in each direction, there are no sidewalks, and the ROW varies in width from 50' to 100' based on records research of available plats along the corridor. Collin County Roadway Standards and City of Wylie Paving Standards specify a minimum of 12' wide lanes for this type of roadway (24' total width for two lanes), making this existing condition narrow by over 3' in width. The depth of the existing asphalt pavement is unknown, the asphalt material type is unknown, and the subgrade is unknown. The ROW changes width in twelve different locations. Existing typical sections for the 50', 70' and 100' ROWs are shown below:





EXISTING TYPICAL SECTION
(70' ROW)



EXISTING TYPICAL SECTION
(100' ROW)

2.2 Pedestrian Traffic

A narrow roadway with drainage ditches on both sides and a lack of sidewalks forces all pedestrian traffic to walk along the narrow roadway and close to vehicular traffic.



Students Walking South Along E Stone Rd

2.3 Cross-Drainage Structures

The existing drainage system for E Stone Road consists of numerous cross drainage structures and drainage ditches. Multiple culverts are not functioning at capacity due to a buildup of dirt and debris inside the culverts.



Several cross-drainage structures do not extend far from the edge of pavement. This results in steep, unforgiving roadway embankments and/or drop-offs near the structures and creates impact hazards, especially considering there is no guardrail to protect vehicles from driving off the existing roadway.



Some culverts have makeshift headwalls that are deteriorating.



Several cross-drainage structures are damaged.



One location has an existing rock check dam that was not removed after previous construction.



Erosion and scour have occurred along several drainage structure outfalls.





In addition, there have been reported resident concerns of the culverts shown in the photo above (crossing E Stone Road at Rush Creek Tributary 1 between Wildflower and Hickory Woods Way) being undersized with insufficient capacity to handle the flow from upstream, including flow from the Grayhawk Park subdivision. The drainage structure is comprised of existing dual 72" metal pipe culverts with a steel plate headwall in poor condition.

2.3 Utilities

Prior to performing limited survey activities for this study, Texas811 was contacted and marked some (but not all) of the franchise utilities along the corridor as evidenced by the colored flags in the site photo below. A detailed analysis of any existing private utility easements or costs for any required relocations are not included in this study or in the estimates of probable construction costs. This also includes any wastewater or water lines or appurtenances.



2.3 Right-of-Way Acquisition

Detailed abstracting and research are not part of the scope of this project, and property corners and/or ROW monumentation were not located as part of the limited survey performed. However, existing plat information available from the Collin County Central Appraisal District was downloaded for properties along the corridor and associated ROW lines added to the schematic for conceptual analysis. Acquisition costs for additional ROW are based on estimated land values in the area, with additional costs added to cover potential appraisal fees, legal fees, and property value increases over the next few years. It should also be noted that residential homes front the project corridor along E Stone Road, and improvements such as driveways would be impacted by construction within the proposed ROW limits. Furthermore, it should be anticipated that property owners may seek proximity damages to compensate for any perceived decrease in the value of their land that remains once the additional ROW is secured.

3.0 DRAINAGE ANALYSIS

Rational Method and Manning's Equation were used for this analysis for roadway ditches and as applicable for cross drainage structures, and a previous flood study performed for the crossing at Rush Creek was used as the basis for drainage structure recommendations at that location. The project limits cross over Rush Creek, Rush Creek Tributary 1, and through Zone "AE" & Zone "X" of FEMA FIRM Panel 48085C0420J dated June 2, 2009.

- Zone “AE” is defined by FEMA as an area with 1% annual chance flood with Base Flood Elevations (BFE) or depths.
- Zone “X” is defined by FEMA as an area of 0.2% annual chance plain, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual change flood.
- A Regulatory Floodway is defined by FEMA as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flow can be carried without substantial increases in flood heights.

The overall drainage area for all cross-drainage structures in this project is shown on **Exhibit 1 – Existing Drainage Area Map, Cross Culverts**. This drainage area map shows the existing contours and the overall boundary area that drains into E. Stone Road. The boundary area is subdivided into smaller drainage areas with numbers that correlate to their associated cross culvert structure number.

A more detailed drainage area map for all drainage ditches on this project is shown on **Exhibit 2 – Existing Drainage Area Map, Drainage Ditches**. This drainage area map shows the existing contours at two-foot intervals. The boundary areas are subdivided into smaller drainage areas with numbers that correlate to a drainage point number. Each drainage point leads to a cross drainage structure.

A capacity analysis for each of the existing cross drainage structures is shown in **Table 1 – Existing Cross-Drainage Structures**.

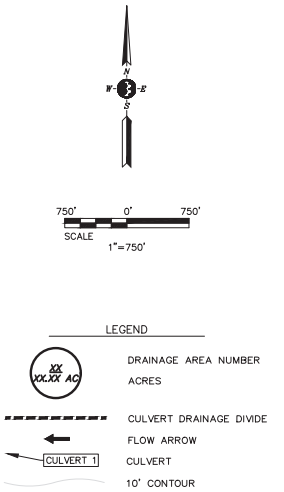
A capacity analysis for each of the existing drainage ditches is shown in **Table 2 – Existing Drainage Ditches**.

Recommended sizes for cross drainage structures are shown in **Table 3 – Proposed Cross Drainage Structures**.

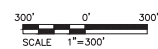
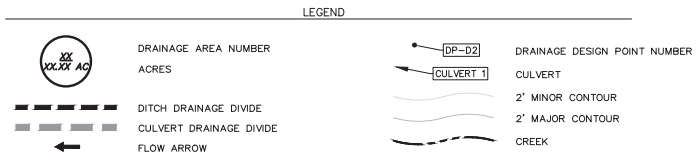
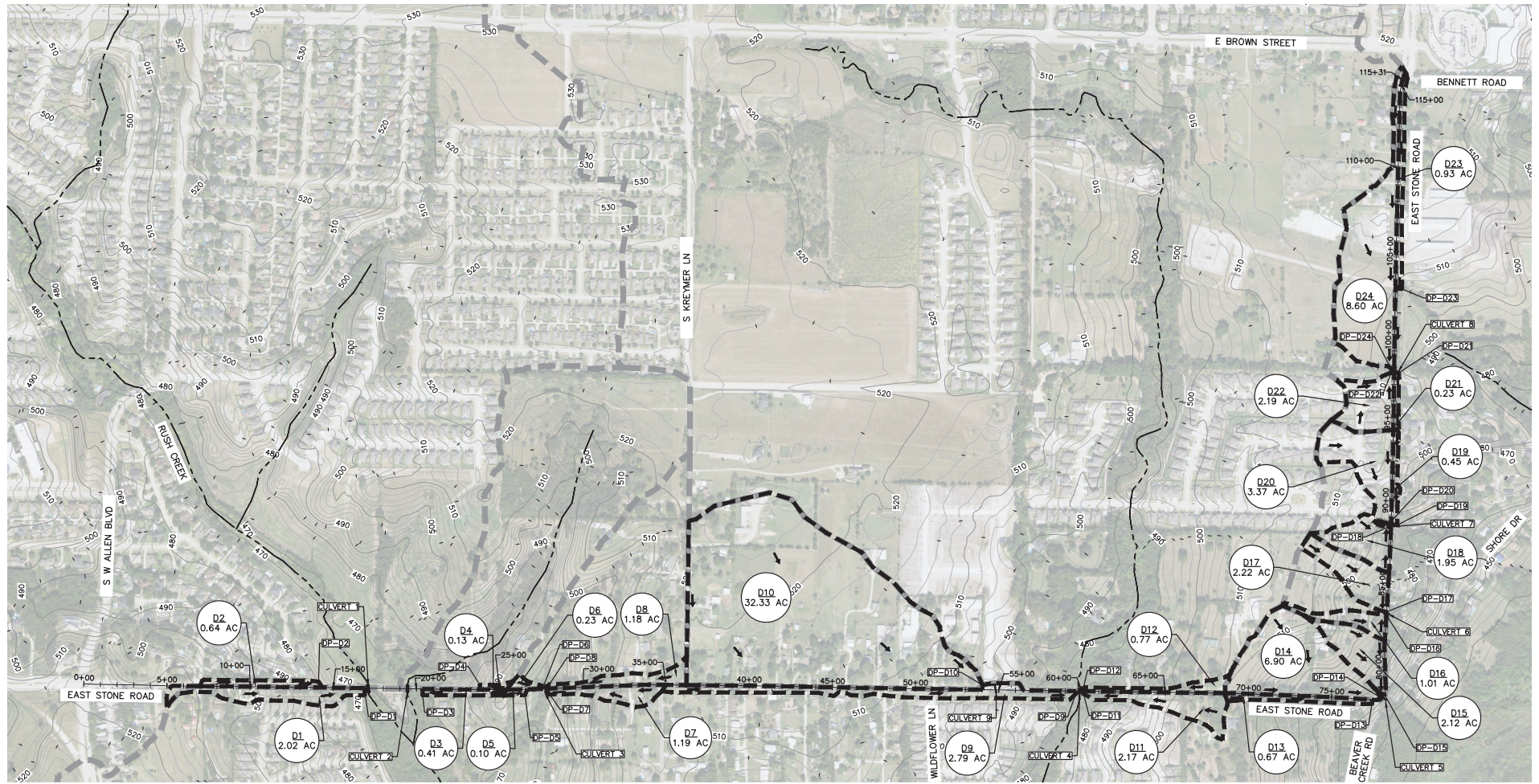
Recommended sizes for existing drainage ditches are shown in **Table 4 – Proposed Drainage Ditches**.

The cross-drainage structure referenced in Section 2.3 Cross-Drainage Structures and described as being undersized and in poor condition by local residents is proposed to be replaced for fully

developed upstream conditions as three (3) 9' x 6' reinforced concrete box culverts with concrete headwalls and metal beam guard fencing.



— — — — —



CAUTION EXISTING UTILITIES !!!

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take the necessary precautions in order to protect all facilities encountered. The contractor shall preserve and protect all existing utilities from damage during construction.

This document is released for the purpose of interim review under the authority of: Richard A. Arvizu, P.E., Tx. No: 88432 Binkley & Barfield, Inc. #F-257. Not for regulatory approval, permitting, or construction.



COLLIN COUNTY
ENGINEERING DEPARTMENT
MCKINNEY, TEXAS



Binkley & Barfield, Inc. | TxEng F-257
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972.544.2800 | BinkleyBarfield.com

E. STONE RD IMPROVEMENTS STUDY
(FROM W. A. ALLEN BLVD TO BENNETT RD)

EXHIBIT 2
EXISTING DRAINAGE AREA MAP
DRAINAGE DITCHES

Scale:
1"=300'

Date:
Oct 18, 2021

Job No.:
2100000713

TABLE 1 - EXISTING CROSS CULVERT CAPACITY								
CROSS CULVERT	PAVING STATION	#	SIZE	EQUIV SIZE	HW/D	CULVERT ENTRANCE CONDITION	Q CAPACITY AT TOP ROAD (CFS)	REQUIRED "Q100" (CFS)
CC-1	16+00	2	72" CMP		1.4	OPEN	630	3730.1
CC-2	19+50	2	84"x54" CMP	66" CMP	1.1	OPEN	360	176.0
CC-3	27+75	1	36" CMP	-	1.7	OPEN	65	94.8
CC-4	59+90	2	72" STEEL	-	1.4	OPEN	630	1442.8
CC-5	78+15	1	30" CMP	-	1.5	OPEN	36	40.6
CC-6	83+20	1	30" CMP	-	1.5	OPEN	36	27.1
CC-7	88+50	1	36" CMP	-	1.6	STRAIGHT	60	36.1
CC-8	97+80	1	30" CMP	-	1.5	OPEN	36	54.1
CC-9	54+80	1	4'x4' RCB	-	1.4	FLARED	140	130.6

For Proposed Q100 calculations see Table 3

TABLE 2 - EXISTING DITCH CAPACITY

DESIGN POINT	PAVING STATION	DITCH	LT/ RT	AREA	RUNOFF COEF "C"	AREA "A" (ACRES)	INTENSITY "I ₁₀₀ " (IN/HR)	RUNOFF "Q ₁₀₀ " (CFS)	DITCH SLOPE (FT/FT)	DITCH SIDE (H:V)	DITCH DEPTH (FT)	DITCH CAPACITY (CFS)	DITCH CAPACITY STM-YR
DP-D1	16+90	D1	RT	D1	0.60	2.02	7.52	9.1	0.037	3.0	1.5	51.7	100-YR
DP-D2	14+10	D2	LT	D2	0.60	0.64	7.52	2.9	0.037	3.0	1.5	51.5	100-YR
DP-D3	20+40	D3	RT	D3	0.60	0.41	7.52	1.8	0.051	3.0	1.5	60.5	100-YR
DP-D4	23+80	D4	LT	D4	0.60	0.13	7.52	0.6	0.046	3.0	1.5	57.6	100-YR
DP-D5	26+50	D5	RT	D5	0.60	0.10	7.52	0.5	0.013	3.0	1.5	30.5	100-YR
DP-D6	27+60	D6	LT	D6	0.60	0.23	7.52	1.0	0.025	3.0	1.5	42.1	100-YR
DP-D7	27+90	D7	RT	D7	0.60	1.19	7.52	5.4	0.044	3.0	1.5	55.7	100-YR
DP-D8	27+90	D8	LT	D8	0.60	1.18	7.52	5.3	0.041	3.0	1.5	53.8	100-YR
DP-D9	59+60	D9	RT	D9 & D10	0.60	2.79	6.80	143.3	0.014	3.0	2.6	137.1	25-YR
DP-D10	54+00	D10	LT	D10	0.60	32.33	6.80	131.9	0.013	3.0	2.6	130.0	25-YR
DP-D11	60+10	D11	RT	D11	0.60	2.17	7.52	9.8	0.037	3.0	1.5	51.0	100-YR
DP-D12	60+10	D12	LT	D12	0.60	0.77	7.52	3.5	0.037	3.0	1.5	51.3	100-YR
DP-D13	77+50	D13	RT	D13	0.60	0.67	7.52	3.0	0.056	3.0	1.5	63.3	100-YR
DP-D14	78+00	D14	LT	D14	0.60	6.90	7.52	31.1	0.057	3.0	1.5	63.9	100-YR
DP-D15	78+20	D15	LT	D15	0.60	2.12	7.52	9.6	0.060	3.0	1.5	65.4	100-YR
DP-D16	83+10	D16	LT	D16	0.60	1.01	7.52	4.6	0.010	3.0	1.5	26.3	100-YR
DP-D17	83+30	D17	LT	D17	0.60	2.22	7.52	10.0	0.034	3.0	1.5	48.9	100-YR
DP-D18	88+40	D18	LT	D18	0.60	1.95	7.52	8.8	0.003	3.0	1.5	14.6	100-YR
DP-D19	88+60	D19	RT	D19	0.60	0.45	7.52	2.0	0.042	3.0	1.5	54.8	100-YR
DP-D20	88+60	D20	LT	D20	0.60	3.37	7.52	15.2	0.032	3.0	1.5	47.9	100-YR
DP-D21	97+70	D21	RT	D21	0.60	0.23	7.52	1.0	0.014	3.0	1.5	31.7	100-YR
DP-D22	97+70	D22	LT	D22	0.60	2.19	7.52	9.9	0.016	3.0	1.5	33.6	100-YR
DP-D23	102+70	D23	RT	D23	0.60	0.93	7.52	4.2	0.009	3.0	1.5	25.5	100-YR
DP-D24	97+90	D24	LT	D24	0.60	8.60	7.52	38.8	0.010	3.0	1.6	32.4	10-YR

Note: Ditch Depth to top of road or top of outside bank, whichever is smaller

TABLE 3 - PROPOSED CROSS CULVERTS

CROSS CULVERT	PAVING STATION	#	SIZE	AREA	RUNOFF COEF "C"	AREA "A" (ACRES)	TIME (MIN)	INTENSITY "I ₁₀₀ " (IN/HR)	RUNOFF "Q ₁₀₀ " (CFS)
CC-1	16+00	-	BRIDGE	C1	0.60	1590	60	3.91	3730.1
CC-2	19+50	1	10'x8' RCB	C2	0.60	39	15	7.52	176.0
CC-3	27+75	-	PROP 36"RCP	C3	0.60	21	15	7.52	94.8
CC-4	59+90	3	9'x6' RCB	C4	0.60	615	60	3.91	1442.8
CC-5	78+15		PROP 36"RCP	C5	0.60	9.0	15	7.52	40.6
CC-6	83+20	-	USE EX 30"CMP	C6	0.60	6.0	15	7.52	27.1
CC-7	88+50	1	PROP 36"RCP	C7	0.60	8.0	15	7.52	36.1
CC-8	97+80	1	PROP 36"RCP	C8	0.60	12.0	15	7.52	54.1
CC-9	54+80	-	USE EX 4'x4' RCB	C9	0.60	32.0	20	6.80	130.6

TABLE 4 - PROPOSED DITCHES

DESIGN POINT	PAVING STATION	DITCH	LT/RT	AREA	RUNOFF COEF "C"	AREA "A" (ACRES)	INTENSITY "I ₁₀₀ " (IN/HR)	RUNOFF "Q ₁₀₀ " (CFS)	DITCH SLOPE (FT/FT)	DITCH SIDE (H:V)	DITCH DEPTH (FT)	DITCH CAPACITY (CFS)	DITCH CAPACITY STM-YR
DP-D1	16+90	D1	RT	D1	0.60	2.02	7.52	9.1	0.037	4.0	1.0	23.7	100-YR
DP-D2	14+10	D2	LT	D2	0.60	0.64	7.52	2.9	0.037	4.0	1.0	23.6	100-YR
DP-D3	20+40	D3	RT	D3	0.60	0.41	7.52	1.8	0.051	4.0	0.5	4.4	100-YR
DP-D4	23+80	D4	LT	D4	0.60	0.13	7.52	0.6	0.046	4.0	0.5	4.2	100-YR
DP-D5	26+50	D5	RT	D5	0.60	0.10	7.52	0.5	0.013	4.0	0.5	2.2	100-YR
DP-D6	27+60	D6	LT	D6	0.60	0.23	7.52	1.0	0.025	4.0	0.5	3.0	100-YR
DP-D7	27+90	D7	RT	D7	0.60	1.19	7.52	5.4	0.044	4.0	0.8	14.1	100-YR
DP-D8	27+90	D8	LT	D8	0.60	1.18	7.52	5.3	0.041	4.0	1.0	24.7	100-YR
DP-D9	59+60	D9	RT	D9 & D10	0.60	2.79	6.80	143.3	0.014	4.0	2.4	149.8	100-YR
DP-D10	54+00	D10	LT	D10	0.60	32.33	6.80	131.9	0.013	4.0	2.4	142.1	100-YR
DP-D11	60+10	D11	RT	D11	0.60	2.17	7.52	9.8	0.037	4.0	0.8	12.9	100-YR
DP-D12	60+10	D12	LT	D12	0.60	0.77	7.52	3.5	0.037	4.0	0.5	3.7	100-YR
DP-D13	77+50	D13	RT	D13	0.60	0.67	7.52	3.0	0.056	4.0	0.5	4.6	100-YR
DP-D14	78+00	D14	LT	D14	0.60	6.90	7.52	31.1	0.057	4.0	1.1	37.8	100-YR
DP-D15	78+20	D15	LT	D15	0.60	2.12	7.52	9.6	0.060	4.0	0.8	16.6	100-YR
DP-D16	83+10	D16	LT	D16	0.60	1.01	7.52	4.6	0.010	4.0	0.8	6.7	100-YR
DP-D17	83+30	D17	LT	D17	0.60	2.22	7.52	10.0	0.034	4.0	0.8	12.4	100-YR
DP-D18	88+40	D18	LT	D18	0.60	1.95	7.52	8.8	0.003	4.0	1.2	10.9	100-YR
DP-D19	88+60	D19	RT	D19	0.60	0.45	7.52	2.0	0.042	4.0	0.6	6.4	100-YR
DP-D20	88+60	D20	LT	D20	0.60	3.37	7.52	15.2	0.032	4.0	0.9	16.6	100-YR
DP-D21	97+70	D21	RT	D21	0.60	0.23	7.52	1.0	0.014	4.0	0.6	3.7	100-YR
DP-D22	97+70	D22	LT	D22	0.60	2.19	7.52	9.9	0.016	4.0	0.9	11.6	100-YR
DP-D23	102+70	D23	RT	D23	0.60	0.93	7.52	4.2	0.009	4.0	0.8	6.5	100-YR
DP-D24	97+90	D24	LT	D24	0.60	8.60	7.52	38.8	0.010	4.0	1.8	60.0	100-YR

Note: Ditch Depth to top of road or top of outside bank, whichever is smaller

Date: September 14, 2021
To: Collin County Public Works and City of Wylie Public Works
From: Bradford Brimley, PhD, PE, PTOE, RSP
Re: Stone Road Traffic Study (Forecasts and Crash Analysis)

INTRODUCTION

Conditions on E Stone Road between WA Allen Boulevard and Bennett Road were evaluated to support an alternatives analysis for reconstruction of the 2.5-mile road. This study considers observed traffic volumes and the history of crashes on the road to recommend improvements for reconstruction of the road. The existing (2021) traffic counts are forecasted to future (2045) conditions. Patterns in the observed crashes are reviewed.

E Stone Road within the limits of this study is a two-lane undivided road with a 35 mph speed limit. The existing cross section includes open ditches. The road is listed in the Collin County Thoroughfare Plan as a Major Arterial. The road primarily serves residential neighborhoods and connects to Wylie East High School.

TRAFFIC VOLUMES

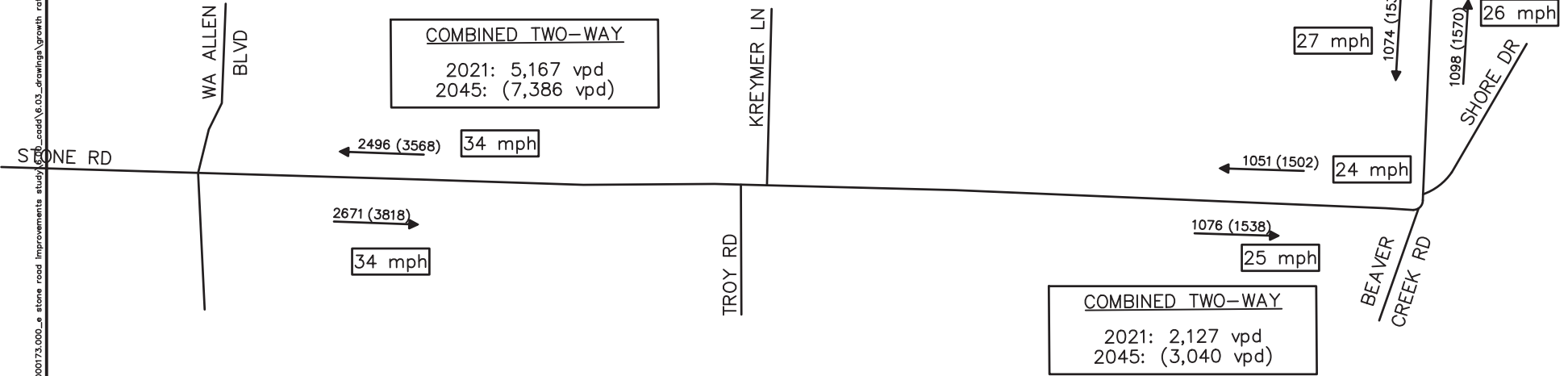
EXISTING TRAFFIC

Traffic volumes and speeds were observed at four locations for 48 hours along the corridor (Aug 24-26, 2021). On the east-west segment between WA Allen Boulevard and Beaver Creek Road, average daily traffic ranged from 3,040 to 5,167 vpd. On the north-south segment between Bennet Road and Shore Drive, average daily traffic ranged from 3,105 vpd to 3,990 vpd. Observed speeds on average were below the speed limit. Near WA Allen Boulevard, the average speed was 34 mph. The average speed at the other locations ranged between 24 and 27 mph. These observed speeds are reasonable for the existing speed limit.

FORECASTS

The E Stone Road corridor has seen significant residential development over the previous 20 years. There is potential for more development, although the existing streams/floodplains and existing low-density homesites will significantly limit this growth. After reviewing areas for potential development and the previous count data made available through the TxDOT Traffic Count Database System, we determined to apply a long-term growth factor of 1.5% annually for forecasting traffic to 2045. This represents a 43% increase in traffic from 2021 levels.

The existing traffic volumes and speeds and the forecasted 2045 traffic volumes are shown on **Figure 1**.



LEGEND
XXXX 2021 TRAFFIC
(XXXX) 2045 FORECASTED TRAFFIC

E Stone Road Improvements Study	
AVERAGE 24-HOUR TRAFFIC VOLUMES	
SCALE: N/A	DATE: SEPTEMBER 2021
JOB NO.: 2100000173.000	DWG. FILE: FIGURE #1



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Fax 972.644.2817
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\\paul\data\bb\client\ColinCo\2100000173.000_e stone road improvements study\fig\fig1.dwg - 06/28/2022 3:39pm by joni | Last Saved by: joni

CRASH ANALYSIS

The purpose of the crash analysis is to evaluate the history of crashes along E Stone Road to identify patterns in the types of crashes and their causes. Appropriate countermeasures aimed at reducing or eliminating crashes can be identified from consistencies in the types and causes of crashes.

OBSERVED CRASHES

Crash records were obtained from Collin County and through the TxDOT Crash Record Information System (CRIS) for the five-year period between January 2016 and December 2020. A total of 45 relevant crashes were reported to occur on Stone Road between WA Allen Boulevard and Brown Street during the study period. Collision diagrams depicting the crashes and movements involved are shown in **Figure 2** and **Figure 3**. **Table 1** lists the crashes and some of the reported information.

ANALYSIS

A breakdown of the 45 crashes by type is as follows:

- 20 crashes (44.4%) were single vehicle,
- 9 crashes (20.0%) were turning (opposite direction),
- 8 crashes (17.8%) were right angle,
- 4 crashes (8.9%) were rear-end,
- 2 crashes (4.4%) involved animals, and
- 2 crashes (4.4%) were side swipe.

The three most common contributing factors were driver inattention (15 crashes, 33.3%), failure to yield ROW (12 crashes, 26.7%), and faulty evasive action (8 crashes, 17.8%). Regarding environmental factors, 12 crashes (26.7%) occurred when at dusk or when dark, and 5 crashes (11.1%) occurred during rainy or wet conditions.

The crashes in **Table 1** and **Figure 2** show a pattern of left-turning vehicles not properly yielding at the WA Allen Boulevard intersection. All turning collisions at the intersection involve northbound left-turning vehicles colliding with southbound vehicles continuing straight. All left-turning crashes involved the northbound vehicles and were a result of failing to yield ROW. With dual left-turn lanes northbound, but protected-permissive phasing, it is recommended that protected-only left-turn phasing be considered for that movement.

There is also a consistent pattern of crashes caused by vehicles not properly yielding at the Beaver Creek Road intersection. All four crashes involve southbound vehicles colliding with turning eastbound vehicles due to a failure to stop at the Stop sign. Given the horizontal curvature and the possibility for overgrown shrubbery when approaching the intersection from the north, it is possible that adequate sight distance is not provided for southbound vehicles to see and properly react to the stop sign at 35 miles per hour. An additional consideration is that the northbound movement is not controlled with a Stop sign. Although no crashes involved northbound vehicles, the lack of a Stop sign in the northbound direction results in inconsistent messaging for vehicles traveling on Beaver Creek Road/Stone Road. A Stop sign for the northbound direction would reinforce the need to stop at the intersection. It is recommended that a Stop sign be considered for the northbound direction and that modifications be made to the

alignment, cross section, and/or the vegetation in the southbound direction to make the existing Stop sign more conspicuous.

A high number of crashes throughout the study area were single vehicle crashes. These crashes often occur with a road that has an unforgiving cross section, where errant movements and inattention result in crashes into an adjacent ditch or tree. It is expected that a cross section with a curb and gutter will help motorists react and take corrective action, reducing the frequency of these type of crashes. An alternative way to help motorists is to add a shoulder and flatten the adjacent roadway ditch fore-slopes.

RECOMMENDATIONS

A general rule of thumb indicates that a two-lane road cross section can serve up to 10,000 vpd. Based on the traffic volume forecast, E Stone Road will operate adequately as a two-lane road. We make the following recommendations based on the traffic volume forecasts:

- Reconstruct the road to include a continuous two-way left-turn lane.
 - E Stone Road has a high density of driveways and intersecting side streets. A continuous two-way left-turn lane will accommodate vehicles turning to/from these accesses better than isolated left-turn lanes at specific streets. Each of these turn lanes would require tapers that extend into neighboring accesses.
- Construct sidewalks to accommodate pedestrians.

We make the following recommendations based on the crash analysis:

- Evaluate the phasing of the traffic signal at WA Allen Boulevard. Consider using protected-only phasing for the northbound left turn.
- Install a Stop sign for the northbound movement on Beaver Creek Road at the intersection of Stone Road/Beaver Creek Road.
- Increase the visibility of the southbound Stop sign on Stone Road at Beaver Creek Road by clearing vegetation and/or realigning/widening the cross section.
- Reconstruct Stone Road to have a curb and gutter cross section.
 - If a curb and gutter are not feasible, widen the shoulders and reduce the side slope to make the road more forgiving in single-vehicle crashes.



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CRASH ANALYSIS - STONE ROAD SEGMENT 1	
SCALE: N/A	DATE: JULY 2021
JOB NO.: 2100000173.000	DWG. FILE: FIGURE #2

500 ft

Binkley & Barfield
consulting engineers

1801 Gateway Blvd.
Suite 101
Richardson, Texas 75080

972.644.2800
Fax 972.644.2817
www.binkleybarfield.com

MATCHLINE



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500 ft


CRASH ANALYSIS - STONE ROAD SEGMENT 2		 Binkley & Barfield consulting engineers 1801 Gateway Blvd. Suite 101 Richardson, Texas 75080 972.644.2800 Fax 972.644.2817 www.binkleybarfield.com	
SCALE:	N/A	DATE:	JULY 2021
JOB NO.:	2100000173.000	DWG. FILE:	FIGURE #3

Table 1: Reported Crashes 2016-2020

Date	Time	Condition	Contributing Factors	Type	Severity
4/4/2016	8:55 AM	Clear, Dry, Daylight	Failed to Yield ROW	Right Angle	Property Damage
4/7/2016	11:25 AM	Clear, Dry, Daylight	Illness	Single Vehicle	Possible Injury
5/9/2016	9:08 AM	Rain, Wet, Daylight	Disregarded Stop Sign, Driver Inattention	Right Angle	Property Damage
6/14/2016	4:33 PM	Clear, Dry, Daylight	Failed to Yield ROW	Turning Collision	Possible Injury
6/15/2016	1:22 PM	Clear, Dry, Daylight	Failed to Yield ROW, Turned When Unsafe	Turning Collision	Property Damage
7/17/2016	9:08 AM	Clear, Dry, Daylight	Faulty Evasive Action	Single Vehicle	Property Damage
9/14/2016	3:27 AM	Clear, Dry, Dark	Animal on Road, Failed to Control Speed	Animal	Possible Injury
9/27/2016	10:30 PM	Clear, Dry, Dark	Distraction in Vehicle, Failed to Drive in Single Lane	Single Vehicle	Property Damage
10/24/2016	12:49 PM	Clear, Dry, Daylight	Failed to Control Speed, Driver Inattention, Faulty Evasive Action	Single Vehicle	Possible Injury
12/19/2016	6:16 PM	Clear, Dry, Dark	Failed to Yield ROW	Turning Collision	Non-Incapacitating Injury
2/1/2017	4:08 PM	Clear, Dry, Daylight	Vehicle Malfunction	Single Vehicle	Possible Injury
4/20/2017	6:09 PM	Clear, Dry, Daylight	Driver Inattention, Unsafe Speed	Right Angle	Property Damage
5/3/2017	9:31 AM	Cloudy, Dry, Daylight	Turned Improperly	Side Swipe	Property Damage
5/11/2017	8:57 AM	Clear, Dry, Daylight	Followed Too Closely, Failed to Control Speed	Rear-end	Property Damage
5/23/2017	7:46 PM	Clear, Dry, Daylight	DWI, Distraction in Vehicle	Single Vehicle	Non-Incapacitating Injury
8/3/2017	10:48 AM	Clear, Dry, Daylight	Faulty Evasive Action	Single Vehicle	Property Damage
8/25/2017	9:45 PM	Clear, Dry, Dark	Animal on Road, Faulty Evasive Action	Animal	Property Damage
10/6/2017	8:32 PM	Clear, Dry, Dark	Failed to Yield ROW	Turning Collision	Property Damage

Table 1 (Continued): Reported Crashes 2016-2020

Date	Time	Condition	Contributing Factors	Type	Severity
10/18/2017	12:31 PM	Clear, Dry, Daylight	Disregarded Stop and Go Signal, Driver Inattention	Right Angle	Non-Incapacitating Injury
12/18/2017	12:39 PM	Cloudy, Dry, Daylight	Disregarded Stop Sign	Right Angle	Incapacitating Injury
1/29/2018	5:57 PM	Clear, Dry, Dusk	Failed to Yield ROW, Driver Inattention	Turning Collision	Property Damage
2/7/2018	1:12 PM	Cloudy, Wet, Daylight	Failed to Control Speed, Other	Single Vehicle	Non-Incapacitating Injury
2/9/2018	7:22 AM	Cloudy, Dry, Daylight	Driver Inattention	Rear-end	Property Damage
2/15/2018	10:16 AM	Cloudy, Dry, Daylight	Faulty Evasive Action, Other	Single Vehicle	Non-Incapacitating Injury
4/24/2018	1:47 PM	Clear, Dry, Daylight	Driver Inattention, Faulty Evasive Action, Other	Single Vehicle	Non-Incapacitating Injury
5/3/2018	5:20 PM	Clear, Dry, Daylight	Cell/Mobile Device Use, Driver Inattention	Right Angle	Property Damage
9/7/2018	3:41 PM	Clear, Dry, Daylight	Unsafe Speed, Driver Inattention	Single Vehicle	Non-Incapacitating Injury
12/7/2018	12:39 PM	Cloudy, Dry, Daylight	Driver Inattention, Failed to Control Speed	Single Vehicle	Property Damage
12/7/2018	8:50 AM	Clear, Dry, Daylight	Distraction in Vehicle	Single Vehicle	Non-Incapacitating Injury
12/9/2018	6:21 PM	Clear, Dry, Dark	Failed to Yield ROW	Turning Collision	Property Damage
12/17/2018	4:20 PM	Cloudy, Dry, Daylight	Parked in Traffic Lane	Rear-end	Possible Injury
1/18/2019	9:20 PM	Clear, Dry, Dark	Failed to Control Speed	Single Vehicle	Non-Incapacitating Injury
6/10/2019	9:56 AM	Clear, Dry, Daylight	Driver Inattention	Single Vehicle	Property Damage
9/18/2019	6:57 PM	Cloudy, Wet, Daylight	Driver Inattention, Had Been Drinking	Rear-end	Property Damage

Table 1 (Continued): Reported Crashes 2016-2020

Date	Time	Condition	Contributing Factors	Type	Severity
9/27/2019	9:51 AM	Clear, Dry, Daylight	Driver Inattention	Single Vehicle	Property Damage
10/18/2019	9:27 AM	Clear, Dry, Daylight	Failed to Yield ROW, Driver Inattention	Right Angle	Property Damage
12/16/2019	8:43 AM	Cloudy, Wet, Dawn	Failed to Yield ROW	Turning Collision	Property Damage
2/11/2020	8:00 PM	Rain, Wet, Dark	Faulty Evasive Action	Single Vehicle	Property Damage
7/2/2020	1:10 PM	Clear, Dry, Daylight	Driver Inattention	Single Vehicle	Property Damage
8/20/2020	9:57 PM	Clear, Dry, Dark	Failed to Yield ROW	Turning Collision	Property Damage
8/21/2020	1:57 PM	Clear, Dry, Daylight	Failed to Yield ROW, Driver Inattention	Right Angle	Property Damage
10/24/2020	6:03 PM	Cloudy, Dry, Dawn	Other	Single Vehicle	Property Damage
11/6/2020	10:57 PM	Clear, Dry, Dark	Had Been Drinking	Single Vehicle	Property Damage
11/13/2020	6:10 PM	Clear, Dry, Dark	Failed to Drive in Single Lane, Taking Medication	Side Swipe	Property Damage
11/14/2020	10:43 AM	Clear, Dry, Daylight	Failed to Yield ROW	Turning Collision	Possible Injury

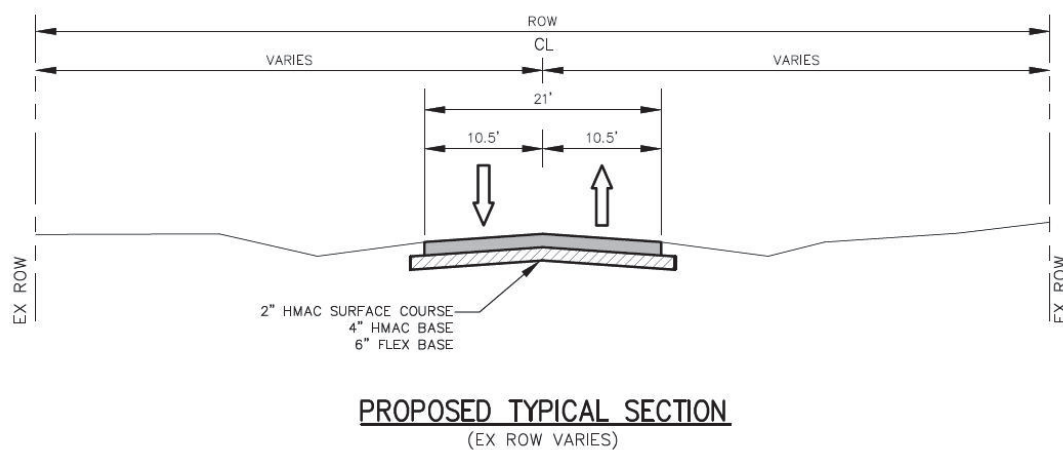
5.0 PROPOSED TYPICAL SECTIONS & PRELIMINARY SCHEMATICS

5.1 Option 1

The existing pavement is 21' wide asphalt pavement with drainage ditches. Option 1 would replace the existing asphalt pavement at the same width. A geotechnical investigation should be performed for a pavement section and subgrade preparation recommendation. For the purposes of this study, we have assumed a section consisting of 2" HMAC surface course and 4" HMAC base over 6" flexible base.

This option does not improve the drainage capacity of any cross-drainage structures or drainage ditches.

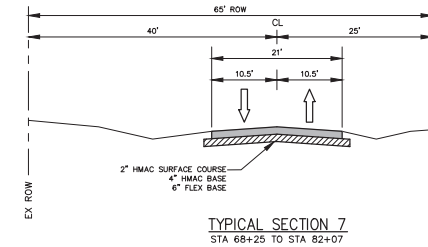
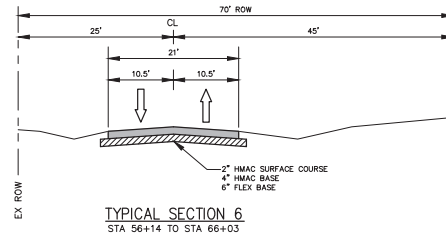
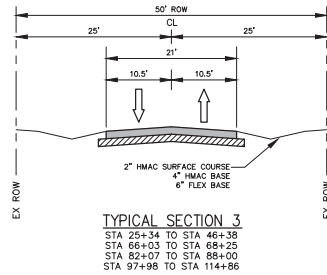
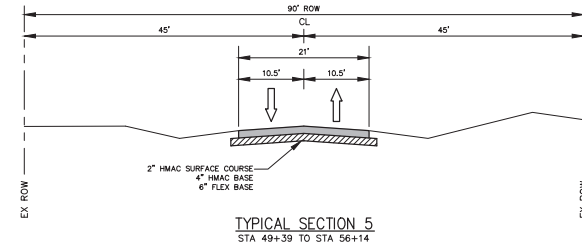
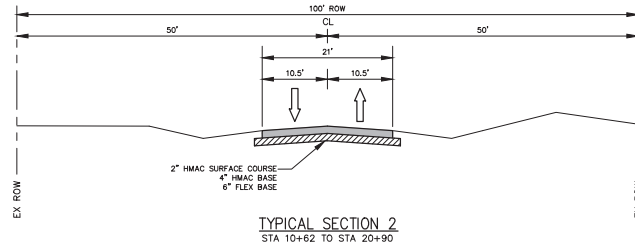
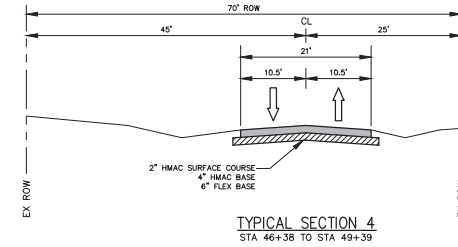
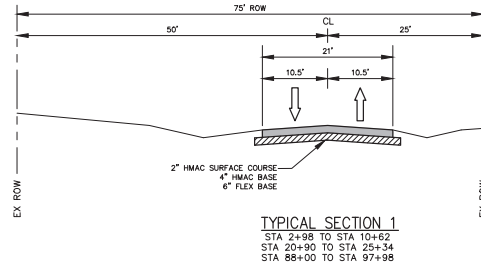
This option does not include or require any ROW acquisition.



Refer to **Exhibit 3 – Option 1, Proposed Typical Sections** and **Exhibit 4 – Option 1, Preliminary Schematic**.

OPTION 1

21' WIDE, 6" HMAC ROADWAY ON 6" FLEX BASE
 REPLACE PAVEMENT AT EXISTING WIDTH
 NO DRAINAGE OR SAFETY IMPROVEMENTS
 NO ADDITIONAL RIGHT OF WAY OR EASEMENTS



Rev	Description	Date

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E. STONE RD IMPROVEMENTS STUDY
 (FROM W. A. ALLEN BLVD TO BENNETT RD)
 EXHIBIT 3
 PROPOSED TYPICAL SECTIONS
 OPTION 1

Scale:	Date:	Job No.:	
N.T.S.	Oct 18, 2021	2100000173	----



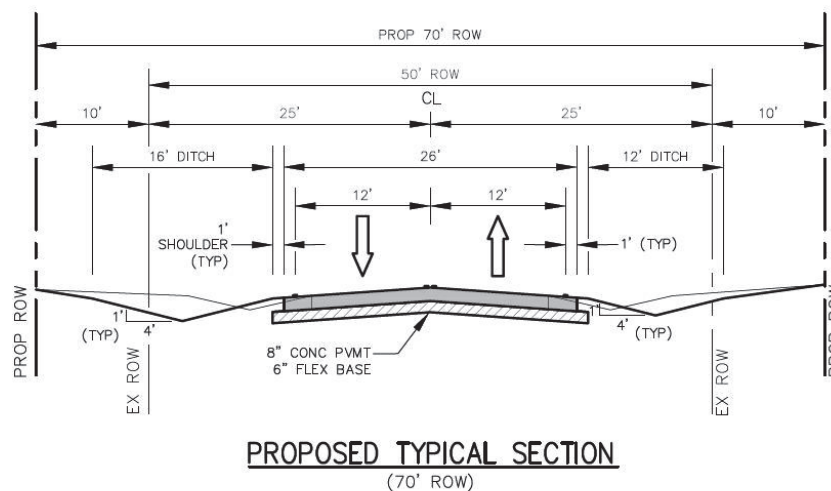
5.2 Option 2

The existing 21' wide asphalt pavement would be replaced with a 26' wide concrete roadway. The proposed roadway is proposed to be 8" concrete pavement over 6" flexible base. The roadway will include one 12' lane in each direction. Each side will include an additional 1' of concrete pavement width measured from the outside lane marking and 1' of natural ground slopes at 2 percent.

Drainage ditches will remain on both sides; however, drainage ditches will be re-graded as needed to increase drainage capacity. Refer to **Table 4 – Proposed Drainage Ditches** and **Exhibit 5 – Option 2 Proposed Typical Sections**.

Cross-drainage structures will be replaced and resized to meet current drainage criteria. Refer to **Table 3 – Proposed Cross Drainage Structures**. This option includes a proposed 3-span concrete bridge to cross over Rush Creek.

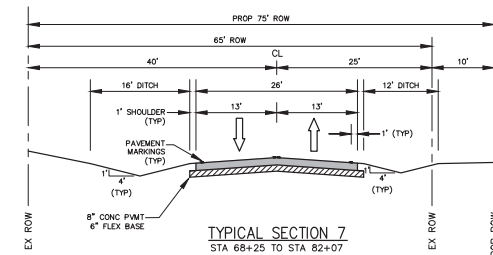
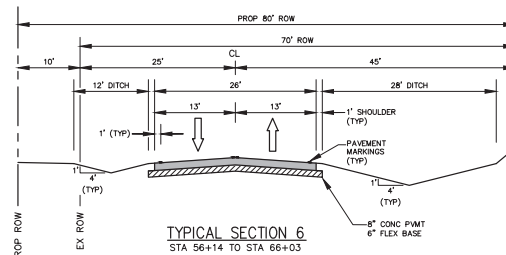
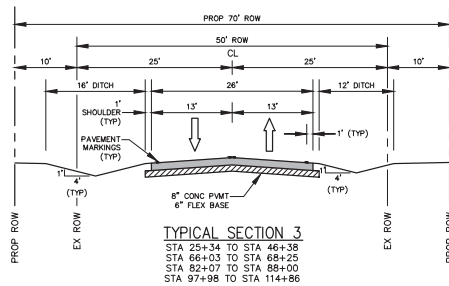
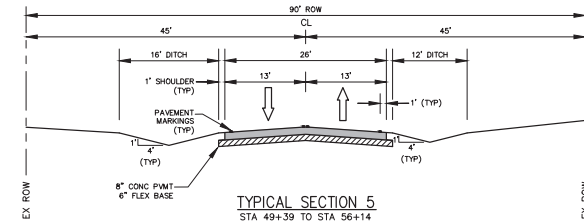
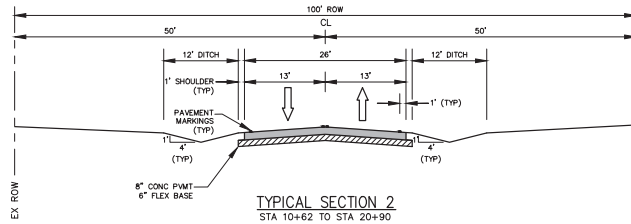
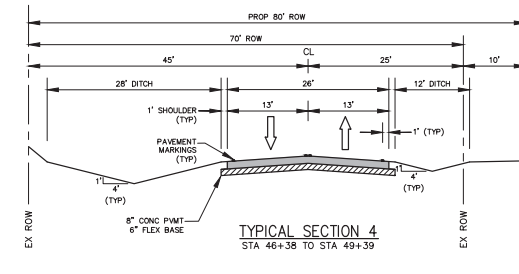
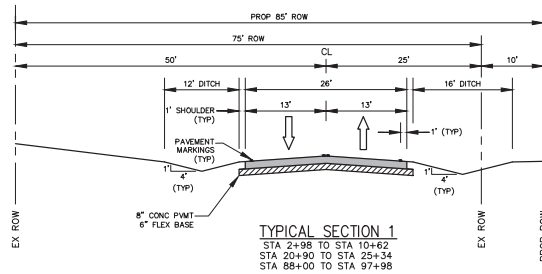
This option will require a minimum ROW width of 70' to contain the proposed improved roadway ditches and additional space (minimum 5 feet along the backside of the ditch adjacent to the ROW line) for maintenance.



Refer to **Exhibit 5 – Option 2, Proposed Typical Sections** and **Exhibit 6 – Option 2, Preliminary Schematic**.

OPTION 2

26' WIDE, 8" CONCRETE ROADWAY ON 6" FLEX BASE
ROADWAY SAFETY IMPROVEMENTS
DRAINAGE IMPROVEMENTS
ADDITIONAL RIGHT OF WAY/EASEMENTS REQUIRED



Rev	Description	Date

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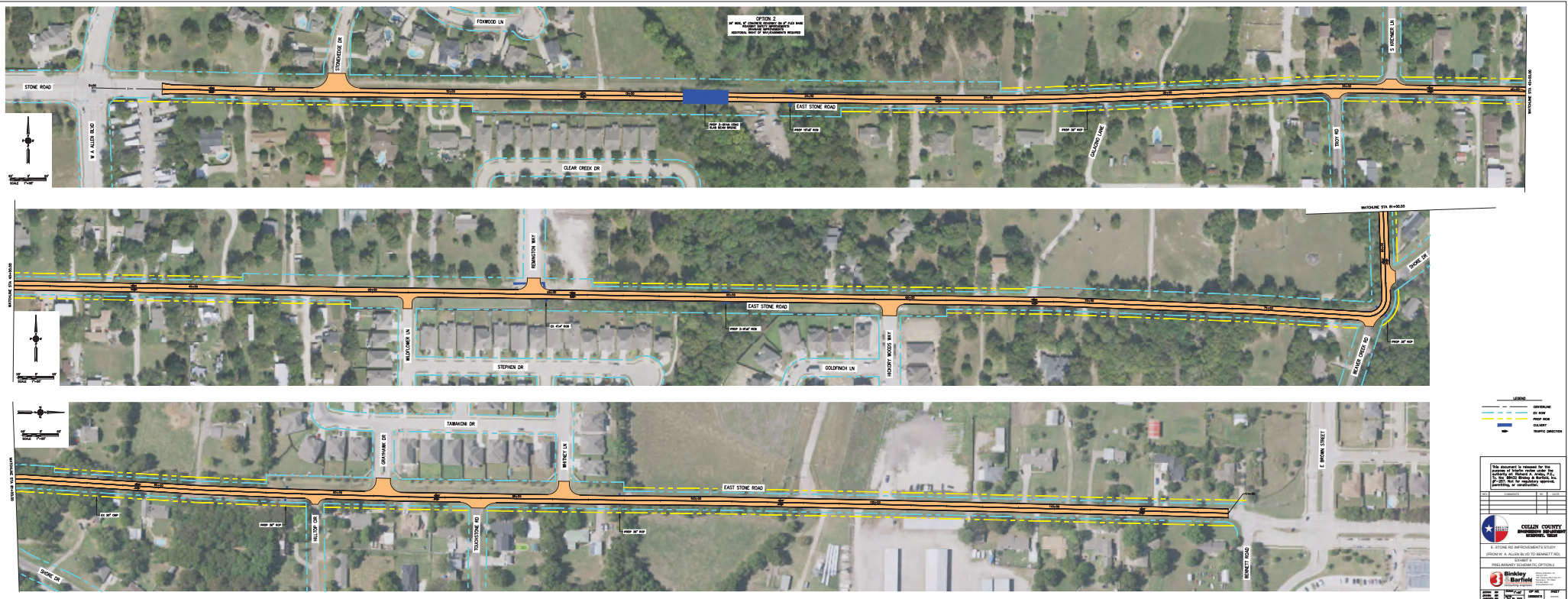


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E. STONE RD IMPROVEMENTS STUDY (FROM W. A. ALLEN BLVD TO BENNETT RD)			
EXHIBIT 5 PROPOSED TYPICAL SECTIONS OPTION 2			
Scale:	Date:	Job No.:	
N.T.S.	Oct 18, 2021	2100000173	----



5.3 Option 3

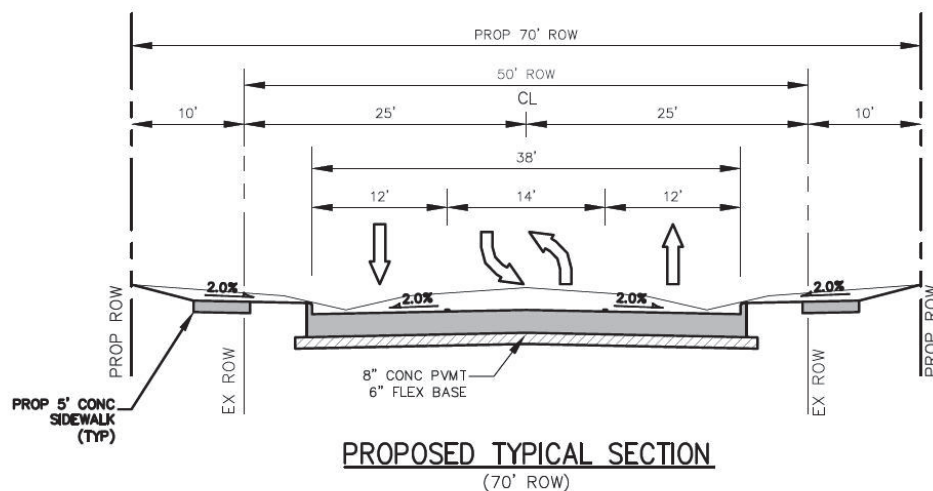
The existing 21' wide asphalt pavement would be replaced with a 38' wide concrete roadway and a 6" curb and gutter. The proposed roadway would be 8" concrete pavement over 6" flexible base. The roadway would include one 12' lane in each direction and a 14' reversible turn lane, in accordance with the Stone Road Traffic Study (Forecasts and Crash Analysis) recommendation. As presented in the above referenced study, the shared turn lane will improve traffic flow, and a raised pavement median is not recommended due to the numerous street and driveway entrances along the corridor.

Drainage ditches will be eliminated and replaced with an underground storm sewer system. All drainage in the parkway will be graded to drain towards the street curb and gutter.

Cross drainage structures will be replaced and resized to meet current drainage criteria. Refer to **Table 3 – Proposed Cross Drainage Structures**. This option will require a 3-span concrete bridge to cross over Rush Creek.

This option will include a concrete sidewalk for pedestrian safety.

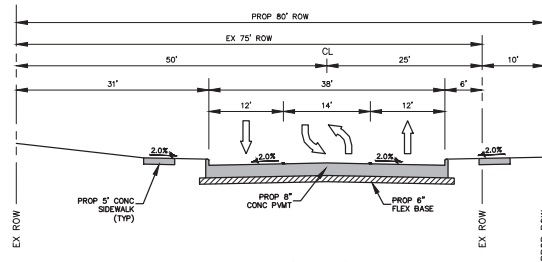
This option will require a minimum right of way width of 70'.



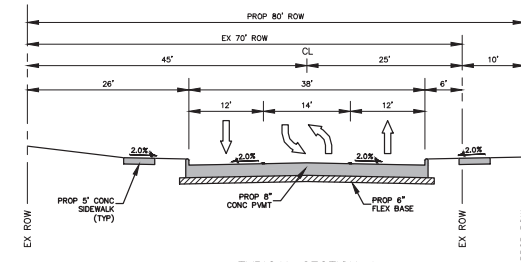
Refer to **Exhibit 7 – Option 3, Proposed Typical Sections** and **Exhibit 8 – Option 3, Preliminary Schematic**.

OPTION 3

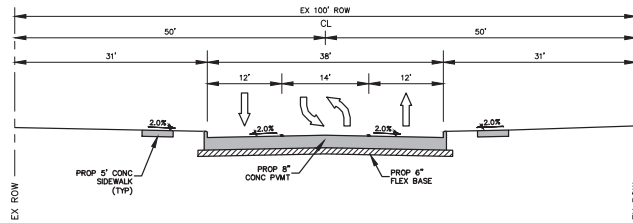
38' WIDE, 8" CONCRETE ROADWAY ON 6" FLEX BASE
CONCRETE CURB & GUTTER WITH UNDERGROUND STORM SEWER SYSTEM
ROADWAY, TRAFFIC & PEDESTRIAN IMPROVEMENTS
DRAINAGE IMPROVEMENTS
ADDITIONAL RIGHT OF WAY/EASEMENTS REQUIRED



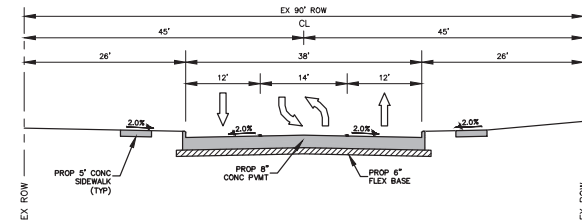
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STA 2+98 TO STA 10+62
STA 20+90 TO STA 25+34
STA 88+00 TO STA 97+98



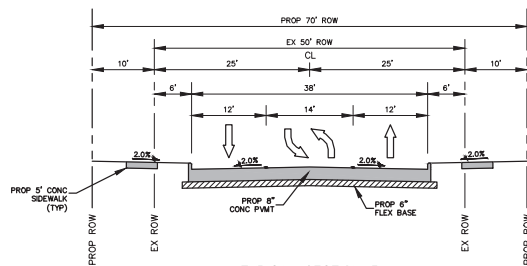
TYPICAL SECTION 4
STA 46+38 TO STA 49+39



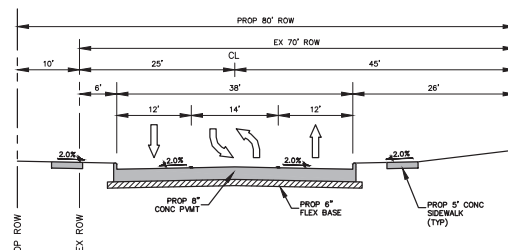
TYPICAL SECTION 2
STA 10+62 TO STA 20+90



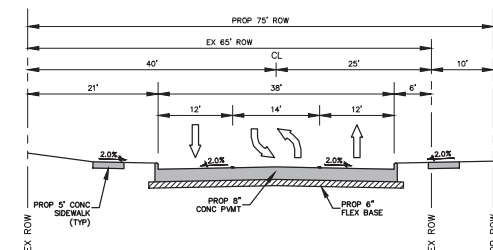
TYPICAL SECTION 5
STA 49+39 TO STA 56+14



TYPICAL SECTION 3
STA 25+34 TO STA 46+38
STA 66+03 TO STA 68+25
STA 82+07 TO STA 88+00
STA 97+98 TO STA 114+86



TYPICAL SECTION 6
STA 56+14 TO STA 66+03



TYPICAL SECTION 7
STA 68+25 TO STA 82+07

Rev	Description	Date

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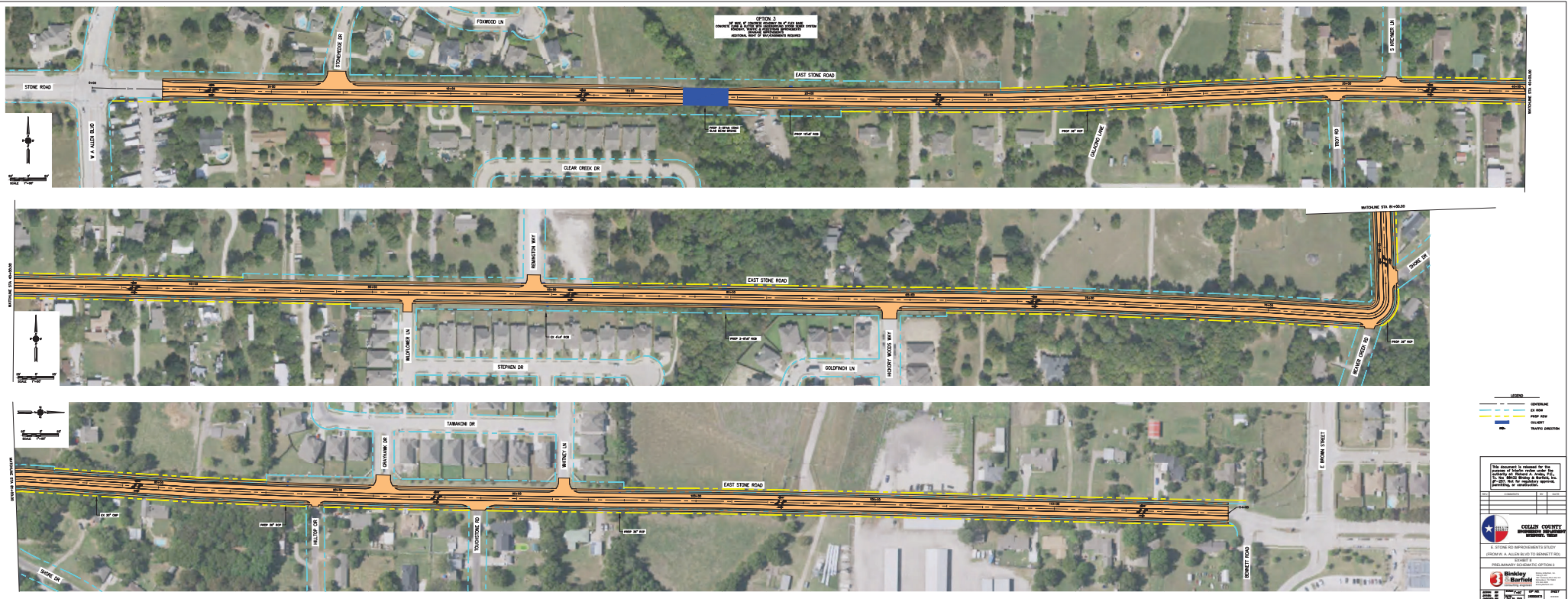


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E. STONE RD IMPROVEMENTS STUDY (FROM W. A. ALLEN BLVD TO BENNETT RD)			
EXHIBIT 7 PROPOSED TYPICAL SECTIONS OPTION 3			
Scale: N.T.S.	Date: Oct 18, 2021	Job No.: 2100000173	-----



6.0 ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST

6.1 Option 1

Table 5: Option 1 - Engineer's Opinion of Construction Cost

Item	Description	Units	Bid Quantity	Engineer's Estimate	
				Unit Price	Total
1	REMOVE ASPHALT PAVEMENT	SY	26,343	\$20.00	\$526,866.67
2	REMOVE CONCRETE DRIVEWAY	SY	942	\$20.00	\$18,833.33
3	UNCLASSIFIED STREET EXCAVATION	CY	4,391	\$25.00	\$109,763.89
4	6" FLEXBASE	SY	27,661	\$28.00	\$774,494.00
5	2" HMAC SURFACE (TYPE D)	TN	2,928	\$110.00	\$322,080.00
6	4" HMAC BASE (TYPE B)	TN	5,856	\$100.00	\$585,600.00
7	5" CONCRETE DRIVEWAY PAVEMENT	SY	942	\$62.00	\$58,383.33
8	4" YELLOW PAVEMENT MARKING	LF	22,580	\$3.00	\$67,740.00
9	BLOCK SODDING	SY	10,036	\$5.00	\$50,177.78
				Sub-Total =	\$2,513,939.00
				Mobilization (5%) =	\$125,700.00
				Contingency (20%) =	\$502,800.00
				SWPPP & Erosion Control =	\$120,000.00
				Traffic Control =	\$250,000.00
				Total =	\$3,512,439.00

6.2 Option 2

Table 6: Option 2 - Engineer's Opinion of Construction Cost

Item	Description	Units	Bid Quantity	Engineer's Estimate	
				Unit Price	Total
1	REMOVE ASPHALT PAVEMENT	SY	26,343	\$20.00	\$526,866.67
2	REMOVE CONCRETE DRIVEWAY	SY	1,413	\$20.00	\$28,250.00
3	REMOVE 15"-24" RCP DRIVEWAY CULVERT	LF	1,215	\$20.00	\$24,300.00
4	REMOVE 30" CMP	LF	85	\$20.00	\$1,700.00
5	REMOVE 36" CMP	LF	71	\$25.00	\$1,775.00
6	REMOVE 72" CMP	LF	200	\$65.00	\$13,000.00
7	REMOVE 72" RIVETED METAL PIPE CULVERT	LF	64	\$70.00	\$4,480.00
8	REMOVE CULVERT HEADWALL	EA	12	\$750.00	\$9,000.00
9	UNCLASSIFIED STREET EXCAVATION	CY	5,436	\$25.00	\$135,898.15
10	EMBANKMENT & COMPACTION	CY	544	\$20.00	\$10,871.85
11	6" FLEXBASE	SY	34,246	\$28.00	\$958,897.33
12	8" CONCRETE PAVEMENT	SY	32,616	\$75.00	\$2,446,166.67
13	5" CONCRETE DRIVEWAY PAVEMENT	SY	942	\$62.00	\$58,383.33
14	4" YELLOW PAVEMENT MARKING	LF	45,160	\$3.00	\$135,480.00
15	BLOCK SODDING	SY	10,036	\$5.00	\$50,177.78
16	FURNISH & INSTALL METAL BEAM GUARD FENCE	LF	3,600	\$55.00	\$198,000.00
17	EXTEND 30" CMP	LF	10	\$50.00	\$500.00
18	EXTEND 4'x4' RCB	LF	10	\$400.00	\$4,000.00
19	CONSTRUCT 15"-24" DRIVEWAY CULVERT	LF	1,215	\$100.00	\$121,500.00
20	CONSTRUCT 36" RCP	LF	350	\$170.00	\$59,500.00
21	CONSTRUCT 10'x8' RCB CULVERT	LF	70	\$900.00	\$63,000.00
22	3 SPAN PRESTRESSED SLAB BEAM BRIDGE	SF	4,725	\$145.00	\$685,125.00
23	CONSTRUCT CONCRETE HEADWALL	EA	18	\$12,000.00	\$216,000.00
24	ADJUST STORM SEWER MANHOLE TO GRADE	EA	5	\$1,000.00	\$5,000.00
25	ADJUST WATER VALVE TO GRADE	EA	10	\$250.00	\$2,500.00
26	REMOVE AND RESET WATER METER	EA	10	\$300.00	\$3,000.00
27	REMOVE AND REPLACE WATER METER BOX	EA	10	\$350.00	\$3,500.00
28	ADJUST FIRE HYDRANT TO GRADE	EA	10	\$1,300.00	\$13,000.00
29	ADJUST SANITARY SEWER MANHOLE TO GRADE	EA	5	\$1,000.00	\$5,000.00
30	REMOVE AND REPLACE MAILBOX	EA	81	\$290.00	\$23,490.00
31	ROW ACQUISITION	SY	15,721	\$36.00	\$565,968.00
				Sub-Total =	\$6,374,329.78
				Mobilization (5%) =	\$318,700.00
				Contingency (20%) =	\$1,274,900.00
				SWPPP & Erosion Control =	\$120,000.00
				Traffic Control =	\$250,000.00
				Total =	\$8,337,929.78

Note: Estimate does not include relocation of franchise utilities

6.3 Option 3

Table 7: Option 3 - Engineer's Opinion of Construction Cost

Item	Description	Units	Bid Quantity	Engineer's Estimate	
				Unit Price	Total
1	REMOVE ASPHALT PAVEMENT	SY	26,343	\$20.00	\$526,866.67
2	REMOVE CONCRETE DRIVEWAY	SY	2,543	\$20.00	\$50,850.00
3	REMOVE 15"-24" RCP DRIVEWAY CULVERT	LF	1,215	\$20.00	\$24,300.00
4	REMOVE 30" CMP	LF	85	\$20.00	\$1,700.00
5	REMOVE 36" CMP	LF	71	\$25.00	\$1,775.00
6	REMOVE 72" CMP	LF	200	\$65.00	\$13,000.00
7	REMOVE 72" RIVETED METAL PIPE CULVERT	LF	64	\$70.00	\$4,480.00
8	REMOVE CULVERT HEADWALL	EA	12	\$750.00	\$9,000.00
9	UNCLASSIFIED STREET EXCAVATION	CY	7,945	\$25.00	\$198,620.37
10	EMBANKMENT & COMPACTION	CY	794	\$20.00	\$15,889.63
11	6" FLEXBASE	SY	50,052	\$28.00	\$1,401,465.33
12	8" CONCRETE PAVEMENT	SY	47,669	\$75.00	\$3,575,166.67
13	5" CONCRETE DRIVEWAY PAVEMENT	SY	942	\$62.00	\$58,383.33
14	MONOLITHIC CURB	LF	22,580	\$16.00	\$361,280.00
15	CONCRETE SIDEWALK	SY	12,296	\$50.00	\$614,777.78
16	4" YELLOW PAVEMENT MARKING	LF	45,160	\$3.00	\$135,480.00
17	PAVEMENT ARROWS	EA	22	\$65.00	\$1,430.00
18	BLOCK SODDING	SY	20,071	\$5.00	\$100,355.56
19	FURNISH & INSTALL METAL BEAM GUARD FENCE	LF	1,800	\$55.00	\$99,000.00
20	EXTEND 4'x4' RCB	LF	20	\$400.00	\$8,000.00
21	CONSTRUCT 10' CURB INLET	EA	44	\$10,000.00	\$440,000.00
22	CONSTRUCT 30" RCP	LF	8,468	\$140.00	\$1,185,450.00
23	CONSTRUCT 36" RCP	LF	350	\$170.00	\$59,500.00
24	CONSTRUCT 9'x6' RCP	LF	210	\$750.00	\$157,500.00
25	CONSTRUCT 10'x8' RCB CULVERT	LF	70	\$900.00	\$63,000.00
26	3 SPAN PRESTRESSED SLAB BEAM BRIDGE	SF	4,725	\$145.00	\$685,125.00
27	CONSTRUCT CONCRETE HEADWALL	EA	18	\$12,000.00	\$216,000.00
28	ADJUST STORM SEWER MANHOLE TO GRADE	EA	5	\$1,000.00	\$5,000.00
29	ADJUST WATER VALVE TO GRADE	EA	10	\$250.00	\$2,500.00
30	REMOVE AND RESET WATER METER	EA	10	\$300.00	\$3,000.00
31	REMOVE AND REPLACE WATER METER BOX	EA	10	\$350.00	\$3,500.00
32	ADJUST FIRE HYDRANT TO GRADE	EA	10	\$1,300.00	\$13,000.00
33	ADJUST SANITARY SEWER MANHOLE TO GRADE	EA	5	\$1,000.00	\$5,000.00
34	REMOVE AND REPLACE MAILBOX	EA	81	\$290.00	\$23,490.00
35	ROW ACQUISITION	SY	15,721	\$36.00	\$565,968.00
				Sub-Total =	\$10,629,853.33
				Mobilization (5%) =	\$531,500.00
				Contingency (20%) =	\$2,126,000.00
				SWPPP & Erosion Control =	\$120,000.00
				Traffic Control =	\$250,000.00
				Total =	\$13,657,353.33

Note: Estimate does not include relocation of franchise utilities



Wylie City Council

AGENDA REPORT

Department: Fire Department
Prepared By: Chief Brandon Blythe

Account Code: _____

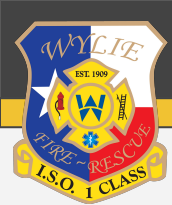
Subject

Fire Department Presentation.

Recommendation

Discussion

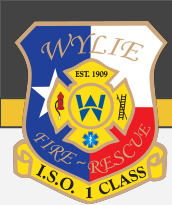
Fire Department Presentation



City Council Update June 2022

Our Mission

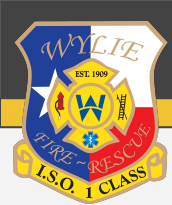
To dedicate ourselves to providing a progressive department of professionally trained and equipped personnel in order to protect the lives, property, and environment of our community.



Tonight's Topics

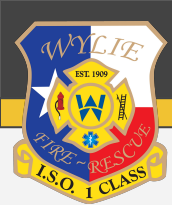
- Recap 2021
- 2021 Wylie Fire Rescue Annual Report Review
- What's ahead for Wylie Fire Rescue





Recap 2021

- Covid Vaccinations
- Fire Station 4 Groundbreaking & Construction
- Managed Winter Storm Uri through a coordinated response
- Ordered a new Quint for Fire Station #4
- Promoted 3 new Captains for Fire Station 4 - Hosted internal Captain Academy
- Public Safety Building Grand Opening Ceremony
- 20 Year anniversary of 911
- Completed Emergency Operations Center Training for all Directors
- Installed 2 new Outdoor Warning Sirens



2021 Annual Report

- Handed out this evening
- Will be emailed to staff, council, and placed on our website after tonight's meeting
- Highlights from annual report





2021 RESPONSE SUMMARY

7,336 Calls for Service

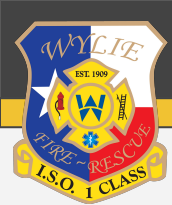
23.2% Increase in Call Volume

Average Response Time 5 min : 06 sec

FD Dist #1 = 1329 / 23%
FD Dist #2 = 1564 / 27%
FD Dist #3 = 1268 / 21%
FD Dist #4 = 1105 / 19%
FD Dist #5 = 461 / 8%
Mutual Aid = 93 / 2%

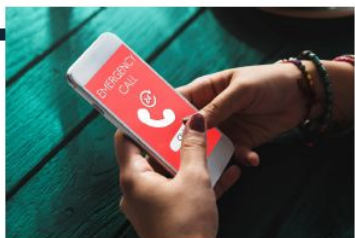
Fires	1.90%
Overpressure rupture, explosion, overheat	0.10%
Rescue & Emergency Medical Service	65.10%
Hazardous Condition (No Fire)	2.70%
Service Call	12.60%
Good Intent Call	7.60%
False Alarm & False Call	9.80%
Severe Weather & Natural Disaster	0.10%
Special Incident Type	0.10%

\$1,076,299 Property Lost to Fire in 2021
\$54,429,651 Property Saved from Fires in 2021



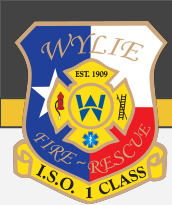
CALLS BY YEAR

2019 - 6015
2020 - 5953
2021 - 7336 **23% increase**



CALLS BY MONTH





Response Times

The Average Response to an Emergency in 2021 was 5 minutes 06 seconds

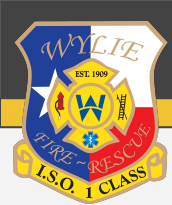


Response Time Goal:

Alarm Answer = 15 seconds
Alarm Processing = 64 seconds
Turnout Time = 80 seconds
First Unit Travel = 240 seconds

Goal 6:30 seconds 90% of the time

Priority 1 Response Times	2021	2020	
Response Time P1 - District 1	4:34	4:24	↑
Response Time P1 - District 2	4:12	4:36	↓
Response Time P1 - District 3	4:15	4:37	↓
Response Time P1 - District 4	5:57	6:00	↓
Response Time P1 - District 5	6:33	6:33	↔

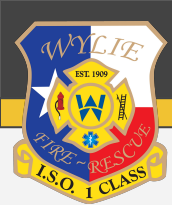


District Call Volume Summary

Fire District	2020	2021	Increase	% of Call Volume
District 1	1149	1329	15.7%	21.50%
District 2	1381	1564	13.3%	25.30%
District 3	988	1268	28.3%	20.50%
District 4	838	1105	31.9%	17.90%
District 5	358	461	28.8%	7.40%

District 4 is currently
covered by Fire
Station #2

District 5 is currently
covered by Fire
Station #1



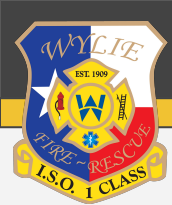
Unit Summary

STAFFED UNIT RESPONSES	2021	2020
Quint 141	1762	1534
Quint 142	1497	1303
Quint 143	1568	1313
Paramedic Squad 142	1448	1085
Battalion Chief 140	743	962
Ambulance 990 - Paramedics Plus	2424	2123
Ambulance 991 - Paramedics Plus	2364	2021

12,744

Total Unit Responses to Handle
7,336 Calls for Service

Un-Staffed Unit Responses	2021
Brush 141	106
Utility 143 (Air / Light)	29
Rescue 143	114
Marine 143	29
WFR Ambulance Medic 141	499
WFR Ambulance Medic 142	161

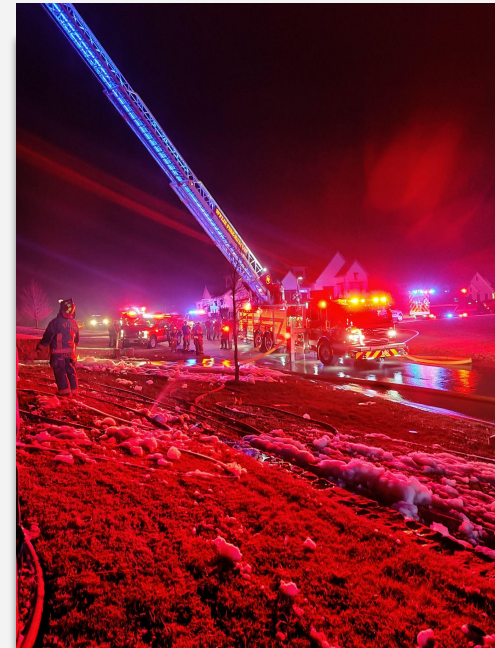


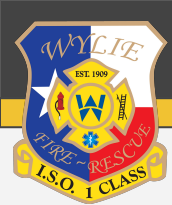
Fire Loss - "Effectiveness"

INCIDENT #	PRE-INCIDENT VALUE	TOTAL LOSSES	TOTAL SAVED	% Saved
TOTAL 2021	\$54,429,651.00	\$1,076,299.00	\$53,353,352.00	98.0%

TOP 10 FIRE LOSSES IN WYLIE - 2021

INCIDENT #	PRE-INCIDENT VALUE	TOTAL LOSSES	TOTAL SAVED	% Saved
2021-001256	\$400,000.00	\$400,000.00	\$0.00	0.0%
2021-000293	\$266,630.00	\$265,999.00	\$631.00	0.2%
2021-001282	\$505,000.00	\$70,000.00	\$435,000.00	86.1%
2021-005462	\$325,000.00	\$60,000.00	\$265,000.00	81.5%
2021-003855	\$25,000,000.00	\$50,000.00	\$24,950,000.00	99.8%
2021-005584	\$344,630.00	\$45,000.00	\$299,630.00	86.9%
2021-003298	\$415,000.00	\$30,000.00	\$385,000.00	92.8%
2021-000515	\$274,500.00	\$25,000.00	\$249,500.00	90.9%
2021-005206	\$15,600.00	\$15,600.00	\$0.00	0.0%
2021-005868	\$15,000.00	\$15,000.00	\$0.00	0.0%





Mutual Aid Given & Received

Mutual aid is an agreement between fire departments to help each other across jurisdictional boundaries

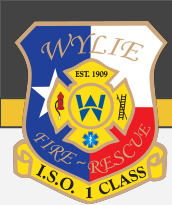
MUTUAL AID GIVEN (UNIT RESPONSES)

Total Mutual Aid Given	434
Mutual Aid Given - Murphy FD	138
Mutual Aid Given - Sachse FD	100
Mutual Aid Given - AMR Ambulance	60
Mutual Aid Given - Rockwall FD	58
Mutual Aid Given - Lucas FR	36
Mutual Aid Given - Nevada FD	11
Mutual Aid Given - Lavon FD	10
Mutual Aid Given - Parker FD	10
Mutual Aid Given - Other	13

MUTUAL AID RECEIVED (UNIT RESPONSES)

Total Mutual Aid Received	184
Mutual Aid Received - Murphy	88
Mutual Aid Received - Lavon	0
Mutual Aid Received - Parker	17
Mutual Aid Received - Lucas	57
Mutual Aid Received - Sachse	8
Mutual Aid Received - Other	14

Only includes calls where the responding unit arrived at the scene.



Fire Prevention Division

Fire Safety Inspections 2021

Annual Inspections	893
Annual Re-Inspections	137
Alarm System Inspections	143
Fire Life and Safety Inspections	196
Fire Life and Safety Re-Inspections	49
Fire Sprinkler Inspections (Overhead)	361
Fireworks Complaint	83
Foster Care Inspections	20
Knox Box Inspections	88
Propane Tank Inspections	2
Solar Panel Inspections	175
Temporary Use Permit Inspections	16
Underground Sprinkler Inspections	30
Other	80

Total 2,578

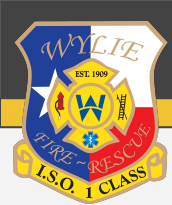
PLAN REVIEWS

Building Inspections	57
Fire Alarm	25
Fire Sprinkler	28
Fire Sprinkler /Underground	5
Flammable & Combustible Tank	1
Liquefied Petroleum Storage	1
Hydrant Flow Permits	25
Opticom/ Access Control Gate	1
Planning & Zoning	51
Solar Panel	244
Vent-a-hood	4

Total 442

FIRE INVESTIGATIONS

• Structure Fires	30
• Vehicle Fires	6
• Grass Fires	2
• Unauthorized Burns	3
• Trash Fire	1
• Explosion	1



Communications Division

**Communications is a division
of the Fire Department**

**36,432 Calls for Service
Processed in 2021**

- Answered 107,567 phone calls.
- Provided Emergency Medical Dispatch instructions on 1764 calls for service
- Processed 5,198 Alarms

COMMUNICATIONS ACTIVITY	
911 Calls Answered	18,359
911 to Text	168
Average 911 Calls Per Day	51

14.5% Increase in 911 Calls

**99.42% Answered in Under 10
Seconds**

Personnel completed a combined total of 773 TCOLE training hours.

Flt#	Description	Work/Load	2022 Rating	Details
116	2007 Quint RR	Heavy	41.16	Reserve Status - Replacement Quint on Order - To Auction
108	2006 Quint R	Heavy	38.18	Reserve Status - Replacement Quint on Order - To Auction
301	2013 Quint 1	Heavy	32.87	In-Service - Replacement Quint on Order - Will move to Reserve
302	2013 Quint 3	Heavy	29.30	In-Service - Replacement Quint on Order - Will move to Reserve
393	2004 Command	Heavy	24.33	In-Service
424	2019 Quint 2	Heavy	13.97	In-Service
454	2022 Quint 4	Heavy	Not evaluated	In-Service
262	2008 Ambulance 2	Medium	33.11	Replacement on Order - Will move to Reserve
112	2005 Air/Light 3	Medium	29.32	Replacement on Order - Will move to Auction
376	2016 Ambulance 1	Medium	17.72	In-Service
377	2016 Chev Squad 2	Medium	17.16	In-Service
432	2020 Chev Chief BC	Medium	10.13	In-Service
380	2017 Rescue 3	Medium	7.78	In-Service
397	2018 Brush 1	Medium	6.97	In-Service
284	2013 Chev P/U 2	Light	39.89	Recently Removed from front line Service - Support Vehicle
276	2012 Chev P/U 3	Light	37.50	Recently Removed from front line Service - Support Vehicle
277	2012 Chev P/U 1	Light	37.09	Replacement Pickup on Order - Will move to Auction
346	2015 Suburban Disp	Light	31.35	Recently Removed from front line Service - Support Status - Dispatch
285	2013 Chev P/U Chf	Light	27.41	Replacement on Order - Will move to Support Status
355	2016 Chev P/U Prv	Light	23.78	In-Service
417	2013 Chev P/U Prv	Light	15.57	In-Service
413	2018 Chev Utility Sup	Light	11.73	In-Service
451	2021 Chev Tahoe Chf	Light	3.25	In-Service
450	2021 Chev Tahoe Chf	Light	2.70	In-Service

Excellent Condition (1-20)

Good Condition (21-30)

Ready for Replacement (31-40)

Needs Immediate Replacement (41 and above)

Apparatus On Order

467	2022 Chev P/U	Light	Not evaluated	Brand New - In Service May 2022
455	2022 Ambulance	Medium	On Order	New Medic 142 - On order
457	2022 Ford P/U	Light	On Order	Division Chief Vehicle - On order
458	2023 Air/Light Truck	Heavy	On Order	New Utility 143 - On order
459	2023 Quint	Heavy	On Order	New Quint 141 - On order
460	2023 Quint	Heavy	On Order	New Quint 143 - On order



Financial Review

FY 2020-2021 Revenue Summary

Budget 20-21	\$9,580,702.00
Average Cost Per Call	\$1,305.98
Personnel Cost	\$8,046,184.27
Supplies Cost	\$588,914.48
Maintenance Cost	\$398,629.95
Contractual Cost	\$352,180.53
Capital Costs	\$194,792.75
*Overtime Costs	\$708,819.55
* COVID-19 illness and Winter Storm Uri created a significant amount of overtime in FY20-21	

FY 2020-2021 Revenue Summary

Fire Services Provided Contractural	\$862,083.97
Dispatch Services Provided Contractural	\$222,958.35
Fire Inspection Fees / Services	\$3,675.00
Fire Service Plan Reviews	\$4,393.34
Fire Development Revenue	\$255,678.33
First Responder Fees (Training Field)	\$44,900.73
Alarm Permits	\$289,191.66
Total Revenue 2021	\$1,682,881.38

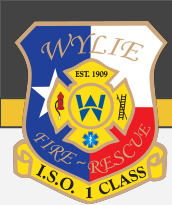




Fire Station 4 is Open

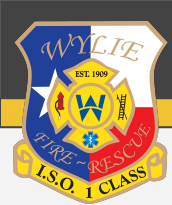
- Construction Started March 2021
- Completion 5-11-22
- Q144 delivered
- Staffing is almost complete
 - 6 new personnel in FY 23
- Station is Under Budget
- Station was on time





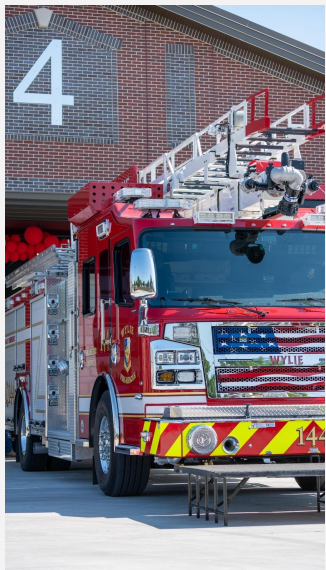
Current WFR Projects

- Insurance Services Office (ISO) Re-evaluation
 - Will begin in late 2022
 - WFR staff has already met with our evaluator to discuss upcoming evaluation
 - Class 1 departments are moving to a 5 year evaluation period
- Quint Replacements
 - 2013 Quint Replacements - On Order
- Air/Light Truck Replacement
 - 2005 Air Truck (Utility) Replacement - On Order
- Ambulance Contract Update
 - 2022 Renewal - January 2021
 - Additional Medic Unit in April 2022



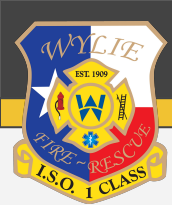
Station 4 Impact

Station 4 - InService May 15th, 2022



In 1 month, Quint 144 Responded to 82 Calls for Service in District 4
33 of those calls were Priority 1 Emergency Calls in District 4
District 4 Average Priority 1 Response Time in 2021 = 00:05:51
District 4 Average Response Time in 2022 (1 Month) = 00:05:03

More importantly - City Wide, we are currently averaging a full 1-minute reduction in average response time. 04:44 is the current Priority 1 response time.



Questions?

