

Wylie City Council Regular Meeting

July 11, 2023 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor Yaseen Saadoon.

PR2. Carter BloodCare Blood Drive Battle of the Badges Winner Presentation.

PR3. Eagle Scout Recipients.

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 the June 27, 2023 Regular City Council Meeting minutes.
- B. Consider, and act upon, Ordinance No. 2023-28, amending Wylie's Code of Ordinances, Ordinance No. 2021-17 as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).
- C. Consider, and act upon, a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one residential lot on 8.066 acres. Property located at 1001 S. State Highway 78.
- D. Consider, and act upon, a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S. State Highway 78.
- E. Consider, and act upon, a Final Plat of Wylie Ranch East Commercial Park, Lots 1-10, Block A, being a Replat of Lots 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.
- F. Consider, and act upon, Ordinance No. 2023-29 for a change in zoning from Agricultural (AG/30) to Light Industrial - Special Use Permit (LI-SUP) on 8.96 acres to allow for a battery storage use. Property located at 1011 E. Brown St. (ZC 2023-08).

- G. Consider, and act upon, the approval of the purchase of Security System Upgrade from Schneider Electric in the amount of \$57,180.08 through a cooperative purchasing contract with OMNIA Partners Cooperative (#220703), and authorizing the City Manager to execute any necessary documents.
- H. Consider, and act upon, the approval of the purchase of Google Workspace Enterprise Standard Accounts from SADA Systems, Inc., in the estimated annual amount of \$83,496.00 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, Resolution No. 2023-09(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the construction of a splash pad at the East Meadow Trailhead and a splash pad at Community Park.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) and Planned Development (PD-2019-01) to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Drive and Alanis Drive (ZC 2023-11).
- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W. FM 544 (ZC 2023-09).

WORK SESSION

- WS1. Discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.
- WS2. Discuss the FY 2023-2024 WEDC Budget.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

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

ES1. Discuss property generally located at the intersection of Country Club Rd. and Parker Rd.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
- (2) to hear a complaint or charge against an officer or employee.

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES2. Discuss City Manager's Performance.

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 July 7, 2023 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 the June 27, 2023 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

June 27, 2023 – 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: Junior Mayor Tristan Rhodus, Councilman David R. Duke, Councilman Dave Strang (6:54), Councilman Scott Williams, Councilman Sid Hoover, and Councilman Gino Mulliqi. Mayor *pro tem* Jeff Forrester was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Police Chief Anthony Henderson; Finance Director Melissa Brown; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; Fire Marshal Cory Claborn; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Wylie Economic Development Corporation Executive Director Jason Greiner; Community Services Director Jasen Haskins; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the invocation, and Junior Mayor Tristan Rhodus led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor Tristan Rhodus.

Mayor Porter introduced Junior Mayor Tristan Rhodus, administered the oath of office, and presented a proclamation for “Mayor of the Day.”

PR2. Presentation to outgoing Wylie Boards and Commission Members.

Mayor Porter and Junior Mayor Rhodus presented gifts of appreciation to outgoing board and commission members thanking them for their service. Outgoing board and commission members present included Minerva Bediako and Gino Mulliqi.

PR3. Oath of Office for Incoming Wylie Boards and Commission Members.

Associate Municipal Court Judge Feil administered the Oath of Office to the newly appointed board and commission members in attendance.

PR4. National Park and Recreation Month.

Mayor Porter recognized July 2023 as National Park and Recreation Month in Wylie, Texas. Parks and Recreation Board and staff members were present to accept the proclamation.

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.

Anisa Adem, representing Abbay Women's Foundation, addressed the Council inviting the public to attend the Ethiopian Sports Federation in North America 40th Annual Soccer Tournament and Cultural Festival, and to the young Ethiopian American professional networking event at Herman Marshall on June 6 from 5 p.m to 8 p.m.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the June 13, 2023 Regular City Council Meeting minutes.**
- B. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2023.**
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2023.**
- D. Consider, and act upon, Ordinance No. 2023-26 amending Ordinance No. 2022-56, which established the budget for fiscal year 2022-2023; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**
- E. Consider, and act upon, approval of the Non-Profit Park Event Application from Cure Sanfilippo Foundation representative Katharine Sink, to hold the 2nd Annual Do it for Declan 5K and Fun Run event at Founders Park on Saturday, December 9, 2023.**
- F. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2023.**

Council Action

A motion was made by Councilman Mulliqi, seconded by Councilman Duke, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Mayor *pro tem* Forrester and Councilman Strang absent.

REGULAR AGENDA

- 1. Tabled from 05-30-2023**
Remove from table and consider

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to remove Item 1 from the table and consider. A vote was taken and the motion passed 5-0 with Mayor *pro tem* Forrester and Councilman Strang absent.

Consider, and act upon, amendments to the Bylaws of the Wylie Economic Development Corporation.

Staff Comments

Wylie Economic Development Corporation Executive Director Greiner addressed Council stating that the originally proposed bylaws, and not the most updated bylaws reflecting changes, were accidentally included in the agenda packet. The items that were updated, and are included in the most updated bylaws, include Section 4.04.1.h., the supermajority verbiage was changed to three regarding the voting of the EDC board to hire or remove the Director, and in Section 4.06 the term limits were removed and the language reverted back to the original bylaw verbiage.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Mulliqi, to approve Item 1 with amendments presented by staff. A vote was taken and the motion passed 5-0 with Mayor *pro tem* Forrester and Councilman Strang absent.

2. **Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Light Industrial - Special Use Permit (LI-SUP) on 8.96 acres to allow for a battery storage use. Property located at 1011 E. Brown St. (ZC 2023-08).**

Staff Comments

Community Services Director Haskins addressed the Council stating this Special Use Permit (SUP) is for a battery storage facility on approximately nine acres located on the northwest corner of Brown and Eubanks. The idea behind this battery storage facility is to provide storage and backup power for the electrical grid. The SUP conditions allow for the use and regional detention, and define the screening that would go around the facility, which is a ten-foot landscape barrier with an eight-foot board-on-board wood fence. It does not require any on-site parking as there will not be visitors or on-site customers. If the zoning is approved, a site plan and a plat would still have to come through the Planning and Zoning Commission (P&Z); the site plan would also go to Council. Haskins added the properties to the east are zoned light industrial, the property to the west is the Oncor substation, and the property to the south is residential. This property and the request is in line with the future land use plan. Haskins stated 18 notifications were mailed to property owners and two responses that were in favor of the request were received. P&Z did have some questions regarding natural disasters such as hail storms, lightning strikes, etc., and how the Fire Department would respond to something such as that. Haskins stated staff has talked with the Fire Department and believes they can handle the situation should something come up. P&Z voted 5-0 to recommend approval.

Applicant Comments

Stephen Gordon, representing Black Mountain Energy Storage, addressed Council giving a brief presentation on a corporate overview of Black Mountain, an overview of battery energy storage systems, benefits to Wylie and the surrounding area, project location and overview, preliminary site design, fire safety standards, and site example renderings.

Council Comments

Mayor Porter asked when referring to the operational life of 20 plus years, is that based on the original battery storage that is put in or is it the length of time the company is at the location before they leave. In addition, Porter asked for clarification on if the company leaves, does it take everything with them, and what is the plan when it hits the end of life. Gordon replied most sites such as this last 20 years and after that time everything will be safely removed from the site in compliance with a full decommissioning plan.

Councilman Strang took his seat at the dais at 6:54 p.m.

Councilman Mulliqi asked if the entire area would be monitored with cameras 24/7, confirmed it would have a fence around the perimeter, and asked if someone was able to gain access would it harm them. Gordon replied cameras are not standard in the design, there will be an eight-foot board-on-board fence along the front and a chain link fence along the backside, and this site is no more dangerous than the substation that currently exists across the street and added there will not be anything that could be touched or cause harm to someone directly if they got inside the fenced area. Councilman Williams stated it looks like a great project. Councilman Duke asked if a container caught fire would the Fire Department be able to put the fire out. Gordon replied if a fire occurs no one goes in and you let it burn itself out. Fire Chief Blythe replied they would respond to ensure everyone is okay and confirm there are no other safety hazards, and confirmed, based on their research they would let it burn itself out, and once it was out, they would turn the scene over to them.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 7:00 p.m. asking anyone present wishing to address Council to come forward.

Scott Hevel addressed Council requesting a requirement for aesthetically pleasing items such as trees or shrubs in addition to the fence.

Mayor Porter requested clarification from staff if language is already part of the proposal that addresses this. Haskins replied Section 3(c) does address a ten-foot landscape buffer in addition to the eight-foot board-on-board fence down Eubanks and East Brown. Porter asked about the height of the shipping containers. Gordon replied most are eight to nine feet.

Mayor Porter closed the public hearing at 7:03 p.m.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Hoover, to direct staff to prepare an ordinance approving the zoning change requested and bring it back for final consideration at a subsequent meeting. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

- 3. Consider, and act upon, approval of the Non-Profit Park Event Application from Hope's Gate representative Patricia Bauman, to hold the "Hope Under The Stars" fundraiser event at Olde City Park on Saturday, October 21, 2023.**

Staff Comments

Assistant Parks and Recreation Director Brent Stowers addressed Council stating this is a nonprofit park event application for Hope's Gate that is requesting permission to provide alcohol to the ticket holders during their event. The Parks and Recreation Board did vote 6-0 with one board member absent to approve the request on June 12th. They are seeking Council's final approval and if approved, the City Manager will provide written permission to allow this event to take place and allow alcohol.

Applicant Comments

Patricia Bauman and Kendra Medina addressed Council giving a presentation on "Hope Under the Stars" including an overview of Hope's Gate, the purpose of the event, the order of events, and safety measures on the service of alcohol.

Staff Comments

City Manager Parker confirmed that Hope's Gate would obtain the proper permits from the Texas Alcoholic Beverage Commission (TABC) and maintain compliance with all permit and other TABC requirements for the duration of use of the City park, and agree to defend and indemnify the City from any claims or damages and procure and maintain insurance coverage to protect the City (specifying limits and other requirements). Bauman and Medina confirmed that was correct.

Council Comments

Mayor Porter stated this sounds like a nice event and appropriate use of alcohol at an event as a fine dining experience. Councilmen Williams and Mulliqi thanked them for everything they do.

Council Action

A motion was made by Councilman Mulliqi, seconded by Councilman Williams, to approve the Item as presented and authorize the City Manager to provide written permission allowing the possession and consumption of an alcoholic beverage, subject to conditions or regulations imposed by the City and TABC. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

- 4. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Wylie, Texas, General Obligation Bonds, Series 2023," including the adoption of Ordinance No. 2023-27 authorizing the issuance of such bonds and related agreements.**

Staff Comments

Finance Director Brown addressed Council stating staff is requesting approval of an Ordinance related to the issuance of General Obligation Bonds. In November 2021, the voters approved \$50.1 million in General Obligation Bonds to support different propositions. The City is committed to only issuing the bonds when we are ready to move forward with the projects so that we can be sensitive to the debt portion of our tax rate. Last year the City issued \$5.5 million, and this year the City is issuing \$17 million in bond proceeds with \$5 million for Park Boulevard, \$10 million for McMillen Road, and \$2 million for general street repairs. Bids were received this morning and Nick Bulaich, representing Hilltop Securities, is here to go over that sale.

Nick Bulaich addressed the Council stating \$16,010,000 of bonds were sold, but \$17 million of proceeds were funded. Bulaich added Moody's upgraded and affirmed the Aa1 rating for the City last year, and this year, Standard and Poor's upgraded the City to AA+, both of those being one notch from the very top with both of them commenting on the significant tax base growth of the City, and the strong financial operations and reserves. In addition, Standard and Poor's has a financial management assessment score and they score the City as very strong financial management, which is the highest category in financial management. Bulaich explained scenarios in which the rating could be lowered which included if the financial performance deteriorates leading to sustained and significant reserve drawdowns, or if the City's additional debt needs outpace tax base growth. Conversely, scenarios that could raise the rating are ongoing economic expansion, coupled with robust job opportunities, which leads to stronger per capita market values and incomes.

Bulaich stated the City received eight bids at 11:30 a.m. with Fidelity Capital Markets coming in with an interest percentage of 3.657 cover bid.

The final debt service schedule includes 20-year bonds, with the total payments on a fiscal year basis as a level mortgage style. These bonds have to be sold in \$5,000 denominations so they cannot get it perfect on the dollar, but can get it pretty close. The purchaser is going to buy the \$16 million of bonds, plus a cash premium of \$1,126,000 which is what gets the \$17 million funding amount. Whenever you consider that cash premium, on a present-value basis, reduces your average interest rate to 3.65 percent because if you look at the coupon rates, there is no coupon less than four percent. Bulaich explained bond investors want premium bonds as they think that interest rates are going to continue going up, and as a result, they want to protect their investment with a bond price that is within what the IRS calls the de minimis range.

Bulaich stated in the summary of historical sales, last year's sale was 2.21 percent and if you look back at the City's debt portfolio, it is really low as the City has done a great job in taking advantage of refinancing opportunities. There are currently no refinancing opportunities at this time but could have one coming up in November 2025 for 2015 bonds that have higher coupon payments.

Bulaich added finally, the preliminary official statement is what is provided to bond investors, which includes the security of the bonds, information about the City, and anything additional that an investor would want to know before making an investment decision. If the Council does approve this item, this will turn into a final official statement with the final par amount, the interest rates, and the yields to submit to the initial purchasers' Fidelity Capital Markets.

Council Comments

Mayor Porter asked what the City does with the cash premium; does that get rolled into the payment schedule or does the City take that and put it into fund balance. Bulaich replied even though \$16 million was issued, that cash premium counts against your voter authorization so at funding, which is July 27th, the City will receive the full \$17 million to put into the construction funds for the projects. Councilman Mulliqi confirmed that the interest rate is based on \$16 million but the City is receiving \$17 million. Bulaich confirmed that was correct, and Brown added after this issuance, the City will have \$27,600,000 left that can be issued.

Council thanked staff for their work on this.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Ordinance No. 2023-27 and all matters incident and related to the issuance of “City of Wylie, Texas General Obligation Bonds, Series 2023” and related agreements. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

WORK SESSION

Mayor Porter convened the Council into a break at 7:34 p.m.

Mayor Porter reconvened the Council into Work Session at 7:45 p.m.

WS1. Discuss Breezy Beach RV Resort Sanitary Sewer.

City Engineer Tim Porter addressed Council stating staff requested the developer come before Council to discuss the sanitary sewer for this project as it is currently outside of the City’s CCN boundary and if the City was to change the CCN boundary, that agreement would require Council’s consideration; therefore, before the developer moved forward, staff suggested they come and get Council’s feedback.

Matt Atkins, representing Teague Nall and Perkins, Inc., and Devin Huffines, representing Four Rivers Capital, gave a presentation on the Breezy Beach RV Resort giving a project overview, a base master plan, a proposed sanitary sewer solution, and force main routing, and answered questions from Council.

Council questions and comments included after reviewing the numbers provided by the developer is staff comfortable with the numbers; will the upsizing be completed all at once; concern with other ETJ property located in Wylie requesting to be annexed and not having the capacity to tie them into the system if it is being taken up downstream; is the developer willing to do all of the sewer at once; prefer sewer over septic; not interested in anything in the ETJ if not requesting to be annexed into the City; why is the City of Rowlett not interested if this property is located in their ETJ; how many lots and how many tie-ins; confirmed it will be completed in phases; if this system is upsized will it accommodate future land use development in that area that is within the City of Wylie; how will this impact the City in respect to revenue; generally in favor; would like upsizing to be adequate enough not for short term but for the future; it would be helpful to have a map of this area showing the City’s ETJ; does this automatically add the yellow section on the map to the City’s CCN or would they still have to apply in order to hook up to the City sewer; is the existing mobile home park on sewer; would roadway improvements and utility easements be included; would like to see a recommendation brought back from NTMWD; ensure this does not push Muddy Creek to capacity; and would like to see the applicant and staff working together.

Council consensus was to move forward with bringing back additional information on this project.

Mayor Porter convened the Council into a break to move into the Council Conference room for Work Session 2 and invited any members of the public to join Council and staff for the Work Session at 8:15 p.m.

Mayor Porter reconvened the Council into Work Session 2 in the Council Conference room at 8:32 p.m.

WS2. Discuss General Fund, Utility Fund, and 4B Fund.

City Manager Parker addressed Council, and explained the following has been completed with a no new revenue rate: adopted the no new revenue rate the last six years, with two of those years being under the no new revenue rate; opened a new fire station and hired 18 firefighters without adjusting the tax rate; absorbed the debt payment for FY 2023; have absorbed the 10 percent inflation over the last two years for projects and supplies; and have increased starting pay to try to stay competitive with our salary and benefits. The no new revenue rate this year is \$0.56, and next years projected no new revenue tax rate is \$0.53 which means that an average homeowners' City tax bill will stay about flat, or within \$100.

Parker reviewed the proposed revenue/expenditure assumptions based on feedback from the last budget work session including the certified total estimated value as of April 30 of \$6,920,554,955; the certified estimated value of new construction as of April 30th of \$213,430,800 (equates to \$1,244,579 in revenue); proposed sales tax is a 10

percent increase over FY 2023 budgeted/projected (six-month actuals at 54 percent), assumes an estimated no new revenue tax rate of .533130 and voter approval rate of .640763; assumes an additional two cents for new debt requirement (approved by voters) of .553130; assumes another 1/2 cent to partially fund the new Ambulance Service Program of .558130; assumes sales tax increase and interest earnings will fund the remaining cost of the Ambulance Service Program; base budget increased overall by 1.7 percent which must account for any inflation; and includes a \$700,000 reduction in the Streets Department base budget for maintenance.

Parker stated the items included in the proposed base budget are a 15 percent increase in health insurance of \$486,129; a three percent average merit increase for the general employees (effective January 2024) of \$267,709; and pay plan adjustments for Police and Fire (effective October 2023) of \$785,000 for a total of \$1,538,838 (supported by the no new revenue rate). Staff requested Council's direction on the tax rate, in addition to the two-cent increase for the bonds that the voters approved, to move forward with the proposed budget.

Questions from Council included are we absorbing the debt payment this upcoming budget year, insurance increase savings, confirmed some of the streets budgets have not been used this past year, would like to see a long-term plan from departments to help with future budget processes, if we did a three-cent or half-cent tax increase could that affect the City's bond rating, questions about capital and recurring expenses, what would be the dollar amount effect of 1/2 cent tax increase on the average resident, does budget take into account the appraisal review board (ARB) disputed values, leave expenses in the budget that you know are occurring each year, would not want to start a domino effect with recurring programs, the ambulance service would be a benefit to the City, will the bonds approved today be a part of next year's budget, Fund Balance will still be at 35 percent with a 1/2 cent increase, and would like to see longer projections.

Council feedback included the no new revenue rate, a 1/2 cent increase, a one-cent increase, a 1 1/2 cent increase, or would go up to three cents if needed. Parker stated staff will move forward with the direction of a no new revenue tax rate.

Parker reviewed the Utility Fund Summary with the estimated beginning Fund Balance as of October 1, 2023 of \$25,610,271, proposed revenues for 2024 of \$30,193,114 (assumes a five percent water rate increase and 5.5 percent sewer rate increase per the 2023 rate study), proposed expenditures for 2024 of \$26,585,246, recommended recurring expense requests of \$72,895, recommended one time uses and equipment requests of \$944,095, and an estimated ending Fund Balance of September 30, 2024 of \$28,201,149 (policy requirement is 90 days of operating expenditures; this ending fund balance is 387 days).

Parker reviewed the Utility Fund recommended requests including a Water Quality Specialist, six-yard dump truck, Hydro-Vac truck, infrared gate openers, portable radios, Stormwater Utility Fee Study, multi-smart controllers, and portable camera inspection equipment system, for total recommended requests of \$1,016,990.

Staff requested feedback from Council if they would like to have a stormwater fee as we are one of a few cities that do not have a stormwater fee. The consensus of the Council was to support implementing a stormwater fee.

Parker reviewed the 4B Sales Tax Fund summary of an estimated beginning Fund Balance as of October 1, 2023 of \$3,926,368, proposed revenues for 2024 of \$5,696,500, proposed expenditures for 2024 of \$4,089,026, recommended recurring expense requests of \$96,881, recommended one time uses and equipment requests of \$1,422,000, and an estimated ending Fund Balance as of September 30, 2024 of \$4,014,961 (policy requirement is 25 percent of budgeted sales tax revenue (\$4,536,561 x 25 percent = \$1,134,140)).

Parker reviewed the 4B recommended requests of the upgrade of part-time GSS Programs to full-time, equipment operator-athletics, 12-passenger van, Community Park playground phase 2 installation, Community Park playground poured-in-place surfacing, zero turn mower replacement, 5900 large mower replacement, the pavilion at the Library, Pirate Cove playground replacement for total recommended requests of \$1,518,881.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:36 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:43 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 544/Cooper, FM 544/Sanden, FM 1378/Parker, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, 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: 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9b, 2021-9f, 2022-1b, 2022-1c, 2022-7b, 2022-7c, 2023-1a, 2023-1c, 2023-1d, 2023-2d, and 2023-3b.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:22 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Hoover, to authorize the Wylie EDC to enter into a Performance Agreement with Project 2021-9f in an amount not to exceed \$500,000. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to authorize the Wylie EDC to enter into an amended Performance Agreement with Glen Echo Brewery in an amount not to exceed \$100,000. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to authorize the Wylie EDC to enter into a Performance Agreement with Firewater Investments, LLC and FWIRE, LLC (Project 2021-6a) in an amount not to exceed \$300,000. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

READING OF ORDINANCES

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

City Secretary Storm read the captions of Ordinance Nos. 2023-26 and 2023-27 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to adjourn the meeting at 10:26 p.m.

A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

Matthew Porter, Mayor**ATTEST:**

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Finance

Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and act upon, approval of Ordinance No. 2023-28 amending Wylie's Code of Ordinances, Ordinance No. 2021-17 as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).

Recommendation

Motion to approve the Item as presented.

Discussion

On July 28, 2020, Council approved the final version of the water and sewer rate study prepared by NewGen Strategies & Solutions. The study incorporated the Water and Sewer Capital Improvements Plan (CIP) for five years, outstanding debt service, the estimated wholesale water rate increases and sewer treatment increases from the North Texas Municipal Water District, the transfer to the general fund, and future utility fund staffing needs. This study also incorporated the cash contribution of \$4 million for the Advanced Metering Infrastructure project as well as the \$3.3 million that is being financed over a 10-year period at a 2.1 percent interest rate. This study was reviewed by NewGen Strategies in July 2022 and it was determined that rates within the plan for budget year 2023 were still accurate. However, a recommendation was made to adjust the 2024 and 2025 rates to incorporate increasing inflationary costs at NTMWD, specifically for the expansion of Muddy Creek Wastewater Treatment Plant. The original rate study recommended a six percent increase in water rates for FY 2024 and the revised 2023 study recommends five percent. The original rate recommendation for sewer was a 1.5 percent increase for FY 2024, but was revised to a 5.5 percent increase in the most recent study.

The FY 2024 proposed budget is based on a water rate increase of 5.0 percent and a wastewater rate increase of 5.5 percent.

ORDINANCE NO. 2023-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE’S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, APPENDIX C (WYLIE COMPREHENSIVE FEE SCHEDULE), SECTION I (WATER AND SEWER FEES), SUBSECTION B (WATER RATES), SUBSECTION C (SEWAGE COLLECTION AND TREATMENT RATES); 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 OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has adopted a comprehensive fee schedule (“Comprehensive Fee Schedule”) for the City of Wylie, Texas (“Wylie”), which is codified in Appendix C to the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”); and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of Wylie to amend the following provisions of the Comprehensive Fee Schedule as provided herein: Section I (Water and Sewer Fees), Subsection B (Water Rates), Subsection C (Sewage Collection and Treatment Rates);

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

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

SECTION 2: Amendment to Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances. Appendix C (Comprehensive Fee Schedule) of the Code of Ordinances is hereby amended as follows:

“WYLIE COMPREHENSIVE FEE SCHEDULE

I. WATER AND SEWER FEES.

...

B. Water Rates.

- (1) The following monthly water rates shall apply to all domestic residential customers within the corporate limits of the City of Wylie, Texas. **ALL PRICES ARE FOR 1,000 GALLONS OF METERED WATER.**

- (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$20.83

- (b) Volume charge for all consumption exceeding 1,000 gallons:

1,001 to 10,000 gallons:	\$7.10
10,001 to 20,000 gallons:	\$9.20
20,001 to 40,000 gallons:	\$11.96
Over 40,000 gallons:	\$15.55
- (2) The following monthly water rates shall apply to all domestic commercial customers, (other than apartments, mobile home parks and other multi-unit dwellings not individually metered) within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$28.44
 - (b) Volume charge for all consumption exceeding 1,000 gallons: \$8.04
- (3) The following water rates shall apply to all domestic apartments, mobile home parks, and other multi-unit dwellings, not individually metered, within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water \$28.44
 - (b) Volume charge for all consumption exceeding 1,000 gallons \$8.04
- (4) The following monthly water rates shall apply to all irrigation meters within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water:
 - (1) Residential irrigation \$20.83
 - (2) Commercial & Multifamily \$28.44
 - (b) Volume charge for all consumption exceeding 1,000 gallons:
 - (1) Residential irrigation \$10.16
 - (2) Commercial irrigation \$10.16
- (5) The monthly water charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.
- (6) Any bulk water customer who desires to withdraw water from a hydrant or other source not metered and charged directly to them, shall fill out a water application form and sign the form in the same manner as a regular metered customer. Bulk water rate charges are to be charged in twenty-five (25) gallon increments at the same rates as the commercial customers.

C. Sewage Collection and Treatment Rates.

- (1) The following monthly sewage collection and treatment rates shall apply to all residential customers of the City of Wylie, Texas:
 - (a) Customers who are 65 years of age or older and have a homestead exemption on the service address which appears in the tax records \$40.85
 - (b) Customers who are disabled and have a homestead exemption on the service address which appears in the tax records \$40.85
 - (c) All other customers \$57.91
- (2) The following monthly sewage collection and treatment rates shall apply to all commercial customers of the City of Wylie, Texas:
 - (a) Monthly minimum charge first 1,000 gallons of metered water..... \$44.09
 - (b) Volume charge for all consumption exceeding 1,000 gallons..... \$ 6.13
- (3) The following monthly sewage collection and treatment rates shall apply to each apartment unit, multiple-family unit, or mobile home space and special areas such as washateria, swimming pools, etc., where the apartment, multiple-family development or mobile home park is on a master meter for water consumption with the City of Wylie, Texas:
 - (a) Age restricted Senior Multiple Family Facility \$40.85
 - (b) All other customers \$57.91
- (4) The monthly sewer charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.
- (5) The monthly water and sewer rate charge for residential and commercial customers located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.

...”

SECTION 3: Penalty. Any person, firm, corporation or entity that violates this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined a sum not exceeding two thousand dollars (\$2,000.00) if the violation relates to the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars (\$500.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Savings/Repealing. All provisions of the Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6: Effective Date. This Ordinance shall become effective from and after its passage and publication as required by the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 11th day of July, 2023.

Matthew Porter, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**

Stephanie Storm, City Secretary

Dates of Publication: July 19, 2023 in *The Wylie News*



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one residential lot on 8.066 acres. Property located at 1001 S. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Estacado Interest

APPLICANT: JPH Land Surveying

The applicant has submitted a Preliminary Plat to create Lots 1-3, Block A of Estacado Wylie Addition on 9.792 acres. The property is located at 1001 S. State Highway 78. The purpose of the Preliminary Plat is to subdivide an existing mobile home park (MHP) into three lots for the development of two commercial pad sites and maintain the remaining acreage for the existing MHP lot.

The two commercial developments are part of a recently approved Special Use Permit for the construction of a fueling station and car wash (Ordinance No. 2023-17). A site plan has been submitted and will be considered by the Planning and Zoning Commission on July 18, 2023.

The plat is dedicating a fire lane and access easement, which includes 30' of access to for a platted existing Lot 1, Wylie Mobile Home Park, located to the southeast of the subject property.

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 Commissioners voted 5-0 to recommend approval.

Easement Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.42'	20.00'	090°00'00"	N83°23'28"W	28.28'
C2	14.96'	15.00'	057°07'57"	N15°05'49"E	14.35'
C3	16.28'	15.00'	062°10'55"	N79°48'13"E	15.49'
C4	12.57'	8.00'	090°00'00"	N06°36'32"E	11.31'
C5	12.50'	8.00'	089°29'38"	S83°38'39"E	11.26'
C6	12.57'	8.00'	090°00'00"	N06°36'32"E	11.31'

TEXAS811 MARKED UTILITY LEGEND

ELECTRIC	⦿	_____	⦿
GAS-OIL-STEAM	⦿	_____	⦿
COMMUNICATION-CATV	⦿	_____	⦿
WATER	⦿	_____	⦿
SEWER	⦿	_____	⦿

MARTINEZ, L
 A.W. FLORES, MARY ANN, JAMES L.

2022 143.0007 1001 S Highway 78 Wylie, Collin Co, TX - Preliminary Plat.dwg
 © 2023 JPL Land Surveying, Inc. - All Rights Reserved
 785 Lonsome Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jplandsurveying.com
 TBPELS Firm # 0010500
 DEW (Central Texas) West Texas Houston

5. The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete curb on a median located on State Highway No. 78, being located approximately 759 feet northeasterly from the centerline intersection of State Highway No. 78 and Westgate Way. Benchmark Elevation = 524.78' (NAVD83). See Vicinity map for general location.
6. Contours (5-foot intervals) shown within the proposed Lot 3, Block A, and the adjoining properties do not represent an actual JPH Land Surveying topographic data, and are shown for orientation purposes only. Said contours were obtained from the Texas Natural Resources Information System. (<https://tnris.org/>)
7. Approximate location of the transmission pipelines shown hereon were obtained from the Railroad Commission of Texas website. (<https://www.rctexas.gov/>)

ACCEPTED

City Secretary, City of Wylie, Texas

My Commission Expires On: _____

PREPARED: FEBRUARY 2023



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: James Lin

APPLICANT: Roome Surveying

The applicant has submitted a Final Plat for Lot 1, Block A of City Center Addition on 1.169 acres. The purpose of the plat is to create one lot for the rehabilitation of an existing one-story structure located at 791 S. State Highway 78. The applicant is proposing to renovate the existing structure for office and retail shell space.

The property is zoned within the Community Retail zoning district and those uses are allowed by-right. The Preliminary Plat for the development was approved in January 2023.

The plat dedicates a 21.5' fire lane, a 24' fire lane, and access utility easements with access to two existing drives that have entrances from State Highway 78. Those existing widths have been approved by Fire and Engineering with the condition that the asphalt of the existing driveways be improved to a concrete surface that meets city specifications.

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 5-0 to recommend approval.



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat of Wylie Ranch East Commercial Park, Lots 1-10, Block A, being a Replat of Lots 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Cary Albert

APPLICANT: Claymoore Engineering

The applicant has submitted a Replat for Lots 1-10, Block A of Wylie Ranch East Commercial Park. The property is generally located on the southeast corner of Kreymer Lane and State Highway 78. The 10.31-acre tract was approved by the City Council as Planned Development (PD 2023-18) in April 2023 for the purpose of Commercial Development.

The site plan for Lot 2, Block A of Wylie Ranch East Commercial Park was approved by the Planning and Zoning Commission in June 2023.

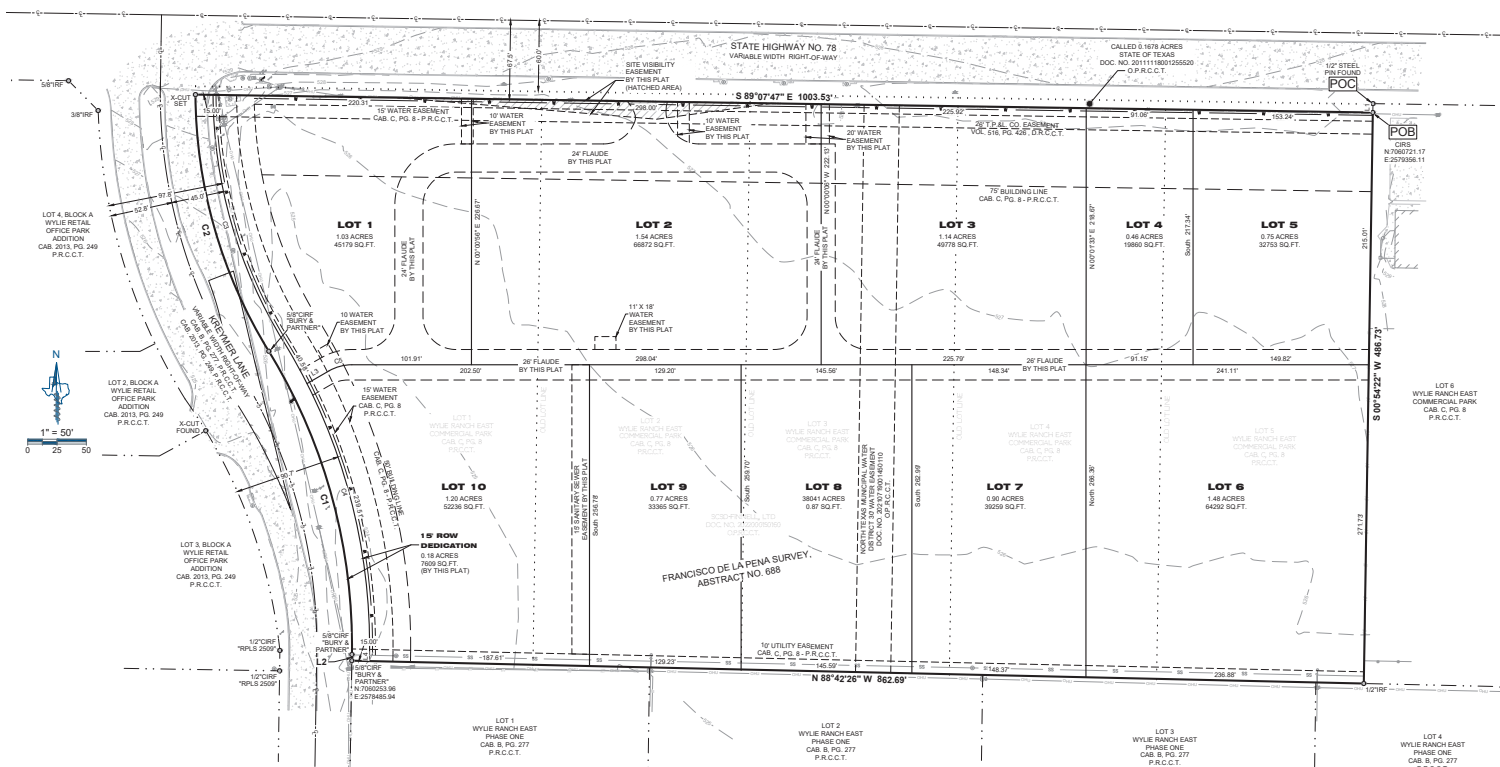
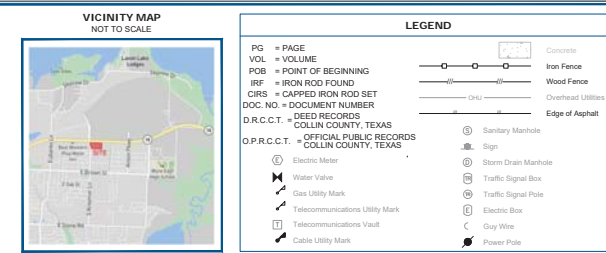
This plat is dedicating access, fire, and utility easements for Lots 1 and 2 of the Planned Development. One access point is provided from State Highway 78 and one from Kreymer Lane. In addition, per the Planned development 2023-18, the site shall provide a mutual access easement to the rear facing lots on the property (Lots 6-10). This is to ensure that no lots within the development are landlocked.

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 5-0 to recommend approval.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	271.58'	480.00'	32°25'04"	N 18°19'39" W	287.87'
C2	230.38'	420.00'	31°25'33"	N 18°56'48" W	227.45'
C3	221.87'	405.00'	31°23'14"	S 18°56'05" E	218.10'
C4	263.02'	460.00'	32°25'11"	S 18°19'42" E	276.39'
C5	20.42'	35.00'	25°59'54"	S 74°59'58" W	20.19'

LINE	BEARING	DISTANCE
L1	S 00°24'44" W	7.00'
L2	N 00°04'54" E	21.90'
L3	S 00°00'00" W	21.90'
L4	S 00°54'22" W	5.30'

OWNER
SCSD-FINNELL, LTD.
14114 Dallas Parkway, Suite 670
Dallas, TX 75254

ENGINEER
Claymore Engineering
Contact: Drew Donosky, PE
1803 Central Drive
Bedford, Texas 76021
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

JOB NUMBER
2202.060-03

DATE
06/15/2023

REVISION

DRAWN BY
BE

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

- GENERAL NOTES**
- Preliminary Plat for Review Purposes Only.
 - The purpose of this preliminary replat is to create ten (10) lots of record from five (5) platted lots and to dedicate easements and right-of-way.
 - The bearings shown on this survey are based on GPS observations utilizing the AiTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480759 as shown on Map Number 48085C0420J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - Elevations shown on this survey are based on GPS observations utilizing the AiTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SCSD-FINNELL, LTD is the owner of a 10.31 acre tract of land out of the Francisco De La Pena Survey, Abstract Number 688, situated in the City of Wylie, Collin County, Texas, being all of that certain tract of land conveyed to SCSD-FINNELL, LTD by deed of record in Document Number 20200200150160 of the Official Public Records of Collin County, Texas, also being a portion of Lots 1, 2, 3, 4, and 5 of Wylie Ranch East Commercial Park, a subdivision of record in Cabinet C, Page 8 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at a 12 inch steel pin found in the South right-of-way line of State Highway Number 78 (right-of-way varies), being the Northwest corner of Lot 6 of said Wylie Ranch East Commercial Park, also being the Northeast corner of a called Parcel 1 - 0.1678 acre tract of land conveyed to the State of Texas by deed of record in Document Number 201111800125550 of said Official Public Records.

THENCE, S00°54'22"W, along the South right-of-way line of State Highway Number 78, being the East line of said Parcel 1 - 0.1678 acre tract, also being the common West line of said Lot 6, a distance of 7.54 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Parcel 1 - 0.1678 acre tract, for the **POINT OF BEGINNING** and Northeast corner of said SCSD-FINNELL, LTD tract and hereof.

THENCE, S00°54'22"W, leaving the South right-of-way line of State Highway Number 78, along the West line of said Lot 6, being the common East line of said Lot 5 and said SCSD-FINNELL, LTD tract, a distance of 486.73 feet to a 1/2 inch iron rod found in the North line of Lot 4 of Wylie Ranch East Phase One, a subdivision of record in Cabinet B, Page 277 of said Plat Records, being the Southwest corner of said Lot 6, also being the Southeast corner of said Lot 5, said SCSD-FINNELL, LTD tract and hereof.

THENCE, N88°42'26"W, along the North lines of Lots 1-4 of said Wylie Ranch East Phase One, being the common South lines of said Lots 1-5 of Wylie Ranch East Commercial Park and said SCSD-FINNELL, LTD tract, a distance of 862.69 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found in the East right-of-way line of Kreymer Lane (80 foot right-of-way), being the Northwest corner of said Lot 1 of Wylie Ranch East Phase One, also being the Southwest corner of said Lot 1 of Wylie Ranch East Commercial Park, said SCSD-FINNELL, LTD tract and hereof.

THENCE, along the East right-of-way line of Kreymer Lane, being the common West line of said Lot 1 of Wylie Ranch East Commercial Park and said SCSD-FINNELL, LTD tract, the following three (3) courses and distances:

- N00°54'22"E, a distance of 5.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found at the point of curvature of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 480.00 feet, a chord bearing of N15°10'39"W, a chord length of 267.97 feet, a delta angle of 32°25'04", an arc length of 271.58 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found at the point of curvature of a reverse curve to the right;
- Along said reverse curve to the right, having a radius of 420.00 feet, a chord bearing of N15°56'48"W, a chord length of 227.49 feet, a delta angle of 31°25'33", an arc length of 230.38 feet to an "X" cut in concrete set at the intersection of the South right-of-way line of State Highway Number 78 and the East right-of-way line of Kreymer Lane, being the Southwest corner of said Parcel 1 - 0.1678 acre tract, also being the Northwest corner of said SCSD-FINNELL, LTD tract and hereof.

THENCE, S88°07'47"E, along the South right-of-way line of State Highway Number 78, being the South line of said Parcel 1 - 0.1678 acre tract, also being the common North line of said SCSD-FINNELL, LTD tract, a distance of 1003.53 feet to the **POINT OF BEGINNING** and containing an area of 10.31 acres (448,243 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SCSD-FINNELL, LTD, does hereby adopt this plat, designating herein described property as **WYLIE RANCH EAST COMMERCIAL PARK FIRST REVISION, LOTS 1-10, BLOCK A**, an addition to the City of Wylie, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: SCSD-FINNELL, LTD

Signature _____ Date _____

Printed Name / Title _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Wylie, Collin County, Texas.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas _____

CERTIFICATE OF APPROVAL

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing first plat of the **WYLIE RANCH EAST COMMERCIAL PARK FIRST REVISION, LOTS 1-10, BLOCK A**, subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2023, 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 hereinafter subscribed.

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date _____

"Approved for Construction"

Mayor, City of Wylie, Texas

Date _____

"Accepted"

Mayor, City of Wylie, Texas

Date _____

City Secretary
City of Wylie, Texas

REPLAT
WYLIE RANCH EAST
COMMERCIAL PARK
FIRST REVISION
LOTS 1-10, BLOCK A

BEING A REPLAT OF LOTS 1-5 OF
WYLIE RANCH EAST COMMERCIAL PARK,
RECORDED IN CABINET C, PAGE 8 OF THE
PLAT RECORDS OF COLLIN COUNTY, TEXAS,
AND BEING 2.66 ACRES OF LAND SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688,
CITY OF WYLIE, COLLIN COUNTY, TEXAS



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2023-29 for a change in zoning from Agricultural (AG/30) to Light Industrial - Special Use Permit (LI-SUP) on 8.96 acres to allow for a battery storage use. Property located at 1011 E. Brown St. (ZC 2023-08).

Recommendation

Motion to approve the Item as presented.

Discussion

Final approval of Zoning Case 2023-08 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (SUP Conditions), and Exhibit C (Zoning Exhibit) are included and made a part of this Ordinance.

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

ORDINANCE NO. 2023-29

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2023-08, FROM AGRICULTURAL (AG/30) TO LIGHT INDUSTRIAL - SPECIAL USE PERMIT (LI-SUP) TO ALLOW FOR AN ELECTRIC SUBSTATION - BATTERY BACKUP USE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

SECTION 6: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION 7: The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 11th day of July, 2023.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

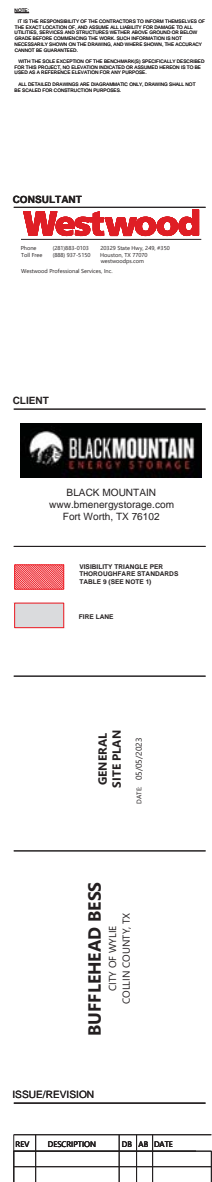
DATE OF PUBLICATION: July 19, 2023, *in* The Wylie News.

Exhibit "A"
Legal Description

1011 East Brown Street, Wylie, Texas being all of 7.894 acres of Tract 53, Abs A0688 F De La Pina Survey.

EXHIBIT B
SPECIAL USE PERMIT ZONING PROVISIONS

- I. Purpose: This Special Use Permit is to allow for a Battery Energy Storage use that connects directly to the neighboring Oncor substation to provide reliability and resilience to the electric grid.
- II. General Regulations:
 - A. All regulations of the Wylie Zoning Ordinance (as of March 2023) shall apply, except as otherwise specified by this Ordinance.
- III. Specific Regulations:
 - A. The Electric Substation or Gas Regulator Station use as defined in the Wylie Zoning Ordinance (as of March 2023) shall be modified to allow for Battery Energy Storage.
 - B. Detention will be provided for the site via an offsite detention basin on the adjacent Oncor Parcel as shown in the Zoning Exhibit and shall be in place prior to completion of construction.
 - C. Required landscaping along Eubanks Lane and East Brown Street shall be a minimum ten feet non-irrigated greenspace buffer outside of perimeter 8' board on board wooden fence.
 - D. There shall not be any required parking as allowed by Section 5.G.1 of the Zoning Ordinance. Service areas as depicted on the Zoning Exhibit shall be provided to ensure maintenance vehicles do not block the fire lane.



SHEET NUMBER **REV:**



Wylie City Council

AGENDA REPORT

Department: Purchasing

Prepared By: Glenna Hayes

Account Code: 100-5251-58910

Subject

Consider, and act upon, the approval of the purchase of Security System Upgrade from Schneider Electric in the amount of \$57,180.08 through a cooperative purchasing contract with OMNIA Partners Cooperative (#220703), and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve Item as presented.

Discussion

This item was submitted in previous budget years, and was approved for the 2023 budget. Card access will add security measures to all buildings preventing unauthorized persons from entering areas without staff. The added security will prevent injury and cross-contamination of animals and staff, and maintain proper confidentiality of case information. Examples of these areas include staff workstations, state rabies quarantine areas, the separated building of housed animals, and the room containing controlled substances.

Staff obtained a quote from the City's current security provider, Schneider Electric, through the OMNIA Partners Cooperative. The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code; and by doing so satisfies any State Law requiring local governments to seek competitive bids for items.

OMNIA Contract #220703; Wylie #W2023-59-I



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 100-5155-54810
Prepared By: Glenna Hayes

Subject

Consider, and act upon, the approval of the purchase of Google Workspace Enterprise Standard Accounts from SADA Systems, Inc., in the estimated annual amount of \$83,496.00 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Staff recommends the purchase of Google Workspace Enterprise Standard Accounts to provide email and other various work products from SADA Systems Inc. SADA Systems Inc. is an authorized reseller of Google Workspace products for Carasoft Technology Corporation, the prime DIR contract vendor. The City is authorized to purchase from the State Contract list pursuant to Section 271 Subchapter D of the Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items.

Approval of this purchases will establish a 36-month agreement in the total amount of \$250,488.00 with three annual payments of \$83,496.00, under DIR-TSO-4162/Wylie W2023-69-I.



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation

Prepared By: Brent Stowers

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2023-09(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the construction of a splash pad at the East Meadow Trailhead and a splash pad at Community Park.

Recommendation

Motion to approve the Item as presented.

Discussion

In November 2018, the citizens of Collin County approved a \$10 million bond proposition for Parks and Open Space. Through the year 2023, Collin County will make these funds accessible to cities and non-profit organizations within the County. These funds will be obtainable through an application process to assist with the acquisition of park land, trail construction, and park/open space improvements.

The Collin County Parks Foundation Advisory Board administers the Project Funding Assistance Program. This is a reimbursement program. Applicants must have a minimum dollar for dollar in matching funds, comprised of direct cash or in-kind services, for the project being proposed.

The County is once again accepting applications for the next cycle of grant awards. Applications must be submitted to the County by July 10, 2023, and awards for successful applications will be made by the County in October 2023. The sponsoring entity must approve a Resolution authorizing the project application submittal and designation of a project official which will be turned in July 12, 2023 if approved.

The grant application requests \$1,385,000 in funding from Collin County for the purpose of completing two splash pads located in Community Park and next to the East Meadow Trailhead. This request is following the recommendation of the 2020 City of Wylie Parks, Recreation and Open Space Master Plan, ranking splash pad amenities as the second highest priority of citizens. Staff composed the grant application to meet the July 10, 2023 deadline.

RESOLUTION NO. 2023-09(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, OR HIS DESIGNEE, TO SUBMIT A GRANT APPLICATION TO COLLIN COUNTY FOR THE WYLIE EAST MEADOW AND COMMUNITY PARK SPLASH PADS, AND TO TAKE ANY AND ALL OTHER ACTIONS NECESSARY TO EFFECTUATE THE SAME; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the 2018 Collin County Bond Election established a source of funding for park and open space development in Collin County; and

WHEREAS, Collin County has provided an opportunity for the City of Wylie, Texas to submit a grant application and, upon award thereof, to enter into an agreement concerning development of the East Meadow and Community Park Splash Pads in the City of Wylie. A true and correct copy of the grant application is attached hereto as Exhibit A (the "Grant Application"); and

WHEREAS, the City Council finds that submission of the Grant Application will benefit the residents of the City of Wylie, and if the grant is awarded, the grant funds will provide additional park and recreational facilities and open space for all such residents; and

WHEREAS, the City Council finds that the Wylie East Meadow and Community Park Splash Pads will support and advance the mission of the Collin County Parks and Open Space Strategic Plan.

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

SECTION 1. The findings set forth above are incorporated into the body of this resolution as if fully set forth herein.

SECTION 2. The City Manager of the City of Wylie, Texas, or his designee, is hereby authorized to submit, on behalf of the City Council, the Grant Application, in the form attached hereto as Exhibit A, and to take any and all other actions necessary to effectuate the same. The Grant Application seeks grant funds in the amount of \$1,385,000. Should the final, executed version of the Grant Application be modified from the version attached as Exhibit A, such final, executed version shall replace Exhibit A of this Resolution for all purposes.

SECTION 3. A copy of this resolution shall be forwarded to the Collin County Commissioners Court.

SECTION 4. This Resolution shall be effective immediately upon its passage.

[The remainder of this page intentionally left blank.]

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 11th day of July, 2023.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

Exhibit A
Form of Grant Application

[16 pages attached hereto]



**Collin County
Parks and Open Space
Project Funding Assistance Program
Application**

PROJECT APPLICATION

Project Information:	
Legal Name of Entity: City of Wylie	Authorized Project Representative: Brent Stowers
Federal Tax Identification Number: 756000719	Telephone Number: 972-516-6371
Project Title: Wylie East Meadow and Community Park Splash Pads	Email Address: brent.stowers@wylietexas.gov
<p>The categories below are listed in order of the Board's priorities for funding consideration. Please check the one that describes your project.</p> <p><input type="checkbox"/> Land Acquisition for Parks and Open Space</p> <p><input type="checkbox"/> Regional Trail Connector or Trail Project</p> <p><input checked="" type="checkbox"/> Facilities (Capital) Improvements for Parks and Open Space</p>	Complete Mailing Address: 300 Country Club #100 Wylie, Texas 75098
Brief Description of Project Including Parcel(s) Address or Property ID:	
Adding splash pads to the east and west of Wylie to address the communities needs from the recent adopted 2020 Parks Recreation and Open Space Master Plan. Splash pads ranked number 2 on the high priority rankings. East Meadow Splash Pad, 1450 West Brown Street, Wylie, Texas 75098, Parcel ID# 2671800 Community Park Splash Pad, 800 Thomas Street, Wylie, Texas 75098, Parcel ID# 2659175	
Funding and Timing Information:	
Amount of Funding Requested (Cannot be more than 50% of total project costs): \$1,385,000	Projected Start Date of Project (Must be within 6 months of executed ILA) November 2023
Total Project Costs: \$2,770,742	Projected End Date of Project: June 1, 2024
Previous Funding:	
<p>Has the Collin County Parks Foundation Advisory Board previously provided funding for any elements/phases of this project? If so, when and what items were funded?</p> <p>No funding has been received for this project.</p>	

PROJECT COSTS AND ELEMENTS

Legal Name of Entity: City of Wylie

Project Title: Wylie East Meadow and Community Park Splash Pads

Item No.	Description	U/M	Quantity	Unit Cost	Total	Requested Amount	Match Amount
1	See attached spreadsheet						
2							
3							
4							
5							
6							
7							
8							
9							
10							
	Project Total						

The items listed in "Requested Amount" should total the amount of funding being requested on page 1 of application. The items listed in "Match Amount" should equal or exceed the total "Requested Amount".

The value of in-kind specialized services will be determined by Collin County based on the usual and customary rates and values for services proposed. For in-kind, non-specialized services, Collin County will use the calculations updated annually by Independent Sector, Inc. as a guideline to determine the value of volunteer time. This value is calculated from the average hourly earnings of all non-agricultural workers as determined by the U.S. Bureau of Labor Statistics and is updated annually. <https://independentsector.org/resource/value-of-volunteer-time/>

Prepared By: Brent Stowers	Title: Assistant Parks and Recreation Director
Phone Number: 972-516-6371	Date Prepared: 7/5/2023
E-Mail Address: brent.stowers@wylitexas.gov	

AUTHORIZED SIGNATURE

(Signatory must have contract signing authority):

By signing this document, I am certifying that the certifications, assurances, and deliveries included in this application have been reviewed, that to the best of my knowledge all certifications are true and correct and that all required deliverables are included in the application.

I understand that if awarded, applicants will be asked to enter into an Interlocal or Funding Agreement with Collin County that will outline provisions required for the project.

I certify that this application has no false statements and that I understand that signing this application with a false statement is a material breach of contract and shall void the submitted application and any resulting contracts.


I certify that I have carefully reviewed the Project Narrative and to the best of my knowledge, all activities are technically feasible and can be satisfactorily completed within the time frame proposed.

I certify that to the best of my knowledge, the proposed activities and the expenses outlined in the Project Costs and Estimates are reasonable and necessary to accomplish the project objectives, and the proposed expenses are consistent with the costs of comparable goods and services. I will adhere to financial administration and reimbursement procedures.

I assure that if funded, the Authorized Project Representative will comply with the requirements of providing updated action plan/project timeline/progress reports at the end of each quarter (March, June, Sept, Dec), will provide before, during and after photos, and promptly notify the Parks Foundation Advisory Board of any changes in plans.

I assure that if funded, the park or proposed improvements will be accessible to all Collin County residents.

I assure that if funded, I will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101-12213.

Printed Name: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Brent Parker</div>	Title: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">City Manager</div>
Phone Number: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">972-516-6000</div>	E-Mail Address: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">brent.parker@wylietetexas.gov</div>
Signature: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">  </div>	Date: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">7/5/2023</div>

SECTION 4: PROJECT COSTS AND ELEMENTS**Name of Applicant: City of Wylie****Project Name: Wylie East Meadow Trail and Community Park Splash Pads**

Item No	Location	Description	Total	Requested Amount	City's Match
1	Wylie East Meadow Trail Splash Pad	Project Design	\$100,371		\$100,371
2	Wylie East Meadow Trail Splash Pad	Earthwork/Demolition	\$175,000		\$175,000
3	Wylie East Meadow Trail Splash Pad	Concrete Paving (sidewalk/trail)	\$50,000	\$25,000	\$25,000
4	Wylie East Meadow Trail Splash Pad	Gateway Structure	\$20,000		\$20,000
5	Wylie East Meadow Trail Splash Pad	Group Pavilion	\$85,000	\$42,500	\$42,500
6	Wylie East Meadow Trail Splash Pad	Seat Walls	\$15,000	\$15,000	
7	Wylie East Meadow Trail Splash Pad	Parking Lot	\$390,000		\$390,000
8	Wylie East Meadow Trail Splash Pad	Restroom Building	\$275,000		\$275,000
10	Wylie East Meadow Trail Splash Pad	Splash Pad Equipment/Installation	\$350,000	\$350,000	
11	Wylie East Meadow Trail Splash Pad	Pumps and Filtration	\$150,000	\$150,000	
12	Wylie East Meadow Trail Splash Pad	Slab and Surfacing	\$75,000	\$75,000	
14	Wylie Community Park Splash Pad	Project Design	\$100,371		\$100,371
15	Wylie Community Park Splash Pad	Earthwork/Demolition	\$110,000		\$110,000
16	Wylie Community Park Splash Pad	Concrete Paving (sidewalk/trail)	\$65,000	\$32,500	\$32,500
17	Wylie Community Park Splash Pad	Vehicle Drop Off	\$65,000		\$65,000
19	Wylie Community Park Splash Pad	Fabric Shade Structure	\$50,000		\$50,000
20	Wylie Community Park Splash Pad	Seat Walls	\$20,000	\$20,000	
21	Wylie Community Park Splash Pad	Splash Pad Equipment/Installation	\$350,000	\$350,000	
23	Wylie Community Park Splash Pad	Pumps and Filtration	\$250,000	\$250,000	
24	Wylie Community Park Splash Pad	Slab and Surfacing	\$75,000	\$75,000	
Project Total			\$2,770,742	\$1,385,000	\$1,385,742

Section 2

Resolution

(Emailing attached signed Resolution upon approval after the July 11, 2023 Council Meeting)

Section 3

Project Narrative

Wylie East Meadow and Community Park Splash Pads

Project Description:

The City of Wylie seeks funding in the amount of \$1,385,000 for construction and installation of two splash pads to address needs in two different areas of Wylie, Texas. The East Meadow Splash Pad will be located at 1450 West Brown Street, Wylie, Texas next to the Municipal Complex Trail - East Meadow Trail that was installed in 2017. The Community Splash Pad will be located in Community Park at 800 Thomas Street, Wylie, Texas next to the Community Trail.

Currently there are no public aquatic facilities or ways for residents to stay cool locally during the Summer months outside in the Texas heat. Due to the high expressed interest in splash pads by residents, the City is planning on addressing two areas of Wylie to reach a greater amount of the community. The locations were chosen based on proximity to family neighborhoods that allow for walking or biking to each location and that encourage further use of the surrounding park amenities such as trails and multi-use fields.

Objectives and Need for Project:

The City of Wylie has a population of 62,434 and has been one of the fastest growing communities in the state of Texas. The City's population has increased nearly 313% since 2000. As the City and surrounding areas continue to experience this high rate of development, high levels of demand have been placed on the City to provide recreational opportunities.

In 2018 the City began an update of its Parks, Recreation, and Open Space Master Plan. The plan was adopted in 2020 by the City Council and it identified areas of improvement based on citizens, elected officials, consultant, and staff input.

Purpose of the Master Plan

The purpose of this Master Plan is to focus on identifying and preparing for implementation of the City's parks and recreational needs for the next five-year to ten-year period. It addresses the entire City limits including existing, proposed, and future parks & recreational opportunities. The planning team interacted with a diverse Steering Committee, as well as various City staff, community leaders, and citizen groups during the planning process.

In preparing this plan, some of the key objectives for the future direction of the Wylie park system include the following:

- Provide high-quality parks and recreation resources that offer a balanced variety of year-round recreational needs of the Wylie community;
- Determine a practical means of maintaining and upgrading existing parks and facilities to prescribed stand and purpose;
- Improve the overall appearance and usability of park and recreation resources;
- Acquire park land and develop outdoor recreational facilities;
- Encourage cooperation and develop partnerships with the school district, governmental agencies, area corporations, and community organizations to assist with funding, development and maintenance of park and recreational facilities
- Obtain adoption of the Master Plan by City Council in order to provide direction to City officials, City staff, and residents for implementing the Master Plan

The Action Plan identified park amenities that are needed, see below:

PARKS, RECREATION & OPEN SPACE MASTER PLAN



Wylie Priority Rankings

Rank	Action Plan	High	Moderate	Low
1	Hike/bike/walk trails that are connected throughout the city	◆		
2	Sprayground	◆		
3	Expand amenities at Lavon Lake (fishing, picnicking, swim beach)	◆		
4	Hike/bike/walk nature trails along the lake/dam	◆		
5	Aquatic Center (indoor – leisure area and lap lanes)	◆		
6	Aquatic Center (outdoor – leisure area and lap lanes)	◆		
7	Special events in parks	◆		
8	Additional lighting in parks	◆		
9	Multipurpose sports fields (football, soccer, baseball, softball)	◆		
10	Additional practice fields (football, soccer, baseball, softball)	◆		

The Master Plan identified Sprayground as the #2 priority for development. The proposed East Meadow and Community Park Splash Pad project would support this identified priority.

Funding Mechanism:

Funding for the construction of the improvements is proposed to be a joint effort between the City of Wylie and Collin County. The City approved funding to pay for the architectural plans needed to design each of the two splash pads, which was completed in late 2022.

For the actual construction, The City intends to utilize funds from the Parks and Recreation 4B Fund Balance and General Fund. Sufficient funding is available in these funds to meet the match amount.

The City anticipates using any funding received as a result of this request for the following purposes:

- Wylie East Meadow Splash Pad
 - Concrete Paving (sidewalk/trail)
 - Group Pavilion
 - Splash Pad Seat Walls
 - Splash Pad Equipment and Installation
 - Pumps and Filtration
 - Splash Pad Slab and Surfacing
- Community Park Splash Pad
 - Concrete Paving (sidewalk/trail)
 - Splash Pad Seat Walls
 - Splash Pad Equipment and Installation
 - Pumps and Filtration
 - Splash Pad Slab and Surfacing

The City's goal is to improve this site so that it will address the community needs expressed throughout earlier planning stages. Usage of the facilities will be available to all Collin County residents.

Rising construction costs make it difficult to complete this project as designed in full. With help from the Collin County Project Funding Assistance Program the community will have two completed, no phasing, splash pads available as soon as summer 2024.

We respectfully request that the Collin County Parks Foundation Board agree to provide a match of the amount of \$1,385,000 to assist with the construction and proposed improvements.

Project Schedule:

The City has completed design and engineering for this project with the assistance of the engineering/architectural firm Dunaway & Associates. If the City receives notification of the award in October 2023, the City will be ready to move forward with the purchase and installation of the splash pads. The City anticipates completing a contract with the vendors and ordering supplies in Fall 2023 and beginning installation in the Spring 2024. Anticipated completion of the project will be the Summer of 2024.

The site improvements will generally follow the sequence below:

***Wylie East Meadow Splash Pad only**

1. Site work including grading and demolition
2. Installation of utilities
3. *Installation of parking lot
4. *Installation of restroom facility
5. Installation of splash pad pumps and filtration systems

6. Installation group pavilion and site amenities (trash receptacles and benches)
7. Installation of irrigation and landscaping completed by City of Wylie Parks and Recreation Staff

The City proposes to have work performed by multiple reputable contractors with a proven ability to perform similar work on projects of similar scale. City personnel and representatives with Dunaway & Associates will perform daily site inspections and coordinate with the contractors to ensure that all work is being performed as specified.

Implementation and Maintenance:

"The parks and open space system should reflect the coordinated planning and conceptualization of the park and open space system at a countywide scale, with implementation at the local community scale." *Collin County Parks and Open Space Strategic Plan (Section 4.1.4)*

Personnel in the Wylie Parks and Recreation Department have a successful track record in land acquisition, construction, operation, and maintenance of municipal park facilities since the division was established in the mid 1980s. Three of the present managerial staff have undergone Certified Pool Operator (CPO) training and certification in preparation for the addition of maintaining splash pads to regular ongoing operations.

The City's personnel are experienced and effective in the management of citizen tax dollars to achieve project goals, comply with all accounting and reporting requirements and to deliver a finished product which is on budget. City of Wylie Parks and Recreation Assistant Director is acting as the General Contractor for this project in an effort to reduce the cost of the overall project by as much as 20%.

After construction is completed, maintenance crews (under general supervision of the Parks Supervisors) will perform routine inspections of the facilities. Routine performance of maintenance duties include, but are not limited to: monitoring chemical levels, maintenance and repairs to equipment, basic litter control, winterization at the close of season, and pre-season maintenance prep.

Annual operating and maintenance costs will be funded in all future City of Wylie Parks and Recreation budgets to preserve the investment so that citizens of Collin County will have a first-class facility that meets their outdoor recreation needs.

Section 4

Location Maps, Site Plans, Project Sketches, etc
(See Attached)



East Meadow Sprayground

Key Features:

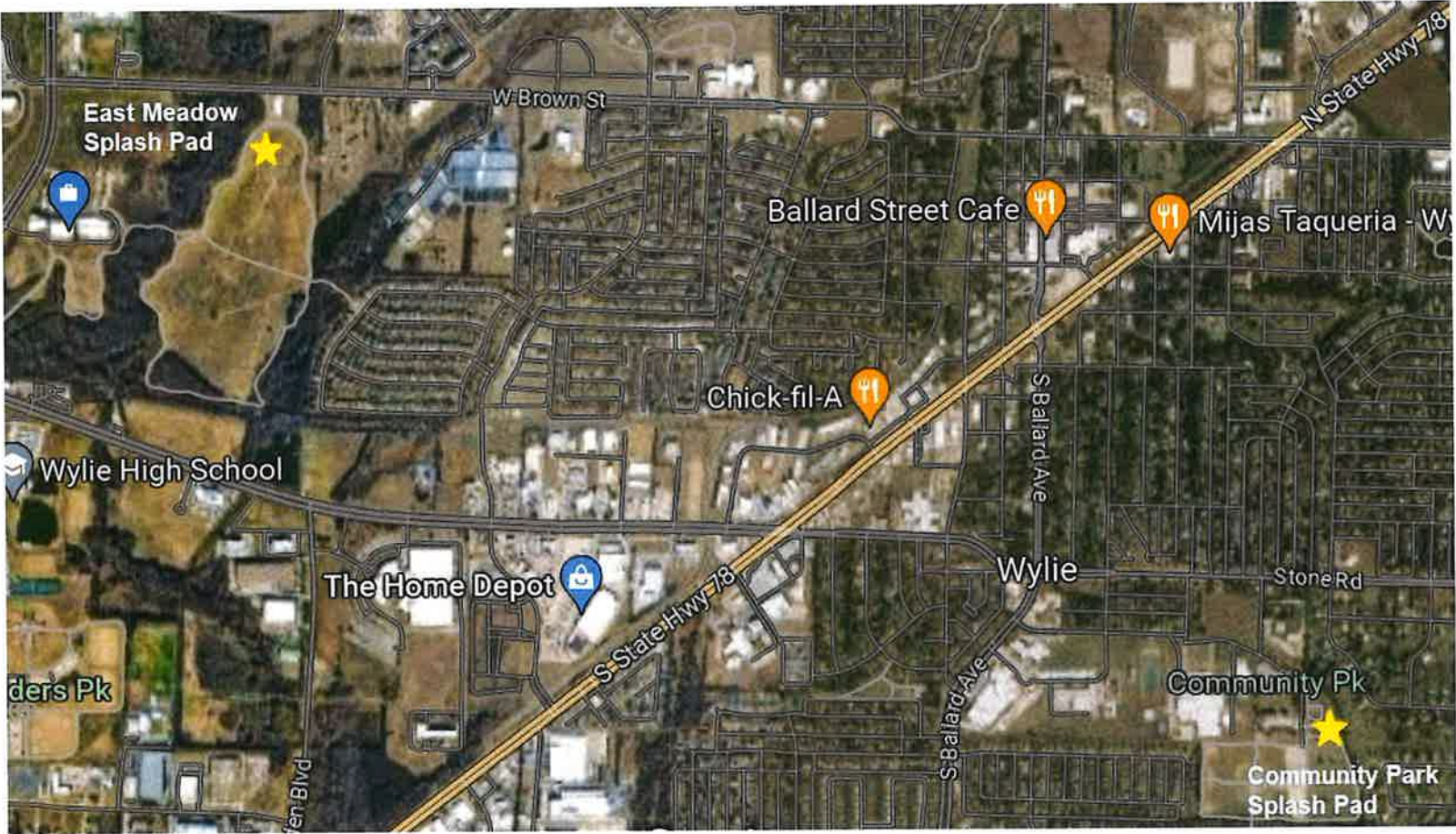
- Sprayground
 - Signature Feature
 - Bubbler Sprays
- Stamped Concrete
- Seat Walls / Stone Block Seating
- Group Shelter
- Arrival Plaza
- Gateway
- Restroom & Filtration Building
- Drop Off
- Connection to Existing Trails



Community Park

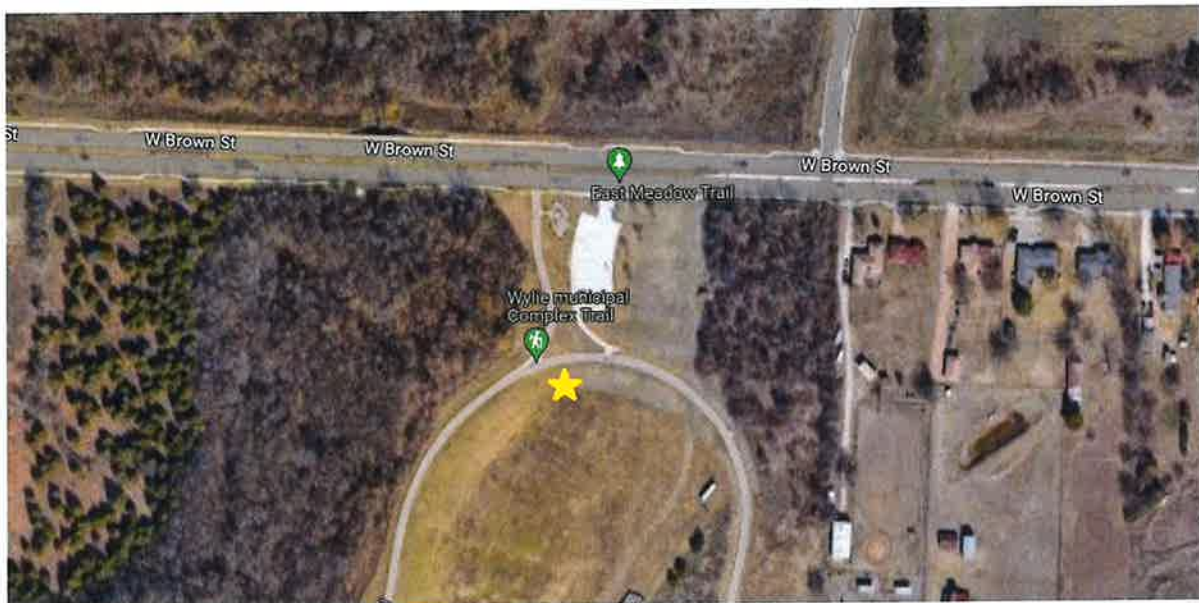
Key Features:

- Sprayground
 - Signature Feature
 - Bubbler Sprays
- Stamped Concrete
- Seat Walls
- Shade Fabric
- Arrival Plaza
- Mechanical Enclosure
- Drop Off
- Connection to Existing Trails



Collin County Project Assistance Program - Wylie East Meadow and Community Park Splash Pads 2023

East Meadow Location



Community Park Location



Section 5
Letter of Commitment
(See Attached)

**Our Mission...**

*...to be responsible stewards of the public trust,
to strive for excellence in public service
and to enhance the quality of life for all.*

July 5, 2023

Collin County Special Projects
4690 Community Avenue, Suite 200
McKinney, Texas 75071

Re: City of Wylie's Grant Application for Wylie East Meadow and Community Park Splash Pads

Dear Collin County Park Foundation Advisory Board,

On behalf of the City of Wylie, I am writing to you to request the Park Foundation Advisory Board's consideration of funding assistance toward the Wylie East Meadow and Community Park Splash Pad project. The City of Wylie is committed to provide the funds needed to match the awarded funds from Collin County Parks & Open Space Project Funding Assistance Program for our request.

The City of Wylie conducted a needs assessment as part of the 2020 Parks, Recreation, and Open Space Master Plan. Splash pads are a top priority to the citizens of Wylie and the City has committed to bring two splash pad destinations to the community. Due to the rising costs of construction your funding assistance will contribute to the completion of these projects as designed in full. We understand the need to provide optimal recreation amenities, enhance the quality of life, and spark connection for Wylie citizens and residents of Collin County.

Thank you for your consideration. Please do not hesitate to contact me or the Assistant Parks and Recreation Director, Brent Stowers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brent Parker'.

Brent Parker,
City Manager



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) and Planned Development (PD-2019-01) to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Drive and Alanis Drive (ZC 2023-11).

Recommendation

Motion to direct staff to prepare an ordinance approving the zoning change requested and bring it back for final consideration at a subsequent meeting.

Discussion

OWNER: Jaime Fernandes

APPLICANT: Jaime Fernandes

The applicant is requesting to rezone 3.44 acres located west of the intersection of Old Alanis Dr and Alanis Drive. The current zoning is Agricultural (AG/30) and Planned Development (PD-2019-01). The existing Planned Development on the property was for the development of a pool showroom warehouse use. That project has not materialized and the applicant is requesting to rezone that and the neighboring property to Commercial Corridor (CC) for marketing purposes.

The properties adjacent to the subject property to the north are zoned Commercial and Light Industrial. The property to the west is zoned Agricultural. The property to the south is zoned Agricultural and Commercial. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed use is compatible with the Land Use Plan.

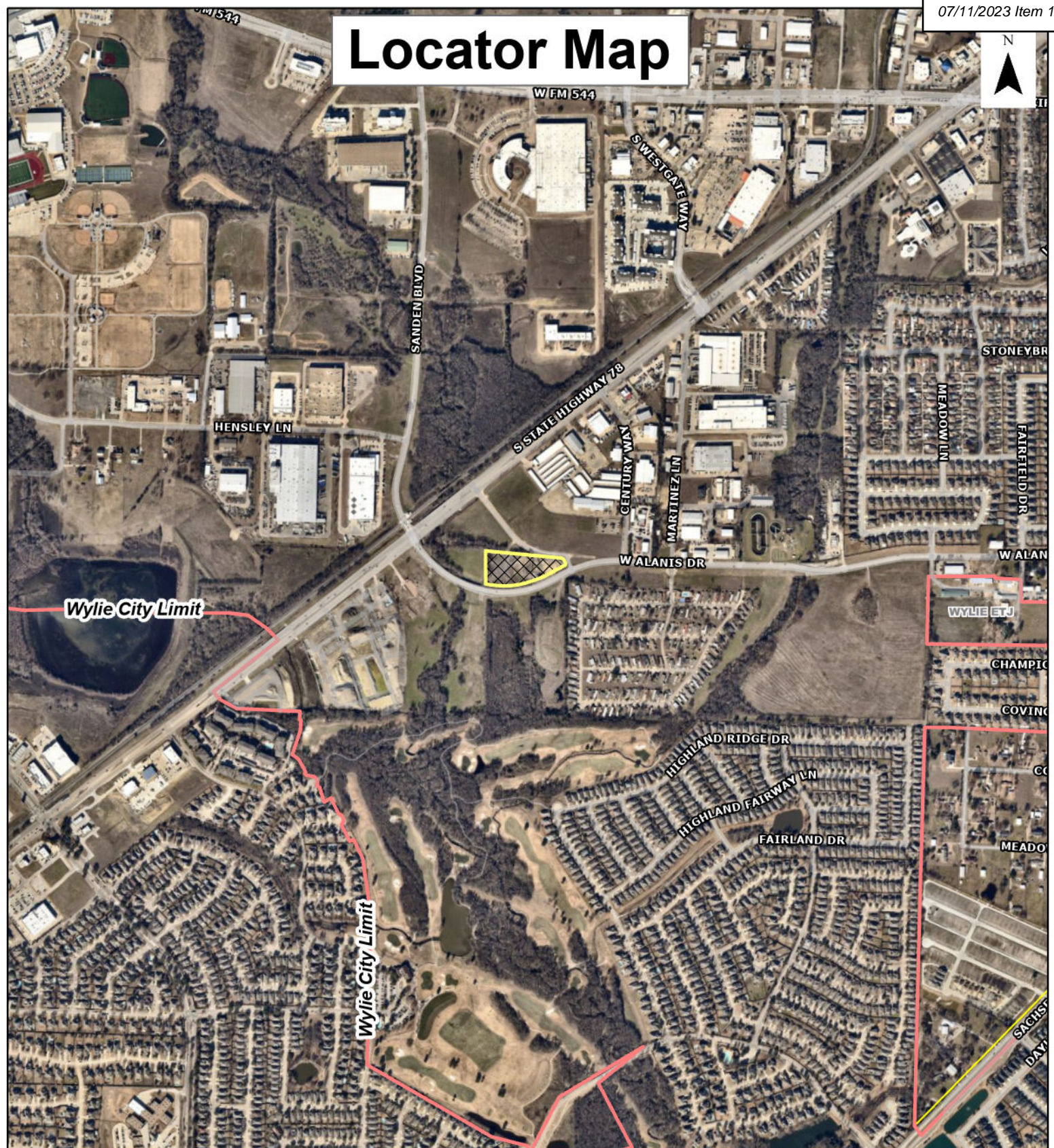
Notices were sent to nine property owners within 200 feet as required by state law. At the time of posting one response was received in favor and none in opposition of the request.

A site plan and plat will be required prior to any future development.

P&Z Recommendation

After confirming the request was compatible with the future land use plan, the Commissioners voted 5-0 to recommend approval.

Locator Map

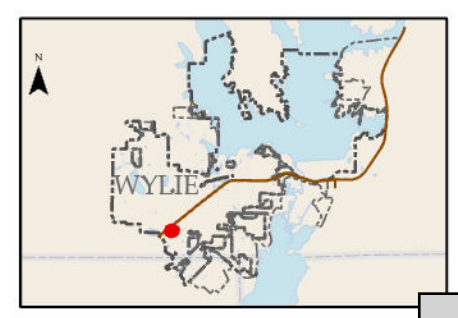


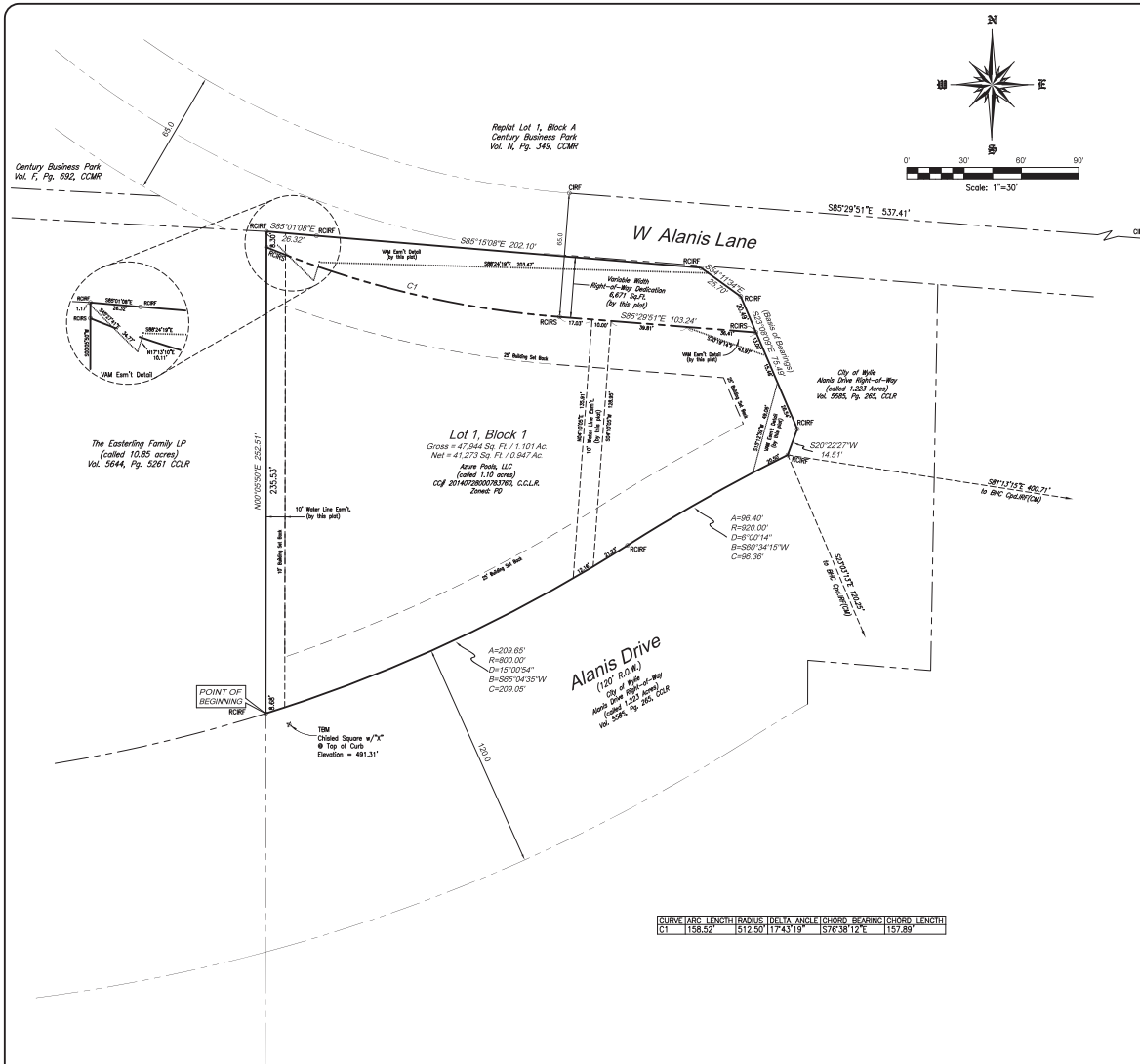
ZONING CASE:
ZC 2023-11 Alanis Park

 SUBJECT property



Date: 5/24/2023





OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Azure Pools, LLC, is the owner of the tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the Richard D. Newman Survey, Abstract No. 660, and all of a 1.10 acre tract of land as recorded under County Clerk No. 20140728000783760, of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found in the north right-of-way line of Alanis Drive, said iron being in the west line of said 1.10 acre tract and the east line of a 10.85 acre tract as recorded in Volume 5644, Page 5051 of the Collin County Land Records;

THENCE departing said right-of-way, with the west line of said 1.10 acre tract and the east line of said 10.85 acre tract, North 07°05'50" East, 252.51 feet to a Roome capped iron rod found marking the northwest corner of said 1.10 acre tract and the northeast corner of said 10.85 acre tract;

THENCE with the north line of said 1.10 acre tract as follows: South 85°01'08" East, 26.32 feet to a Roome capped iron rod found marking an angle break, South 85°15'08" East, 202.10 feet to a Roome capped iron rod found in the west right-of-way line of Alanis Drive, a 1.223 acre right-of-way parcel as recorded in Volume 5685, Page 265 of the Collin County Land Records;

THENCE with a common line between said premises and said 1.223 acre right-of-way parcel as follows: South 54°11'34" East, 25.70 feet to a Roome capped iron rod found for corner, South 23°08'09" East, 75.49 feet to a Roome capped iron rod found for corner, South 20°22'27" West, 14.51 feet to a Roome capped iron rod found for corner, from which BNC capped iron rods found for reference bear South 81°13'55" East, 400.71 feet and South 23°03'13" East, 120.25 feet;

THENCE continuing with said common line of said premises and the north right-of-way line of said 1.223 acre right-of-way parcel of Alanis Drive as follows: southwesterly along a curve to the left having a central angle of 6°00'14" with a radius of 92.00 feet, for an arc distance of 96.40 feet (chord = South 60°34'15" West, 96.36 feet) to a Roome capped iron rod found marking a point of reverse curve, southwesterly along a curve to the right having a central angle of 15°00'54" with a radius of 800.00 feet, for an arc distance of 209.65 feet (chord = South 65°04'35" West, 209.05 feet) to the point of beginning and containing 47.844 square feet or 1.101 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Azure Pools, LLC, Owner, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as Lot 1, Block 1, Azure Addition, an addition to the City of Wylie, County of Collin, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements 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. 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 that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements 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, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at WYLIE, Texas.

Azure Pools, LLC (Representative name & Title)

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____ 2019.

Notary Public in and for the State of Texas

SURVYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day of _____ 2019.

Preliminary (not for recording)

F. E. Bernederfer, Jr.
Registered Professional Land Surveyor No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2019.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas Date

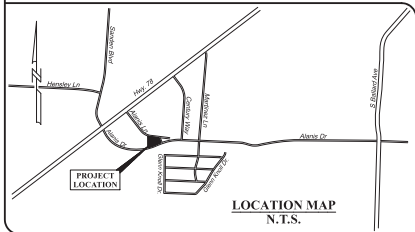
ACCEPTED

Mayor, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Preliminary Plat of Lot 1, Block 1, Azure Addition, a subdivision or addition to the County of Collin was submitted to the City Council on the _____ day of _____ 2019, and the Council, by formal action, then and there accepted the dedication of streets, alleys, 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., 2019.

City Secretary
City of Wylie, Texas



Notes: 1) OM is a controlling monument; 2) Source bearing based on Alanis Drive Coordinate Plan Sta. 10+00 to Sta. 20+00, by Birkhoff Hendricks & Conway, LLP, Project 2001-117, Sheet No. 5, Dated January, 2005; 3) No Part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4806500535 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); 4) This survey was performed without the benefit of Title Commitment.

Legend

C.C.M.R. Collin County Map Records
C.C.L.R. Collin County Land Records
R.C.B. Roome Capped Iron Rod Set
R.C.M. Roome Capped Iron Rod Found Controlling Monument

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Owner:
Azure Pools, LLC
6508 Crestmoor Lane
Sachse, Texas 75048
(972) 442-7458
Attn: Paula Salvaggio

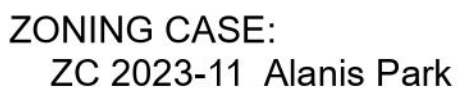
Engineer:
Heimberger & Associates
1525 Bowman Road
Wylie, Texas 75098
(972) 423-4372
Attn: Randy Heimberger, P.E.

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bernederfer

Revised: 01.24.19 P:\NC\201804\NC348731.dwg
Roome Land Surveying
3000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 Fax (972) 423-7523
www.roomesurveying.com / Firm No. 12013100

56



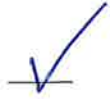


Date: 5/24/2023



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 #2023-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-11.

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 20, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, July 11, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

GRVL STRR / RC Ottwell Jr.
(please print)

Address:

1322 Century Way
Wylie, TX 75098

Signature:

RC Ottwell Jr.

Date:

6-7-23

COMMENTS:



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W. FM 544 (ZC 2023-09).

Recommendation

Motion to direct staff to prepare an ordinance approving the zoning change requested and bring it back for final consideration at a subsequent meeting.

Discussion

OWNER: RK Xleration

APPLICANT: Triangle Engineering

The applicant is requesting a Special Use Permit (SUP) on 1.162 acres to allow for a 13,999 s.f. indoor athletic facility use. Property located to the north of 3463 W. FM 544. The current zoning is Commercial Corridor (CC) and the requested SUP is for the development of a reservation only indoor court athletic facility use.

The SUP is required as the requested development is considered to be a commercial amusement or recreation (low density inside) use.

Based on square footage, the Zoning Ordinance requires 47 parking spaces (1:300). The SUP conditions request a requirement for a minimum of 30 parking spaces. The proposed development contains nine courts, for a parking ratio of slightly more than three parking spaces per court. The applicant has provided plans from two previously approved plans in McKinney and Lewisville to support the requested parking allowance of 1:500. Based on examination of these other facilities and the reservation only - no spectator business model, City staff is comfortable with the reduced parking.

The SUP conditions also contain the allowance of recessed brick and limestone for the exterior elevations in lieu of the architectural offset requirements of the Zoning Ordinance requiring for 25 percent of the facade to be offset at least four feet.

The development provides access from an existing driveway that connects to FM 544. A fire lane shall be provided on site. The building shall be required to be sprinkled.

The properties adjacent to the subject property to the east, south, and west are zoned commercial. The subject property is bordered by a railroad and a residential development to the north. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 12 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and none in opposition of the request.

If approved, a site plan and plat review shall be required prior to any construction.

P&Z Recommendation

After some discussion regarding the reservation only system, possible tournaments (in which the applicant stated this facility is not suited nor would be used for in that capacity), and parking, the Commissioners voted 5-0 to recommend approval.

Locator Map

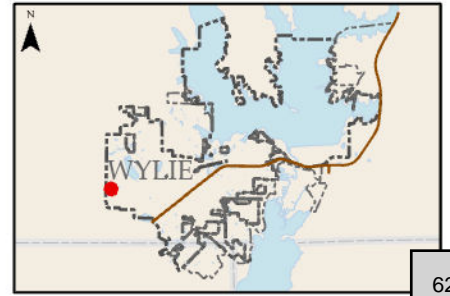


ZONING CASE:
ZC 2023-09 Indoor Athletic Fields

 SUBJECT property



Date: 5/23/2023



Indoor Athletic Facility

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

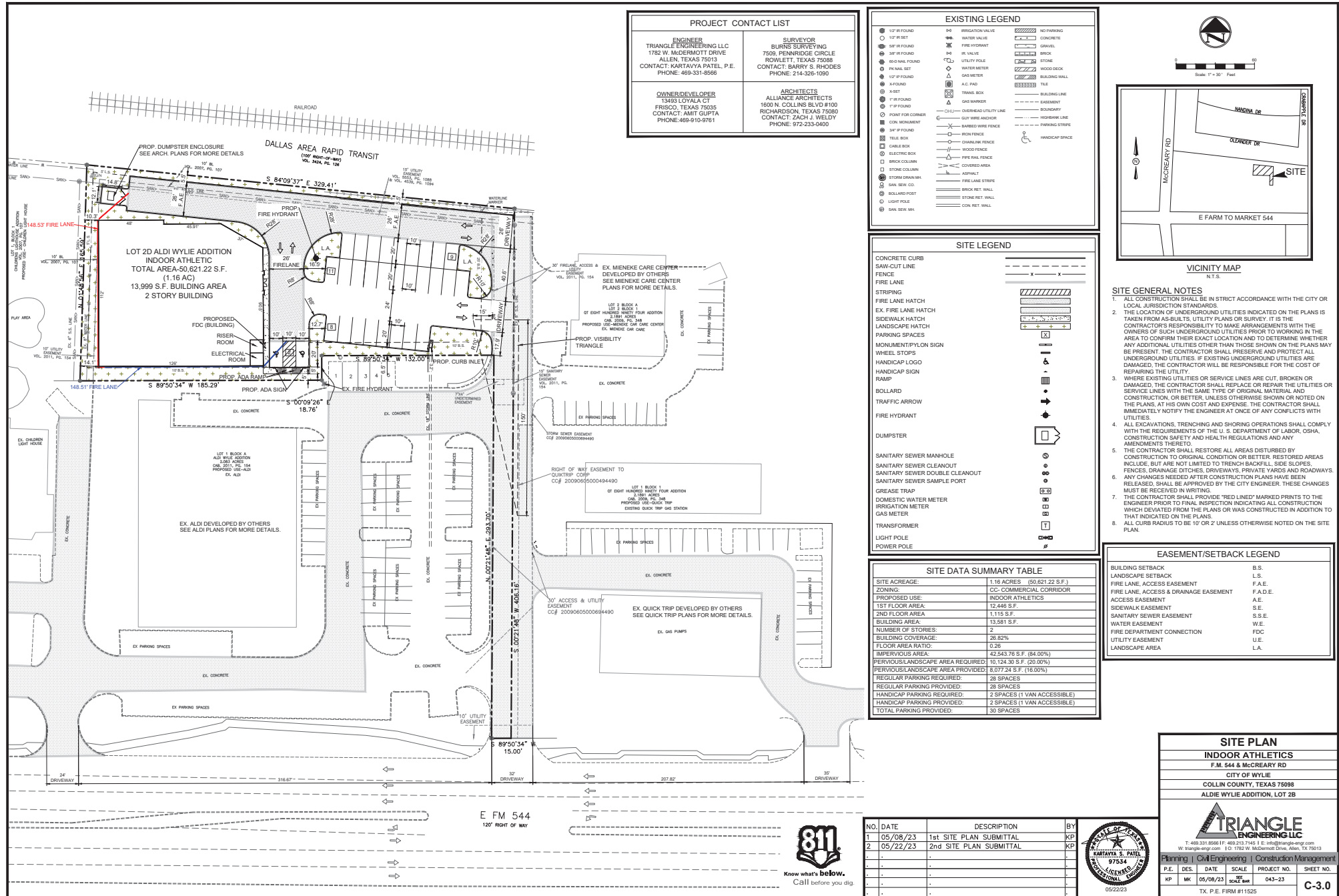
The purpose of this Special Use Permit is to allow for a reservation-only indoor athletic facility use classified as commercial amusement or recreation (low-density inside).

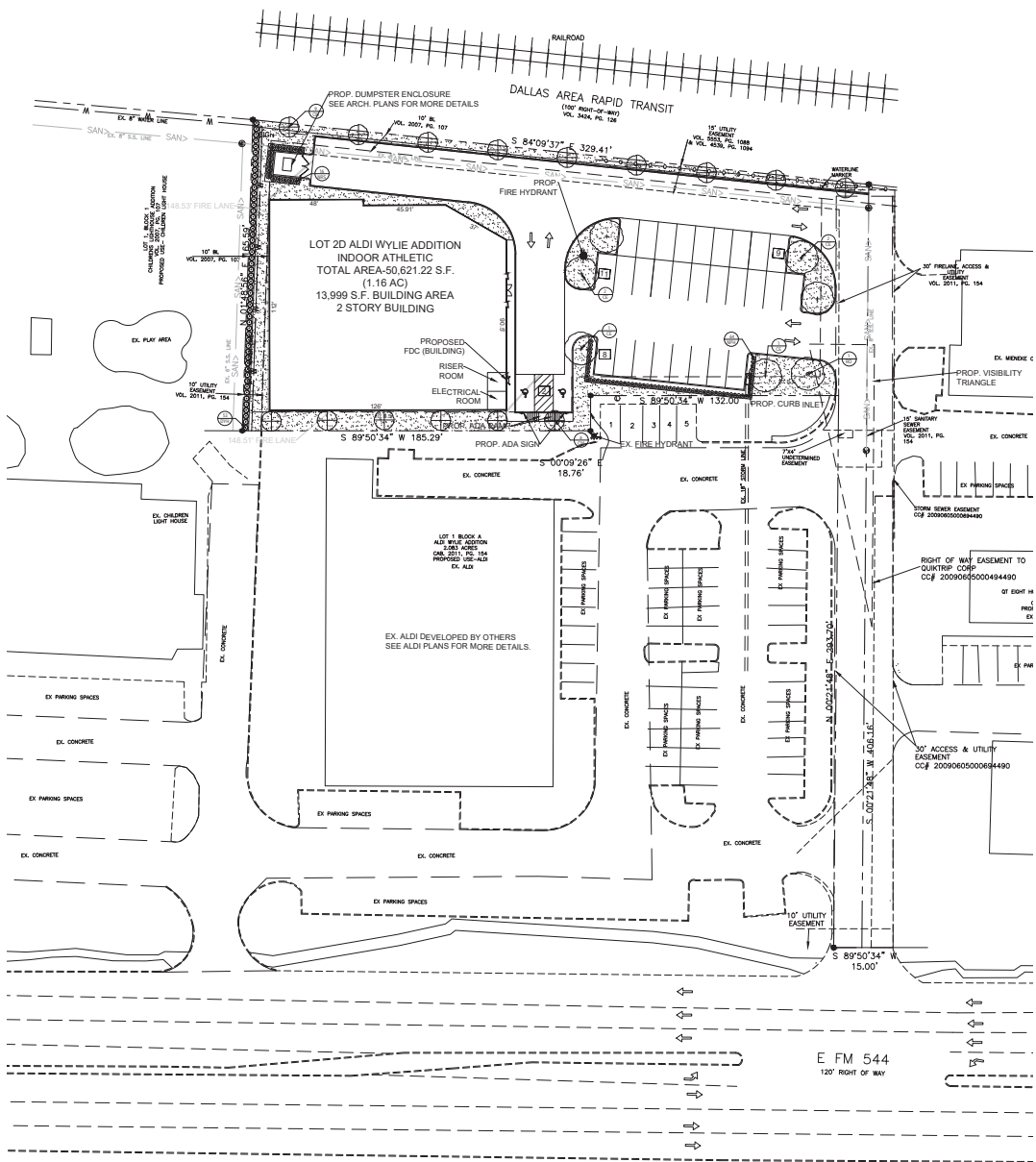
II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of March 2023), except as specifically provided herein.
2. The design and development of the development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. Parking for the development shall be at least 30 parking spaces as generally depicted on the Zoning Exhibit (Exhibit C).
2. The requirements for the architectural offsets for the exterior elevations (4.F.2.a.(1)) shall be met with recessed brick and limestone as generally depicted on the Zoning Exhibit (Exhibit C).





GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FRESH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION. REDUCE BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND/OR LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE TABULATIONS

SITE LANDSCAPE:

Requirements: 20% of total site to be landscape area (50,621.5 s.f.)

Required: 10,124.3 s.f. (20%) Provided: 9,774.4 s.f. (19.3%)

DESIRABLE DESIGN ATTRIBUTE: Landscaping in side and rear yards not otherwise required.

LANDSCAPING FOR PARKING LOTS: 30 parking spaces Requirements: 50 s.f. of landscape for each parking space & all parking spaces shall be within 60 l.f. of a tree

Required: 1,500 s.f. of landscape Provided: 3,226 s.f. of landscape

DESIRABLE DESIGN ATTRIBUTE: Landscaping within 40 l.f. of each space

Landscaping pedestrian connection to main entrance

VISUAL SCREENING: Required screening strip at least 5' wide, 30" ht., shrubs when planted, (1) flowering trees for 20 l.f. of area

Provided

LANDSCAPE STREET FRONTS (front yard excluding access drives)

NO FRONT YARD OR STREET FRONTAGE PROVIDED.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FRESH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. REPAIR EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A HEALTHY, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES		QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE						
CE	6	15	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk container, 8' ht., single trunk, tree form
CM			Crope Myrtle 'Single trunk'	<i>Lagerstroemia indica 'Single trunk'</i>	8" ht.	
SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE						
NPH	64	16	Needlepoint Holly	<i>Ilex x cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
DYH	53		Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	
NBS	16		Nellie R. Stevens	<i>Ilex x Nellie R. Stevens</i>	7 gal.	
BERMUDAGRASS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE						
		419	Bermudagrass	<i>Cynodon dactylon</i>	4" pots	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(409) 369-4448
CHRIS@STUDIOGREENSPOT.COM



INDOOR ATHLETICS
F.M. 544
WYLIE, TEXAS

ISSUE:
FOR APPROVAL 05.01.2023
CITY COMMENTS 05.19.2023

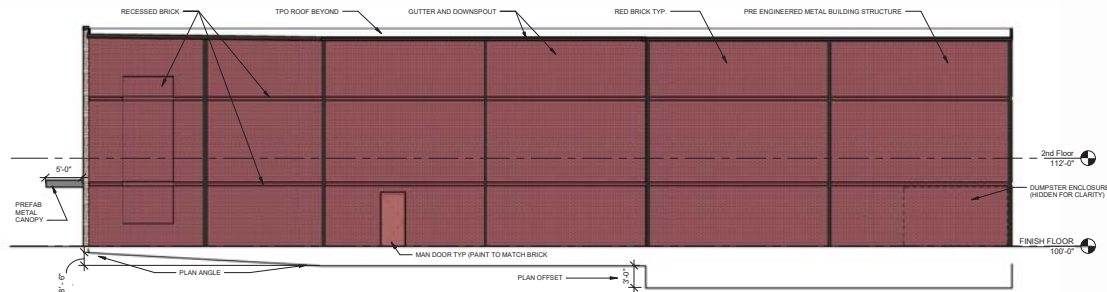
DATE:
05.19.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

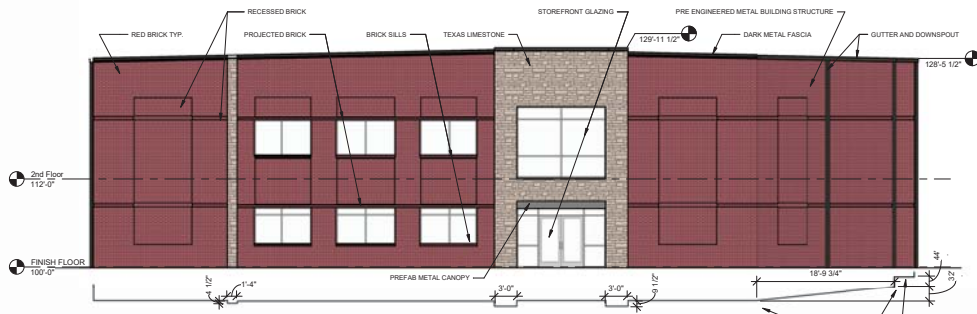
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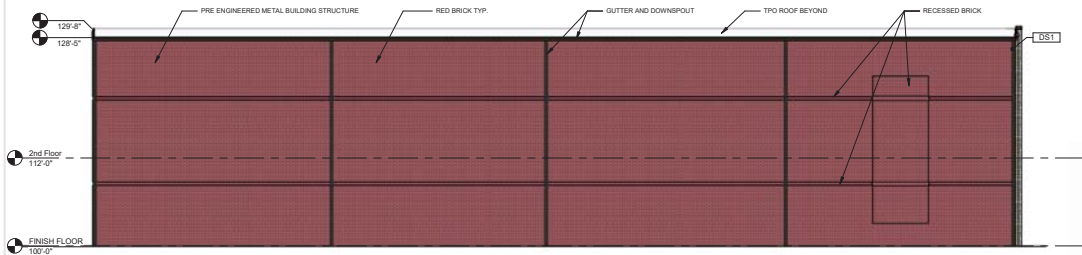
4 NORTH (RAILROAD)

Scale: 1/8" = 1'-0"



2 EAST (FRONT)

Scale: 1/8" = 1'-0"



1 SOUTH (ALDI LOADING DOCK)

Scale: 1/8" = 1'-0"



3 WEST (PLAYGROUND)

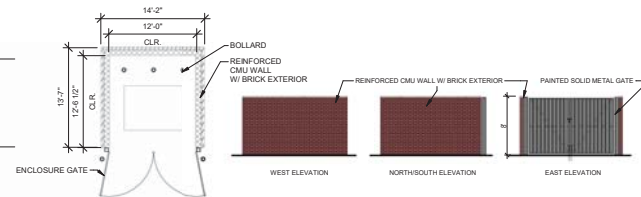
Scale: 1/8" = 1'-0"



RENDERING - EAST FACADE



NR VIEW FROM FM 544 (OVERLAY)



5 DUMPSTER ENCLOSURE

Scale: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY
1	05-08-23	1st CITY SUBMITTAL	
2			
3			
4			
5			
6			
7			
8			
9			
10			

Elevations			
INDOOR ATHLETICS			
F.M. 544 & McCreary Rd			
CITY OF WYLLIE			
COLLIN COUNTY, TEXAS 75098			
ALDIE WYLLIE ADDITION, LOT 2B			
Alliance Architects, Inc.			
1600 N. Collins Blvd.			
Suite 1000			
Richardson, TX 75080			
972.233.0400			
Tom Maxwell			
NO.	DATE	SCALE	PROJECT NO.
15	03/23	1/8" = 1'-0"	043-22
			A-1.0

PROJECT CONTACT LIST

ENGINEER
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
PHONE: 469-331-8566

OWNER/DEVELOPER
13403 LOYALA CT
FRISCO, TEXAS 75035
AMIT GUPTA
469-910-9761

SURVEYOR
BURNS SURVEYING
7509, PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
CONTACT: BARRY S. RHODES
PHONE: 214-326-1090







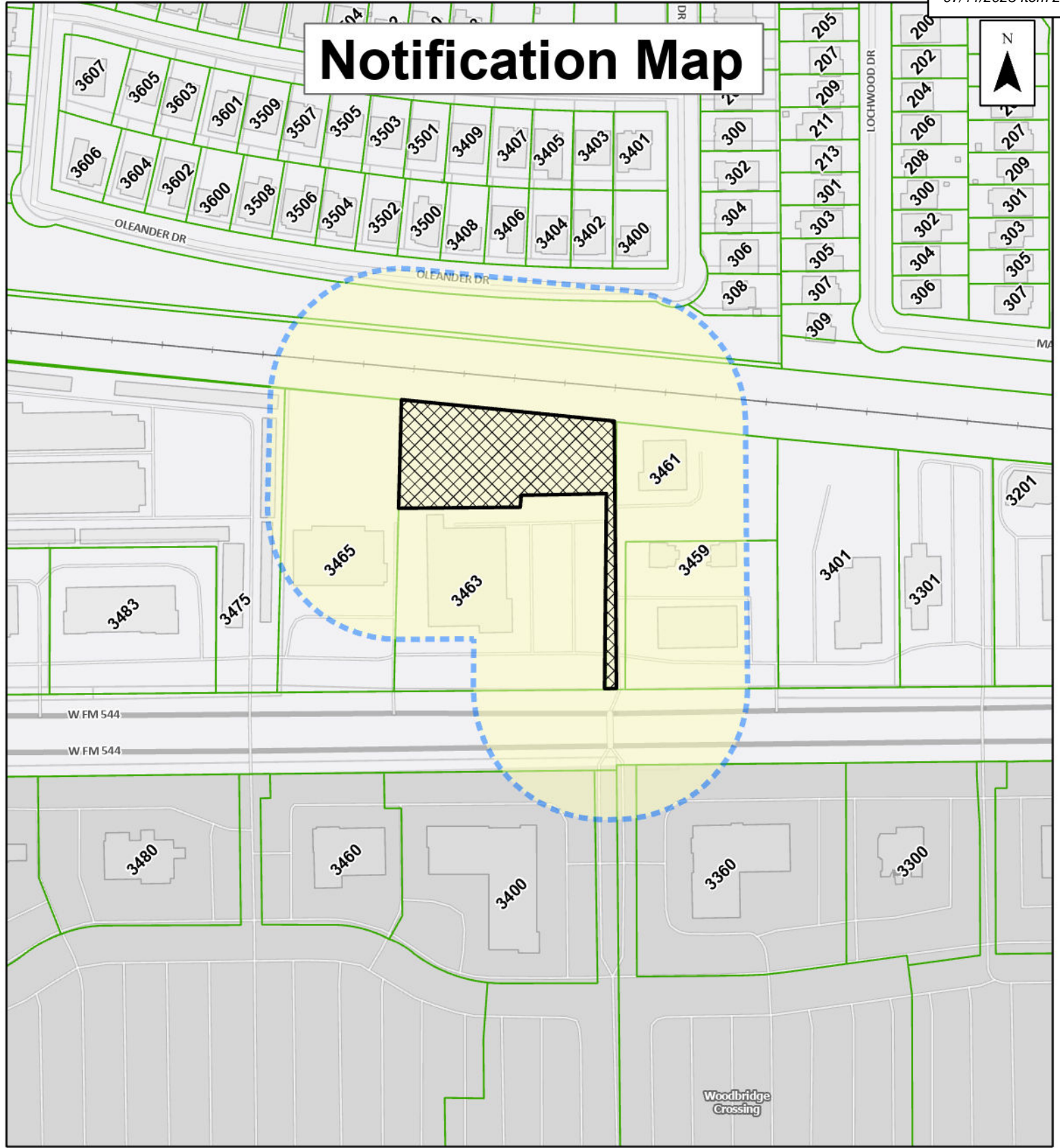






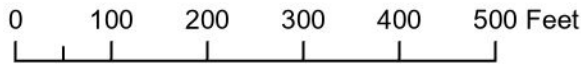


Notification Map



ZONING CASE:
ZC 2023-09 Indoor Athletic Fields

 SUBJECT property  200 foot Notification Buffer



Date: 5/23/2023



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 #2023-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-09.

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 20, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, July 11, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

RK XLERATION INC
(please print)

Address:

402 Monroe Drive
Wylie, TX 75098-7114

Signature:

Rhonda Kulk

Date:

June 7, 2023

COMMENTS:



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

Recommendation

Discussion

Discussion

Property owners and developers are seeking input from the City Council for a potential Planned Development on approximately 14.24 acres on the southeast corner of Country Club Road and Park Boulevard.

The current proposal includes a mix of commercial uses along Country Club Road and Park Boulevard, Townhome units as a buffer from the existing residential development, and three open space areas.

The property is located within the Local Commercial sector of the Future Land Use Plan. The property to the south contains a single-family detached residential development. The property to the north contains a day care center and commercially zoned undeveloped land. The property to the east contains a day care center and single-family residential development. The property to the west is zoned agricultural and is developed with single-family detached homes.

P&Z Recommendation

At a work session with P&Z, the Commissioners discussed Townhome lot size being less than normally required, the urban feel of the architecture, the possible need for additional landscaping on areas abutting existing residential, the positive aspects of the open space and amenities, and the dual facing of the commercial buildings adjacent to Country Club.



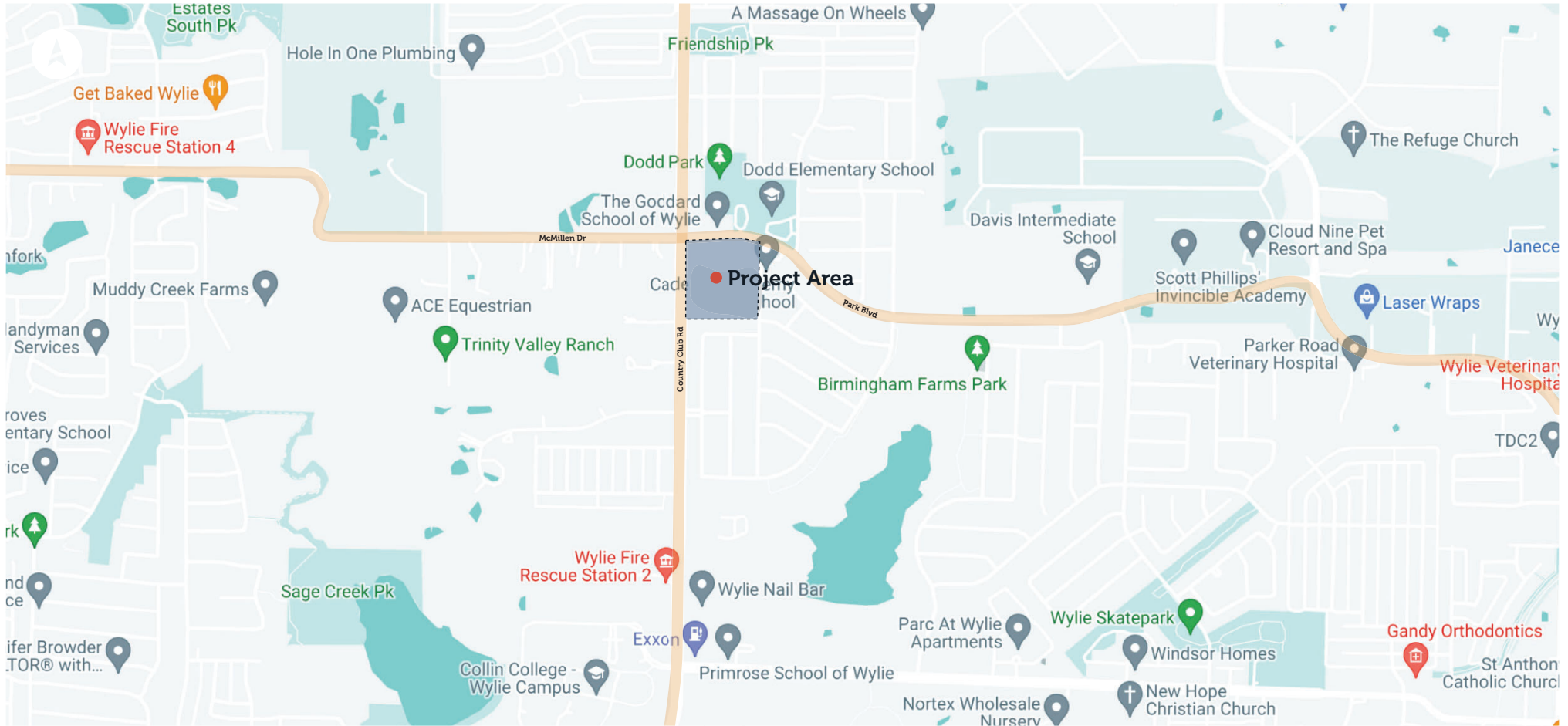


This concept design booklet has been prepared for City of Wylie by Majestic Enterprises LLC and only includes the general approaches.
The technical requirements may vary depending on designs, materials, or general decisions.

April 2023



Location



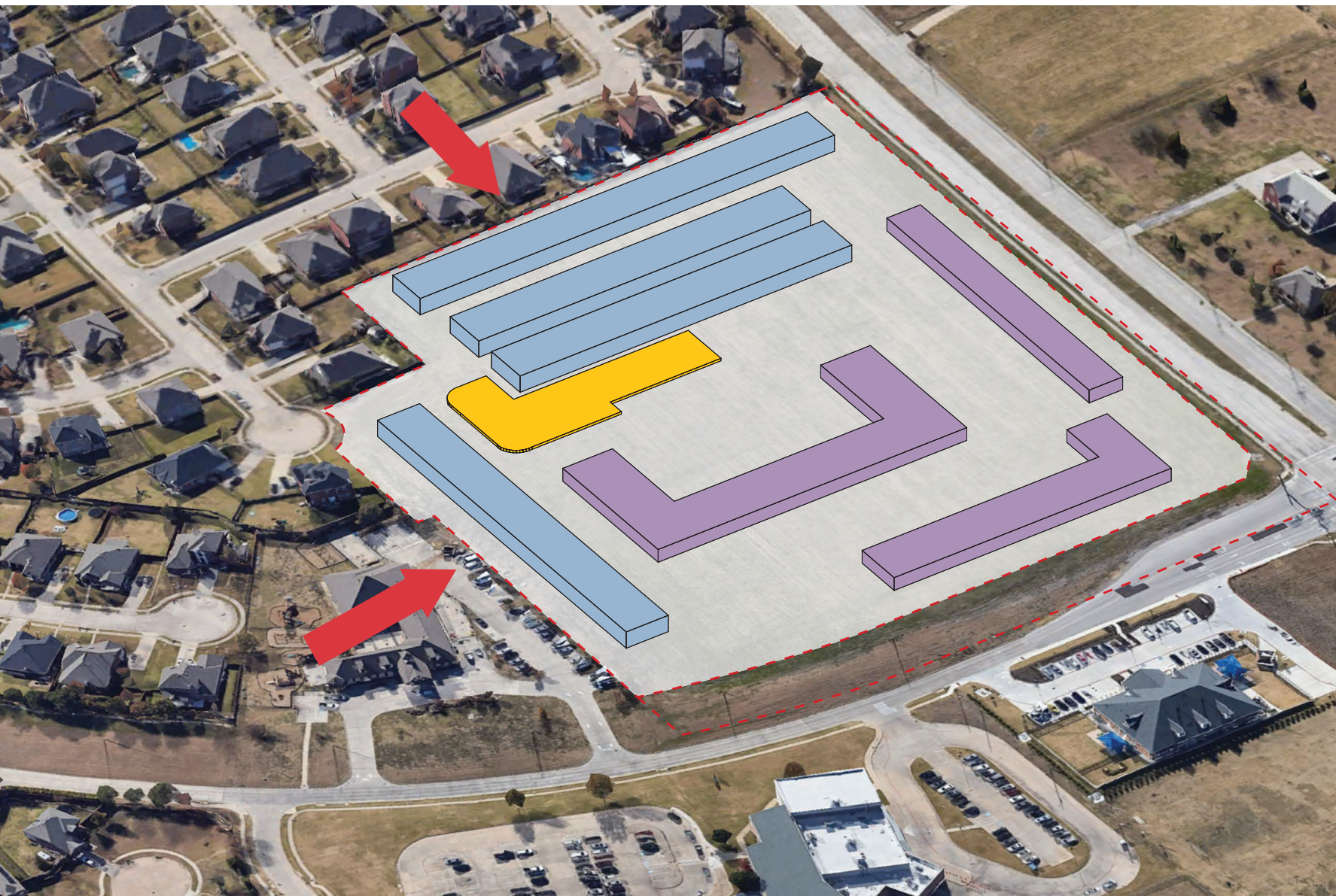
Wylie Square Park - Concept Design Booklet

The map displays the following features and landmarks:




- Residential Areas:** Labeled in purple, covering the majority of the map.
- Green Areas:** Labeled in green, including Dodd Park, Birmingham Farms Park, and Sage Creek Pk.
- Education:** Labeled in blue, including Dodd Elementary School, The Refuge Church, and several other schools.
- Commercial:** Labeled in orange, including Wylie Nail Bar and Primrose School of Wylie.
- Other Landmarks:** Wylie Fire Rescue Station 4, Wylie Fire Rescue Station 2, The Refuge Church, and several other businesses and services.
- Project Area:** A dashed box highlights the area near the intersection of Dodd Park and the Education zone.

30





The residential blocks were used to create a barrier between the residences in the neighboring parcels and the project. In this way, they will not be affected by the activities in the cedar or the traffic in the commercial blocks.

-  Social Amenities
-  Residential Zone
-  Commercial Zone












Half of the project area consists of commercial buildings, while the other half consists of residential blocks. In addition, the entire remaining area is reserved for public use as a landscape area.

- Social Amenities
- Residential Zone
- Commercial Zone
- Landscape





-  Park & Pond
-  Stage
-  Art & Exhibitions
-  Playground
-  Dog Park
-  Swimming Pool
-  BBQ Place
-  GYM
-  Gas Station



Visualizations



Wylie Square Park - Concept Design

Visualizations



Wylie Square Park - Concept Design Booklet

Visualizations



Wylie Square Park - Concept Design Booklet

Visualizations



Wylie Square Park - Concept Design Booklet

Visualizations



Wylie Square Park - Concept Design Booklet



Wylie Square Park - Concept Design Booklet

Visualizations



Visualizations



Wylie Square Park - Concept Design Booklet

Visualizations



Wylie Square Park - Concept Design Booklet

Visualizations



Wylie Square Park - Concept Design Booklet

Visualizations



Wylie Square Park - Concept Design Booklet

Thank You



Wylie City Council

AGENDA REPORT

Department: WEDC
 Prepared By: Jason Greiner

Account Code: _____

Subject

Discuss the FY 2023-2024 WEDC Budget.

Recommendation

Discussion.

Discussion

Staff will lead a discussion regarding the FY 23-24 WEDC Budget.

Attachments:

WEDC Narrative

WEDC Department Summary

WEDC Fund Balance Summary

WEDC Revenue/Expense Base Summary

WEDC Debt Service Detail

WYLIE ECONOMIC DEVELOPMENT CORPORATION

The Wylie citizens, as authorized by the Texas State Legislature, created the Wylie Economic Development Corporation (WEDC) via the passage of a half-cent sales tax increase in 1990. Funds received by the WEDC are used solely to enhance and promote economic development within the Wylie community.

	BUDGET 2020-2021	BUDGET 2021-2022	BUDGET 2022-2023	BUDGET 2023-2024
STAFFING				
Executive Director	1.0	1.0	1.0	1.0
Director of Business Retention	1.0	1.0	1.0	1.0
Senior Assistant	1.0	1.0	1.0	1.0
Administrative Assistant	0.0	1.0	1.0	2.0
Mkt & Comms Coordinator	0.0	0.0	0.0	.5
TOTAL	3.0	4.0	4.0	5.5

The primary objectives of the WEDC are to increase local employment opportunities while enhancing and diversifying the City of Wylie's tax base. The WEDC currently employs four full-time professional staff members that report directly to the Executive Director, and the Director reports to a 5-member Board of Directors appointed by the Wylie City Council. Ex-Officio Members of the Board include the sitting Mayor and current City Manager. Meetings typically occur on the third Wednesday of each month at 7:30 a.m. and on an as-needed basis at WEDC offices located at 250 S. Highway 78.

The Wylie City Council provides oversight of the WEDC via approval of Bylaws, appointment of Board Members, approval of annual budgets, review of monthly expenditures and project approval. The City of Wylie Finance Department processes all financial functions of the WEDC and coordinates an annual Financial Audit by an independent, third-party firm.

WEDC Board of Directors	Current Appointment	Term Expires
Demond Dawkins, President	07/2021	06/2024
Melisa Whitehead, Vice President	06/2022	06/2025
Blake Brininstool, Treasurer	07/2021	06/2024
Aaron Jameson, Board Member	03/2023	06/2026
Whitney McDougall, Board Member	06/2023	06/2026

Budget Overview FY 2023-2024

Department Executive Summary

Wylie EDC

FY 2024 Budget Notes

Notable increases/decreases from FY 2023 base budget:

For FY24, the WEDC estimates \$18,512,898 in available resources which includes a beginning fund balance of \$11,159,767. Staff estimates the following WEDC Revenues: \$4,536,561 in Sales Tax Receipts, \$2,655,970 in proceeds from the Sale of WEDC owned properties, \$48,600 in Rental Income and \$112,000 in allocated interest earnings.

Expenses for FY24 are estimated at \$16,427,451. Personnel Services are up from \$439,008 to \$629,900, Incentives are down from \$3,209,183 to \$1,929,250, Debt Service stayed the same at \$1,231,998, and the WEDC's Capital Outlay (Land/Purchase) has \$1,000,000 budgeted. The biggest increase again this year can be found in Special Services. Working with the finance department last year, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to the Special Services. These expenses have always been accounted for in Capital Outlay, however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more adequately track the taxable vs. non-tax nature of these expenses for reporting purposes due to the Series 2022 Note in the amount of \$8.1MM.

Notable Changes:

- Personnel: Up from \$439,008 to \$629,900 with requested new personnel (1 FT & 1 PT)
- Special Services:
 - SpecServ Misc: up from \$34,770 to \$37,270
 - SpecServ Real Estate: down from \$276,300 to \$234,500
 - Includes \$173,500 in Demolition of WEDC Properties
 - SpecServ Infrastructure (Streets & Alleys): up from \$8,375,000 to \$10,324,000
 - Includes infrastructure for the 544 Gateway Addition at \$2,150,000, Cooper Plaza: \$6,650,000, and Eubanks Gas Line Extension for over \$600,000
- Advertising: up from \$129,100 to \$226,125 with additional tourism and regional Mkt efforts
- Engineering: up from \$87,500 to \$530,175 due to the number of active infrastructure projects

Staff estimates a FY24 ending fund balance of \$2,085,447.

Once approved by the WEDC Board of Directors, this budget will come back to City Council for approval at the July 25th City Council Meeting.

Prepared by: Jason Greiner

City of Wylie
Fund Summary

Wylie Economic Development Corporation

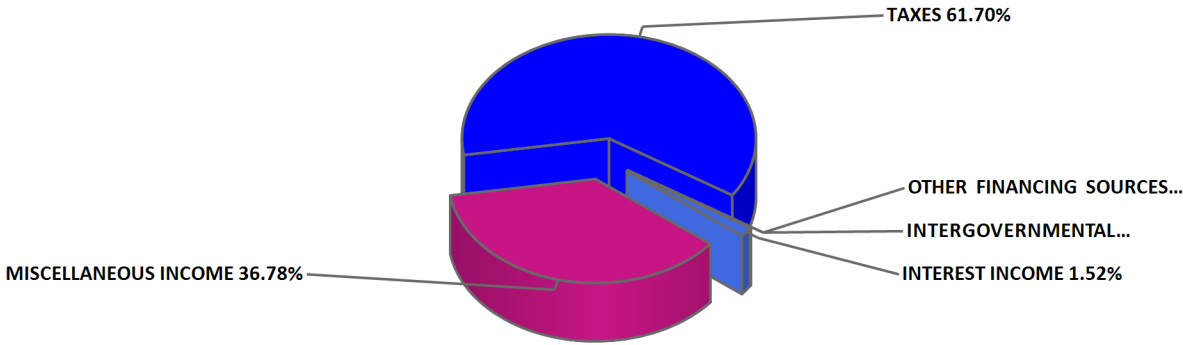
Audited Wylie Economic Development Corp Ending Balance - 9/30/22	\$ 10,747,516
Projected '23 Revenues	<u>5,623,277</u>
Available Funds	16,370,793
Projected '23 Expenditures	<u>(5,211,026)</u>
Estimated Ending Fund Balance 09/30/23	\$ 11,159,767
 Estimated Beginning Fund Balance - 10/01/23	 \$ 11,159,767
Proposed Revenues '24	7,353,131 a)
Proposed Expenditures '24	<u>(16,427,451)</u>
Estimated Ending Fund Balance 9/20/24	\$ 2,085,447

a) Proposed Sales Tax is 10% higher than FY23 and includes \$2.6MM in Gain/Loss Sale of Property.

CITY OF WYLIE					
FUND	DEPARTMENT		DIVISION		
111-WEDC	SPECIAL REVENUE FUND		WEDC REVENUES		
SUMMARY					
CATEGORIES	ACTUAL FY 2022	BUDGET FY 2023	ESTIMATED FY 2023	PROPOSED FY 2024	PLANNING FY 2025
TAXES	(\$4,161,282)	(\$4,124,241)	(\$4,124,241)	(\$4,536,561)	\$0
INTERGOVERNMENTAL REVENUE	\$0	\$0	\$0	\$0	\$0
INTEREST INCOME	(\$33,804)	(\$6,000)	(\$322,226)	(\$112,000)	\$0
MISCELLANEOUS INCOME	(\$70,644)	(\$4,049,905)	(\$1,176,810)	(\$2,704,570)	\$0
OTHER FINANCING SOURCES	(\$16,216,000)	\$0	\$0	\$0	\$0
111-4000 TOTAL	(\$20,481,730)	(\$8,180,146)	(\$5,623,277)	(\$7,353,131)	\$0

CITY OF WYLIE					
FUND	DEPARTMENT		DIVISION		
111-WEDC	SPECIAL REVENUE FUND		WEDC REVENUES		
LINE ITEM DETAIL					
LINE ITEMS	ACTUAL FY 2022	BUDGET FY 2023	ESTIMATED FY 2023	PROPOSED FY 2024	PLANNING FY 2025
40150 REV IN LEIU OF TAXES	\$0	\$0	\$0	\$0	\$0
40210 SALES TAX	(\$4,161,282)	(\$4,124,241)	(\$4,124,241)	(\$4,536,561)	\$0
TAXES TOTAL	(\$4,161,282)	(\$4,124,241)	(\$4,124,241)	(\$4,536,561)	\$0
43518 380 ECONOMIC AGREEMENTS	\$0	\$0	\$0	\$0	\$0
INTERGOVERNMENTAL REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0
46050 CERTIFICATE OF DEPOSIT	\$0	\$0	\$0	\$0	\$0
46110 ALLOCATED INTEREST EARNINGS	(\$33,804)	(\$6,000)	(\$322,226)	(\$112,000)	\$0
46140 TEXPOOL INTEREST	\$0	\$0	\$0	\$0	\$0
46143 LOGIC INTEREST	\$0	\$0	\$0	\$0	\$0
46150 INTEREST EARNINGS	\$0	\$0	\$0	\$0	\$0
46160 LOAN REPAYMENT (PRINCIPAL)	\$0	\$0	\$0	\$0	\$0
46210 BANK MONEY MARKET INTEREST	\$0	\$0	\$0	\$0	\$0
INTEREST INCOME TOTAL	(\$33,804)	(\$6,000)	(\$322,226)	(\$112,000)	\$0
48110 RENTAL INCOME	(\$139,485)	(\$134,220)	(\$111,810)	(\$48,600)	\$0
48310 RECOVERY - PRIOR YEAR EXPEND	\$0	\$0	\$0	\$0	\$0
48410 MISCELLANEOUS INCOME	(\$1,545)	\$0	\$0	\$0	\$0
48430 GAIN/(LOSS) SALE OF CAP ASSETS	\$70,386	(\$3,915,685)	(\$1,065,000)	(\$2,655,970)	\$0
MISCELLANEOUS INCOME TOTAL	(\$70,644)	(\$4,049,905)	(\$1,176,810)	(\$2,704,570)	\$0
49160 TRANSFER FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0
49325 BANK NOTE PROCEEDS	(\$16,216,000)	\$0	\$0	\$0	\$0
49550 LEASE PRINCIPAL PAYMENTS (OFS)	\$0	\$0	\$0	\$0	\$0
49600 INSURANCE RECOVERIES	\$0	\$0	\$0	\$0	\$0
OTHER FINANCING SOURCES TOTAL	(\$16,216,000)	\$0	\$0	\$0	\$0
111-4000 TOTAL	(\$20,481,730)	(\$8,180,146)	(\$5,623,277)	(\$7,353,131)	\$0

111-4000 WEDC REVENUES
FY 2024 PROPOSED BY CATEGORY



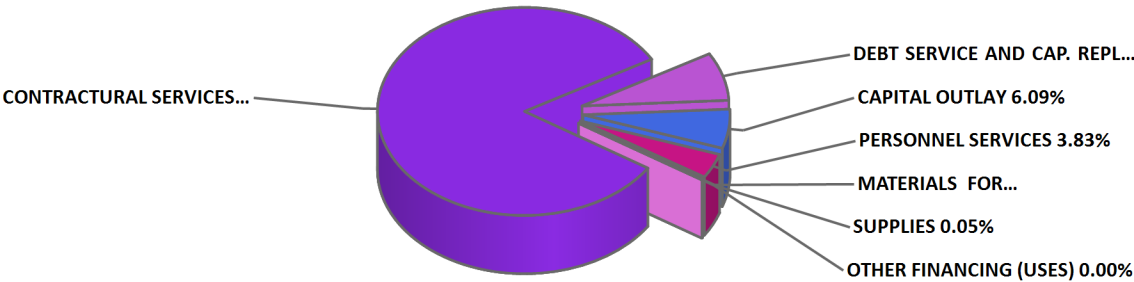
CITY OF WYLIE					
FUND	DEPARTMENT		DIVISION		
111-WEDC	SPECIAL REVENUE FUND		WEDC		
SUMMARY					
CATEGORIES	ACTUAL FY 2022	BUDGET FY 2023	ESTIMATED FY 2023	PROPOSED FY 2024	PLANNING FY 2025
PERSONNEL SERVICES	\$388,468	\$439,008	\$439,007	\$629,900	\$0
SUPPLIES	\$8,651	\$8,300	\$8,300	\$8,300	\$0
MATERIALS FOR MAINTENANCE	\$14,308	\$10,150	\$10,150	\$10,150	\$0
CONTRACTURAL SERVICES	\$3,112,079	\$12,364,230	\$3,176,570	\$13,547,103	\$0
DEBT SERVICE AND CAP. REPL	\$5,379,321	\$1,231,998	\$1,231,998	\$1,231,998	\$0
CAPITAL OUTLAY	(\$621)	\$2,090,000	\$345,000	\$1,000,000	\$0
OTHER FINANCING (USES)	\$0	\$0	\$0	\$0	\$0
111-5611 TOTAL	\$8,902,206	\$16,143,686	\$5,211,025	\$16,427,451	\$0

CITY OF WYLIE					
FUND	DEPARTMENT		DIVISION		
111-WEDC	SPECIAL REVENUE FUND		WEDC		
LINE ITEM DETAIL					
LINE ITEMS	ACTUAL FY 2022	BUDGET FY 2023	ESTIMATED FY 2023	PROPOSED FY 2024	PLANNING FY 2025
51110 SALARIES	\$283,447	\$310,346	\$310,346	\$440,500	\$0
51130 OVERTIME	\$223	\$0	\$0	\$0	\$0
51140 LONGEVITY PAY	\$724	\$914	\$914	\$1,200	\$0
51145 SICK LEAVE BUYBACK	\$0	\$0	\$0	\$0	\$0
51160 CERTIFICATION INCENTIVE	\$0	\$0	\$0	\$0	\$0
51170 PARAMEDIC INCENTIVE	\$0	\$0	\$0	\$0	\$0
51210 CAR ALLOWANCE	\$0	\$0	\$0	\$0	\$0
51220 PHONE ALLOWANCE	\$0	\$0	\$0	\$0	\$0
51230 CLOTHING ALLOWANCE	\$0	\$0	\$0	\$0	\$0
51260 MOVING ALLOWANCE	\$0	\$0	\$0	\$0	\$0
51310 TMRS	\$43,652	\$48,245	\$48,245	\$68,500	\$0
51410 HOSPITAL AND LIFE INSURANCE	\$39,395	\$51,987	\$51,987	\$81,000	\$0
51415 EXECUTIVE HEALTH PLAN	\$0	\$0	\$0	\$0	\$0
51420 LONG-TERM DISABILITY	\$577	\$1,769	\$1,769	\$1,600	\$0
51440 FICA	\$16,226	\$19,298	\$19,298	\$27,000	\$0
51450 MEDICARE	\$3,795	\$4,513	\$4,513	\$6,400	\$0
51470 WORKERS COMP PREMIUM	\$391	\$855	\$855	\$2,100	\$0
51480 UNEMPLOYMENT COMP (TWC)	\$40	\$1,080	\$1,080	\$1,600	\$0
PERSONNEL SERVICES TOTAL	\$388,468	\$439,008	\$439,007	\$629,900	\$0
52010 OFFICE SUPPLIES	\$4,819	\$5,000	\$5,000	\$5,000	\$0
52040 POSTAGE AND FREIGHT	\$83	\$300	\$300	\$300	\$0
52130 TOOLS/ EQUIP (NON-CAPITAL)	\$0	\$0	\$0	\$0	\$0
52810 FOOD SUPPLIES	\$3,749	\$3,000	\$3,000	\$3,000	\$0
52990 OTHER	\$0	\$0	\$0	\$0	\$0
SUPPLIES TOTAL	\$8,651	\$8,300	\$8,300	\$8,300	\$0
54610 FURNITURE AND FIXTURES	\$8,959	\$2,500	\$2,500	\$2,500	\$0
54630 TOOLS AND EQUIPMENT	\$0	\$0	\$0	\$0	\$0
54810 COMPUTER HARD/SOFTWARE	\$5,349	\$7,650	\$7,650	\$7,650	\$0
54910 BUILDINGS	\$0	\$0	\$0	\$0	\$0
54990 OTHER	\$0	\$0	\$0	\$0	\$0
MATERIALS FOR MAINTENANCE TOTAL	\$14,308	\$10,150	\$10,150	\$10,150	\$0
56030 INCENTIVES	\$399,122	\$3,209,183	\$1,183,933	\$1,929,250	\$0

CITY OF WYLIE					
FUND	DEPARTMENT		DIVISION		
111-WEDC	SPECIAL REVENUE FUND		WEDC		
LINE ITEM DETAIL					
LINE ITEMS	ACTUAL FY 2022	BUDGET FY 2023	ESTIMATED FY 2023	PROPOSED FY 2024	PLANNING FY 2025
56040 SPECIAL SERVICES	\$2,264,621	\$34,770	\$34,770	\$37,270	\$0
56041 SPECIAL SERVICES - REAL ESTATE	\$4,309	\$276,300	\$345,800	\$234,500	\$0
56042 SPECIAL SERVICES - INFRASTRUCTURE	\$0	\$0	\$0	\$0	\$0
56042 SPECIAL SERVICES-INFRASTRUCTURE	\$0	\$8,375,000	\$717,890	\$10,324,000	\$0
56080 ADVERTISING	\$81,392	\$129,100	\$104,100	\$226,125	\$0
56090 COMMUNITY DEVELOPMENT	\$49,300	\$54,950	\$54,950	\$64,950	\$0
56110 COMMUNICATIONS	\$5,645	\$7,900	\$7,900	\$7,900	\$0
56180 RENTAL	\$27,000	\$27,000	\$27,000	\$27,000	\$0
56210 TRAVEL AND TRAINING	\$57,737	\$73,000	\$75,000	\$73,000	\$0
56250 DUES AND SUBSCRIPTIONS	\$56,601	\$57,824	\$57,824	\$60,733	\$0
56310 INSURANCE	\$5,458	\$6,303	\$6,303	\$6,800	\$0
56510 AUDIT AND LEGAL SERVICES	\$20,566	\$23,000	\$23,000	\$23,000	\$0
56570 ENGINEERING/ARCHITECTURAL	\$138,303	\$87,500	\$535,700	\$530,175	\$0
56610 UTILITIES-ELECTRIC	\$2,027	\$2,400	\$2,400	\$2,400	\$0
CONTRACTURAL SERVICES TOTAL	\$3,112,079	\$12,364,230	\$3,176,570	\$13,547,103	\$0
57110 DEBT SERVICE	\$0	\$0	\$0	\$0	\$0
57410 PRINCIPAL PAYMENT	\$5,041,124	\$575,974	\$575,974	\$600,096	\$0
57415 INTEREST EXPENSE	\$338,198	\$656,024	\$656,024	\$631,902	\$0
57710 BAD DEBT EXPENSE	\$0	\$0	\$0	\$0	\$0
DEBT SERVICE AND CAP. REPL TOTAL	\$5,379,321	\$1,231,998	\$1,231,998	\$1,231,998	\$0
58110 LAND-PURCHASE PRICE	\$4,136,097	\$2,090,000	\$345,000	\$1,000,000	\$0
58120 DEVELOPMENT FEES	\$0	\$0	\$0	\$0	\$0
58150 LAND-BETTERMENTS	\$0	\$0	\$0	\$0	\$0
58210 STREETS AND ALLEYS	\$0	\$0	\$0	\$0	\$0
58410 SANITARY SEWER	\$0	\$0	\$0	\$0	\$0
58810 COMPUTER HARD/SOFTWARE	\$0	\$0	\$0	\$0	\$0
58830 FURNITURE AND FIXTURES	\$0	\$0	\$0	\$0	\$0
58910 BUILDINGS	\$0	\$0	\$0	\$0	\$0
58995 CONTRA CAPITAL OUTLAY	(\$4,136,719)	\$0	\$0	\$0	\$0
CAPITAL OUTLAY TOTAL	(\$621)	\$2,090,000	\$345,000	\$1,000,000	\$0
59111 TRANSFER TO GENERAL FUND	\$0	\$0	\$0	\$0	\$0
59190 TRANSFER TO THOROUGHFARE IMPACT	\$0	\$0	\$0	\$0	\$0

CITY OF WYLIE					
FUND	DEPARTMENT			DIVISION	
111-WEDC	SPECIAL REVENUE FUND			WEDC	
LINE ITEM DETAIL					
LINE ITEMS	ACTUAL FY 2022	BUDGET FY 2023	ESTIMATED FY 2023	PROPOSED FY 2024	PLANNING FY 2025
59430 TRANSFER TO CAPITAL PROJ FUND	\$0	\$0	\$0	\$0	\$0
59990 PROJECT ACCOUNTING	\$0	\$0	\$0	\$0	\$0
OTHER FINANCING (USES) TOTAL	\$0	\$0	\$0	\$0	\$0
111-5611 TOTAL	\$8,902,206	\$16,143,686	\$5,211,025	\$16,427,451	\$0

111-5611 WEDC
FY 2024 PROPOSED BY CATEGORY



FY2023-2024 WEDC Debt Service Detail

Jarrard Loan #6088461

\$112,611.20

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
82	10/22/2023	\$422.29	\$2,686.86	\$3,109.15	\$109,924.34
83	11/22/2023	\$412.22	\$2,696.93	\$3,109.15	\$107,227.41
84	12/22/2023	\$402.10	\$2,707.05	\$3,109.15	\$104,520.36
85	1/22/2024	\$391.95	\$2,717.20	\$3,109.15	\$101,803.16
86	2/22/2024	\$381.76	\$2,727.39	\$3,109.15	\$99,075.77
87	3/22/2024	\$371.53	\$2,737.62	\$3,109.15	\$96,338.15
88	4/22/2024	\$361.27	\$2,747.88	\$3,109.15	\$93,590.27
89	5/22/2024	\$350.96	\$2,758.19	\$3,109.15	\$90,832.08
90	6/22/2024	\$340.62	\$2,768.53	\$3,109.15	\$88,063.55
91	7/22/2024	\$330.24	\$2,778.91	\$3,109.15	\$85,284.64
92	8/22/2024	\$319.82	\$2,789.33	\$3,109.15	\$82,495.31
93	9/22/2024	\$309.36	\$2,799.79	\$3,109.15	\$79,695.52
		\$4,394.12	\$32,915.68	\$37,309.80	

(Payout Complete Dec FY 26-27; 120 Payments Total)

Government Capital Loan (Series 2021: No. 9624 Effective 10/5/21)

\$7,551,644.87

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
24	10/5/2023	\$21,899.77	\$25,040.08	\$46,939.85	\$7,526,604.79
25	11/5/2023	\$21,827.15	\$25,112.70	\$46,939.85	\$7,501,492.09
26	12/5/2023	\$21,754.33	\$25,185.52	\$46,939.85	\$7,476,306.57
27	1/5/2024	\$21,681.29	\$25,258.56	\$46,939.85	\$7,451,048.01
28	2/5/2024	\$21,608.04	\$25,331.81	\$46,939.85	\$7,425,716.20
29	3/5/2024	\$21,534.58	\$25,405.27	\$46,939.85	\$7,400,310.93
30	4/5/2024	\$21,460.90	\$25,478.95	\$46,939.85	\$7,374,831.98
31	5/5/2024	\$21,387.01	\$25,552.84	\$46,939.85	\$7,349,279.14
32	6/5/2024	\$21,312.91	\$25,626.94	\$46,939.85	\$7,323,652.20
33	7/5/2024	\$21,238.59	\$25,701.26	\$46,939.85	\$7,297,950.94
34	8/5/2024	\$21,164.06	\$25,775.79	\$46,939.85	\$7,272,175.15
35	9/5/2024	\$21,089.31	\$25,850.54	\$46,939.85	\$7,246,324.61
		\$257,957.94	\$305,320.26	\$563,278.20	

(Loan is Eligible for Principal Reduction 11/2026)

Government Capital Loan (Series 2022: Effective 7/20/22)

\$7,817,937.04

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
15	10/20/2023	\$31,271.75	\$21,345.72	\$52,617.47	\$7,796,591.32
16	11/20/2023	\$31,186.37	\$21,431.10	\$52,617.47	\$7,775,160.22
17	12/20/2023	\$31,100.64	\$21,516.83	\$52,617.47	\$7,753,643.39
18	1/20/2024	\$31,014.57	\$21,602.90	\$52,617.47	\$7,732,040.49
19	2/20/2024	\$30,928.16	\$21,689.31	\$52,617.47	\$7,710,351.18
20	3/20/2024	\$30,841.40	\$21,776.07	\$52,617.47	\$7,688,575.11
21	4/20/2024	\$30,754.30	\$21,863.17	\$52,617.47	\$7,666,711.94
22	5/20/2024	\$30,666.85	\$21,950.62	\$52,617.47	\$7,644,761.32
23	6/20/2024	\$30,579.05	\$22,038.42	\$52,617.47	\$7,622,722.90
24	7/20/2024	\$30,490.89	\$22,126.58	\$52,617.47	\$7,600,596.32
25	8/20/2024	\$30,402.39	\$22,215.08	\$52,617.47	\$7,578,381.24
26	9/20/2024	\$30,313.52	\$22,303.95	\$52,617.47	\$7,556,077.29
		\$369,549.89	\$261,859.75	\$631,409.64	

(Loan is Eligible for Principal Reduction in 8/2027)

Interest Total FY 23-24 \$ 631,901.95
Principal Total FY 23-24 \$ 600,095.69
Debt Service Total FY 23-24 \$ 1,231,997.64

Total Principal Balance at EOY 23-24 \$ 14,882,097.42