

# Wylie City Council Regular Meeting

June 22, 2021 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## PRESENTATIONS & RECOGNITIONS

PR1. Outgoing Wylie Boards and Commission Members.

PR2. Proclamation honoring John Yeager for Years of Service to the Wylie Economic Development Corporation.

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

PR4. Parks & Recreation Month 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.*

## CONSENT AGENDA

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

- A. Consider, and act upon, approval of June 8, 2021 Regular City Council Meeting minutes.
- B. Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 5, to establish 68 single family residential lots and five open space lots on 25.822 acres, property generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- C. Consider, and act upon, a Final Plat for Inspiration Phase 4B, to establish 19 single family residential lots and one open space lot on 8.85 acres, property generally located on Meziere Sky Drive and April Dew Way in the City of Wylie's Extraterritorial Jurisdiction.
- D. Consider, and act upon, the approval of the purchase of W2021-90-I Outdoor Rotating Pole Sirens from Mass Notification Solutions/American Signal Corporation in the estimated amount of \$49,964.96 through a cooperative purchasing contract with TIPS (The Interlocal Purchasing System) Cooperative, and authorizing the City Manager to execute any necessary documents.
- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2021.
- F. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2021.

- G. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2021.
- H. Consider, and act upon, Resolution No. 2021-15(R), a Joint Resolution of the City of Wylie, Texas and Collin County in a cooperative transfer of property for the mutual benefit of both parties; authorizing the City Manager of the City of Wylie to execute a Special Warranty Deed to grant, sell, and convey to Collin County a 0.2157 acre (9,395 square feet) tract of land and temporary construction easement on a 0.0723 acre (3,151 square feet) tract of land, both of which are situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas; authorizing the County Judge of Collin County to execute a Special Warranty Deed to grant, sell, and convey to the City of Wylie a 0.3364 acre (14,654 square feet) tract of land in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas.
- I. Consider, and act upon, Resolution No. 2021-16(R) authorizing the City Manager to request Coronavirus State and Local Fiscal Recovery Funds, as provided in the American Rescue Plan Act.
- J. Consider, and act upon, the acceptance of a donation from the Pirate Cove Playground Foundation of \$7,000 for accessible playground swings.

## REGULAR AGENDA

1. **Tabled from 06-08-2021**

*Remove from table and consider*

Consider, and act upon, the award of JOCPO #W2021-73-I for Brown House ADA Ramp - Phase 1 Improvements and Exterior Siding Repairs to ERC, Inc. in the amount of \$71,477.24, and authorizing the City Manager to execute any necessary documents.

2. Consider, and act upon, Ordinance No. 2021-34 amending Ordinance No. 2020-44, which established the budget for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
3. 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 \$130,176.00 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.

## WORK SESSION

WS1. Joint Work Session with the Citizens Bond Advisory Committee to discuss the Committee recommendations.

WS2. 4B Sales Tax Fund and Utility Fund Budget Discussion.

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

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

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

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

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2017-10a, 2018-9b, 2020-11b, 2021-2b, 2021-4a, 2021-4b, 2021-4c, 2021-4d, and 2021-5a.

**RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

**READING OF ORDINANCES**

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

**ADJOURNMENT**

**CERTIFICATION**

I certify that this Notice of Meeting was posted on June 18, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

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

Texas Government Code Section:

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



# Wylie City Council

## AGENDA REPORT

Department: City Secretary  
Prepared By: Stephanie Storm

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, approval of June 8, 2021 Regular City Council Meeting minutes.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes are attached for your consideration.



## Wylie City Council Minutes

June 8, 2021 – 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 6:01 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Timothy T. Wallis, and Councilman Garrett Mize.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renae Ollie; Police Chief Anthony Henderson; Fire Chief Brandon Blythe; Finance Director Melissa Beard; Planning Manager Jasen Haskins; Human Resources Director Lety Yanez; Project Engineer Jenneen Elkhali; Parks and Recreation Director Rob Diaz; Public Works Director Tim Porter; Library Director Ofilia Barrera; Digital Media Specialist Amber Hamilton; City Secretary Stephanie Storm, and various support staff.

### INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the invocation and Mayor Porter led the Pledge of Allegiance.

### PRESENTATIONS & RECOGNITIONS

#### **PR1. Wylie Way Students.**

Mayor Porter and Mayor *pro tem* Forrester presented medallions to students demonstrating “Shining the Wylie Way.” Each nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

#### **PR2. Recognizing June 2021 as Pride Month.**

Mayor Porter recognized June 2021 as Pride month within the United States and Wylie.

#### **PR3. Recognizing Juneteenth 2021.**

Mayor Porter recognized Juneteenth, which occurs in the month of June, and announced there will be an event held on June 19, 2021 from 10:00 a.m. to 3:00 p.m. in Olde City Park.

### CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Council.

### CONSENT AGENDA

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

**A. Consider, and act upon, approval of May 25, 2021 Regular City Council Meeting minutes.**

**B. Consider, and act upon, Ordinance No. 2021-31, finding that the settlement agreement between the City and CoServ Gas, Ltd. is reasonable; ordering CoServ Gas, Ltd. to implement the rates agreed to in the settlement agreement; requiring reimbursement of cities’ rate case expenses; finding that the meeting at**

which this ordinance is passed is open to the public as required by law; requiring notice of this ordinance to the company and legal counsel.

- C. Consider, and act upon, Resolution No. 2021-14(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the Municipal Complex Trail Lighting Project.
- D. Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 4, establishing 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.
- E. Consider, and act upon, the final art design by Quad C student, Shea Ameen and approval of a \$500 scholarship to the winning art design.
- F. Consider, and act upon, the award of JOCPO #W2021-73-I for Brown House ADA Ramp - Phase 1 Improvements and Exterior Siding Repairs to ERC, Inc. in the amount of \$71,477.24, and authorizing the City Manager to execute any necessary documents.
- G. Consider, and act upon, the approval of the purchase of Emergency Preparedness & Safety Equipment from Delta Fire & Safety, Inc. in the estimated annual amount of \$50,000.00 through a cooperative purchasing contract with HGAC Buy, and authorizing the City Manager to execute any necessary documents.

Councilman Williams requested Item F be removed from the Consent Agenda and considered individually.

#### **Council Action**

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

#### **REGULAR AGENDA**

- F. Consider, and act upon, the award of JOCPO #W2021-73-I for Brown House ADA Ramp - Phase 1 Improvements and Exterior Siding Repairs to ERC, Inc. in the amount of \$71,477.24, and authorizing the City Manager to execute any necessary documents.

#### **Council Comments**

Councilman Williams stated he had requested additional information from staff, received it prior to the meeting, and is still reviewing the information; therefore, requested Council table this item to the next Council meeting.

#### **Staff Comments**

Purchasing Manager Hayes stated she was available for questions and added if this item is tabled until the next Council meeting, with it being close to the end of the month, the pricing could be affected. Williams stated he would like to see the actual units of measure and line item details for this item. Hayes replied she will get with the contractor to obtain that information.

#### **Council Action**

A motion was made by Councilman Williams, seconded by Councilman Wallis, to table Item F until the June 22, 2021 City Council meeting. A vote was taken and motion passed 7-0.

- 1. Interview applicants for Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.

Council interviewed applicants James Koch, Michelle Langloys, and Aaron Coleman.

2. **Consider, and act upon, Ordinance No. 2021-32, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 2 (Administration), Article IV (Boards and Commissions), Section 2-61 (appointments to more than one Board or Commission); modifying certain provisions on appointments to and tenure on Boards and Commissions; providing a savings/repealing clause, severability clause and an effective date.**

#### **Staff Comments**

City Secretary Storm addressed Council stating while performing research, staff found that the City Charter reads that no person shall be appointed to or serve on more than two permanent boards, commissions, or committees at any given time; however the Code reads that citizens shall be appointed to and serve on only one board or commission except for the Wylie Economic Development Corporation and the Parks and Recreation Facilities Development Corporation where an individual can serve on those two boards simultaneously. Staff is proposing amending the Code of Ordinances to follow the City Charter, and added all appointments are at the discretion of Council.

#### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, appointments to fill the Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.**

#### **Council Comments**

Mayor Porter stated there are two regular positions and two alternate positions available on the Board of Ethics. Lori Villarreal and Jal Dennis interviewed at the May 25 meeting, Aaron Coleman, Michelle Langloys, and James Koch interviewed this evening, and Fernando Martinez was unable to attend the interviews.

Councilman Williams recommended Lori Villarreal for one of the positions. Councilman Mize recommended Aaron Coleman for a position. Councilman Wallis recommended Aaron Coleman and James Koch for the two regular positions. Councilman Duke recommended Lori Villarreal and James Koch for the two regular positions. Councilman Strang recommended Aaron Coleman and James Koch for the two regular positions.

#### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to place Aaron Coleman and James Koch, and alternates Lori Villarreal and Michelle Langloys for the Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023. A vote was taken and the motion passed 6-1 with Councilman Mize voting against.

4. **Consider, and act upon, the recommendations of the 2021 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Cemetery Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2021 and end June 30, 2023/24.**

#### **Council Comments**

Mayor Porter asked the Board and Commission Interview Panel Chair Forrester for recommendations.

#### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang to appoint the following members to the Animal Shelter Advisory Board: appoint Kali Patton as replacement one and Becky Welch as replacement two. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Cemetery Advisory Board: appoint Gloria Suarez, Juan Azcarate, and Allison Stowe for one-year terms and appoint Sandra Stone, Keith Stephens, Sandra Mondy, and Kimberly Summers for two-year terms; appoint alternate Jami Lindquist for a one-year term and alternate Erin Williams for a two-year term. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang to appoint the following members to the Construction Code Board: re-appoint Lowell Davis; appoint James Byrne to replace Bobby Heath, Jr., Brian Ortiz to replace Philip Timmons, and Bruce Moilan to replace Billy McClendon; and appoint Michael Innella to replace Jacques Loraine III as alternate. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke to appoint the following members to the Historic Review Commission: re-appoint Joe Chandler; appoint Bethany Sullivan to replace Debbie Loraine, Krisleigh Hoermann to replace John Pugh; Sandra Stone to replace Kirstin Dodd; and appoint Allison Stowe as replacement one and Kali Patton as replacement two. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke to appoint the following members to the Library Board: re-appoint Carla McCullough, Rosalynn Davis, and Juan Azcarate; appoint Kristina Jones to replace Arthur Borgemenke and Kristin Botsford to replace Janice Borland; and appoint Monica Munoz as replacement one and Julia Moses as replacement two. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang to appoint the following members to the Parks and Recreation Board: re-appoint Brian Willeford, Brett Swendig, and Gloria Suarez; and appoint Justin Dumlao as replacement one and Donald Folsom as replacement two. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang to appoint the following members to the Parks and Recreation 4B Board: re-appoint David Duke, Emmett Jones, and Scott Hevel; appoint Scott Williams to replace Candy Arrington for a one-year term; and appoint Brian Willeford to replace Daniel Chestnut. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Planning and Zoning Commission: re-appoint Jacques Loraine III and Bryan Rogers; appoint Joshua Butler to replace Brian Ortiz; and appoint Matthew Soto as replacement one and James Byrne as replacement two. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following members to the Public Arts Advisory Board: re-appoint Minerva Bediako and John Treadwell; appoint Esther Bellah to replace Anita Jones; and appoint Pardeep Kaur as replacement one and Michael Rauscher as replacement two. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams to appoint the following member to the Wylie Economic Development Corporation Board: re-appoint Demond Dawkins and appoint Blake Brininstool to replace John Yeager. A vote was taken and the motion passed 7-0.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang to appoint the following members to the Zoning Board of Adjustment: appoint Aaron Lovelace to replace Shaun Chronister and appoint Zewge Kagnew to replace Daniel Cooper as alternate one. A vote was taken and the motion passed 7-0.

Mayor Porter thanked members of the 2021 Boards and Commissions Interview Panel (Mayor *pro tem* Forrester, Councilman Strang, and Councilman Williams). Porter and Forrester also thanked the citizens for their service on the Boards and Commissions over the years, and welcomed the new board members.



**5. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single-family development on 4.6 acres, located at 601 and 595 Parker Road. (ZC2021-14).**

Mayor Porter convened the Council into a break at 7:15 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:23 p.m.

**Staff Comments**

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 4.6 acres generally located 100 feet west from the intersection of Parker Road and Valley Mills Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development (PD) is to allow for the construction of 20 single-family lots and two open space lots. The PD proposes a minimum residential lot size of 7,200 square feet. These standards are similar to the existing Harvest Bend subdivision located east of the subject property. Haskins stated the PD contains exterior building material requirements of 85 percent masonry with 15 percent of a cementitious fiber cement material and allows for garage sizes of 400 square feet. All open space lots shall be owned and maintained by the Homeowners Association (HOA). In addition, at the request of the Planning and Zoning Commission, an HOA maintained 8-foot-wide sidewalk will be required to connect the subdivision to the open space to the south. Haskins stated the properties adjacent to the subject property are generally zoned single family residential, and the subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. While the General Urban Sector generally recommends commercial development or mixed-use high density residential, the proposed zoning, being adjacent to existing medium density residential on two sides, may be compatible with the plan. Haskins reported 27 notifications were mailed with 14 responses received in opposition and none in favor of the request. After some discussion regarding the existing tree line on the east side of the property and fencing, the Commission voted 6-1 to recommend approval with the condition of a pedestrian trail being constructed to connect the subdivision to the Oncor open space.

**Council and Applicant Comments**

Mayor Porter asked how much of the designated open space will go away when Parker Road is widened. Tim Bennett, applicant, addressed Council stating TxDOT should not be acquiring any of the open space for the widening. Mayor *pro tem* Forrester stated he had reviewed the public comment forms and asked how the drainage concerns would be addressed if the item is approved. Bennett replied a five-foot drainage easement channel was previously created when the Harvest Bend neighborhood was built; however, over the years it has filled in with soil and dirt and no longer functions the way it was intended. Bennett stated in the proposed development the street will capture water as the lots will be graded to ensure water is captured into the existing storm sewer inlet, and he proposes to have the backyards continue to drain as they currently do. Councilman Wallis asked who maintains the current five-foot drainage easement to see if the current drainage issues could be remedied. Holsted replied staff would have to look at the construction plans to see the maintenance requirements. Councilman Williams expressed concerns with the drainage, and asked why there is no required fencing on the east and west sides of the proposed development. Haskins stated if there is already fencing that exists, which there currently is, staff does not recommend another fence as it creates space that cannot be maintained and allows for trash and rodents. Williams asked the applicant, if a consensus could be reached with the neighbors, could he do a uniform eight-foot fence. Bennett replied he would be willing to do a uniform fence but would not want eight feet written into the documents to ensure it can be worked out with the neighbors as their fence currently sits a little inside their property. Porter expressed concerns with the five-foot drainage easement on the neighbor's property. Williams asked if wording could be added to the PD to protect both sides, Mr. Bennett and the current neighbors, regarding the fence. Haskins explained that PD Conditions cannot be imposed that are not on the property under consideration. Councilman Strang asked how the water on the west side of the property gets in the proposed storm sewer. Bennett replied water will stay on the west side and the cul de sac will be graded toward the inlet so that all the water in the street will flow into the storm sewer inlet and ensures it will not be a problem. Holsted replied in the City's design standards, a secondary positive overflow is required. Strang expressed concerns with traffic on Parker Road and asked if a protective right turn has been considered. Bennett replied that it is a good idea and not sure if Engineering/TxDOT will require it. Holsted replied TxDOT would have to approve it as it is based on different criteria. Williams reiterated the eight-foot fence to help alleviate the line of site. Bennett stated townhomes are allowed on this

property but thought single-family homes were better for the surrounding neighborhoods and thinks this is a fair submission. He added he planted 35 trees along the east line when he moved in 22 years ago and he will thin them out, instead of 25 feet apart they will be 50 feet, so they can grow to their mature height. Councilman Mize stated he appreciated the comments on the trees and clarified the intention is to preserve as many as practical. Bennett responded that was correct.

### **Public Hearing**

Mayor Porter opened the public hearing on Item 5 at 7:54 p.m. asking anyone present wishing to address Council to come forward.

Bruce Bauman addressed Council regarding concerns with traffic, drainage and slope, and privacy.

Doug Hunt addressed Council regarding concerns with fencing, privacy, traffic, and drainage.

Gloria Suarez addressed Council regarding concerns with drainage and fencing and added Mr. Bennett has been a good neighbor.

Lisa Blood addressed Council regarding concerns with two story homes and drainage, expressed gratitude to Mr. Bennett for considering the neighbors with no townhomes and commercial, and stated the drainage easement is not maintained by an HOA.

Vijay Thangughal addressed Council expressing appreciation to Mr. Bennett for not proposing high density on the property and stated he is in support of this item.

Linda Wallace addressed Council regarding concerns with drainage, fencing, and traffic.

Mayor Porter closed the public hearing at 8:05 p.m.

### **Council Comments**

Wallis expressed concerns with traffic and privacy regarding tree removal and two-story homes. Mize stated drainage concerns are important and he understands the concerns. He confirmed the location of the drainage easement, retaining wall and fence, and added he is comforted with the 100-year ability to take the water, and with appropriate grading believes that could be achieved. Mize added he appreciates Mr. Bennett's willingness to work with everyone on an eight-foot fence where desired for privacy concerns. Strang clarified the location of the retaining wall and easement, and stated he is not opposed to single family homes on this property but has concerns with drainage and traffic. Williams asked how close the existing fence is to the property line. Bennett replied most of them are two feet inside their property line, and stated he feels confident he can reach an agreement with the neighbors for a new fence. Forrester stated he has no doubt Mr. Bennett wants to work with his neighbors to do the right thing; however, there is a lot of fluidity that is not in the proposed PD and to ensure nothing is missed, he recommended allowing staff to work with Mr. Bennett to add language so that traffic, drainage, and privacy concerns are addressed. Porter stated he shares some of the same concerns put forth including drainage, smaller lots, smaller garages, traffic, fencing, and saving trees, and stated Council has turned down PDs in the past that did not include a unique offering. Strang stated he agrees if items are not accounted for they can get overlooked and missed, or an obligation that cannot be enforced. Mize stated an important question is what is the best use of this land which currently calls for high density and multi-family; and what are the consequences of not moving forward with this development, and stated Council has to be careful before adding too many restrictions. Mize stated single family on this property is an appropriate use, traffic concerns will be addressed with the future widening of the road, and he understands the need to have items in writing and asked what Mayor *pro tem* Forrester would want in writing that is not currently. Forrester stated he called for the question.

### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to call for the question. A vote was taken and motion passed 5-2 with Mayor Porter and Councilman Mize voting against.

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to table Item 5 to allow staff to work with the landowner to produce the concerns from this evening into writing. A vote was taken and the motion passed 6-1 with Mayor Porter voting against.

**6. Consider, and act upon, Ordinance No. 2021-33 for a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Spring Creek Parkway. (ZC2021-11).**

**Staff Comments**

Planning Manager Haskins addressed Council stating on May 25, 2021 City Council approved a zoning change from Commercial Corridor and Heavy Industrial to Planned Development (PD) for industrial and commercial development located at the northeast corner of State Highway 78 and Spring Creek Parkway. Since approval, the applicant has requested a change to the zoning exhibit that combines two buildings, previously buildings 4 and 5, into one larger building, noted as building 2 on the revised exhibit. The net effect is to increase the overall square footage of the buildings by 1,000 square feet, increase the number of trailer stalls by seven, decrease parking by 73 spaces which is still meeting the approved PD requirements, decrease overall concrete in that area of the development by six percent, and modify the PD language regarding the screening of loading and service areas to include landscape berms.

**Council Action**

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

Mayor Porter convened the Council into Work Sessions at 8:33 p.m.

**WORK SESSIONS**

**WS1. Public Works Department Presentation.**

Public Works Director Porter addressed Council giving a presentation including: the five divisions of Public Works; Utility Administration responsibilities, capital projects completed, capital projects in-progress, and development projects; Streets paving and stormwater/traffic/fleet statistics, and paving, stormwater, traffic, and fleet responsibilities; Water and Wastewater statistics, and water, water quality, and wastewater responsibilities.

Council thanked the Public Works staff for their hard work.

Mayor Porter convened the Council into a break at 8:48 p.m.

Mayor Porter reconvened the Council into Work Session at 8:54 p.m.

**WS2. Comprehensive Master Plan Advisory Committee and preliminary schedule for the Plan Discussion.**

Planning Manager Haskins addressed Council giving a brief presentation including a tentative schedule and potential makeup of the Comprehensive Plan Advisory Committee (CPAC), with a change that the first meeting listed on the schedule would potentially occur in September instead of August and they hope to have the Plan complete by summer 2022. Haskins requested direction from Council regarding the composition of the proposed Comprehensive Plan Advisory Committee (CPAC). The proposed makeup is thirteen members in which one member is appointed by each Council member and six members represent designated organizations identified by Council.

Council consensus was they were okay with the general proposed format, and to potentially reach out to board and commission applicants who were not placed on boards for the seven council appointed positions. The consensus of Council was for the seven Council appointed members to be City of Wylie registered voters and reside within the City for at least one year. The consensus from Council regarding the six members from organizations was to allow

the organizations to make those appointments and those members do not have to be City of Wylie registered voters. The six organizations decided upon included: Wylie Independent School District, Wylie Economic Development Corporation, Downtown Merchants Association, Historic Review Commission, Parks and Recreation Board, and Planning and Zoning Commission. Council consensus was to include one additional member from ETJ resulting in a 14-member Committee.

### **WS3. General Fund Budget Discussion.**

City Manager Holsted addressed Council giving a presentation on the General Fund Summary which included a projected ending fund balance for September 30, 2021 of \$25,320,874 and proposed excess revenues over expenses of \$2,409,245; General Fund FY 2022 budget projections including the projected revenues with a no new revenue tax rate, which is projected to be \$.02 lower than existing tax rate, of \$48,289,668, proposed total expenditures of \$45,880,423 resulting in a revenue less expenditures amount of \$2,409,245; recommended uses of excess revenues over expenditures including recurring health insurance, general fund step and merit two percent increase, and market adjustment, and one-time expenses including tech upgrades for Council Chambers, ambulance replacement, two additional Police Department Tahoe replacements, partnership with WISD for tennis court lighting, and security for Parks maintenance facility totaling \$2,190,000; rating agency comments; and next steps.

Holsted answered questions from Council regarding sales tax data, market study projections, merit and market adjustments, and lighting.

### **RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 9:46 p.m.

### **READING OF ORDINANCES**

City Secretary Storm read the captions to Ordinance Nos. 2021-31, 2021-32, and 2021-33 into the official record.

### **ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 9:48 p.m. A vote was taken and motion passed 7-0.

---

**Matthew Porter, Mayor**

**ATTEST:**

---

**Stephanie Storm, City Secretary**



# Wylie City Council

## AGENDA REPORT

Department: Planning  
 Prepared By: Kevin Molina

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 5, to establish 68 single family residential lots and five open space lots on 25.822 acres, property generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

### Recommendation

Motion to approve Item as presented.

### Discussion

#### OWNER: Wylie DPV, LP

#### APPLICANT: J. Volk Consulting

The applicant has submitted a Preliminary Plat for Phase 5 of the Dominion of Pleasant Valley Planned Development, Ordinance No. 2020-54. The plat consists of 68 residential lots and five open space lots and conforms to the design standards of PD 2020-54.

The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phases 1-5 of the Dominion of Pleasant Valley Development there are 720 residential lots leaving 384 approved residential lots for future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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

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

#### P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.

Line Table			
Line	Length	Direction	
L1	50.01	S45° 15' 51" E	
L2	42.51	S46° 46' 55" W	
L3	62.08	N46° 27' 33" E	
L4	60.00	S7° 46' 48" W	
L5	64.12	S28° 26' 41" W	
L6	54.63	S31° 31' 56" W	
L7	50.00	S26° 56' 15" E	
L8	22.16	S50° 10' 32" W	
L9	50.00	N82° 59' 16" W	
L10	21.21	S33° 29' 39" W	
L11	59.80	S57° 41' 47" W	
L12	45.67	N0° 36' 56" E	
L13	110.00	S43° 29' 39" E	
L14	10.00	S7° 46' 48" W	
L15	14.14	N52° 46' 58" E	
L16	14.14	N37° 13' 02" W	
L17	14.14	S52° 46' 58" W	
L18	61.00	N7° 46' 48" E	

Line Table		
Line	Length	Direction
L19	14.14	N66° 10' 12"
L20	14.14	S23° 49' 48"E
L21	13.88	N76° 48' 48"E
L22	13.54	S8° 48' 59"E
L23	31.67	N34° 46' 41"E
L24	14.14	S52° 46' 58"W
L25	54.09	S82° 13' 02"E
L26	14.14	S37° 13' 02"E
L27	70.44	S89° 23' 39"E
L28	14.14	S88° 29° 02"W
L29	14.14	S21° 30' 21"E
L30	10.29	N46° 30' 21"E
L31	15.39	N13° 09' 16"W
L32	14.12	S70° 44' 26"W
L33	197.41	N82° 13' 02"E
L34	21.21	N52° 46' 58"E
L35	20.03	S40° 20' 11"E
L36	25.00	S82° 13' 02"E

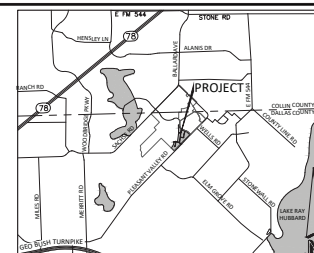
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	149.57	305.00	028°05'40"	148.07	57° 06' 40"
C2	568.67	470.00	069°26'46"	535.43	N34° 06' 28"W
C3	168.47	410.00	023°33'35"	167.28	N57° 05' 33"W
C4	128.63	1000.00	07°22'13"	128.54	S04° 05' 05"E
C5	54.19	34.50	080°07'00"	48.79	N52° 46' 58"E
C6	100.93	50.00	015°39'35"	86.85	N39° 53' 51"E
C7	93.46	490.00	013°23'14"	93.21	S21° 16' 35"W
C8	139.62	280.00	026°39'44"	130.51	S28° 16' 50"W
C9	65.67	525.00	007°01'00"	65.63	N85° 48' 02"W
C10	163.67	300.00	031°31'53"	161.65	N18° 02' 31"E
C11	174.57	280.00	035°04'41"	171.41	N64° 21' 42"W
C12	168.68	280.00	034°13'13"	167.09	S80° 25' 25"E
C13	236.62	50.00	27°00'00"	207.31	S37° 13' 02"E



PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	18
SINGLE FAMILY "TYPE B" LOTS (60')	22
SINGLE FAMILY "TYPE C" LOTS (50')	28
TOTAL PHASE 5	68

**Notes:**

1. Selling a portion of a divided lot by metes and bounds is a violation of city ordinance and state law and is subject to fines and imprisonment of up to 180 days for building permits.
2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
3. No encroachment between the height of 2' and 5' may be placed on fee simple tracts.
4. In a FEMA FIRM Panel 4813102035K dated July 14, 2014, the Final Flood Insurance Study for the City of Wylie, the City of Wylie is designated as a flood hazard area. The City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
5. A Certificate of Occupancy will not be issued for the property until the City of Wylie has received all required permits, and detention ponds are constructed and accepted by the City.
6. The City shall not be responsible for the maintenance of any easements, except those that retain the right to enter upon easements for public purposes.
7. Maintenance responsibility of private drainage easements and appurtenances is the property owner (whichever the easement is located).



**LEGEND**

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic stenciled "JVC" (unless otherwise noted)
- 1/2" IRF

AC Acre  
BL Building Line  
C1 Curve No.  
<CM> Control Monument  
DE Drainage Easement  
D.E. Private Drainage Easement  
Eamt Easement  
L1 Line No.  
R.O.W. Right-of-Way  
SF Square Feet  
SE & SWE Utility Easement & Sidewalk Easement  
V.E. Visibility Easement  
W.M.E. Wall Maintenance Easement  
D.R.D.C.T. = Deep Records of Dallas County, Texas  
C.R.C.C.T. = Chain Records of Collin County, Texas  
M.R.C.C.T. = Map Records of Collin County, Texas

**BENCHMARKS:**

**CM #2:** Located north of State Highway No. 78 and west of South Ballbar Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballbar Street.

ELEV. 70575.74 (PLAN)    E562953.09  
ELEV. 550.24 (FIELD)    550.37 (FIELD)

**CM #4:** Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to S.C. parking and

ELEV. 70576.85 (PLAN)    E560973.09  
ELEV. 562.91 (FIELD)    562.86 (FIELD)

**CM #5:** Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 3.3' south of the south chain link fence.

ELEV. 70504.49 (PLAN)    E57860.13  
ELEV. 454.17 (FIELD)    454.17 (FIELD)

PRELIMINARY PLAT  
DOMINION OF  
PLEASANT VALLEY  
PHASE 5  
25.822 ACRES

68 SINGLE FAMILY LOTS  
5 OPEN SPACES/COMMON AREAS  
OUT OF THE  
GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS

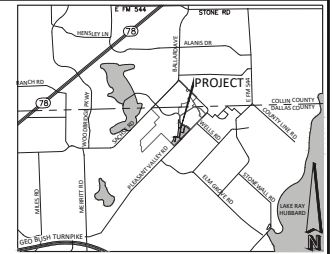
14 May 2021  
SHEET 1 OF 3



**J. VOLK**  
consulting  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972.201.3100 Texas Registration No. F-11962

**Owner/Applicant:**  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: [nancy@teamphillipsinc.com](mailto:nancy@teamphillipsinc.com)

**Engineer/Surveyor:**  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: [claudio\\_segovia@jvolkconsulting.com](mailto:claudio_segovia@jvolkconsulting.com)



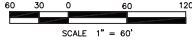
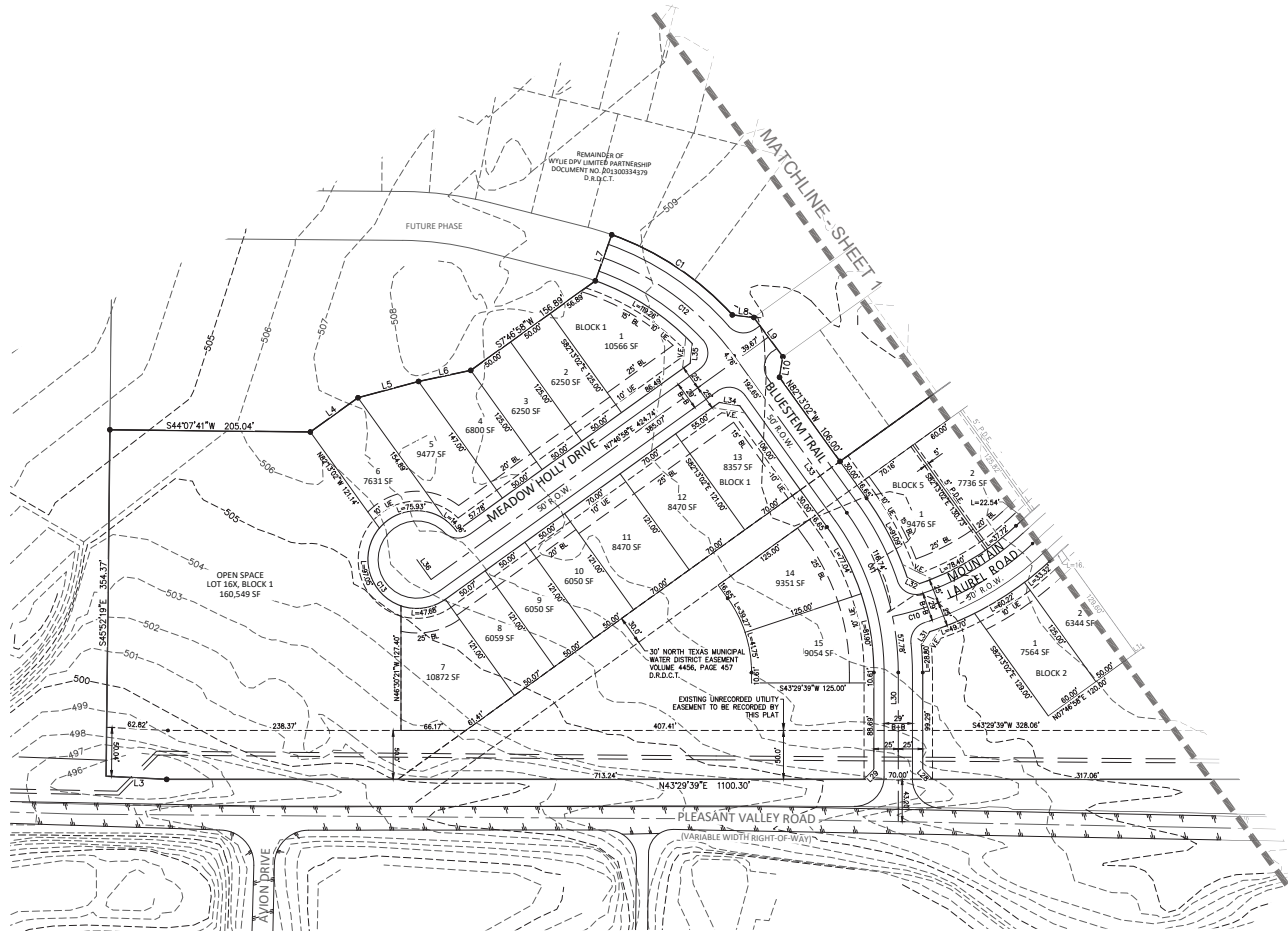
VICINITY MAP  
N.T.S.

**LEGEND**

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- DE Drainage Easement
- P.D.E. Private Drainage Easement
- Easmt Easement
- L1 Line No.
- R.O.W. Right-of-Way
- SF Square Feet
- UE & SWE Utility Easement & Sidewalk Easement
- V.E. Visibility Easement
- W.M.E. Wall Maintenance Easement
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- D.R.C.C.T. = Deed Records of Collin County, Texas
- M.R.C.C.T. = Map Records of Collin County, Texas

**BENCHMARKS:**

- CM #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.
- N: 7057346.76 E: 2569521.09  
ELEV: 550.24' (PLAN) 550.37' (FIELD)
- CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.
- N: 7055787.66 E: 2560973.09  
ELEV: 562.91' (PLAN) 562.86' (FIELD)
- CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.
- N: 7050245.89 E: 2578669.13  
ELEV: 454.28' (PLAN) 454.17' (FIELD)



**PRELIMINARY PLAT  
DOMINION OF  
PLEASANT VALLEY  
PHASE 5**

25.822 ACRES  
LOTS 1-15, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-19,  
BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-13 BLOCK 5;  
68 SINGLE FAMILY LOTS  
5 OPEN SPACES/COMMON AREAS  
OUT OF THE  
GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)

**CITY OF WYLIE  
DALLAS COUNTY, TEXAS**

14 May 2021  
SHEET 2 OF 3



**Owner/Applicant:**  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: nancy@teamphillipsinc.com

**Engineer/Surveyor:**  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: claudio.segovia@jvolkconsulting.com



LEGAL DESCRIPTION  
DOMINION AT PLEASANT VALLEY  
PHASE FIVE  
25.822 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20130034379, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set at the intersection of the northwest line of Pleasant Valley Road, a variable width right-of-way, with the southwest line of Dominion Drive, a variable width right-of-way;

THENCE Southwesterly, with said northwest line, the following three (3) courses and distances:

South 45 degrees 46 minutes 55 seconds West, leaving said southwest line, a distance of 738.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 43 degrees 29 minutes 39 seconds West, a distance of 1,100.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 46 degrees 27 minutes 33 seconds West, a distance of 62.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the south corner of said Wylie DPV Limited Partnership tract;

THENCE North 45 degrees 52 minutes 19 seconds West, leaving said northwest line and with the southwest line of said Wylie DPV Limited Partnership tract, a distance of 354.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 44 degrees 07 minutes 41 seconds East, leaving said southwest line, a distance of 205.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 07 degrees 46 minutes 58 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 28 degrees 26 minutes 41 seconds East, a distance of 64.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 31 degrees 31 minutes 56 seconds East, a distance of 54.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 07 degrees 46 minutes 58 seconds East, a distance of 156.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 26 degrees 56 minutes 15 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 28 degrees 05 minutes 49 seconds, a radius of 305.00 feet and a chord bearing and distance of North 77 degrees 06 minutes 40 seconds East, 148.07 feet;

THENCE Easterly, with said curve to the right, an arc distance of 149.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 50 degrees 10 minutes 32 seconds East, a distance of 22.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 82 degrees 59 minutes 16 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 37 degrees 13 minutes 02 seconds East, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 82 degrees 13 minutes 02 seconds East, a distance of 67.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 02 degrees 52 minutes 40 seconds, a radius of 775.00 feet and a chord bearing and distance of South 83 degrees 39 minutes 22 seconds East, 38.92 feet;

THENCE Easterly, with said curve to the left, an arc distance of 38.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northwest line of a 30' North Texas Municipal Water District Easement, as recorded in Volume 4456, Page 457, Deed Records, Dallas County, Texas;

THENCE North 07 degrees 46 minutes 58 seconds East, with said northwest line, a distance of 652.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 00 degrees 36 minutes 58 seconds East, continuing with said northwest line, a distance of 786.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the intersection of said northwest line with the southeast line of a 20' Waterline Easement to North Texas Municipal Water District, as recorded in Volume 99101, Page 4465, Deed Records, Dallas County, Texas;

THENCE North 57 degrees 41 minutes 47 seconds East, leaving said northwest line and with said southeast line, a distance of 59.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the west line of the above mentioned Dominion Drive;

THENCE Southeasterly, with said west line, the following five (5) courses and distances:

South 00 degrees 36 minutes 56 seconds West, a distance of 45.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 69 degrees 26 minutes 46 seconds, a radius of 470.00 feet and a chord bearing and distance of South 34 degrees 06 minutes 26 seconds East, 535.43 feet;

Southeasterly, with said curve to the left, an arc distance of 569.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 68 degrees 49 minutes 48 seconds East, a distance of 283.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the right having a central angle of 23 degrees 32 minutes 33 seconds, a radius of 410.00 feet and a chord bearing and distance of South 57 degrees 03 minutes 32 seconds East, 167.28 feet;

Southeasterly, with said curve to the right, an arc distance of 168.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 45 degrees 17 minutes 15 seconds East, a distance of 276.31 feet to the POINT OF BEGINNING and containing 25.822 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 5, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WYLIE DPV LIMITED PARTNERSHIP,  
A Texas Limited Partnership

By: Webb Peak Development Partners LP,  
Its General Partner  
By: RNI Development Company,  
Its General Partner

By: \_\_\_\_\_  
Ronald N. Haynes, Jr., President

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

"RECOMMENDED FOR APPROVAL"

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

"APPROVED FOR CONSTRUCTION"

Mayor City of Wylie, Texas \_\_\_\_\_ Date \_\_\_\_\_

"ACCEPTED"

Mayor City of Wylie, Texas \_\_\_\_\_ Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 5, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

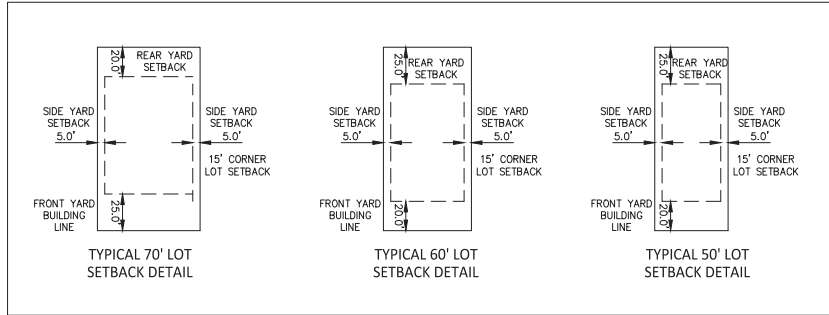
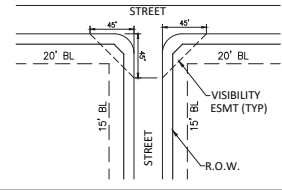
Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

City Secretary, City of Wylie, Texas

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

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

45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL



PRELIMINARY PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 5

25.822 ACRES  
LOTS 1-15, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-19,  
BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-13 BLOCK 5;  
68 SINGLE FAMILY LOTS

5 OPEN SPACES/COMMON AREAS

OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS

14 May 2021

SHEET 3 OF 3



J. VOLK  
consulting

830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972.201.3100 Texas Registration No. F-11962

Owner/Applicant:  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: claudio.segovia@jvolconsulting.com





# Wylie City Council

## AGENDA REPORT

Department: Planning  
 Prepared By: Kevin Molina

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Final Plat for Inspiration Phase 4B, to establish 19 single family residential lots and one open space lot on 8.85 acres, property generally located on Meziere Sky Drive and April Dew Way in the City of Wylie's Extraterritorial Jurisdiction.

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: Lavon Development, LLC**

**APPLICANT: Michelle Tilotta**

The applicant has submitted a Final Plat for Phase 4B of the Inspiration residential development to establish 19 single family residential lots and one open space lot on 8.85 acres located in the City of Wylie's extraterritorial jurisdiction.

The preliminary plat for Phase 4 of Inspiration was approved by City Council in June 2016. The final plat of Inspiration Phase 4B, being a part of Phase 4, conforms to that approved preliminary plat.

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

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

#### **P&Z Commission Discussion**

The Commission voted 5-0 to recommend approval.

LOT	BLOCK	S.F.	ACRE
1	BLK NN	17529	0.40
2	BLK NN	12040	0.27
3	BLK NN	12040	0.27
4	BLK NN	12040	0.27
5	BLK NN	13857	0.31
6	BLK NN	25463	0.58
7	BLK NN	29424	0.67
8	BLK NN	13454	0.30
9	BLK NN	24104	0.55
5	BLK OO	12040	0.27
6	BLK OO	12040	0.27
7	BLK OO	12040	0.27
8	BLK OO	12040	0.27
9	BLK OO	20103	0.46
10	BLK OO	22799	0.52
11	BLK OO	13795	0.32
12	BLK OO	16605	0.38
13	BLK OO	16797	0.38
14	BLK OO	20349	0.46
2X	BLK PP	245	0.00

8.850 ACRES  
19 RESIDENTIAL LOTS  
1 NON-RESIDENTIAL LOTS

MAY 2021

STATE OF TEXAS )  
COUNTY OF COLLIN )

OWNERS CERTIFICATE

WHEREAS ST. PAUL INSPIRATION IS THE SOLE OWNER OF AN 8.850 ACRE TRACT OF LAND SITUATED IN THE JOSHUA TURNHAM SURVEY, ABSTRACT NO. 919, CITY OF WYLLIE E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 168.422 ACRE TRACT OF LAND, CONVEYED TO ST. PAUL INSPIRATION, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. 2019020201415640, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 8.850 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH-CENTRAL ZONE, NAD83, INWGS 010111 EPSCN 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8964) AND DENTON CORS ARP (PID-GF8968), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE SOUTH LINE OF SAID 168.422 ACRE TRACT AND A COMMON NORTH LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, AS RECORDED IN VOLUME 79, PAGE 853, BEES RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING A SOUTHEAST CORNER OF INSPIRATION PHASE 4A AN ADDITION TO THE CITY OF WYLLIE E.T.J. AND LUCAS E.T.J. AS RECORDED IN CARRIER 2018, PHASE 3B, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-11" FOUND BEARS NORTH 79 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 239.61 FEET;

THENCE, OVER AND ACROSS SAID 168.422 ACRE TRACT AND ALONG AN EASTERLY LINE OF SAID INSPIRATION, PHASE 4A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 146.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER.

NORTH 56 DEGREES 46 MINUTES 44 SECONDS EAST, A DISTANCE OF 96.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER.

NORTH 17 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 73.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER.

SOUTH 71 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 78.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER.

NORTH 24 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE SOUTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A 50' RIGHT OF WAY OF SAID INSPIRATION, PHASE 4A.

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A DISTANCE OF 35.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER.

NORTH 24 DEGREES 59 MINUTES 43 SECONDS EAST, OVER AND ACROSS SAID MEZIERE SKY DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE NORTH RIGHT OF WAY LINE OF SAID MEZIERE SKY DRIVE.

NORTH 65 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A DISTANCE OF 149.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE AND THE EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL, A 50' RIGHT OF WAY OF SAID INSPIRATION, PHASE 4A.

NORTH 20 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTH END OF SAID CORNER CLIP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 35 MINUTES 48 SECONDS, A RADIUS OF 308.89 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 03 MINUTES 06 SECONDS EAST A DISTANCE OF 143.49 FEET.

ALONG SAID EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 146.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER.

DEPARTING SAID EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL NORTH 89 DEGREES 14 MINUTES 08 SECONDS EAST, A DISTANCE OF 63.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE EAST LINE OF ACRE/SAID 168.42 ACRE TRACT, A WEST LINE OF A/FOR SAID TRACT NO. 4424 AND A EAST CORNER OF SAID INSPIRATION, PHASE 4A.

THENCE ALONG THE COMMON LINES OF SAID 168.42 ACRE TRACT AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 74.33 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED 4424-14 FOUND FOR CORNER.

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 69.14 FEET TO A BROKEN CORPS OF ENGINEERS MONUMENT STAMPED 4424-13 FOUND FOR THE EAST CORNER OF SAID 168.42 ACRE TRACT.

SOUTH 45 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 476.76 TO A CORPS OF ENGINEERS MONUMENT STAMPED 4424-12 FOUND FOR THE SOUTHEAST CORNER OF SAID 168.422 ACRE TRACT.

NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 116.64 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 8.850 ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ST. PAUL INSPIRATION, L.L.C. ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 4B, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS AND EASEMENTS AND COMMON AREAS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON, NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY. OWNER HEREBY EXPRESSLY RESERVE AND RETAIN, FOR THE BENEFIT OF OWNER AND ITS SUCCESSORS AND ASSIGNS, ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY MINERALS AND MINERAL INTERESTS BENEATH THE SURFACE AND ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL WATER AND WATER RIGHTS (INCLUDING, WITHOUT LIMITATION, ALL GROUNDWATER RIGHTS, UPON, UNDER, OVER OR APPURTENANT TO THE HEREINABOVE DESCRIBED PROPERTY (THE "WATER RIGHTS")), IT BEING EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE WATER RIGHTS ARE NOT PART OF THE PROPERTY BEING DEDICATED HEREBY.

ST. PAUL INSPIRATION, L.L.C.

BY: \_\_\_\_\_

NAME: PHILIP HUFFINES  
TITLE: MANAGING DIRECTOR

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PHILIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
NOTARY ID# \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

CHRIS MATTEO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6807

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
NOTARY ID# \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF WYLLIE, TEXAS

DATE \_\_\_\_\_

"APPROVED FOR CONSTRUCTION"

MAYOR, CITY OF WYLLIE, TEXAS

DATE \_\_\_\_\_

"ACCEPTED"

MAYOR, CITY OF WYLLIE, TEXAS

DATE \_\_\_\_\_

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE INSPIRATION, PHASE 4B SUBDIVISION OR ADDITION TO THE CITY OF WYLLIE WAS SUBMITTED BY FORMAL ACTION, THEN AND THEREAFTER 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 HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

CITY SECRETARY, CITY OF WYLLIE, TEXAS

FINAL PLAT  
OF  
INSPIRATION  
PHASE 4B

LOTS 1-9, BLOCK NN; LOTS 5-14, BLOCK OO;  
LOT 2X, BLOCK PP;  
OUT OF THE  
JOSHUA TURNHAM SURVEY, ABSTRACT NO. 919  
IN THE CITY OF WYLLIE, E.T.J.,  
COLLIN COUNTY, TEXAS

8.850 ACRES  
19 RESIDENTIAL LOTS  
1 NON-RESIDENTIAL LOTS

SHEET 2 OF 2

OWNER/DEVELOPER: ST. PAUL INSPIRATION, L.L.C.  
8200 DOUGLAS AVENUE  
SUITE 300  
DALLAS, TEXAS 75225  
PHONE 214-750-1800

ENGINEER/SURVEYOR:  
LJA Surveying, Inc.   
6060 North Central Expressway Phone 469.621.0710  
Suite 400  
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN \_\_\_\_\_ MAY 2021



# Wylie City Council

## AGENDA REPORT

**Department:** Purchasing      **Account Code:** 100-5231-58850  
**Prepared By:** Glenna Hayes

### Subject

Consider, and act upon, the approval of the purchase of W2021-90-I Outdoor Rotating Pole Sirens from Mass Notification Solutions/American Signal Corporation in the estimated amount of \$49,964.96 through a cooperative purchasing contract with TIPS (The Interlocal Purchasing System) Cooperative, and authorizing the City Manager to execute any necessary documents.

### Recommendation

Motion to approve Item as presented.

### Discussion

As the City grows, additional sirens are needed to ensure the safety of our citizens in all locations. The purpose of these sirens is to alert citizens outside that there is an impending danger. Typically, the biggest threat is tornadoes, but they can also alert for large hail, high winds, and hazardous material incidents. They are used as a supplement to other warning systems to encourage folks to go inside to seek shelter and get more information on the threat. Staff recommends the purchase of two (2) additional outdoor warning sirens to add to the City's current system. The addition of the new sirens along with the recently upgraded siren software will provide greater coverage and assist in alerting more citizens to the best of our ability.

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.

Approval of this purchase will establish an annual agreement with renewals under TIPS #18-1204 / Wylie #W2021-90-I.



# Wylie City Council

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## AGENDA REPORT

Department: WEDC  
Prepared By: Jason Greiner

Account Code: \_\_\_\_\_

### Subject

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

### Recommendation

Motion to approve Item as presented.

### Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on June 16, 2021.

# Wylie Economic Development Corporation

## MONTHLY FINANCIAL REPORT

May 31, 2021

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2020-2021	CURRENT MONTH FY 2020-2021	PRIOR YEAR PO ADJUST.	YTD ACTUAL FY 2020-2021	YTD ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET FY 2020-2021	
<b>REVENUE SUMMARY</b>								
CLAIM ON CASH / Bal Sheet	\$ 1,407,509.00			\$ 2,563,972.97				
SALES TAX	\$ 2,968,437.00	\$ 400,371.69	\$ -	\$ 1,833,657.35	\$ -	\$ 1,134,779.65	61.77%	A
ALLOCATED INTEREST EARNINGS	\$ 6,000.00	\$ -	\$ -	\$ 566.26	\$ -	\$ 5,433.74	9.44%	
RENTAL INCOME	\$ 153,240.00	\$ 12,055.00	\$ -	\$ 86,210.00	\$ -	\$ 67,030.00	56.26%	
GAIN/LOSS - SALE OF PROPERTY	\$ 164,500.00	\$ -	\$ -	\$ (31,208.00)	\$ -	\$ 195,708.00	-18.97%	
INSURANCE RECOVERIES	\$ 54,545.27	\$ -	\$ -	\$ 40,614.11	\$ -	\$ 13,931.16	74.46%	C
<b>REVENUES</b>	<b>\$ 3,346,722.27</b>	<b>\$ 412,426.69</b>	<b>\$ -</b>	<b>\$ 1,929,839.72</b>	<b>\$ -</b>	<b>\$ 1,416,882.55</b>	<b>57.66%</b>	
<b>EXPENDITURE SUMMARY</b>								
PERSONNEL	\$ 336,516.00	\$ 22,991.32	\$ -	\$ 204,222.35	\$ -	\$ 132,293.65	60.69%	
OPERATING EXPENSES	\$ 111,551.27	\$ 6,141.25	\$ -	\$ 34,436.35	\$ 1,957.11	\$ 75,157.81	32.62%	B/C
INCENTIVES	\$ 1,130,310.00	\$ 36,800.00	\$ -	\$ 567,131.55	\$ -	\$ 563,178.45	50.17%	
SPECIAL SERVICES	\$ 112,678.00	\$ 6,974.39	\$ -	\$ 69,828.48	\$ 433.12	\$ 42,416.40	62.36%	
ADVERTISING	\$ 114,100.00	\$ 1,905.00	\$ -	\$ 28,822.75	\$ -	\$ 85,277.25	25.26%	
COMMUNITY DEVELOPMENT	\$ 44,550.00	\$ 711.48	\$ -	\$ 9,916.59	\$ 3,500.00	\$ 31,133.41	30.12%	
TRAVEL & TRAINING	\$ 62,600.00	\$ 196.96	\$ -	\$ 7,992.73	\$ -	\$ 54,607.27	12.77%	
DUES & SUBSCRIPTIONS	\$ 30,018.00	\$ 429.69	\$ -	\$ 21,465.81	\$ -	\$ 8,552.19	71.51%	
AUDIT & LEGAL	\$ 33,000.00	\$ 1,123.50	\$ -	\$ 8,406.50	\$ 933.00	\$ 23,660.50	28.30%	
ENGINEERING & ARCHITECTURAL	\$ 87,500.00	\$ -	\$ -	\$ 39,697.78	\$ -	\$ 47,802.22	45.37%	
DEBT SERVICE	\$ 541,878.00	\$ 37,010.91	\$ -	\$ 394,718.51	\$ -	\$ 147,159.49	72.84%	
LAND	\$ 78,540.00	\$ -	\$ -	\$ 78,540.00	\$ -	\$ -	100.00%	
INFRASTRUCTURE PROJECTS	\$ 1,888,680.00	\$ -	\$ -	\$ 189,180.00	\$ -	\$ 1,699,500.00	10.02%	
FURNITURE & FIXTURES	\$ 2,500.00	\$ -	\$ -	\$ 797.00	\$ -	\$ 1,703.00	31.88%	
CONTRA CAPITAL	\$ -	\$ -	\$ -	\$ (78,540.00)	\$ -	\$ 78,540.00	0.00%	
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,574,421.27</b>	<b>\$ 114,284.50</b>	<b>\$ -</b>	<b>\$ 1,576,616.40</b>	<b>\$ 6,823.23</b>	<b>\$ 2,990,981.64</b>	<b>34.62%</b>	
<b>REV OVER/(UNDER) EXPEN</b>	<b>\$(1,227,699.00)</b>	<b>\$ 298,142.19</b>	<b>\$ -</b>	<b>\$ 353,223.32</b>	<b>\$ (6,823.23)</b>	<b>\$ (1,574,099.09)</b>		

A. SLSTX Rev earned in March, allocated in May, was \$400,371.69, an increase of 38.43% over the same period in 2020.

Sales Tax received for 6 months of FY due to 2 month accrual to prior FY.

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

C. Adjusted FY20-21 Budget due to projected insurance recoveries.

Wylie Economic Development Corporation  
Statement of Net Position  
As of May 31, 2021

**Assets**

Cash and cash equivalents	\$ 2,566,076.21	
Receivables	\$ 60,000.00	Note 1
Inventories	\$ 12,106,477.50	
Prepaid Items	\$ -	
<b>Total Assets</b>	<b>\$ 14,732,553.71</b>	

**Deferred Outflows of Resources**

Pensions	\$ 95,608.55	
<b>Total deferred outflows of resources</b>	<b>\$ 95,608.55</b>	

**Liabilities**

Accounts Payable and other current liabilities	\$ 42,541.41	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 138,819.77	Note 3
Due in more than one year	\$ 5,090,479.60	
<b>Total Liabilities</b>	<b>\$ 5,273,040.78</b>	

**Deferred Inflows of Resources**

Pensions	\$ (47,711.41)	
<b>Total deferred inflows of resources</b>	<b>\$ (47,711.41)</b>	

**Net Position**

Net investment in capital assets	\$ -	
Unrestricted	\$ 9,602,832.89	
<b>Total Net Position</b>	<b>\$ 9,602,832.89</b>	

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

*Note 2: Deposits from rental property*

*Note 3: Liabilities due within one year includes compensated absences of \$20,727*

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE	
<b>ASSETS</b>		
=====		
1000-10110	CLAIM ON CASH AND CASH EQUIV.	2,563,972.97
1000-10115	CASH - WEDC - INWOOD	0.00
1000-10135	ESCROW	0.00
1000-10180	DEPOSITS	2,000.00
1000-10198	OTHER - MISC CLEARING	0.00
1000-10341	TEXPOOL	0.00
1000-10343	LOGIC	0.00
1000-10481	INTEREST RECEIVABLE	0.00
1000-11511	ACCTS REC - MISC	0.00
1000-11517	ACCTS REC - SALES TAX	0.00
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
1000-12996	LOAN RECEIVABLE	0.00
1000-12997	ACCTS REC - JTM TECH	0.00
1000-12998	ACCTS REC - FORGIVEABLE LOANS	60,000.00
1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
1000-14116	INVENTORY - LAND & BUILDINGS	12,106,477.50
1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
1000-14310	PREPAID EXPENSES - MISC	0.00
1000-14410	DEFERRED OUTFLOWS	548,249.00
		15,280,699.47
		=====
TOTAL ASSETS		15,280,699.47
		=====
<b>LIABILITIES</b>		
=====		
2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
2000-20111	MEDICARE PAYABLE	0.00
2000-20112	CHILD SUPPORT PAYABLE	0.00
2000-20113	CREDIT UNION PAYABLE	0.00
2000-20114	IRS LEVY PAYABLE	0.00
2000-20115	NATIONWIDE DEFERRED COMP	0.00
2000-20116	HEALTH INSUR PAY-EMPLOYEE	21.58
2000-20117	TMRS PAYABLE	1,305.00
2000-20118	ROTH IRA PAYABLE	0.00
2000-20119	WORKERS COMP PAYABLE	0.00
2000-20120	FICA PAYABLE	0.00
2000-20121	TEC PAYABLE	0.00
2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
2000-20123	ALIMONY PAYABLE	0.00
2000-20124	BANKRUPTCY PAYABLE	0.00
2000-20125	VALIC DEFERRED COMP	0.00
2000-20126	ICMA PAYABLE	0.00
2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
2000-20130	FLEXIBLE SPENDING ACCOUNT	5,999.86
2000-20131	EDWARD JONES DEFERRED COMP	0.00
2000-20132	EMP CARE FLITE	12.00
2000-20151	ACCRUED WAGES PAYABLE	0.00
2000-20180	ADDIT EMPLOYEE INSUR PAY	48.00
2000-20199	MISC PAYROLL PAYABLE	0.00



111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
2000-20201	AP PENDING	0.00	
2000-20210	ACCOUNTS PAYABLE	32,265.37	
2000-20530	PROPERTY TAXES PAYABLE	0.00	
2000-20540	NOTES PAYABLE	548,249.00	
2000-20810	DUE TO GENERAL FUND	0.00	
2000-22270	DEFERRED INFLOW	0.00	
2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00	
2000-22280	DEFERRED INFLOW - LEASE INT	0.00	
2000-22915	RENTAL DEPOSITS	1,200.00	
TOTAL LIABILITIES			589,100.81
EQUITY			
=====			
3000-34110	FUND BALANCE - RESERVED	0.00	
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	14,338,375.34	
TOTAL BEGINNING EQUITY			14,338,375.34
TOTAL REVENUE		1,929,839.72	
TOTAL EXPENSES		1,576,616.40	
REVENUE OVER/ (UNDER) EXPENSES			353,223.32
TOTAL EQUITY & OVER/ (UNDER)			14,691,598.66
TOTAL LIABILITIES, EQUITY & OVER/ (UNDER)			15,280,699.47
			=====

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#	TITLE	
ASSETS		
=====		
1000-10312	GOVERNMENT NOTES	0.00
1000-18110	LOAN - WEDC	0.00
1000-18120	LOAN - BIRMINGHAM	0.00
1000-18210	AMOUNT TO BE PROVIDED	0.00
1000-18220	BIRMINGHAM LOAN	0.00
1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	37,997.29
1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,800.00
1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48
1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	55,810.78
1000-19125	(GAIN)/LOSS ON ASSUMPTION CHG(	46,839.41)
1000-19126	DEF INFLOW SDBF CONTRIBUTIONS(	872.00)
		47,897.14
TOTAL ASSETS		47,897.14
=====		
LIABILITIES		
=====		
2000-20310	COMPENSATED ABSENCES PAYABLE	0.00
2000-20311	COMP ABSENCES PAYABLE-CURRENT	20,727.84
2000-21410	ACCRUED INTEREST PAYABLE	8,803.17
2000-28205	WEDC LOANS/CURRENT	109,288.76
2000-28220	BIRMINGHAM LOAN	0.00
2000-28230	INWOOD LOAN	0.00
2000-28232	ANB LOAN/EDGE	0.00
2000-28233	ANB LOAN/PEDDICORD WHITE	0.00
2000-28234	ANB LOAN/RANDACK HUGHES	0.00
2000-28235	ANB LOAN	0.00
2000-28236	ANB CONSTRUCTION LOAN	0.00
2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	0.00
2000-28238	ANB LOAN/BUCHANAN	0.00
2000-28239	ANB LOAN/JONES:HOBART PAYOFF	0.00
2000-28240	HUGHES LOAN	0.00
2000-28242	ANB LOAN/HWY 78:5TH ST REDEV	4,067,890.31
2000-28245	ANB LOAN/DALLAS WHIRLPOOL	640,776.23
2000-28247	JARRARD LOAN	174,168.89
2000-28250	CITY OF WYLIE LOAN	0.00
2000-28260	PRIME KUTS LOAN	0.00
2000-28270	BOWLAND/ANDERSON LOAN	0.00
2000-28280	CAPITAL ONE CAZAD LOAN	0.00
2000-28290	HOBART/COMMERCE LOAN	0.00
2000-29150	NET PENSION LIABILITY	199,184.17
2000-29151	SDBF LIABILITY	8,460.00
TOTAL LIABILITIES		5,229,299.37

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT# TITLE

EQUITY

=====

3000-34590 FUND BALANCE-UNRESERV/UNDESIG( 5,317,765.74)  
3000-35900 UNRESTRICTED NET POSITION ( 120,264.00)

TOTAL BEGINNING EQUITY ( 5,438,029.74)

TOTAL REVENUE 0.00  
TOTAL EXPENSES ( 256,627.51)

REVENUE OVER/(UNDER) EXPENSES 256,627.51

TOTAL EQUITY & OVER/(UNDER) ( 5,181,402.23)

TOTAL LIABILITIES, EQUITY & OVER/(UNDER) 47,897.14  
=====

## Wylie Economic Development Corporation

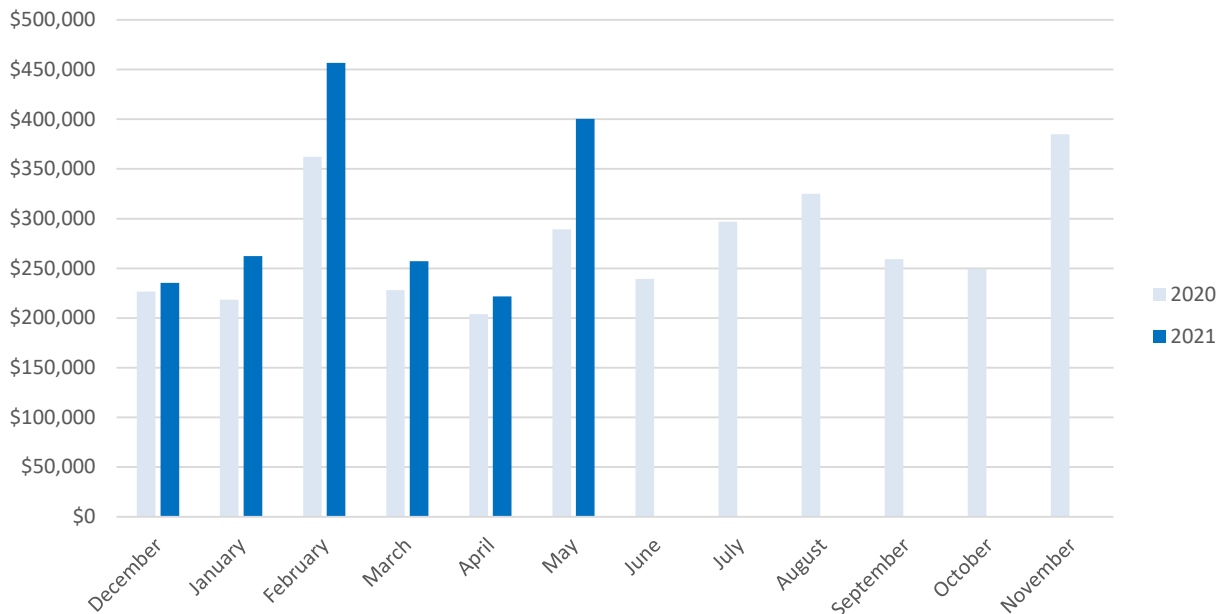
## SALES TAX REPORT

May 31, 2021

## BUDGETED YEAR

MONTH	FY 2018	FY 2019	FY 2020	FY 2021	DIFF 20 vs. 21	% DIFF 20 vs. 21
DECEMBER	\$ 184,848.59	\$ 214,867.15	\$ 226,663.94	\$ 235,381.33	\$ 8,717.39	3.85%
JANUARY	\$ 191,895.71	\$ 223,749.61	\$ 218,520.22	\$ 262,263.52	\$ 43,743.30	20.02%
FEBRUARY	\$ 275,667.83	\$ 307,366.66	\$ 362,129.18	\$ 456,571.35	\$ 94,442.17	26.08%
MARCH	\$ 182,852.50	\$ 208,222.32	\$ 228,091.34	\$ 257,187.91	\$ 29,096.57	12.76%
APRIL	\$ 163,484.89	\$ 182,499.53	\$ 203,895.57	\$ 221,881.55	\$ 17,985.98	8.82%
MAY	\$ 203,707.17	\$ 274,299.18	\$ 289,224.35	\$ 400,371.70	\$ 111,147.35	38.43%
JUNE	\$ 199,412.29	\$ 234,173.88	\$ 239,340.35			
JULY	\$ 213,976.64	\$ 215,107.94	\$ 296,954.00			
AUGUST	\$ 249,589.63	\$ 283,602.93	\$ 325,104.34			
SEPTEMBER	\$ 213,425.79	\$ 243,048.40	\$ 259,257.89			
OCTOBER	\$ 210,701.71	\$ 224,875.38	\$ 249,357.02			
NOVEMBER	\$ 273,196.62	\$ 308,324.41	\$ 384,953.89			
<b>Sub-Total</b>	<b>\$ 2,562,759.35</b>	<b>\$ 2,920,137.37</b>	<b>\$ 3,283,492.09</b>	<b>\$ 1,833,657.36</b>	<b>\$ 305,132.75</b>	18.33%
<b>Total</b>	<b>\$ 2,562,759.35</b>	<b>\$ 2,920,137.37</b>	<b>\$ 3,283,492.09</b>	<b>\$ 1,833,657.36</b>	<b>\$ 305,132.75</b>	18.33%

## WEDC Sales Tax Analysis



\*\*\* Sales Tax collections typically take 2 months to be reflected as Revenue. SisTx receipts are then accrued back 2 months.  
 Example: May SisTx Revenue is actually March SisTx and is therefore the 6th allocation in FY21.



# Wylie City Council

## AGENDA REPORT

Department: Finance  
Prepared By: Melissa Beard

Account Code: \_\_\_\_\_

### Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2021.

### Recommendation

Motion to approve Item as presented.

### Discussion

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

# City Of Wylie

## 2020-2021 Investment Report

May 31, 2021

Money Market Accounts:

Certificates of Deposit:

Treasury Bills:

Treasury Notes:

Government Agency Notes:

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$15,400,004.20	MMA	0.0102%	Texpool	12/31/2006	NA
2	\$15,947,717.09	MMA	0.0100%	TexStar	3/15/2011	NA
	\$31,347,721.29					

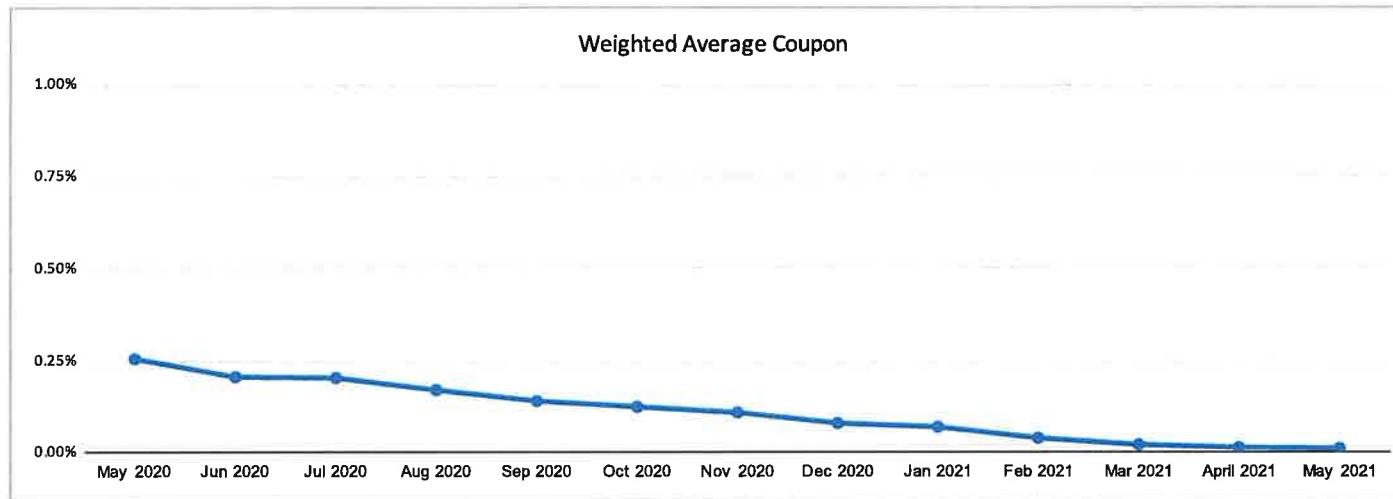
Total

Weighted Average Coupon:  
Weighted Average Maturity (Days):

0.0101%
1.00

Money Markets:  
Certificates of Deposits:

\$31,347,721.29
\$0.00
\$31,347,721.29



*Melissa Bland* 6-17-21  
Finance Director/Investment Officer



# Wylie City Council

## AGENDA REPORT

Department: Finance  
Prepared By: Melissa Beard

Account Code: \_\_\_\_\_

### Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2021.

### Recommendation

Motion to approve Item as presented.

### Discussion

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

## CITY OF WYLIE

## MONTHLY FINANCIAL REPORT

May 31, 2021

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2020-2021	CURRENT MONTH ACTUAL 2020-2021	YTD ACTUAL 2020-2021	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
<b>GENERAL FUND REVENUE SUMMARY</b>					
TAXES	32,899,113	885,755	30,608,450	93.04%	A
FRANCHISE FEES	2,840,000	332,690	1,856,941	65.39%	
LICENSES AND PERMITS	916,852	159,880	762,813	83.20%	B
INTERGOVERNMENTAL REV.	4,560,889	90,389	3,434,114	75.29%	C
SERVICE FEES	3,872,224	385,448	2,498,234	64.52%	D
FINES AND FORFEITURES	331,450	24,114	161,740	48.80%	E
INTEREST INCOME	25,000	1,647	11,721	46.88%	F
MISCELLANEOUS INCOME	196,647	19,040	136,867	69.60%	
OTHER FINANCING SOURCES	2,434,008	0	2,524,891	103.73%	G
<b>REVENUES</b>	<b>48,076,183</b>	<b>1,898,963</b>	<b>41,995,771</b>	<b>87.35%</b>	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,015,111	NA	NA	NA	H
<b>TOTAL REVENUES</b>	<b>49,091,294</b>	<b>1,898,963</b>	<b>41,995,771</b>	<b>85.55%</b>	
<b>GENERAL FUND EXPENDITURE SUMMARY</b>					
CITY COUNCIL	95,507	8,045	40,700	42.61%	
CITY MANAGER	1,150,874	90,358	684,464	59.47%	
CITY SECRETARY	405,556	25,312	235,877	58.16%	
CITY ATTORNEY	170,000	8,345	65,512	38.54%	
FINANCE	1,243,141	69,447	748,759	60.23%	
FACILITIES	904,390	70,533	496,208	54.87%	
MUNICIPAL COURT	518,534	36,301	234,298	45.18%	
HUMAN RESOURCES	723,207	50,571	394,872	54.60%	
PURCHASING	207,019	13,845	113,235	54.70%	
INFORMATION TECHNOLOGY	2,006,817	84,099	1,094,947	54.56%	
EMERGENCY OPERATIONS	91,215	0	91,215	100.00%	
POLICE	11,248,324	889,966	6,892,232	61.27%	
FIRE	9,775,027	717,397	5,618,272	57.48%	
EMERGENCY COMMUNICATIONS	2,019,270	105,172	1,208,968	59.87%	
ANIMAL CONTROL	580,540	33,805	262,666	45.25%	
PLANNING	324,384	23,779	184,716	56.94%	
BUILDING INSPECTION	586,632	44,993	357,874	61.00%	
CODE ENFORCEMENT	258,180	17,060	134,930	52.26%	
STREETS	4,483,147	161,605	1,347,132	30.05%	
PARKS	2,595,025	190,257	1,387,238	53.46%	
LIBRARY	2,067,736	151,494	1,175,128	56.83%	
COMBINED SERVICES	5,234,999	288,229	2,612,491	49.90%	
<b>TOTAL EXPENDITURES</b>	<b>46,689,524</b>	<b>3,080,613</b>	<b>25,381,734</b>	<b>54.36%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>2,401,770</b>	<b>-1,181,650</b>	<b>16,614,037</b>	<b>31.19%</b>	
<p>A. Property Tax Collections for FY20-21 as of May 31, 2021 are 99.95%, in comparison to FY19-20 for the same time period of 98.87%. Sales tax is on a 2 month lag and six months of revenue has been recorded. May 2021 was up 38% compared to May 2020.</p> <p>B. Licenses and Permits are up 18.6% from May YTD 2020. New Dwelling permits are up 46% compared to May YTD 2020 mostly due to the new fee structure that was approved recently.</p> <p>C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed quarterly. Includes funds for CARES funding that were transferred to General Fund.</p> <p>D. Service Fees: Trash fees billed in October are applicable towards FY 2019-20 revenue with the remaining fees coming from other seasonal fees.</p> <p>E. Fines and Forfeitures are up 6.6% from May YTD 2020 which is a continued correction to the decreasing trend in fines.</p> <p>F. The Interest rate has declined from .20% in July 2020 when budget was prepared to .0101% for May 2021.</p> <p>G. Yearly transfer from Utility Fund. Also, includes insurance recoveries from the ice storm for \$15,443 and auction proceeds or \$93,287.</p> <p>H. Largest Carry Forward items: Energov Software \$225,450, Rowlett Creek Dam Improvements \$110,000. Stone Road Rehab Project \$300,000</p>					



## CITY OF WYLIE

## MONTHLY FINANCIAL REPORT

May 31, 2021

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2020-2021	CURRENT MONTH ACTUAL 2020-2021	YTD ACTUAL 2020-2021	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
<b>UTILITY FUND REVENUES SUMMARY</b>					
SERVICE FEES	23,921,619	1,904,517	12,857,496	53.75%	I
INTEREST INCOME	18,000	749	5,539	30.77%	
MISCELLANEOUS INCOME	33,000	1,390	148,528	450.08%	J
OTHER FINANCING SOURCES	3,718	0	3,718	0.00%	K
<b>REVENUES</b>	<b>23,976,337</b>	<b>1,906,656</b>	<b>13,015,281</b>	<b>54.28%</b>	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	1,040,244	NA	NA	NA	L
<b>TOTAL REVENUES</b>	<b>25,016,581</b>	<b>NA</b>	<b>13,015,281</b>	<b>52.03%</b>	
<b>UTILITY FUND EXPENDITURE SUMMARY</b>					
UTILITY ADMINISTRATION	1,362,604	48,746	539,272	39.58%	
UTILITIES - WATER	4,597,681	104,954	1,070,662	23.29%	
UTILITIES - SEWER	1,397,505	79,299	657,257	47.03%	
UTILITY BILLING	1,181,354	60,915	568,078	48.09%	
COMBINED SERVICES	15,425,292	6,882	10,813,232	70.10%	M
<b>TOTAL EXPENDITURES</b>	<b>23,964,436</b>	<b>300,796</b>	<b>13,648,501</b>	<b>56.95%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>1,052,145</b>	<b>1,605,860</b>	<b>-633,220</b>	<b>-4.93%</b>	
I. Most Utility Fund Revenue billed in October was applicable to FY 2019-20. Water revenue is at 47% for 7 months. FY2020 water revenue was at 108% at year end. Sewer revenue is tracking at 58% for 7 months. J. NTMWD settlement of \$68,400 and \$22K for the scrap water meters. K. Insurance recovery from stolen brass fittings. L. Largest Carry Forward items: Energov Software \$150,300, Pump Station Backup Generators \$601,370, WW Treatment Plant Decommissioning Design \$100,000 M. Annual transfer to the General Fund of \$2.4 million. Other expenses are payments to NTMWD for water minimum and sewer treatment.					



# Wylie City Council

## AGENDA REPORT

**Department:** City Manager  
**Prepared By:** Renae' Ollie

**Account Code:** \_\_\_\_\_

### Subject

Consider, and act upon, Resolution No. 2021-15(R), a Joint Resolution of the City of Wylie, Texas and Collin County in a cooperative transfer of property for the mutual benefit of both parties; authorizing the City Manager of the City of Wylie to execute a Special Warranty Deed to grant, sell, and convey to Collin County a 0.2157 acre (9,395 square feet) tract of land and temporary construction easement on a 0.0723 acre (3,151 square feet) tract of land, both of which are situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas; authorizing the County Judge of Collin County to execute a Special Warranty Deed to grant, sell, and convey to the City of Wylie a 0.3364 acre (14,654 square feet) tract of land in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas.

### Recommendation

Motion to approve Item as presented.

### Discussion

**Owner: City of Wylie & Collin County**

**Applicant: City of Wylie & Collin County**

The purpose of the request is to begin the process for constructing and extending Park Boulevard. The Special Warranty Deeds will allow the conveyance of rights-of-way between the City and the County.

Parcel 39-2 (Exhibit 1) consists of 0.3364 acres owned by the County and will be granted, sold, and conveyed to the City. The subject tract is adjacent to a 4.5500-acre tract that was conveyed to the City from NTMWD in 1993. This conveyance will allow the City to gain additional land on the western boundary.

Parcel 39 (Exhibit 2) is owned by the City of Wylie and consists of a 0.2157-acre tract to be granted, sold, and conveyed to the County for right-of-way for Park Blvd. extension, and a 0.0723-acre tract for a temporary construction easement. In accordance with language of the Special Warranty Deed, the easement shall terminate (i) ninety (90) days following the completion of the Project; or (ii) three (3) years from the date hereof, whichever event first occurs. Upon termination, the County shall return the Easement Area as nearly as practical to its original condition taking into consideration, however, the nature of the work performed.

**RESOLUTION NO. 2021-15(R)**

**A JOINT RESOLUTION OF THE CITY OF WYLIE, TEXAS AND COLLIN COUNTY IN A COOPERATIVE TRANSFER OF PROPERTY FOR THE MUTUAL BENEFIT OF BOTH PARTIES; AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE TO EXECUTE A SPECIAL WARRANTY DEED TO GRANT, SELL, AND CONVEY TO COLLIN COUNTY A 0.2157 ACRE (9,395 SQUARE FEET) TRACT OF LAND AND TEMPORARY CONSTRUCTION EASEMENT ON A 0.0723 ACRE (3,151 SQUARE FEET) TRACT OF LAND, BOTH OF WHICH ARE SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS; AUTHORIZING THE COUNTY JUDGE OF COLLIN COUNTY TO EXECUTE A SPECIAL WARRANTY DEED TO GRANT, SELL, AND CONVEY TO THE CITY OF WYLIE A 0.3364 ACRE (14,654 SQUARE FEET) TRACT OF LAND IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS; PROVIDING FOR AN EFFECTIVE DATE OF THIS RESOLUTION.**

WHEREAS, the City of Wylie, a Texas home rule municipality, and Collin County, a political subdivision of the State of Texas, both agree that it will be in their best self-interest to extend Park Boulevard and allow the conveyance of rights-of-way between the City and the County.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF WYLIE AND COLLIN COUNTY MUTUALLY AGREE TO THE FOLLOWING:**

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

**SECTION 2:** The County Judge of Collin County is hereby authorized to execute the Special Warranty Deed attached hereto as Exhibit 1, conveying Parcel 39-2 consisting of 0.3364 acres to the City of Wylie.

**SECTION 3:** The City Manager of the City of Wylie is hereby authorized to execute the Special Warranty Deed attached hereto as Exhibit 2, conveying Parcel 39 Right-of-Way consisting of a 0.2157-acre (9,395 SF) tract of right-of-way for Park Blvd. to Collin County, and granting temporary construction easement to Collin County on a 0.0723-acre (3,151 SF) tract.

*[The remainder of this page intentionally left blank.]*

**SECTION 4: Effective Date:** This joint Resolution approved by the City of Wylie on this the 22nd day of June 2021, and by the Collin County Commissioners Court on this the \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF WYLIE, TEXAS

COLLIN COUNTY COMMISSIONER'S COURT

\_\_\_\_\_  
Matthew Porter, Mayor

\_\_\_\_\_  
Chris Hill, County Judge

ATTEST:

ATTEST:

\_\_\_\_\_  
Stephanie Storm, City Secretary

\_\_\_\_\_  
Stacey Kemp, County Clerk

## EXHIBIT 1

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS                   §  
    §  
 COUNTY OF COLLIN           §

**SPECIAL WARRANTY DEED**

**Date:** \_\_\_\_\_, 2021

**Grantor:** COLLIN COUNTY, a political subdivision of the State of Texas

**Grantee:** CITY OF WYLIE, TEXAS, a home rule municipality

**Grantee's**

**Mailing Address:** 300 Country Club Rd, Bldg. 100  
 Wylie, TX 75098  
 Attn: Chris Holsted, City Manager

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property:** Being a 0.3364 acre (14,654 square foot) tract of land more particularly described on Exhibit "A" attached hereto together with all rights and appurtenances pertaining thereto.

**Reservations from and Exceptions to Conveyance and Warranty:** Conditions, easements and restrictions, if any, relating to the Property, to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

SUBJECT TO THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, THIS

CONVEYANCE IS MADE AND ACCEPTED WITH THE EXPRESS LIMITATION THAT GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON IN ITS PRESENT CONDITION "AS IS" AND "WITH ALL FAULTS."

GRANTOR:

COLLIN COUNTY, TEXAS,  
a political subdivision of the State of Texas

By: \_\_\_\_\_  
Chris Hill, County Judge

### ACKNOWLEDGMENTS

STATE OF TEXAS	§
	§
COUNTY OF COLLIN	§

BEFORE ME, the undersigned authority, on this day personally appeared Chris Hill, 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 consideration therein expressed, in the capacity therein stated and that he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**EXHIBIT A**  
**RIGHT-OF-WAY DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 39-2**  
**0.3364ACRES (14,654 SQUARE FEET)**

BEING 14,654 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 1.9721 acre tract of land described in Right of Way Deed to County of Collin, recorded in Volume 3227, Page 432 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being part of a Forrest Ross Road (also known as County Road 389, a 60 foot wide right-of-way), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch found iron rod with cap stamped "BMI" for the northwest corner of a called 4.55 acre tract of land described in deed to The City of Wylie, recorded in Document Number 94-0039759 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and the northeast corner of said 1.9721 acre tract, said corner at the intersection of the south right-of-way line of Skyview Drive (also known as C.R. 384, a 60-foot wide right-of-way easement) and the east right-of-way line of said Forrest Ross Road;

THENCE South 01 degree 18 minutes 21 seconds West, with the west line of said 4.55 acre tract, the east line of said 1.9721 acre tract and the east right-of-way line of said Forrest Ross Road, a distance of 506.16 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for the point of curvature of a non-tangent circular curve to the left, having a radius of 1,180.00 feet whose chord bears North 53 degrees 27 minutes 05 seconds West, a distance of 36.73 feet;

THENCE Northwesterly, departing said west and east lines, over and across said Forrest Ross Road, and with said curve, through a central angle of 01 degree 47 minutes 01 second, a distance of 36.73 feet to a set PK nail with washer stamped "HALFF" for corner;

THENCE North 01 degree 18 minutes 21 seconds East, over and across said Forrest Ross Road, a distance of 471.02 feet to a set PK nail with washer stamped "HALFF" for corner on the south right-of-way line of said Skyview Drive;

THENCE North 66 degrees 22 minutes 17 seconds East, with the south right-of-way line of said Skyline Drive, a distance of 33.08 feet to the **POINT OF BEGINNING AND CONTAINING** 14,654 square feet (0.3364 acre) of land, more or less.

**EXHIBIT A  
RIGHT-OF-WAY DESCRIPTION FOR  
PARK BOULEVARD  
PARCEL 39-2  
0.3364ACRES (14,654 SQUARE FEET)**

**NOTES:**

1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.



Getsy J. Suthan, R.P.L.S.  
Texas Registration No. 6449  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel: (214) 346-6200  
TBPELS Firm No. 10029600



Date







0 50 100 150 200

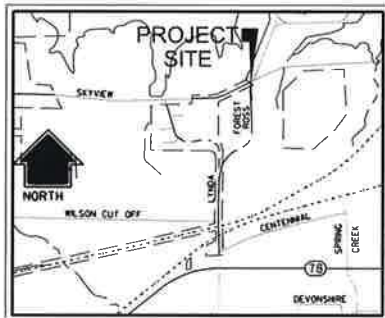
SCALE: 1"=100'

**POINT OF BEGINNING**N 66°22'17" E  
33.08'SET PK NAIL W/WASHER  
STAMPED "HALFF"N 66°22'17" E  
33.08'SKYVIEW DRIVE  
(ALSO KNOWN AS C.R. 384)  
S 66°22'17" W 260.76'1/2" FIR W/"BMI" CAP  
(C.M.)FND. MON.  
(C.M.)60' R.O.W. EASEMENT  
VOL. 531, PG. 316  
D.R.C.C.T.1/2" FIR W/  
"BMI" CAP  
(C.M.)

FORREST ROSS ROAD

(KNOWN AS COUNTY ROAD 389,  
60' WIDE R.O.W.)(CALLED 1.9721 ACRES)  
COUNTY OF COLLIN  
PARCEL 3,  
COUNTY ROAD 389  
VOL. 3227, PG. 432  
D.R.C.C.T.

506.16'

(CALLED 4.55 ACRES)  
CITY OF WYLIE  
DOC. NO. 94-0039759  
O.P.R.C.C.T.(CALLED 36.471 ACRES)  
NORTH TEXAS MUNICIPAL WATER DISTRICT  
TRACT 3  
VOL. 3713, PG. 417  
D.R.C.C.T.**PARCEL 39-2**  
**0.3364 ACRES**  
**(14,654 SQ. FT.)**FRANCISCO DE LA PENA  
SURVEY,  
ABSTRACT NUMBER 688LOCATION MAP  
NOT TO SCALESET PK NAIL  
W/WASHER  
STAMPED  
"HALFF"1/2" SIR  
W/CAPΔ = 01°47'01"(LT)  
R = 1,180.00'  
L = 36.73'  
CL = 36.73'  
CB = N53°27'05"WG. Suthan  
Oct. 8/2020**Notes:**

The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface Adjustment Scale Factor: 1.00015271.  
A metes and bounds description of even date accompanies this exhibit.  
This survey was prepared without the benefit of a title commitment.  
Easements may exist where none are shown.

**LEGEND**

○	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
FIR	FOUND IRON ROD
FND. MON.	FOUND CORPS OF ENGINEERS CONCRETE MONUMENT WITH BRASS CAP
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

PAGE 3 OF 3

**EXHIBIT A**  
**RIGHT-OF-WAY DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 39-2**  
**0.3364 ACRES (14,654 SQ. FT.)**



PREPARED BY

TBPELS FIRM NO. 1002960  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275  
SCALE: 1"=100' (214)346-6200 AVO: 35192 SEPTEMBER, 2020

**EXHIBIT 2**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS                   §  
    §  
 COUNTY OF COLLIN           §

**SPECIAL WARRANTY DEED**  
**(With Temporary Construction Easement)**

**Date:** \_\_\_\_\_, 2021

**Grantor:** CITY OF WYLIE, TEXAS, a Texas home rule municipality

**Grantee:** COLLIN COUNTY, a political subdivision of the State of Texas

**Grantee's**  
**Mailing Address:** Collin County Special Projects  
 4690 Community Avenue, Ste. 200  
 McKinney, Texas 75071  
 Attn: Tracy Homfeld, PE, CFM

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property:** Being a 0.2157 acre (9,395 square foot) tract of land more particularly described on Exhibit "A" attached hereto together with all rights and appurtenances pertaining thereto.

**Reservations from and Exceptions to Conveyance and Warranty:** Conditions, easements and restrictions, if any, relating to the Property, to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and

warranty, when the claim is by, through or under Grantor but not otherwise.

In addition, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, has GRANTED AND CONVEYED, and by these presents does GRANT AND CONVEY unto Grantee a privilege, right and easement (the "Easement") in, over and across a 0.0723 acre (3,151 square foot) tract of land more particularly described and/or depicted as the "Temporary Construction Easement" in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"). The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns, the unimpeded right to enter upon, over, under, and across, and to use the Easement Area for the purpose of constructing, maintaining, widening, straightening and extending Park Boulevard (the "Project"). The Easement granted hereby shall terminate (i) ninety (90) days following the completion of the Project; or (ii) three (3) years from the date hereof, whichever event first occurs. Upon termination, Grantee shall return the Easement Area as nearly as practical to its original condition taking into consideration, however, the nature of the work performed.

SUBJECT TO THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, THIS CONVEYANCE IS MADE AND ACCEPTED WITH THE EXPRESS LIMITATION THAT GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON IN ITS PRESENT CONDITION "AS IS" AND "WITH ALL FAULTS."

GRANTOR:

CITY OF WYLIE, TEXAS,  
a Texas home-rule municipality

BY: \_\_\_\_\_

NAME: Chris Holsted

TITLE: City Manager

**ACKNOWLEDGMENTS**

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Holsted, 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 consideration therein expressed, in the capacity therein stated and that he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_,  
2021.

---

Notary Public in and for the State of Texas

**EXHIBIT A**  
**RIGHT-OF-WAY DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 39**  
**0.2157 ACRES (9,395 SQUARE FEET)**

BEING 9,395 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 4.55 acre tract of land described in Special Warranty Deed to City of Wylie, recorded in County Clerk File No. 94-0039759 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch found iron rod with cap stamped "ARS" for the southwest corner of said 4.55 acre tract and on the east right-of-way line of Forest Ross Road (a 60-foot wide right-of-way);

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 74.12 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a non-tangent circular curve to the right, having a radius of 1,180.00 feet whose chord bears South 47 degrees 31 minutes 37 seconds East, a distance of 207.03 feet;

THENCE Southeasterly, departing the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, and with said curve, through a central angle of 10 degrees 03 minutes 55 seconds, a distance of 207.30 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 42 degrees 29 minutes 39 seconds East, over and across said 4.55 acre tract, a distance of 86.12 feet to a 1/2-inch set iron rod with cap for corner on the south line of said 4.55 acre tract;

THENCE North 58 degrees 42 minutes 33 seconds West, with the south line of said 4.55 acre tract, a distance of 248.75 feet to the **POINT OF BEGINNING AND CONTAINING** 9,395 square feet (0.2157 acre) of land, more or less.

**EXHIBIT A  
RIGHT-OF-WAY DESCRIPTION FOR  
PARK BOULEVARD  
PARCEL 39  
0.2157 ACRES (9,395 SQUARE FEET)**

**NOTES:**

1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

*G. J. Suthan*

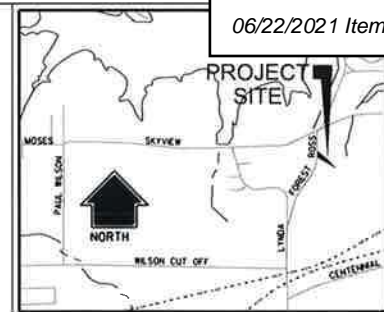
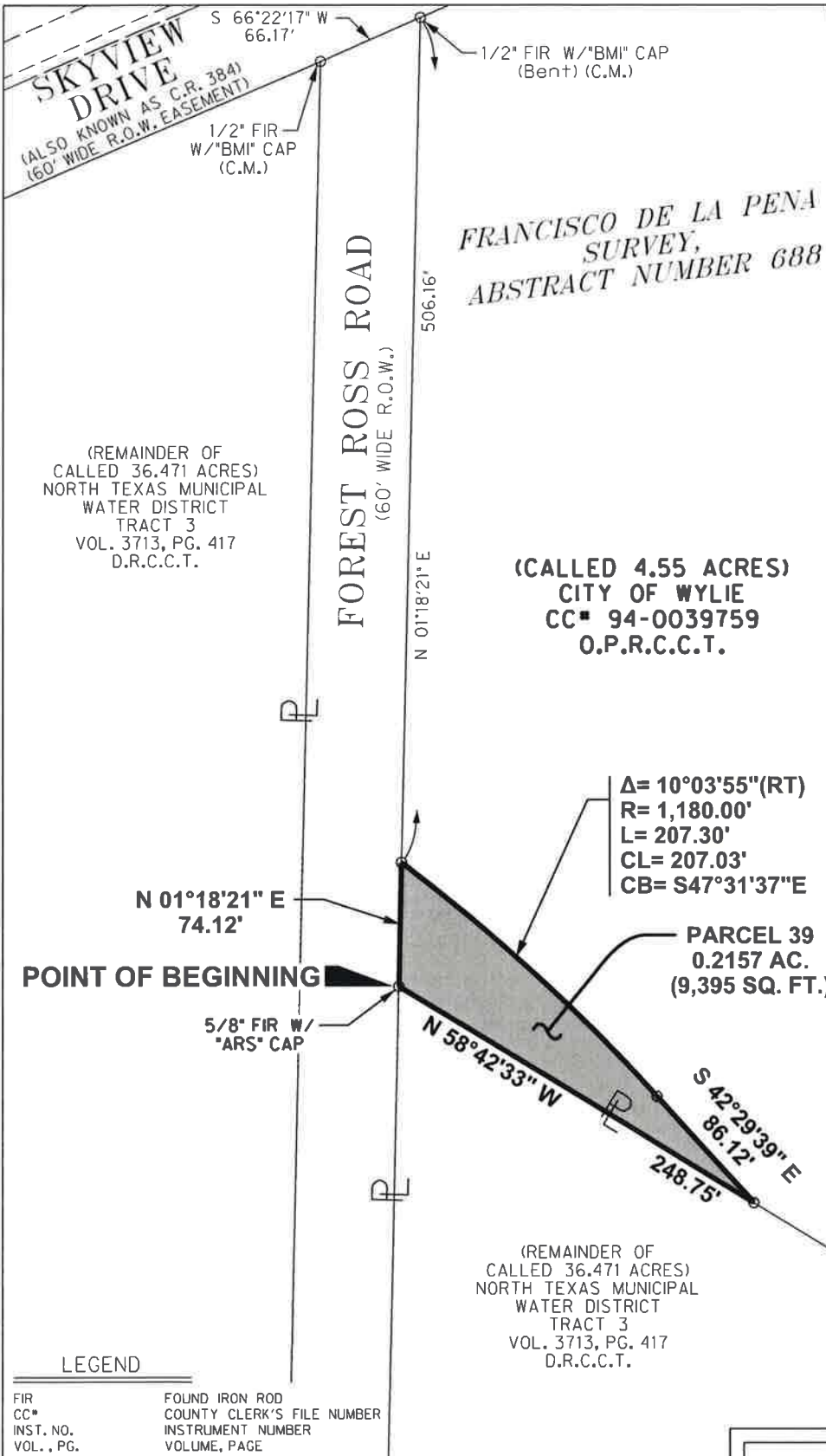
*April 10/2020*

Getsy J. Suthan, R.P.L.S.  
Texas Registration No. 6449  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel: (214) 346-6200  
TBPELS Firm No. 10029600

Date





LOCATION MAP  
NOT TO SCALE

0 50 100 150 200

SCALE: 1"=100'



(CALLED 86.90 ACRES)  
UNITED STATES OF AMERICA  
TRACT NO. 4606  
VOL. 704, PG. 491  
D.R.C.C.T.

**EXHIBIT A**  
**RIGHT-OF-WAY DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 39**  
**0.2157 ACRE TRACT (9,395 SQ. FT.)**

PREPARED BY



TBPELS FIRM NO. 1002960  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (214)346-6200 AVO: 35192 MARCH, 2020

**EXHIBIT A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 39**  
**0.0723 ACRES (3,151 SQUARE FEET)**

BEING 3,151 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 4.55 acre tract of land described in Special Warranty Deed to City of Wylie, recorded in County Clerk File No. 94-0039759 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch found iron rod with cap stamped "ARS" for the southwest corner of said 4.55 acre tract and on the east right-of-way line of Forest Ross Road (a 60-foot wide right-of-way);

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 74.12 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the **POINT OF BEGINNING**;

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 12.35 feet to a corner (not monumented) for the point of curvature of a non-tangent circular curve to the right, having a radius of 1,190.00 feet whose chord bears South 47 degrees 42 minutes 08 seconds East, a distance of 216.04 feet;

THENCE Southeasterly, departing the west line of said 4.55 acre tract and the east right-of-way line of said Forest Ross Road, and over and across said 4.55 acre tract and with said curve, through a central angle of 10 degrees 24 minutes 58 seconds, a distance of 216.34 feet to a corner (not monumented);

THENCE South 42 degrees 29 minutes 39 seconds East, over and across said 4.55 acre tract, a distance of 120.50 feet to a corner (not monumented) on the south line of said 4.55 acre tract;

THENCE North 58 degrees 42 minutes 33 seconds West, with the south line of said 4.55 acre tract, a distance of 35.81 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 42 degrees 29 minutes 39 seconds West, departing the south line of said 4.55 acre tract and over and across said 4.55 acre tract, a distance of 86.12 feet to a 1/2-inch set iron rod with cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 1,180.00 feet whose chord bears North 47 degrees 31 minutes 37 seconds West, a distance of 207.03 feet;




**EXHIBIT A  
TEMPORARY CONSTRUCTION EASEMENT  
DESCRIPTION FOR  
PARK BOULEVARD  
PARCEL 39  
0.0723 ACRES (3,151 SQUARE FEET)**

THENCE Northwesterly, over and across said 4.55 acre tract and with said curve, through a central angle of 10 degrees 03 minutes 55 seconds, a distance of 207.30 feet to the **POINT OF BEGINNING AND CONTAINING** 3,151 square feet (0.0723 acre) of land, more or less.

**NOTES:**

1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

  
\_\_\_\_\_  
Getsy J. Suthan, R.P.L.S.  
Texas Registration No. 6449  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel: (214) 346-6200  
TBPLS Firm No. 10029600

06/09/21  
Date



**SKYVIEW DRIVE**  
(ALSO KNOWN AS C.R. 384)  
(60' WIDE R.O.W. EASEMENT)

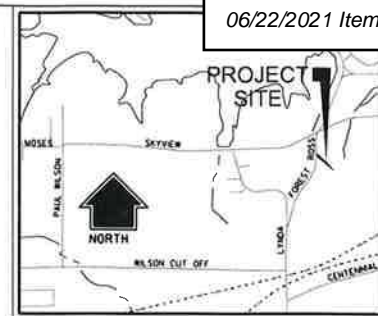
S 66°22'17" W  
66.17'

1/2" FIR W/"BMI" CAP  
(C.M.)

1/2" FIR W/"BMI" CAP  
(C.M.)

1/2" FIR W/"BMI" CAP  
(Bent) (C.M.)

**FRANCISCO DE LA PEÑA SURVEY,  
ABSTRACT NUMBER 688**



LOCATION MAP

NOT TO SCALE

0 50 100 150 200

SCALE: 1"=100'

(REMAINDER OF  
CALLED 36.471 ACRES)  
NORTH TEXAS MUNICIPAL  
WATER DISTRICT  
TRACT 3  
VOL. 3713, PG. 417  
D.R.C.C.T.

**FOREST ROSS ROAD**  
(60' WIDE R.O.W.)

(CALLED 4.55 ACRES)  
CITY OF WYLIE  
CC# 94-0039759  
O.P.R.C.C.T.



(CALLED 86.90 ACRES)  
UNITED STATES OF AMERICA  
TRACT NO. 4606  
VOL. 704, PG. 491  
D.R.C.C.T.

N 01°18'21" E  
12.35'

1/2" SIR W/CAP

**POINT OF BEGINNING**

N 01°18'21" E  
74.12'

**POINT OF COMMENCING**

Δ = 10°24'58" (RT)  
R = 1,190.00'  
L = 216.34'  
CL = 216.04'  
CB = S47°42'08"E

**PARCEL 39**  
0.0723 AC.  
(3,151 SQ. FT.)

Δ = 10°03'55" (LT)  
R = 1,180.00'  
L = 207.30'  
CL = 207.03'  
CB = N47°31'37"W

1/2" SIR W/CAP

N 42°29'39" W  
86.12'

1/2" SIR W/CAP

N 58°42'33" W  
35.81'

S 42°29'39" E  
120.50'

(REMAINDER OF  
CALLED 36.471 ACRES)  
NORTH TEXAS MUNICIPAL  
WATER DISTRICT  
TRACT 3  
VOL. 3713, PG. 417  
D.R.C.C.T.

## LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.M.	CONTROL MONUMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
○	NOT MONUMENTED (UNLESS NOTED)

## NOTES:

THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS MAY EXIST WHERE NONE ARE SHOWN.

PAGE 3 OF 3

**EXHIBIT A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 39**  
**0.0723 ACRE TRACT (3,151 SQ. FT.)**

PREPARED BY



TBP&S FIRM NO. 1002960  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (214)346-6200 AVO: 35192 MARCH, 2021



# Wylie City Council

## AGENDA REPORT

Department: City Manager Account Code: N/A  
 Prepared By: Chris Holsted

### Subject

Consider, and act upon, Resolution No. 2021-16(R) authorizing the City Manager to request Coronavirus State and Local Fiscal Recovery Funds, as provided in the American Rescue Plan Act.

### Recommendation

Motion to approve Item as presented.

### Discussion

The American Rescue Plan provides \$350 billion in emergency funding for eligible state, local, territorial, and Tribal governments to respond to the COVID-19 emergency. The Coronavirus State and Local Fiscal Recovery Funds provide substantial flexibility for each government to meet local needs—including support for households, small businesses, impacted industries, essential workers, and the communities hardest hit by the crisis. These funds can also be used to make necessary investments in water, sewer, and broadband infrastructure.

The City of Wylie, based on population, is considered a Metropolitan City and has been identified to receive \$6,099,649.00 for the first payment with the second payment being approximately 12-months later. Approval of the Resolution designates the City Manager as the Authorized Representative and authorizes the City Manager to sign the Acceptance of Award terms.

**RESOLUTION NO. 2021-16(R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, TO COMPLETE THE SUBMISSION FOR CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS, AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED REPRESENTATIVE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

WHEREAS, the American Rescue Plan provides \$350 billion in emergency funding for eligible state, local, territorial, and Tribal Governments to respond to the COVID-19 emergency; and

WHEREAS, the Coronavirus State and Local Fiscal Recovery Funds provide substantial flexibility for each government to meet local needs including support for households, small businesses, impacted industries, and essential workers; and

WHEREAS, the funds can also be used to make necessary investments in water, sewer, and broadband infrastructure; and

WHEREAS, the City of Wylie is considered a Metropolitan City and has been identified to receive an initial payment of \$6,099,649.00.

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

SECTION 1. The City Manager of the City of Wylie, Texas, is hereby authorized to complete the submission for Coronavirus State and Local Fiscal Recovery Funds.

SECTION 2. The City Manager of the City of Wylie, Texas is designated as the Authorized Representative.

SECTION 3. This Resolution shall be effective immediately upon its passage.

**DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas,**  
this 22nd day of June 2021.

\_\_\_\_\_  
Matthew Porter, Mayor

**ATTEST TO:**

\_\_\_\_\_  
Stephanie Storm, City Secretary

AS OF JUNE 10, 2021

## **Coronavirus State and Local Fiscal Recovery Funds**

### **Frequently Asked Questions**

**AS OF JUNE 10, 2021**

This document contains answers to frequently asked questions regarding the Coronavirus State and Local Fiscal Recovery Funds (CSFRF / CLFRF, or Fiscal Recovery Funds). Treasury will be updating this document periodically in response to questions received from stakeholders. Recipients and stakeholders should consult the [Interim Final Rule](#) for additional information.

- For overall information about the program, including information on requesting funding, please see <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments>
- For general questions about CSFRF / CLFRF, please email [SLFRP@treasury.gov](mailto:SLFRP@treasury.gov)
- Treasury is seeking comment on all aspects of the Interim Final Rule. Stakeholders are encouraged to submit comments electronically through the Federal eRulemaking Portal (<https://www.regulations.gov/document/TREAS-DO-2021-0008-0002>) on or before July 16, 2021. Please be advised that comments received will be part of the public record and subject to public disclosure. Do not disclose any information in your comment or supporting materials that you consider confidential or inappropriate for public disclosure.

Questions added 5/27/21: 1.5, 1.6, 2.13, 2.14, 2.15, 3.9, 4.5, 4.6, 10.3, 10.4 (noted with “[5/27]”)

Questions added 6/8/21: 2.16, 3.10, 3.11, 3.12, 4.7, 6.7, 8.2, 9.4, 9.5, 10.5 (noted with “[6/8]”)

Answers to frequently asked questions on distribution of funds to non-entitlement units of local government (NEUs) can be found in this [FAQ supplement](#), which is regularly updated.

## **1. Eligibility and Allocations**

### **1.1. Which governments are eligible for funds?**

The following governments are eligible:

- States and the District of Columbia
- Territories
- Tribal governments
- Counties
- Metropolitan cities
- Non-entitlement units, or smaller local governments

### **1.2. Which governments receive funds directly from Treasury?**

AS OF JUNE 10, 2021

Treasury will distribute funds directly to each eligible state, territory, metropolitan city, county, or Tribal government. Smaller local governments that are classified as non-entitlement units will receive funds through their applicable state government.

**1.3. Are special-purpose units of government eligible to receive funds?**

Special-purpose units of local government will not receive funding allocations; however, a state, territory, local, or Tribal government may transfer funds to a special-purpose unit of government. Special-purpose districts perform specific functions in the community, such as fire, water, sewer or mosquito abatement districts.

**1.4. How are funds being allocated to Tribal governments, and how will Tribal governments find out their allocation amounts?**

\$20 billion of Fiscal Recovery Funds was reserved for Tribal governments. The American Rescue Plan Act specifies that \$1 billion will be allocated evenly to all eligible Tribal governments. The remaining \$19 billion will be distributed using an allocation methodology based on enrollment and employment.

There will be two payments to Tribal governments. Each Tribal government's first payment will include (i) an amount in respect of the \$1 billion allocation that is to be divided equally among eligible Tribal governments and (ii) each Tribal government's pro rata share of the Enrollment Allocation. Tribal governments will be notified of their allocation amount and delivery of payment 4-5 days after completing request for funds in the Treasury Submission Portal. The deadline to make the initial request for funds is June 21, 2021.<sup>1</sup>

In mid-June or shortly after completing the initial request for funds, Tribal governments will receive an email notification to re-enter the Treasury Submission Portal to confirm or amend their 2019 employment numbers that were submitted to the Department of the Treasury for the CARES Act's Coronavirus Relief Fund. The deadline to confirm employment numbers is July 9, 2021. Treasury will calculate each Tribal government's pro rata share of the Employment Allocation for those Tribal governments that confirmed or submitted amended employment numbers. In late-June, Treasury will communicate to Tribal governments the amount of their portion of the Employment Allocation and the anticipated date for the second payment.

**1.5. My county is a unit of general local government with population under 50,000. Will my county receive funds directly from Treasury? [5/27]**

Yes. All counties that are units of general local government will receive funds directly from Treasury and should apply via the [online portal](#). The list of county allocations is available [here](#).

<sup>1</sup> This document was updated on June 10, 2021 to reflect the extension of the two portal submission deadlines.

**1.6. My local government expected to be classified as a non-entitlement unit. Instead, it was classified as a metropolitan city. Why? [5/27]**

The American Rescue Plan Act defines, for purposes of the Coronavirus Local Fiscal Recovery Fund (CLFRF), metropolitan cities to include those that are currently metropolitan cities under the Community Development Block Grant (CDBG) program but also those cities that relinquish or defer their status as a metropolitan city for purposes of the CDBG program. This would include, by way of example, cities that are principal cities of their metropolitan statistical area, even if their population is less than 50,000. In other words, a city that is eligible to be a metropolitan city under the CDBG program is eligible as a metropolitan city under the CLFRF, regardless of how that city has elected to participate in the CDBG program.

Unofficial allocation estimates produced by other organizations may have classified certain local governments as non-entitlement units of local government. However, based on the statutory definitions, some of these local governments should have been classified as metropolitan cities.

**2. Eligible Uses – Responding to the Public Health Emergency / Negative Economic Impacts**

**2.1. What types of COVID-19 response, mitigation, and prevention activities are eligible?**

A broad range of services are needed to contain COVID-19 and are eligible uses, including vaccination programs; medical care; testing; contact tracing; support for isolation or quarantine; supports for vulnerable populations to access medical or public health services; public health surveillance (e.g., monitoring case trends, genomic sequencing for variants); enforcement of public health orders; public communication efforts; enhancement to health care capacity, including through alternative care facilities; purchases of personal protective equipment; support for prevention, mitigation, or other services in congregate living facilities (e.g., nursing homes, incarceration settings, homeless shelters, group living facilities) and other key settings like schools; ventilation improvements in congregate settings, health care settings, or other key locations; enhancement of public health data systems; and other public health responses. Capital investments in public facilities to meet pandemic operational needs are also eligible, such as physical plant improvements to public hospitals and health clinics or adaptations to public buildings to implement COVID-19 mitigation tactics.

**2.2. If a use of funds was allowable under the Coronavirus Relief Fund (CRF) to respond to the public health emergency, may recipients presume it is also allowable under CSFRF/CLFRF?**

Generally, funding uses eligible under CRF as a response to the direct public health impacts of COVID-19 will continue to be eligible under CSFRF/CLFRF, with the

AS OF JUNE 10, 2021

following two exceptions: (1) the standard for eligibility of public health and safety payrolls has been updated; and (2) expenses related to the issuance of tax-anticipation notes are not an eligible funding use.

**2.3. If a use of funds is not explicitly permitted in the Interim Final Rule as a response to the public health emergency and its negative economic impacts, does that mean it is prohibited?**

The Interim Final Rule contains a non-exclusive list of programs or services that may be funded as responding to COVID-19 or the negative economic impacts of the COVID-19 public health emergency, along with considerations for evaluating other potential uses of Fiscal Recovery Funds not explicitly listed. The Interim Final Rule also provides flexibility for recipients to use Fiscal Recovery Funds for programs or services that are not identified on these non-exclusive lists but which meet the objectives of section 602(c)(1)(A) or 603(c)(1)(A) by responding to the COVID-19 public health emergency with respect to COVID-19 or its negative economic impacts.

**2.4. May recipients use funds to respond to the public health emergency and its negative economic impacts by replenishing state unemployment funds?**

Consistent with the approach taken in the CRF, recipients may make deposits into the state account of the Unemployment Trust Fund up to the level needed to restore the pre-pandemic balances of such account as of January 27, 2020, or to pay back advances received for the payment of benefits between January 27, 2020 and the date when the Interim Final Rule is published in the Federal Register.

**2.5. What types of services are eligible as responses to the negative economic impacts of the pandemic?**

Eligible uses in this category include assistance to households; small businesses and non-profits; and aid to impacted industries.

Assistance to households includes, but is not limited to: food assistance; rent, mortgage, or utility assistance; counseling and legal aid to prevent eviction or homelessness; cash assistance; emergency assistance for burials, home repairs, weatherization, or other needs; internet access or digital literacy assistance; or job training to address negative economic or public health impacts experienced due to a worker's occupation or level of training.

Assistance to small business and non-profits includes, but is not limited to:

- loans or grants to mitigate financial hardship such as declines in revenues or impacts of periods of business closure, for example by supporting payroll and benefits costs, costs to retain employees, mortgage, rent, or utilities costs, and other operating costs;
- Loans, grants, or in-kind assistance to implement COVID-19 prevention or mitigation tactics, such as physical plant changes to enable social distancing,



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enhanced cleaning efforts, barriers or partitions, or COVID-19 vaccination, testing, or contact tracing programs; and

- Technical assistance, counseling, or other services to assist with business planning needs

**2.6. May recipients use funds to respond to the public health emergency and its negative economic impacts by providing direct cash transfers to households?**

Yes, provided the recipient considers whether, and the extent to which, the household has experienced a negative economic impact from the pandemic. Additionally, cash transfers must be reasonably proportional to the negative economic impact they are intended to address. Cash transfers grossly in excess of the amount needed to address the negative economic impact identified by the recipient would not be considered to be a response to the COVID-19 public health emergency or its negative impacts. In particular, when considering appropriate size of permissible cash transfers made in response to the COVID-19 public health emergency, state, local, territorial, and Tribal governments may consider and take guidance from the per person amounts previously provided by the federal government in response to the COVID crisis.

**2.7. May funds be used to reimburse recipients for costs incurred by state and local governments in responding to the public health emergency and its negative economic impacts prior to passage of the American Rescue Plan?**

Use of Fiscal Recovery Funds is generally forward looking. The Interim Final Rule permits funds to be used to cover costs incurred beginning on March 3, 2021.

**2.8. May recipients use funds for general economic development or workforce development?**

Generally, not. Recipients must demonstrate that funding uses directly address a negative economic impact of the COVID-19 public health emergency, including funds used for economic or workforce development. For example, job training for unemployed workers may be used to address negative economic impacts of the public health emergency and be eligible.

**2.9. How can recipients use funds to assist the travel, tourism, and hospitality industries?**

Aid provided to tourism, travel, and hospitality industries should respond to the negative economic impacts of the pandemic. For example, a recipient may provide aid to support safe reopening of businesses in the tourism, travel and hospitality industries and to districts that were closed during the COVID-19 public health emergency, as well as aid a planned expansion or upgrade of tourism, travel and hospitality facilities delayed due to the pandemic.

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Tribal development districts are considered the commercial centers for tribal hospitality, gaming, tourism and entertainment industries.

**2.10. May recipients use funds to assist impacted industries other than travel, tourism, and hospitality?**

Yes, provided that recipients consider the extent of the impact in such industries as compared to tourism, travel, and hospitality, the industries enumerated in the statute. For example, nationwide the leisure and hospitality industry has experienced an approximately 17 percent decline in employment and 24 percent decline in revenue, on net, due to the COVID-19 public health emergency. Recipients should also consider whether impacts were due to the COVID-19 pandemic, as opposed to longer-term economic or industrial trends unrelated to the pandemic.

Recipients should maintain records to support their assessment of how businesses or business districts receiving assistance were affected by the negative economic impacts of the pandemic and how the aid provided responds to these impacts.

**2.11. How does the Interim Final Rule help address the disparate impact of COVID-19 on certain populations and geographies?**

In recognition of the disproportionate impacts of the COVID-19 virus on health and economic outcomes in low-income and Native American communities, the Interim Final Rule identifies a broader range of services and programs that are considered to be in response to the public health emergency when provided in these communities. Specifically, Treasury will presume that certain types of services are eligible uses when provided in a Qualified Census Tract (QCT), to families living in QCTs, or when these services are provided by Tribal governments.

Recipients may also provide these services to other populations, households, or geographic areas disproportionately impacted by the pandemic. In identifying these disproportionately-impacted communities, recipients should be able to support their determination for how the pandemic disproportionately impacted the populations, households, or geographic areas to be served.

Eligible services include:

- Addressing health disparities and the social determinants of health, including: community health workers, public benefits navigators, remediation of lead paint or other lead hazards, and community violence intervention programs;
- Building stronger neighborhoods and communities, including: supportive housing and other services for individuals experiencing homelessness, development of affordable housing, and housing vouchers and assistance relocating to neighborhoods with higher levels of economic opportunity;

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- Addressing educational disparities exacerbated by COVID-19, including: early learning services, increasing resources for high-poverty school districts, educational services like tutoring or afterschool programs, and supports for students' social, emotional, and mental health needs; and
- Promoting healthy childhood environments, including: child care, home visiting programs for families with young children, and enhanced services for child welfare-involved families and foster youth.

**2.12. May recipients use funds to pay for vaccine incentive programs (e.g., cash or in-kind transfers, lottery programs, or other incentives for individuals who get vaccinated)?**

Yes. Under the Interim Final Rule, recipients may use Coronavirus State and Local Fiscal Recovery Funds to respond to the COVID-19 public health emergency, including expenses related to COVID-19 vaccination programs. See forthcoming 31 CFR 35.6(b)(1)(i). Programs that provide incentives reasonably expected to increase the number of people who choose to get vaccinated, or that motivate people to get vaccinated sooner than they otherwise would have, are an allowable use of funds so long as such costs are reasonably proportional to the expected public health benefit.

**2.13. May recipients use funds to pay “back to work incentives” (e.g., cash payments for newly employed workers after a certain period of time on the job)? [5/27]**

Yes. Under the Interim Final Rule, recipients may use Coronavirus State and Local Fiscal Recovery Funds to provide assistance to unemployed workers. See forthcoming 31 CFR 35.6(b)(4). This assistance can include job training or other efforts to accelerate rehiring and thus reduce unemployment, such as childcare assistance, assistance with transportation to and from a jobsite or interview, and incentives for newly employed workers.

**2.14. The Coronavirus Relief Fund (CRF) included as an eligible use: "Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency." What has changed in CSFRF/CLFRF, and what type of documentation is required under CSFRF/CLFRF? [5/27]**

Many of the expenses authorized under the Coronavirus Relief Fund are also eligible uses under the CSFRF/CLFRF. However, in the case of payroll expenses for public safety, public health, health care, human services, and similar employees (hereafter, public health and safety staff), the CSFRF/CLFRF does differ from the CRF. This change reflects the differences between the ARPA and CARES Act and recognizes that the response to the COVID-19 public health emergency has changed and will continue to change over time. In particular, funds may be used for payroll and covered benefits expenses for public safety, public health, health care, human services, and similar employees, including first responders, to the extent that the employee's time that is dedicated to responding to the COVID-19 public health emergency.

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For administrative convenience, the recipient may consider a public health and safety employee to be entirely devoted to mitigating or responding to the COVID-19 public health emergency, and therefore fully covered, if the employee, or his or her operating unit or division, is primarily dedicated (e.g., more than half of the employee's time is dedicated) to responding to the COVID-19 public health emergency.

Recipients may use presumptions for assessing whether an employee, division, or operating unit is primarily dedicated to COVID-19 response. The recipient should maintain records to support its assessment, such as payroll records, attestations from supervisors or staff, or regular work product or correspondence demonstrating work on the COVID-19 response. Recipients need not routinely track staff hours. Recipients should periodically reassess their determinations.

**2.15. What staff are included in “public safety, public health, health care, human services, and similar employees”? Would this include, for example, 911 operators, morgue staff, medical examiner staff, or EMS staff? [5/27]**

As discussed in the Interim Final Rule, funds may be used for payroll and covered benefits expenses for public safety, public health, health care, human services, and similar employees, for the portion of the employee's time that is dedicated to responding to the COVID-19 public health emergency.

Public safety employees would include police officers (including state police officers), sheriffs and deputy sheriffs, firefighters, emergency medical responders, correctional and detention officers, and those who directly support such employees such as dispatchers and supervisory personnel. Public health employees would include employees involved in providing medical and other health services to patients and supervisory personnel, including medical staff assigned to schools, prisons, and other such institutions, and other support services essential for patient care (e.g., laboratory technicians, medical examiner or morgue staff) as well as employees of public health departments directly engaged in matters related to public health and related supervisory personnel. Human services staff include employees providing or administering social services; public benefits; child welfare services; and child, elder, or family care, as well as others.

**2.16. May recipients use funds to establish a public jobs program? [6/8]**

Yes. The Interim Final Rule permits a broad range of services to unemployed or underemployed workers and other individuals that suffered negative economic impacts from the pandemic. That can include public jobs programs, subsidized employment, combined education and on-the-job training programs, or job training to accelerate rehiring or address negative economic or public health impacts experienced due to a worker's occupation or level of training. The broad range of permitted services can also include other employment supports, such as childcare assistance or assistance with transportation to and from a jobsite or interview.

The Interim Final Rule includes as an eligible use re-hiring public sector staff up to the government's level of pre-pandemic employment. "Public sector staff" would not include individuals participating in a job training or subsidized employment program administered by the recipient.

### **3. Eligible Uses – Revenue Loss**

#### **3.1. How is revenue defined for the purpose of this provision?**

The Interim Final Rule adopts a definition of "General Revenue" that is based on, but not identical, to the Census Bureau's concept of "General Revenue from Own Sources" in the Annual Survey of State and Local Government Finances.

General Revenue includes revenue from taxes, current charges, and miscellaneous general revenue. It excludes refunds and other correcting transactions, proceeds from issuance of debt or the sale of investments, agency or private trust transactions, and revenue generated by utilities and insurance trusts. General revenue also includes intergovernmental transfers between state and local governments, but excludes intergovernmental transfers from the Federal government, including Federal transfers made via a state to a locality pursuant to the CRF or the Fiscal Recovery Funds.

Tribal governments may include all revenue from Tribal enterprises and gaming operations in the definition of General Revenue.

#### **3.2. Will revenue be calculated on an entity-wide basis or on a source-by-source basis (e.g. property tax, income tax, sales tax, etc.)?**

Recipients should calculate revenue on an entity-wide basis. This approach minimizes the administrative burden for recipients, provides for greater consistency across recipients, and presents a more accurate representation of the net impact of the COVID-19 public health emergency on a recipient's revenue, rather than relying on financial reporting prepared by each recipient, which vary in methodology used and which generally aggregates revenue by purpose rather than by source.

#### **3.3. Does the definition of revenue include outside concessions that contract with a state or local government?**

Recipients should classify revenue sources as they would if responding to the U.S. Census Bureau's Annual Survey of State and Local Government Finances. According to the Census Bureau's [Government Finance and Employment Classification manual](#), the following is an example of current charges that would be included in a state or local government's general revenue from own sources: "Gross revenue of facilities operated by a government (swimming pools, recreational marinas and piers, golf courses, skating rinks, museums, zoos, etc.); auxiliary facilities in public recreation areas (camping areas,

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refreshment stands, gift shops, etc.); lease or use fees from stadiums, auditoriums, and community and convention centers; and rentals from concessions at such facilities.”

**3.4. What is the time period for estimating revenue loss? Will revenue losses experienced prior to the passage of the Act be considered?**

Recipients are permitted to calculate the extent of reduction in revenue as of four points in time: December 31, 2020; December 31, 2021; December 31, 2022; and December 31, 2023. This approach recognizes that some recipients may experience lagged effects of the pandemic on revenues.

Upon receiving Fiscal Recovery Fund payments, recipients may immediately calculate revenue loss for the period ending December 31, 2020.

**3.5. What is the formula for calculating the reduction in revenue?**

A reduction in a recipient’s General Revenue equals:

$$\text{Max } \{ [\text{Base Year Revenue} * (1 + \text{Growth Adjustment})^{\left(\frac{n_t}{12}\right)}] - \text{Actual General Revenue}_t ; 0 \}$$

Where:

*Base Year Revenue* is General Revenue collected in the most recent full fiscal year prior to the COVID-19 public health emergency.

*Growth Adjustment* is equal to the greater of 4.1 percent (or 0.041) and the recipient’s average annual revenue growth over the three full fiscal years prior to the COVID-19 public health emergency.

*n* equals the number of months elapsed from the end of the base year to the calculation date.

*Actual General Revenue* is a recipient’s actual general revenue collected during 12-month period ending on each calculation date.

Subscript *t* denotes the calculation date.

**3.6. Are recipients expected to demonstrate that reduction in revenue is due to the COVID-19 public health emergency?**

In the Interim Final Rule, any diminution in actual revenue calculated using the formula above would be presumed to have been “due to” the COVID-19 public health emergency. This presumption is made for administrative ease and in recognition of the broad-based economic damage that the pandemic has wrought.

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**3.7. May recipients use pre-pandemic projections as a basis to estimate the reduction in revenue?**

No. Treasury is disallowing the use of projections to ensure consistency and comparability across recipients and to streamline verification. However, in estimating the revenue shortfall using the formula above, recipients may incorporate their average annual revenue growth rate in the three full fiscal years prior to the public health emergency.

**3.8. Once a recipient has identified a reduction in revenue, are there any restrictions on how recipients use funds up to the amount of the reduction?**

The Interim Final Rule gives recipients broad latitude to use funds for the provision of government services to the extent of reduction in revenue. Government services can include, but are not limited to, maintenance of infrastructure or pay-go spending for building new infrastructure, including roads; modernization of cybersecurity, including hardware, software, and protection of critical infrastructure; health services; environmental remediation; school or educational services; and the provision of police, fire, and other public safety services.

However, paying interest or principal on outstanding debt, replenishing rainy day or other reserve funds, or paying settlements or judgments would not be considered provision of a government service, since these uses of funds do not entail direct provision of services to citizens. This restriction on paying interest or principal on any outstanding debt instrument, includes, for example, short-term revenue or tax anticipation notes, or paying fees or issuance costs associated with the issuance of new debt. In addition, the overarching restrictions on all program funds (e.g., restriction on pension deposits, restriction on using funds for non-federal match where barred by regulation or statute) would apply.

**3.9. How do I know if a certain type of revenue should be counted for the purpose of computing revenue loss? [5/27]**

As discussed in FAQ #3.1, the Interim Final Rule adopts a definition of “General Revenue” that is based on, but not identical, to the Census Bureau’s concept of “General Revenue from Own Sources” in the Annual Survey of State and Local Government Finances.

Recipients should refer to the definition of “General Revenue” included in the Interim Final Rule. See forthcoming 31 CFR 35.3. If a recipient is unsure whether a particular revenue source is included in the Interim Final Rule’s definition of “General Revenue,” the recipient may consider the classification and instructions used to complete the Census Bureau’s Annual Survey.

For example, parking fees would be classified as a Current Charge for the purpose of the Census Bureau’s Annual Survey, and the Interim Final Rule’s concept of “General

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Revenue” includes all Current Charges. Therefore, parking fees would be included in the Interim Final Rule’s concept of “General Revenue.”

The Census Bureau’s Government Finance and Employment Classification manual is available [here](#).

**3.10. In calculating revenue loss, are recipients required to use audited financials? [6/8]**

Where audited data is not available, recipients are not required to obtain audited data. Treasury expects all information submitted to be complete and accurate. See 31 CFR 35.4(c).

**3.11. In calculating revenue loss, should recipients use their own data, or Census data? [6/8]**

Recipients should use their own data sources to calculate general revenue, and do not need to rely on published revenue data from the Census Bureau. Treasury acknowledges that due to differences in timing, data sources, and definitions, recipients’ self-reported general revenue figures may differ somewhat from those published by the Census Bureau.

**3.12. Should recipients calculate revenue loss on a cash basis or an accrual basis? [6/8]**

Recipients may provide data on a cash, accrual, or modified accrual basis, provided that recipients are consistent in their choice of methodology throughout the covered period and until reporting is no longer required.

## **4. Eligible Uses – General**

**4.1. May recipients use funds to replenish a budget stabilization fund, rainy day fund, or similar reserve account?**

No. Funds made available to respond to the public health emergency and its negative economic impacts are intended to help meet pandemic response needs and provide immediate stabilization for households and businesses. Contributions to rainy day funds and similar reserves funds would not address these needs or respond to the COVID-19 public health emergency, but would rather be savings for future spending needs. Similarly, funds made available for the provision of governmental services (to the extent of reduction in revenue) are intended to support direct provision of services to citizens. Contributions to rainy day funds are not considered provision of government services, since such expenses do not directly relate to the provision of government services.

**4.2. May recipients use funds to invest in infrastructure other than water, sewer, and broadband projects (e.g. roads, public facilities)?**



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Under 602(c)(1)(C) or 603(c)(1)(C), recipients may use funds for maintenance of infrastructure or pay-go spending for building of new infrastructure as part of the general provision of government services, to the extent of the estimated reduction in revenue due to the public health emergency.

Under 602(c)(1)(A) or 603(c)(1)(A), a general infrastructure project typically would not be considered a response to the public health emergency and its negative economic impacts unless the project responds to a specific pandemic-related public health need (e.g., investments in facilities for the delivery of vaccines) or a specific negative economic impact of the pandemic (e.g., affordable housing in a Qualified Census Tract).

**4.3. May recipients use funds to pay interest or principal on outstanding debt?**

No. Expenses related to financing, including servicing or redeeming notes, would not address the needs of pandemic response or its negative economic impacts. Such expenses would also not be considered provision of government services, as these financing expenses do not directly provide services or aid to citizens.

This applies to paying interest or principal on any outstanding debt instrument, including, for example, short-term revenue or tax anticipation notes, or paying fees or issuance costs associated with the issuance of new debt.

**4.4. May recipients use funds to satisfy nonfederal matching requirements under the Stafford Act? May recipients use funds to satisfy nonfederal matching requirements generally?**

Fiscal Recovery Funds are subject to pre-existing limitations in other federal statutes and regulations and may not be used as non-federal match for other Federal programs whose statute or regulations bar the use of Federal funds to meet matching requirements. For example, expenses for the state share of Medicaid are not an eligible use. For information on FEMA programs, please [see here](#).

**4.5. Are governments required to submit proposed expenditures to Treasury for approval? [5/27]**

No. Recipients are not required to submit planned expenditures for prior approval by Treasury. Recipients are subject to the requirements and guidelines for eligible uses contained in the Interim Final Rule.

**4.6. How do I know if a specific use is eligible? [5/27]**

Fiscal Recovery Funds must be used in one of the four eligible use categories specified in the American Rescue Plan Act and implemented in the Interim Final Rule:

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- a) To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
- b) To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;
- c) For the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and
- d) To make necessary investments in water, sewer, or broadband infrastructure.

Recipients should consult Section II of the Interim Final Rule for additional information on eligible uses. For recipients evaluating potential uses under (a), the Interim Final Rule contains a non-exclusive list of programs or services that may be funded as responding to COVID-19 or the negative economic impacts of the COVID-19 public health emergency, along with considerations for evaluating other potential uses of Fiscal Recovery Funds not explicitly listed. See Section II of the Interim Final Rule for additional discussion.

For recipients evaluating potential uses under (c), the Interim Final Rule gives recipients broad latitude to use funds for the provision of government services to the extent of reduction in revenue. See FAQ #3.8 for additional discussion.

For recipients evaluating potential uses under (b) and (d), see Sections 5 and 6.

**4.7. Do restrictions on using Coronavirus State and Local Fiscal Recovery Funds to cover costs incurred beginning on March 3, 2021 apply to costs incurred by the recipient (e.g., a State, local, territorial, or Tribal government) or to costs incurred by households, businesses, and individuals benefiting from assistance provided using Coronavirus State and Local Fiscal Recovery Funds? [6/8]**

The Interim Final Rule permits funds to be used to cover costs incurred beginning on March 3, 2021. This limitation applies to costs incurred by the recipient (i.e., the state, local, territorial, or Tribal government receiving funds). However, recipients may use Coronavirus State and Local Fiscal Recovery Funds to provide assistance to households, businesses, and individuals within the eligible use categories described in the Interim Final Rule for economic harms experienced by those households, businesses, and individuals prior to March 3, 2021. For example,

- Public Health/Negative Economic Impacts – Recipients may use Coronavirus State and Local Fiscal Recovery Funds to provide assistance to households – such as rent, mortgage, or utility assistance – for economic harms experienced or costs incurred by the household prior to March 3, 2021 (e.g., rental arrears from preceding months), provided that the cost of providing assistance to the household was not incurred by the recipient prior to March 3, 2021.

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- Premium Pay – Recipients may provide premium pay retrospectively for work performed at any time since the start of the COVID-19 public health emergency. Such premium pay must be “in addition to” wages and remuneration already received and the obligation to provide such pay must not have been incurred by the recipient prior to March 3, 2021.
- Revenue Loss – The Interim Final Rule gives recipients broad latitude to use funds for the provision of government services to the extent of reduction in revenue. The calculation of lost revenue begins with the recipient’s revenue in the last full fiscal year prior to the COVID-19 public health emergency and includes the 12-month period ending December 31, 2020. However, use of funds for government services must be forward looking for costs incurred by the recipient after March 3, 2021.
- Investments in Water, Sewer, and Broadband – Recipients may use Coronavirus State and Local Fiscal Recovery Funds to make necessary investments in water, sewer, and broadband. See FAQ Section 6. Recipients may use Coronavirus State and Local Fiscal Recovery Funds to cover costs incurred for eligible projects planned or started prior to March 3, 2021, provided that the project costs covered by the Coronavirus State and Local Fiscal Recovery Funds were incurred after March 3, 2021.

## 5. Eligible Uses – Premium Pay

### 5.1. What criteria should recipients use in identifying essential workers to receive premium pay?

Essential workers are those in critical infrastructure sectors who regularly perform in-person work, interact with others at work, or physically handle items handled by others.

Critical infrastructure sectors include healthcare, education and childcare, transportation, sanitation, grocery and food production, and public health and safety, among others, as provided in the Interim Final Rule. Governments receiving Fiscal Recovery Funds have the discretion to add additional sectors to this list, so long as the sectors are considered critical to protect the health and well-being of residents.

The Interim Final Rule emphasizes the need for recipients to prioritize premium pay for lower income workers. Premium pay that would increase a worker’s total pay above 150% of the greater of the state or county average annual wage requires specific justification for how it responds to the needs of these workers.

### 5.2. What criteria should recipients use in identifying third-party employers to receive grants for the purpose of providing premium pay to essential workers?

Any third-party employers of essential workers are eligible. Third-party contractors who employ essential workers in eligible sectors are also eligible for grants to provide

premium pay. Selection of third-party employers and contractors who receive grants is at the discretion of recipients.

To ensure any grants respond to the needs of essential workers and are made in a fair and transparent manner, the rule imposes some additional reporting requirements for grants to third-party employers, including the public disclosure of grants provided.

**5.3. May recipients provide premium pay retroactively for work already performed?**

Yes. Treasury encourages recipients to consider providing premium pay retroactively for work performed during the pandemic, recognizing that many essential workers have not yet received additional compensation for their service during the pandemic.

## **6. Eligible Uses – Water, Sewer, and Broadband Infrastructure**

**6.1. What types of water and sewer projects are eligible uses of funds?**

The Interim Final Rule generally aligns eligible uses of the Funds with the wide range of types or categories of projects that would be eligible to receive financial assistance through the Environmental Protection Agency's Clean Water State Revolving Fund (CWSRF) or Drinking Water State Revolving Fund (DWSRF).

Under the DWSRF, categories of [eligible projects](#) include: treatment, transmission and distribution (including lead service line replacement), source rehabilitation and decontamination, storage, consolidation, and new systems development.

Under the CWSRF, categories of [eligible projects](#) include: construction of publicly-owned treatment works, nonpoint source pollution management, national estuary program projects, decentralized wastewater treatment systems, stormwater systems, water conservation, efficiency, and reuse measures, watershed pilot projects, energy efficiency measures for publicly-owned treatment works, water reuse projects, security measures at publicly-owned treatment works, and technical assistance to ensure compliance with the Clean Water Act.

As mentioned in the Interim Final Rule, eligible projects under the DWSRF and CWSRF support efforts to address climate change, as well as to meet cybersecurity needs to protect water and sewer infrastructure. Given the lifelong impacts of lead exposure for children, and the widespread nature of lead service lines, Treasury also encourages recipients to consider projects to replace lead service lines.

**6.2. May construction on eligible water, sewer, or broadband infrastructure projects continue past December 31, 2024, assuming funds have been obligated prior to that date?**

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Yes. Treasury is interpreting the requirement that costs be incurred by December 31, 2024 to only require that recipients have obligated the funds by such date. The period of performance will run until December 31, 2026, which will provide recipients a reasonable amount of time to complete projects funded with Fiscal Recovery Funds.

**6.3. May recipients use funds as a non-federal match for the Clean Water State Revolving Fund (CWSRF) or Drinking Water State Revolving Fund (DWSRF)?**

Recipients may not use funds as a state match for the CWSRF and DWSRF due to prohibitions in utilizing federal funds as a state match in the authorizing statutes and regulations of the CWSRF and DWSRF.

**6.4. Does the National Environmental Policy Act (NEPA) apply to eligible infrastructure projects?**

NEPA does not apply to Treasury's administration of the Funds. Projects supported with payments from the Funds may still be subject to NEPA review if they are also funded by other federal financial assistance programs.

**6.5. What types of broadband projects are eligible?**

The Interim Final Rule requires eligible projects to reliably deliver minimum speeds of 100 Mbps download and 100 Mbps upload. In cases where it is impracticable due to geography, topography, or financial cost to meet those standards, projects must reliably deliver at least 100 Mbps download speed, at least 20 Mbps upload speed, and be scalable to a minimum of 100 Mbps download speed and 100 Mbps upload speed.

Projects must also be designed to serve unserved or underserved households and businesses, defined as those that are not currently served by a wireline connection that reliably delivers at least 25 Mbps download speed and 3 Mbps of upload speed.

**6.6. For broadband investments, may recipients use funds for related programs such as cybersecurity or digital literacy training?**

Yes. Recipients may use funds to provide assistance to households facing negative economic impacts due to Covid-19, including digital literacy training and other programs that promote access to the Internet. Recipients may also use funds for modernization of cybersecurity, including hardware, software, and protection of critical infrastructure, as part of provision of government services up to the amount of revenue lost due to the public health emergency.

**6.7. How do I know if a water, sewer, or broadband project is an eligible use of funds? Do I need pre-approval? [6/8]**

Recipients do not need approval from Treasury to determine whether an investment in a water, sewer, or broadband project is eligible under CSFRF/CLFRF. Each recipient

should review the Interim Final Rule (IFR), along with the preamble to the Interim Final Rule, in order to make its own assessment of whether its intended project meets the eligibility criteria in the IFR. A recipient that makes its own determination that a project meets the eligibility criteria as outlined in the IFR may pursue the project as a CSFRF/CLFRF project without pre-approval from Treasury. Local government recipients similarly do not need state approval to determine that a project is eligible under CSFRF/CLFRF. However, recipients should be cognizant of other federal or state laws or regulations that may apply to construction projects independent of CSFRF/CLFRF funding conditions and that may require pre-approval.

For water and sewer projects, the IFR refers to the EPA [Drinking Water](#) and [Clean Water](#) State Revolving Funds (SRFs) for the categories of projects and activities that are eligible for funding. Recipients should look at the relevant federal statutes, regulations, and guidance issued by the EPA to determine whether a water or sewer project is eligible. Of note, the IFR does not incorporate any other requirements contained in the federal statutes governing the SRFs or any conditions or requirements that individual states may place on their use of SRFs.

## 7. Non-Entitlement Units (NEUs)

Answers to frequently asked questions on distribution of funds to NEUs can be found in this [FAQ supplement](#), which is regularly updated.

## 8. Ineligible Uses

### 8.1. What is meant by a pension “deposit”? Can governments use funds for routine pension contributions for employees whose payroll and covered benefits are eligible expenses?

Treasury interprets “deposit” in this context to refer to an extraordinary payment into a pension fund for the purpose of reducing an accrued, unfunded liability. More specifically, the interim final rule does not permit this assistance to be used to make a payment into a pension fund if both: (1) the payment reduces a liability incurred prior to the start of the COVID-19 public health emergency, and (2) the payment occurs outside the recipient’s regular timing for making such payments.

Under this interpretation, a “deposit” is distinct from a “payroll contribution,” which occurs when employers make payments into pension funds on regular intervals, with contribution amounts based on a pre-determined percentage of employees’ wages and salaries. In general, if an employee’s wages and salaries are an eligible use of Fiscal Recovery Funds, recipients may treat the employee’s covered benefits as an eligible use of Fiscal Recovery Funds.

## 8.2. May recipients use Fiscal Recovery Funds to fund Other Post-Employment Benefits (OPEB)? [6/8]

OPEB refers to benefits other than pensions (see, e.g., [Governmental Accounting Standards Board, “Other Post-Employment Benefits”](#)). Treasury has determined that Sections 602(c)(2)(B) and 603(c)(2), which refer only to pensions, do not prohibit CSFRF/CLFRF recipients from funding OPEB. Recipients of either the CSFRF/CLFRF may use funds for eligible uses, and a recipient seeking to use CSFRF/CLFRF funds for OPEB contributions would need to justify those contributions under one of the four eligible use categories.

## 9. Reporting

### 9.1. What records must be kept by governments receiving funds?

Financial records and supporting documents related to the award must be retained for a period of five years after all funds have been expended or returned to Treasury, whichever is later. This includes those which demonstrate the award funds were used for eligible purposes in accordance with the ARPA, Treasury’s regulations implementing those sections, and Treasury’s guidance on eligible uses of funds.

### 9.2. What reporting will be required, and when will the first report be due?

Recipients will be required to submit an interim report, quarterly project and expenditure reports, and annual recovery plan performance reports as specified below, regarding their utilization of Coronavirus State and Local Fiscal Recovery Funds.

Interim reports: States (defined to include the District of Columbia), territories, metropolitan cities, counties, and Tribal governments will be required to submit one interim report. The interim report will include a recipient’s expenditures by category at the summary level and for states, information related to distributions to non-entitlement units of local government must also be included in the interim report. The interim report will cover activity from the date of award to July 31, 2021 and must be submitted to Treasury by August 31, 2021. Non-entitlement units of local government are not required to submit an interim report.

Quarterly Project and Expenditure reports: State (defined to include the District of Columbia), territorial, metropolitan city, county, and Tribal governments will be required to submit quarterly project and expenditure reports. This report will include financial data, information on contracts and subawards over \$50,000, types of projects funded, and other information regarding a recipient’s utilization of award funds. Reports will be required quarterly with the exception of non-entitlement units, which will report annually. An interim report is due on August 31, 2021. The reports will include the same general data as those submitted by recipients of the Coronavirus Relief Fund, with some modifications to expenditure categories and the addition of data elements related to

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specific eligible uses. The initial quarterly Project and Expenditure report will cover two calendar quarters from the date of award to September 30, 2021 and must be submitted to Treasury by October 31, 2021. The subsequent quarterly reports will cover one calendar quarter and must be submitted to Treasury within 30 days after the end of each calendar quarter.

Non-entitlement units of local government will be required to submit the project and expenditure report annually. The initial annual Project and Expenditure report for non-entitlement units of local government will cover activity from the date of award to September 30, 2021 and must be submitted to Treasury by October 31, 2021. The subsequent annual reports must be submitted to Treasury by October 31 each year.

**Recovery Plan Performance reports:** States (defined to include the District of Columbia), territories, metropolitan cities, and counties with a population that exceeds 250,000 residents will also be required to submit an annual recovery plan performance report to Treasury. This report will include descriptions of the projects funded and information on the performance indicators and objectives of each award, helping local residents understand how their governments are using the substantial resources provided by Coronavirus State and Local Fiscal Recovery Funds program. The initial recovery plan performance report will cover activity from date of award to July 31, 2021 and must be submitted to Treasury by August 31, 2021. Thereafter, the recovery plan performance reports will cover a 12-month period and recipients will be required to submit the report to Treasury within 30 days after the end of the 12-month period. The second Recovery Plan Performance report will cover the period from July 1, 2021 to June 30, 2022 and must be submitted to Treasury by July 31, 2022. Each annual recovery plan performance report must be posted on the public-facing website of the recipient. Local governments with fewer than 250,000 residents, Tribal governments, and non-entitlement units of local government are not required to develop a Recovery Plan Performance report.

Treasury will provide further guidance and instructions on the reporting requirements for program at a later date.

**9.3. What provisions of the Uniform Guidance for grants apply to these funds? Will the Single Audit requirements apply?**

Most of the provisions of the Uniform Guidance (2 CFR Part 200) apply to this program, including the Cost Principles and Single Audit Act requirements. Recipients should refer to the Assistance Listing for detail on the specific provisions of the Uniform Guidance that do not apply to this program. The Assistance Listing will be available on beta.SAM.gov.

**9.4. Once a recipient has identified a reduction in revenue, how will Treasury track use of funds for the provision of government services? [6/8]**

The ARPA establishes four categories of eligible uses and further restrictions on the use of funds to ensure that Fiscal Recovery Funds are used within the four eligible use



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categories. The Interim Final Rule implements these restrictions, including the scope of the eligible use categories and further restrictions on tax cuts and deposits into pensions. Reporting requirements will align with this structure.

Consistent with the broad latitude provided to recipients to use funds for government services to the extent of the reduction in revenue, recipients will be required to submit a description of services provided. As discussed in IFR, these services can include a broad range of services but may not be used directly for pension deposits, contributions to reserve funds, or debt service. Recipients may use sources of funding other than Fiscal Recovery Funds to make deposits to pension funds, contribute to reserve funds, and pay debt service, including during the period of performance for the Fiscal Recovery Fund award.

For recipients using Fiscal Recovery Funds to provide government services to the extent of reduction in revenue, the description of government services reported to Treasury may be narrative or in another form, and recipients are encouraged to report based on their existing budget processes and to minimize administrative burden. For example, a recipient with \$100 in revenue replacement funds available could indicate that \$50 were used for personnel costs and \$50 were used for pay-go building of sidewalk infrastructure.

In addition to describing the government services provided to the extent of reduction in revenue, all recipients will also be required to indicate that Fiscal Recovery Funds are not used directly to make a deposit in a pension fund. Further, recipients subject to the tax offset provision will be required to provide information necessary to implement the Interim Final Rule, as described in the Interim Final Rule. Treasury does not anticipate requiring other types of reporting or recordkeeping on spending in pensions, debt service, or contributions to reserve funds.

These requirements will be further detailed in forthcoming guidance on reporting requirements for the Fiscal Recovery Funds.

#### **9.5. What is the Assistance Listing and Catalog of Federal Domestic Assistance (CFDA) number for the program? [6/8]**

The [Assistance Listing](#) for the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) was published May 28, 2021 on SAM.gov. This includes the final CFDA Number for the program, 21.027.

The assistance listing includes helpful information including program purpose, statutory authority, eligibility requirements, and compliance requirements for recipients. The CFDA number is the unique 5-digit code for each type of federal assistance, and can be used to search for program information, including funding opportunities, spending on [usaspending.gov](https://www.usaspending.gov), or audit results through the Federal Audit Clearinghouse.

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To expedite payments and meet statutory timelines, Treasury issued initial payments under an existing CFDA number. If you have already received funds or captured the initial CFDA number in your records, please update your systems and reporting to reflect the final CFDA number 21.027. **Recipients must use the final CFDA number for all financial accounting, audits, subawards, and associated program reporting requirements.**

To ensure public trust, Treasury expects all recipients to serve as strong stewards of these funds. This includes ensuring funds are used for intended purposes and recipients have in place effective financial management, internal controls, and reporting for transparency and accountability.

Please see [Treasury's Interim Final Rule](#) for more information. Further guidance on recipient compliance and reporting responsibilities is forthcoming.

## 10. Miscellaneous

### 10.1. May governments retain assets purchased with Fiscal Recovery Funds? If so, what rules apply to the proceeds of disposition or sale of such assets?

Yes, if the purchase of the asset was consistent with the limitations on the eligible use of funds. If such assets are disposed of prior to December 31, 2024, the proceeds would be subject to the restrictions on the eligible use of payments.

### 10.2. Can recipients use funds for administrative purposes?

Recipients may use funds to cover the portion of payroll and benefits of employees corresponding to time spent on administrative work necessary due to the COVID-19 public health emergency and its negative economic impacts. This includes, but is not limited to, costs related to disbursing payments of Fiscal Recovery Funds and managing new grant programs established using Fiscal Recovery Funds.

### 10.3. Are recipients required to remit interest earned on CSFRF/CLFRF payments made by Treasury? [5/27]

No. CSFRF/CLFRF payments made by Treasury to states, territories, and the District of Columbia are not subject to the requirement of the Cash Management Improvement Act and Treasury's implementing regulations at 31 CFR part 205 to remit interest to Treasury. CSFRF/CLFRF payments made by Treasury to local governments and Tribes are not subject to the requirement of 2 CFR 200.305(b)(8)–(9) to maintain balances in an interest-bearing account and remit payments to Treasury.

### 10.4. Is there a deadline to apply for funds? [5/27]

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The Interim Final Rule requires that costs be incurred by December 31, 2024. Eligible recipients are encouraged to apply as soon as possible. For recipients other than Tribal governments, there is not a specific application deadline.

Tribal governments do have deadlines to complete the application process and should visit [www.treasury.gov/SLFRPTribal](https://www.treasury.gov/SLFRPTribal) for guidance on applicable deadlines.

**10.5. May recipients use funds to cover the costs of consultants to assist with managing and administering the funds? [6/8]**

Yes. Recipients may use funds for administering the CSFRF/CLFRF program, including costs of consultants to support effective management and oversight, including consultation for ensuring compliance with legal, regulatory, and other requirements.

## **11. Operations**

**11.1. How do I know if my entity is eligible?**

The Coronavirus State and Local Fiscal Recovery Funds American Rescue Plan Act of 2021 set forth the jurisdictions eligible to receive funds under the program, which are:

- States and the District of Columbia
- Territories
- Tribal governments
- Counties
- Metropolitan cities (typically, but not always, those with populations over 50,000)
- Non-entitlement units of local government, or smaller local governments (typically, but not always, those with populations under 50,000)

**11.2. How does an eligible entity request payment?**

Eligible entities (other than non-entitlement units) must submit their information to the [Treasury Submission Portal](#). Please visit the [Coronavirus State and Local Fiscal Recovery Fund website](#) for more information on the submission process.

**11.3. I cannot log into the Treasury Submission Portal or am having trouble navigating it. Who can help me?**

If you have questions about the Treasury Submission Portal or for technical support, please email [covidreliefitsupport@treasury.gov](mailto:covidreliefitsupport@treasury.gov).

**11.4. What do I need to do to receive my payment?**

All eligible payees are required to have a DUNS Number previously issued by Dun & Bradstreet (<https://www.dnb.com/>).

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All eligible payees are also required to have an active registration with the System for Award Management (SAM) (<https://www.sam.gov>).

And eligible payees must have a bank account enabled for Automated Clearing House (ACH) direct deposit. Payees with a Wire account are encouraged to provide that information as well.

More information on these and all program pre-submission requirements can be found on the [Coronavirus State and Local Fiscal Recovery Fund website](#).

#### **11.5. Why is Treasury employing id.me for the Treasury Submission Portal?**

ID.me is a trusted technology partner to multiple government agencies and healthcare providers. It provides secure digital identity verification to those government agencies and healthcare providers to make sure you're you – and not someone pretending to be you – when you request access to online services. All personally identifiable information provided to ID.me is encrypted and disclosed only with the express consent of the user. Please refer to ID.me Contact Support for assistance with your ID.me account. Their support website is <https://help.id.me>.

#### **11.6. Why is an entity not on the list of eligible entities in Treasury Submission Portal?**

The ARP statute lays out which governments are eligible for payments. The list of entities within the Treasury Submission Portal includes entities eligible to receive a direct payment of funds from Treasury, which include states (defined to include the District of Columbia), territories, Tribal governments, counties, and metropolitan cities.

Eligible non-entitlement units of local government will receive a distribution of funds from their respective state government and should not submit information to the Treasury Submission Portal.

If you believe an entity has been mistakenly left off the eligible entity list, please email [SLFRP@treasury.gov](mailto:SLFRP@treasury.gov).

#### **11.7. What is an Authorized Representative?**

An Authorized Representative is an individual with legal authority to bind the government entity (e.g., the Chief Executive Officer of the government entity). An Authorized Representative must sign the Acceptance of Award terms for it to be valid.

#### **11.8. How does a Tribal government determine their allocation?**

Tribal governments will receive information about their allocation when the submission to the Treasury Submission Portal is confirmed to be complete and accurate.

#### **11.9. How do I know the status of my request for funds (submission)?**

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Entities can check the status of their submission at any time by logging into [Treasury Submission Portal](#).

**11.10. My Treasury Submission Portal submission requires additional information/correction. What is the process for that?**

If your Authorized Representative has not yet signed the award terms, you can edit your submission with in the into [Treasury Submission Portal](#). If your Authorized Representative has signed the award terms, please email [SLFRP@treasury.gov](mailto:SLFRP@treasury.gov) to request assistance with updating your information.

**11.11. My request for funds was denied. How do I find out why it was denied or appeal the decision?**

Please check to ensure that no one else from your entity has applied, causing a duplicate submission. Please also review the list of all eligible entities on the [Coronavirus State and Local Fiscal Recovery Fund website](#).

If you still have questions regarding your submission, please email [SLFRP@treasury.gov](mailto:SLFRP@treasury.gov).

**11.12. When will entities get their money?**

Before Treasury is able to execute a payment, a representative of an eligible government must submit the government's information for verification through the [Treasury Submission Portal](#). The verification process takes approximately four business days. If any errors are identified, the designated point of contact for the government will be contacted via email to correct the information before the payment can proceed. Once verification is complete, the designated point of contact of the eligible government will receive an email notifying them that their submission has been verified. Payments are generally scheduled for the next business day after this verification email, though funds may not be available immediately due to processing time of their financial institution.

**11.13. How does a local government entity provide Treasury with a notice of transfer of funds to its State?**

For more information on how to provide Treasury with notice of transfer to a state, please email [SLRedirectFunds@treasury.gov](mailto:SLRedirectFunds@treasury.gov).



# Wylie City Council

## AGENDA REPORT

**Department:** Parks and Recreation  
**Prepared By:** Rob Diaz

**Account Code:** \_\_\_\_\_

### Subject

Consider, and act upon, the acceptance of a donation from the Pirate Cove Playground Foundation of \$7,000 for accessible playground swings.

### Recommendation

Motion to accept Item as presented.

### Discussion

The Pirate Cove Playground Foundation was established in 2003 to support the construction and maintenance of the Pirate Cove Community-Built Playground located in Founders Park. The Foundation is transitioning its mission from supporting the playground and in doing so is needing to use some remaining Foundation funds. Anne Hiney, Foundation President, has approached Wylie Parks and Recreation staff asking for options to utilize these remaining funds. Staff identified a need for additional accessible playground swings and recommended that as an option to Mrs. Hiney. The Foundation would now like to provide these accessible swings in various parks namely Pirate Cove and Olde City Park. The Foundation is requesting to donate \$7,000 for the accessible swings to the City and Parks and Recreation Department at the June 22, 2021 meeting.



# Wylie City Council

## AGENDA REPORT

**Department:** Purchasing  
**Prepared By:** Glenna Hayes

**Account Code:** 161-5651-58910

### Subject

#### **Tabled from 06-08-2021**

*Remove from table and consider*

Consider, and act upon, the award of JOCPO #W2021-73-I for Brown House ADA Ramp - Phase 1 Improvements and Exterior Siding Repairs to ERC, Inc. in the amount of \$71,477.24, and authorizing the City Manager to execute any necessary documents.

### Recommendation

Motion to approve Item as presented.

### Discussion

Brown House Phase 1 Improvement plans were approved in the current Fiscal Year 2021 budget. To facilitate opening the Brown House to the public, staff agreed that installation of an ADA accessible ramp for the house and an accessible path from the existing parking lot to the new ramp should be a priority. In addition to the ramp, staff determined that repairs to the skirting on the house are also required which will encompass replacement of siding and exterior painting. Remaining items for the Brown House and the surrounding property including additional parking will be addressed in the Fiscal Year 2022 budget.

This JOCPO (Job Order Contract Project Order) is issued through a Master Agreement for Job Order Contracting Services between the City and ERC, Inc., under a cooperative agreement awarded by Choice Partners Cooperative Agency. 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.

Wylie Agreement #W2021-44-I / Choice Partners #20/017MR-09.



# Wylie City Council

## AGENDA REPORT

**Department:** Finance  
**Prepared By:** Melissa Beard

**Account Code:** Various

### Subject

Consider, and act upon, Ordinance No. 2021-34 amending Ordinance No. 2020-44, which established the budget for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

### Recommendation

Motion to approve Item as presented.

### Discussion

The budget amendment request is for two items:

1) Staff recommends the purchase of Google Workspace Enterprise Standard Accounts to provide email and other various work products from SADA Systems Inc. Approval of this purchase will establish a 24-month agreement. One year of Google was included in the FY 2021 budget in IT. This request is to transfer \$65,088 from the Combined Services budget to the IT budget to pay for the 2nd year of the contract.

2) The Pirate Cove Playground Foundation donated \$7,000 for accessible swings at various parks. The budget amendment includes recognizing the \$7,000 donation into the General Fund Contribution/Donation revenue account and adding \$7,000 to the Parks expense budget so the swings can be purchased.

Net change to the General Fund budget is zero.



## **ORDINANCE NO. 2021-34**

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

**WHEREAS**, the City Council heretofore adopted Ordinance No. 2020-44 setting forth the Budget for Fiscal Year 2020-2021 beginning October 1, 2020, and ending September 30, 2021; and,

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

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

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

**WHEREAS**, the City Council has determined that the proposed amendments to the FY 2020-2021 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

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

**SECTION I:** The proposed amendments to the FY 2020-2021 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2021-34, are completely adopted and approved as amendments to the said FY 2020-2021 Budget.

**SECTION II:** All portions of the existing FY 2020-2021 Budget and Ordinance No. 2020-44, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

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

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

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

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

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, this 22nd day of June 2021.

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Matthew Porter, Mayor

ATTEST:

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Stephanie Storm, City Secretary

**Budget Amendment**  
**Google Enterprise - 24 month contract**

**Exhibit A**

<b>Fund</b>	<b>Department</b>	<b>Account Number</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
100	5181	56040	Special Services		65,088.00
100	5155	54810	Computer Hardware/Software	65,088.00	
				<u>65,088.00</u>	<u>65,088.00</u>

**Budget Amendment**  
**Parks Donation from Pirate Cove Playground Foundation**

100	4000	48440	Contributions/Donations		7,000.00
100	5511	52610	Recreational Supplies	7,000.00	
				<u>7,000.00</u>	<u>7,000.00</u>



# Wylie City Council

## AGENDA REPORT

**Department:** Purchasing  
**Prepared By:** Glenna Hayes

**Account Code:** 100-5155-54810

### 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 \$130,176.00 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 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. 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 24-month agreement, under DIR-TSO-4162 / Wylie W2021-83-I .



# Wylie City Council

## AGENDA REPORT

**Department:** Citizen's Bond Advisory Committee  
**Prepared By:** Chris Holsted

**Account Code:** \_\_\_\_\_

### Subject

Joint Work Session with the Citizen's Bond Advisory Committee to discuss the Committee recommendations.

### Recommendation

N/A

### Discussion

The Citizens Bond Advisory Committee (CBAC) is composed of fourteen members appointed by the City Council. The CBAC met on April 8, April 22, May 6, and May 20 to discuss capital projects to recommend to the Council for a November bond election. The committee identified nine projects totaling \$78.75 million as shown on the attached information. Council will need to adopt an ordinance or resolution in August calling the election.

<u>RANK</u> (1)	<u>NAME</u>	<u>COST</u>	<u>TOTAL</u>	<u>TAX RATE</u> (2)	ESTIMATED YEARLY TAX INCREASE					
					<u>150,000</u>	<u>200,000</u>	<u>250,000</u>	<u>300,000</u>	<u>350,000</u>	<u>400,000</u>
1	Lavon Lake Parks	\$ 15,000,000	\$ 15,000,000	0.02143	\$ 32.14	\$ 42.86	\$ 53.57	\$ 64.29	\$ 75.00	\$ 85.71
2	McMillen Drive	\$ 20,600,000	\$ 35,600,000	0.05086	\$ 76.29	\$ 101.71	\$ 127.14	\$ 152.57	\$ 178.00	\$ 203.43
3	Park Blvd	\$ 10,000,000	\$ 45,600,000	0.06514	\$ 97.71	\$ 130.29	\$ 162.86	\$ 195.43	\$ 228.00	\$ 260.57
4	Culvert/Bridge Repair	\$ 2,000,000	\$ 47,600,000	0.06800	\$ 102.00	\$ 136.00	\$ 170.00	\$ 204.00	\$ 238.00	\$ 272.00
5	Intersection/Signal Imp	\$ 3,400,000	\$ 51,000,000	0.07286	\$ 109.29	\$ 145.71	\$ 182.14	\$ 218.57	\$ 255.00	\$ 291.43
6	Street/Alley Replacement	\$ 5,000,000	\$ 56,000,000	0.08000	\$ 120.00	\$ 160.00	\$ 200.00	\$ 240.00	\$ 280.00	\$ 320.00
7	Downtown Improvements	\$ 2,000,000	\$ 58,000,000	0.08286	\$ 124.29	\$ 165.71	\$ 207.14	\$ 248.57	\$ 290.00	\$ 331.43
8	Founders Park	\$ 10,000,000	\$ 68,000,000	0.09714	\$ 145.71	\$ 194.29	\$ 242.86	\$ 291.43	\$ 340.00	\$ 388.57
9	Stone Road	\$ 10,750,000	\$ 78,750,000	0.11250	\$ 168.75	\$ 225.00	\$ 281.25	\$ 337.50	\$ 393.75	\$ 450.00
10	Station 2 Reloc	\$ 15,500,000	\$ 94,250,000	0.13464	\$ 201.96	\$ 269.29	\$ 336.61	\$ 403.93	\$ 471.25	\$ 538.57
11	Municipal Complex Imp.	\$ 6,700,000	\$ 85,450,000	0.12207	\$ 183.11	\$ 244.14	\$ 305.18	\$ 366.21	\$ 427.25	\$ 488.29
12	Senior Center Exp.	\$ 5,000,000	\$ 90,450,000	0.12921	\$ 193.82	\$ 258.43	\$ 323.04	\$ 387.64	\$ 452.25	\$ 516.86
13	Aquatics (Indoor+Outdoor)	\$ 28,000,000	\$ 118,450,000	0.16921	\$ 253.82	\$ 338.43	\$ 423.04	\$ 507.64	\$ 592.25	\$ 676.86
14	Sachse Road	\$ 3,000,000	\$ 121,450,000	0.17350	\$ 260.25	\$ 347.00	\$ 433.75	\$ 520.50	\$ 607.25	\$ 694.00
15	Station 5 Const	\$ 14,400,000	\$ 135,850,000	0.19407	\$ 291.11	\$ 388.14	\$ 485.18	\$ 582.21	\$ 679.25	\$ 776.29
16	Animal Shelter	\$ 2,500,000	\$ 138,350,000	0.19764	\$ 296.46	\$ 395.29	\$ 494.11	\$ 592.93	\$ 691.75	\$ 790.57
17	Braddock Park	\$ 5,000,000	\$ 143,350,000	0.20479	\$ 307.18	\$ 409.57	\$ 511.96	\$ 614.36	\$ 716.75	\$ 819.14
18	Parkside Park	\$ 3,500,000	\$ 146,850,000	0.20979	\$ 314.68	\$ 419.57	\$ 524.46	\$ 629.36	\$ 734.25	\$ 839.14

(1) 13 Survey responses received at time of ranking

(2) Assumes Total Assessed Value of \$4,900,000,000, and a cost of \$70,000/million financed

**STREETS**

<u>RANK</u>	<u>NAME</u>	<u>COST</u>
1	McMillen Drive	\$ 20,600,000
	Park Blvd	\$ 10,000,000
2	Culvert/Bridge Repair	\$ 2,000,000
3	Stone Road	\$ 10,750,000
3	Downtown Improvements	\$ 2,000,000
3	Intersection/Signal Imp	\$ 3,400,000
6	Street/Alley Replacement	\$ 5,000,000
	Sachse Road	\$ 3,000,000
<b>TOTAL</b>		<b>\$ 56,750,000</b>

**PARKS**

<u>RANK</u>	<u>NAME</u>	<u>COST</u>
1	Lavon Lake	\$ 15,000,000
2	Senior Center Exp.	\$ 10,000,000
3	Municipal Complex Imp.	\$ 6,700,000
3*	Aquatics (Indoor+Outdoor)	\$ 28,000,000
4	Braddock Park	\$ 5,000,000
5	Parkside Park	\$ 3,500,000
6	Founders Park	\$ 10,000,000
<b>TOTAL</b>		<b>\$ 78,200,000</b>

**FACILITIES**

<u>RANK</u>	<u>NAME</u>	<u>COST</u>
1	Station 2 Reloc	\$ 15,500,000
2	Animal Shelter	\$ 2,500,000
3	Station 5 Const	\$ 14,400,000
<b>TOTAL</b>		<b>\$ 32,400,000</b>

Category	Name	Units (SF, SY, LF, EA, etc.)	No. of Units	Unit Price	Total	Matching Funds	Description / Notes	Map #	Tax Rate
Continuity of Operations	Generator - Rec/City Hall	Ea	1	\$ 1,000,000	\$ 1,000,000		Generator at the municipal complex for sheltering at rec center. Depending on cost and complexity city hall could maybe be included as well.		0.14
Drainage	Culvert and Bridge Maintenance and Repair	EA	1	\$ 2,000,000	\$ 2,000,000		Repair and replace drainage facilities including pipes, culverts, bridges, channels and ponds. Current identified projects include: W.A. Allen Pkwy. near Foxwood Ln. (both sides of bridge) / Alanis Dr. near old landfill (one side of bridge) / Collins Blvd. between Thornwood Dr. & Saddle Ridge Dr. (one side of bridge) / Woodbridge Pkwy. near Hensley Ln. (both side of bridge) / Ray Hubbard Way (one side of bridge) / Country Club Rd. near Lakefield Dr. (both sides of bridge) / Pleasant Valley Road culvert replacement.		0.29
Drainage	Rowlett Dam Site #4 Permanent Improvements	EA	1	\$ 2,500,000	\$ 2,500,000				0.36
Facilities	Animal shelter expansion	EA	1	\$ 2,500,000	\$ 2,500,000		5,000 sf expansion of existing facilities		0.36
Parks	Aquatic Facility (indoor and outdoor)				\$ 28,000,000		Rank #2,5,6 on the MP. Operational cost of facility will require tax rate increase		4.03
Parks	Lavon Lake Facility				\$ 15,000,000		Rank #3,4 on the MP. Consultant developing detailed cost projection		2.16
Parks	Founders Park Improvements				\$ 20,000,000		The last two phases did not complete the park. Football was also added to this park after the last design was finalized. The improvements are really a total rework of the park, to a new park. What has been done had provided pieces, this plan looks at how the entire park functions and comes in line with how it is actually being used. This plan creates new and easier to maintain football fields that are currently ranked #9 on the MP.		2.88
Parks	Municipal Complex Trail lighting				\$ 700,000		Rank #8 on the MP		0.10
Parks	Braddock Park				\$ 5,000,000		Rank #1 and #11 on the MP (this park contains trails and benches/seating)		0.72
Parks	Parkside Park				\$ 3,500,000		Rank #1 and #11 on the MP (this park contains trails and benches/seating)		0.50
Parks	Wylie Senior Center expansion and updates				\$ 10,000,000		This item ranks #17 on the MP.		1.44
Parks	Wylie Recreation Center expansion				\$ 4,000,000		This item ranks #22 on the MP.		0.58
Parks	Parks Service Center expansion and updates				\$ 4,000,000		This is for office and maintenance staff this is not for a park specific item. Areas for equipment staging needs to be addressed, there is a need for additional room for Parks and PW equipment. This funding could come from utility fund not bond funding.		0.58
Parks	Municipal Complex-Parking and site work				\$ 6,000,000		Much of this work can be incorporated into the other projects. This amount was called out separately in the master plan so I kept it separate. It is mainly parking for the other amenities like aquatics and amphitheater.		0.86
Parks	Municipal Complex -Destination playground				\$ 2,500,000				0.36
Parks	Municipal Complex-Amphitheater				\$ 1,000,000				0.14
Parks	Municipal Complex-Celebration Meadow				\$ 1,000,000				0.14
Parks	Municipal Complex-Dog Park				\$ 1,500,000				0.22
Parks	Brown House improvements				\$ 1,000,000				0.14
Public Safety - Fire	Station 2	EA	1	\$ 13,400,000	\$ 13,400,000		Rebuild or relocate fire station 2 to address overcrowding, lack of living/bay space, and gender concerns. Includes 2 years of escalation at 3%. Station 2 was constructed in 1998. It was originally designed to house 4-6, however 8 individuals are currently assigned there.		1.93
Public Safety - Fire	Training Field	EA	1	\$ 2,100,000	\$ 2,100,000		Provide funding for a burn tower that will incorporate several other training disciplines. Includes 2 years of escalation at 3%		0.30
Public Safety - Fire	Station 5	EA	1	\$ 14,400,000	\$ 14,400,000		Construct fire station 5 in the southeast part of the city. Funding includes FFE, apparatus, and new equipment needed to open the facility. Includes 6 years of escalation at 3%		2.07
Public Safety - Fire	Station 1	EA	1		\$ 13,000,000		Relocate fire station 1 to Pleasant Valley/Ballard on already owned land. Includes 10 years of escalation at 3%		1.87
Public Safety - Fire	Fire Safety	EA	1		\$ -				0.00
Sidewalk	Sidewalk Replacements		1	\$ 400,000	\$ 400,000		Replace walk \$50/LF. Replace ramp \$1,000/EA. Downtown sidewalk & ramp rebuild (\$100,000). Current sidewalk replacements in queue (03/29 count 1,265 panels at \$200/EA, \$253,000).		0.06
Sidewalk	City-wide Sidewalk Additions		1	\$ 500,000	\$ 500,000		New walk \$30/LF. Alanis Drive (\$30,000, Dodd to Hall & Canyon to North Lake). Lakefield Drive, north side. Other walks required throughout the City.		0.07
Signal	McCreary Road at Hensley Lane Traffic Signal Addition	EA	1	\$ 300,000	\$ 300,000		\$50k engineering & \$250k construction costs. Includes ramps and pedestrian assemblies as needed.		0.04
Signal	Park Boulevard at Forrest Ross Traffic Signal Addition	EA	1	\$ 400,000	\$ 400,000		\$100k engineering & \$300k construction costs. Includes ramps and pedestrian assemblies as needed.		0.06
Signal	Brown Street at Eubanks Lane Traffic Signal Addition	EA	1	\$ 300,000	\$ 300,000		\$50k engineering & \$250k construction costs. Includes ramps and pedestrian assemblies as needed.		0.04
Signal	Alanis Drive at FM 544 Traffic Signal Addition	EA	1	\$ 400,000	\$ 400,000		\$100k engineering & \$300k construction costs. Includes ramps and pedestrian assemblies as needed.		0.06
Signal	Brown Street at Kreymer Lane Traffic Signal Addition	EA	1	\$ 300,000	\$ 300,000		\$50k engineering & \$250k construction costs. Includes ramps and pedestrian assemblies as needed.		0.04
Signal	Brown Street at Wylie East Drive Traffic Signal Addition	EA	1	\$ 300,000	\$ 300,000		\$50k engineering & \$250k construction costs. Includes ramps and pedestrian assemblies as needed.		0.04
Signal	Sachse Road at Pleasant Valley Road Traffic Signal Addition	EA	1	\$ 400,000	\$ 400,000		\$100k engineering & \$300k construction costs. Includes ramps and pedestrian assemblies as needed.		0.06
Streets	McMillen Drive Improvements (McCreary Rd to Country Club Rd)	LS	1	\$ 20,600,000	\$ 20,600,000		Expansion of 2-lane asphalt roadway to 4-lane concrete with 6-lane bridge section. Ultimate roadway width 6-lanes.	W6	2.97
Streets	Pleasant Valley (Dallas County Line to City Limit)	EA	1	\$ 6,210,000	\$ 6,210,000	Dallas County	Dallas County project from MCIP 7th Call. Widen existing two lane asphalt road to 4 lane concrete road with sidewalks.		0.89
Streets	Pleasant Valley (Dallas County Line to Ballard Avenue)	LF	3,000	\$ 1,100	\$ 3,300,000		Widen existing two lane asphalt road to 4 lane concrete road with sidewalks.		0.48
Streets	Sachse Road (Dallas County Line to City Limit)	EA	1	\$ 3,000,000	\$ 3,000,000	Dallas County	Dallas County project from MCIP 7th Call. Four 12' lane concrete thoroughfare with curb and gutter. Widen existing bridge to match proposed road section.		0.43
Streets	Intersection Improvements	EA	10	\$ 100,000	\$ 1,000,000		Costs to provide pedestrian improvements to signaled intersections on FM 544 and Hwy 78, once TxDOT hands over maintenance responsibility to the City of Wylie. Includes pushbutton, detection and luminaries for all required intersections.		0.14
Streets	Downtown Improvements / Updates	EA	1	\$ 2,000,000	\$ 2,000,000		Based on results of downtown studies and Traffic Impact Analysis, estimated costs to provide signage, curb, striping and pedestrian improvements.		0.29



Category	Name	Units (SF, SY, LF, EA, etc.)	No. of Units	Unit Price	Total	Matching Funds	Description / Notes	Map #	Tax Rate
Streets	Street Repair / Replacement	YR	10	\$ 500,000	\$ 5,000,000		Increase the streets budget by \$500k each year for 10 years to keep up with concrete and paving failures.		0.72
Streets	Woodbridge Parkway (FM 544 to Hensley Ln)	LF	5,500	\$ 423	\$ 2,330,000		Expansion of 4-lane to 6-lane concrete roadway.	W5A	0.34
Streets	Park Blvd (FM 1378 to Westgate Way)	LF	4,850	\$ 2,062	\$ 10,000,000		Expansion of 2-lane concrete roadway to 4-lane concrete, with future 6-lanes. EOPC (\$7.9M) plus engineering, survey and ROW (\$2.1M). Assistance from St. Paul needed for connection to Parker Road.	W11	1.44
Streets	Sanden Blvd (FM 544 to SH 78)	LF	3,700	\$ 834	\$ 3,090,000		Expansion of 2-lane concrete roadway to 4-lane divided concrete roadway.	W14	0.44
Streets	Ann Drive (Kamber Lane to Franklin Lane)	LF	800	\$ 963	\$ 780,000		Build 2-lane undivided roadway.	W15	0.11
Streets	Forrest Ross Road (Railroad Tracks to Park Blvd)	LF	2,650	\$ 1,150	\$ 3,050,000		Expansion of 2-lane asphalt roadway to 4-lane divided concrete.	W19	0.44
Streets	Hensley Lane (Woodbridge Pkwy to Sanden Blvd)	LF	5,250	\$ 984	\$ 5,170,000		Expansion of 2-lane concrete roadway to 4-lane divided concrete roadway.	W20	0.74
Streets	Hensley Lane (Sanden Blvd to SH 78)	LF	700	\$ 4,004	\$ 2,810,000		Build 4-lane divided concrete roadway.	W21	0.40
Streets	Steel Road (Springwell Pkwy to Regency Dr)	LF	450	\$ 924	\$ 420,000		Build a 2-lane undivided roadway.	W24	0.06
Streets	Alanis Drive (SH 78 to S Ballard)	LF	6,100	\$ 324	\$ 1,980,000		Expansion of 3-lane concrete roadway to 4-lane undivided concrete roadway.	E1A	0.29
Streets	Stone Road (FM 544 to East City Limit)	LF	9,400	\$ 1,143	\$ 10,750,000		Expansion of 2-lane undivided asphalt roadway to 4-lane divided concrete roadway.	E12	1.55
Streets	County Line Road (FM 544 to Troy Rd)	LF	5,000	\$ 1,128	\$ 5,640,000		Expansion of 2-lane undivided asphalt roadway to 4-lane divided concrete roadway.	E14	0.81
Streets	Kreymer Lane (SH 78 to City Limit)	LF	5,050	\$ 1,127	\$ 5,700,000		Expansion of 2-lane undivided roadway to 4-lane divided concrete roadway.	E15	0.82
Streets	Troy Road (County Line Road to City Limits)	LF	3,600	\$ 862	\$ 3,110,000		Expansion of 2-lane undivided asphalt roadway to 4-lane divided concrete roadway.	E17	0.45
Streets	Old Alanis Drive (SH 78 to End of old alignment)	LF	1,200	\$ 2,716	\$ 3,260,000		Expansion of 2-lane undivided concrete roadway to 4-lane divided concrete roadway.	E25	0.47
Streets	Vinson Road (County Line Rd to South City Limit)	LF	1,400	\$ 1,748	\$ 2,450,000		Expansion of 2-lane undivided asphalt roadway to 4-lane divided concrete roadway.	E27	0.35
				<b>TOTAL</b>	<b>\$ 259,050,000</b>				

# NORTON ROSE FULBRIGHT

## City of Wylie, Texas

Timetable for a Bond Election on Tuesday, November 2, 2021

(Dates are subject to change if Legislative action is taken affecting the timeline)

Event	Time Required <sup>1</sup>	Date	Done
City confers with financial advisor/bond counsel	At least 4 weeks before calling election	July 14, 2021 (Wed.)	
City staff explores polling locations [and joint election agreement with election official]	At least 2 weeks before calling election	July 28, 2021 (Wed.)	
City Council adopts an ordinance or resolution calling the election	Not more than 90 days or less than 78 days prior to election <sup>2</sup>	<i>Not earlier than August 4, 2021 (Wed.) and not later than August 16, 2021 (Mon.)</i>	
Bond counsel orders translations (in all applicable languages)	Immediately after calling the election	<i>To be determined.</i>	
Bond counsel delivers ballot language to county election official	determined by the election official	<i>Estimated August 18, 2021 (Wed.)</i>	
Bond counsel delivers notice of election to the election official <sup>3</sup>	Not later than 60 days before election	<i>Not later than September 3, 2021 (Fri.)</i>	
City staff publishes first notice of election in all applicable languages	Not more than 30 days or less than 14 days prior to election <sup>4</sup>	<i>Not earlier than October 3, 2021 (Sun.) and not later than October 19, 2021 (Tues.)</i>	
Last day to register to vote	30 days prior to election	October 3, 2021 (Sun.)	
City staff posts notice of election (all applicable languages) prominently on the City's website	Not later than 21 days prior to election until after election day	<i>Not later than October 12, 2021 (Tues.)</i>	
City staff posts sample ballot on the City's website	Not later than 21 days prior to election until after election day	<i>Not later than October 12, 2021 (Tues.)</i>	
City staff posts notice of election (all applicable languages) at City Hall on the bulletin board used for posting meeting notices	Not later than 21 days prior to election until after election day	<i>Not later than October 12, 2021 (Tues.)</i>	
City staff posts notice of election (all applicable languages) at three public places within the City <sup>5</sup>	Not later than 21 days prior to election until after election day	<i>Not later than October 12, 2021 (Tues.)</i>	
City staff publishes second notice of election (all applicable languages)	Exactly one week after first publication	One week following first publication	
Early voting begins	17 days prior to election <sup>6</sup>	October 18, 2021 (Mon.)	
Early voting ends	4 days prior to election	October 29, 2021 (Fri.)	
Election day	1st Tuesday after the 1st Monday in November	November 2, 2021 (Tues.)	
City Council canvasses election returns	Not later than 11 days after election and not earlier than the later of: (1) the 3rd day after election; (2) the date the provisional ballots have been counted; or (3) the date that all timely cast overseas ballot have been counted <sup>7</sup>	November 5, 2021 (Fri.) through November 13, 2021 (Sat.) <sup>8</sup>	
End of election contest period	Later of 30 days after canvassing or 15 days after electronic records available	Determined by canvass date	

<sup>1</sup> Unless noted otherwise, when the last day of a calculated period falls on a weekend or holiday, the date moves to the next business day.

<sup>2</sup> This window is August 4, 2021 (Wed.) to August 16, 2021 (Mon.). Notice of the meeting to call the election should be posted at least 72 hours prior to the meeting. In home-rule cities, charter requirements for election notices must be followed. Ordinance reading requirements need not be followed but may be. Gov't Code § 1201.028. If so, all readings should occur within the "call window."

<sup>3</sup> Bond Counsel will provide the election official with appropriate Notices of Election for each polling location.

<sup>4</sup> The first day to publish the first time is October 3, 2021 (Sun.), and the last day to publish the first time is October 19, 2021 (Tues.). The second publication must occur one week after the first publication on the same day of the week as the first publication.

<sup>5</sup> In home-rule cities, charter requirements for election notices must be followed. Ordinance reading requirements may be followed but need not be. Gov't Code § 1201.028.

<sup>6</sup> This early voting period applies only to the November election date. Because the first day of the early voting period falls on Saturday, October 16, 2021, the date moves to the next business day. The results from early voting are not available until 7:00 p.m. on election day.

<sup>7</sup> This applies to a November election in odd-numbered years. Notice of the meeting to canvass the election should be posted at least 72 hours prior to the meeting.

<sup>8</sup> Due to recent changes in state and federal law, final results including mailed and provisional ballots may not be available until the last two days of the canvassing period. An election with close results may be affected.



# Wylie City Council

## AGENDA REPORT

Department: Finance Department

Account Code: \_\_\_\_\_

Prepared By: \_\_\_\_\_

### Subject

4B Sales Tax Fund and Utility Fund Budget Discussion.

### Recommendation

N/A

### Discussion

# Budget Work Session Utility Fund and 4B Sales Tax Fund Fiscal Year 2021-2022

June 22, 2021

# Utility Fund Summary

Est Beginning Fund Balance	(10/01/21)	\$13,284,204
Proposed Revenues		\$25,170,434
Proposed Expenses		\$20,843,333
Recommended Requests (Recurring)		\$ -
Recommended One Time Expenses		\$ 317,500
Est Ending Fund Balance	(09/30/22)	\$17,293,805

# Assumptions Affecting FY 2021-2022 Budget - UF

## **REVENUE**

Assumes 7.25% water rate increase and 2.75% sewer rate increase per the 2020 rate study  
Includes revenue benefits projected from Johnson Control's Investment Grade Audit

## **EXPENSES - RECOMMENDED REQUESTS**

Texas 811 Utility Locate Contract	\$	15,000
Motor Vehicle Replacement - Water	\$	47,500
Skid Steer Broom Attachment	\$	4,500
Decker Facility Privacy Screen Fence/Motor Gate	\$	15,600
Portable Handheld Radios (7)	\$	26,500
Crew Leader Vehicle - Wastewater	\$	37,500
Rubber Track Compact Skid Loader with Trailer	\$	62,300
Vehicle Replacement (3) - Meter Services	\$	<u>108,600</u>
	\$	317,500

# 4B Sales Tax Fund Summary

Est Beginning Fund Balance (10/01/21)	\$ 4,424,873
Proposed Revenues	\$ 4,214,890
Proposed Expenses	\$ 3,566,990
Recommended Requests (Recurring)	\$ 34,650
Recommended One Time Expenses	\$ 432,200
Est Ending Fund Balance (09/30/22)	\$ 4,605,923

# Assumption Affecting FY 2021-2022 Budget - 4B

## **REVENUE**

Expect Revenues will be increasing to pre-COVID-19 levels

FY 20-21 (through June 1, 2021) User Fees recovered 47% of part-time salaries at Wylie Recreation Center.

## **EXPENSES - RECOMMENDED REQUESTS**

Part-Time GSS to Full-Time (recurring)	\$	34,650
Stonehaven House Phase I	\$	120,000
Replacement of Valentine Park Playground	\$	70,000
Spray Rig Addition	\$	66,000
Founders Softball Infield Replacement Fields C & D	\$	55,000
Replacement of Utility Tractor	\$	50,000
Irrigation Pump Founders Softball Complex	\$	40,000
Turf Renovator	\$	13,000
New Christmas Tree for Holiday Events	\$	8,000
Holiday Lights for Municipal Complex	\$	5,000
Aerobics Studio Audio Upgrade	\$	<u>5,200</u>
	\$	466,850