



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda September 13, 2016 – 6:00 pm Wylie Municipal Complex Council Chambers/Council Conference Room 300 Country Club Road, Building #100

| | |
|---------------------------|----------------|
| Eric Hogue..... | Mayor |
| Keith Stephens | Mayor Pro Tem |
| Diane Culver | Place 2 |
| Jeff Forrester | Place 3 |
| Candy Arrington | Place 4 |
| William Whitney III | Place 5 |
| David Dahl | Place 6 |
| Mindy Manson..... | City Manager |
| Richard Abernathy | City Attorney |
| Carole Ehrlich | City Secretary |

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

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.

CALL TO ORDER

Announce the presence of a Quorum

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

- **Proclamation of Blood Cancer Awareness Month** (*E. Hogue, Mayor*)

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the Minutes of August 23, 2016 Regular Meeting and the September 6, 2016 Special Called Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).2016-02A (R. Ollie, Development Services Director)**
- C. Consider and act upon, Resolution No. 2016-24(R), ratifying Chris Holsted as Acting City Manager in the absence of Mindy Manson, City Manager. (M. Manson, City Manager)**
- D. Consider, and act upon, approval of a Final Plat for Community Boat and RV Storage Addition (ETJ), creating one lot on 2.874 acres, generally located in the County of Dallas southeast of the intersection of Twin Creek Drive and Vinson Road. (R. Ollie, Development Services Director)**
- E. Consider, and act upon, approval of a Final Plat for CVS Country Club Addition, creating one lot on 1.896 acres, generally located on the southwest corner of Country Club Road and Parker Road. (R. Ollie, Development Services Director)**
- F. Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2016. (S. Satterwhite, WEDC Director)**
- G. Consider and act upon the approval of the lease of Xerox copiers from Xerox Corporation in the estimated amount of \$150,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

RECESS CITY COUNCIL

CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

1. **(4B) Consider, and act upon, approval of the Minutes from the September 08, 2015 Special Called Meeting of the Wylie Parks and Recreation Facilities Development Corporation (4B).** *(C. Ehrlich, City Secretary)*
2. **(4B) Consider, and act upon, approval of the FY 2016-2017 4B Budget and authorize expenditures for the FY 2016-2017 Community Services Facilities Capital Improvement Plan.** *(L. Bantz, Finance Director)*
3. **(4B) Consider, and act upon, the appointment and/or reappointment of the Wylie Parks and Recreation Facilities Development Corporation (4B) Officers and appoint a Chair and Vice Chairman from its board members for a term beginning January 1, 2017 and ending December 31, 2018.** *(C. Ehrlich, City Secretary)*

ADJOURN 4B BOARD

RECONVENE INTO OPEN SESSION OF THE WYLIE CITY COUNCIL

REGULAR AGENDA

1. **Conduct the 1st Public Hearing for the annexation of approximately 2 acres of land situated in the Guadalupe De Los Santos Survey, Abstract No. 1100, Collin County, Texas, located southeast of the intersection of South Ballard and Pleasant Valley Road. 2016-03A** *(R. Ollie, Development Services Director)*

Executive Summary

This annexation is at the request of the property owner and applicant of a 2.009 acre tract. The subject tract is contiguous to existing city limits on the west, south and east side, while properties to the north across Pleasant Valley are within unincorporated Collin County.

2. **Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09** *(R. Ollie, Development Services Director)*

Executive Summary

Zoning Case 2016-09 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

3. **Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln)** *(R. Ollie, Development Services Director)*

Executive Summary

The purpose of the Preliminary Plat is to combine three properties totaling 21.925 acres and will create 70 lots (67 single family residential lots and 3 open space lots). Currently, the properties are three larger lots, (two recommended for approval on August 23rd by City Council to be rezoned to SF-10/24 and one in Wylie's ETJ.

4. **Consider, and act upon, approving the property tax increase reflected in the budget.** (*L. Bantz, Finance Director*)

Executive Summary

The tax rate needed to fund the FY 2016-2017 budget is \$0.848900 per \$100 of assessed valuation. Although this tax rate represents a decrease of \$0.02 (two cents) from the tax rate in FY 2015-2016, there will be an increase in tax revenue the City receives due to new property that was added to the tax roll and an increase in the total property assessed valuation. Section 26.05 of the Texas Property Tax Code requires the governing body to hold a separate vote to ratify this property tax increase that is reflected in the budget.

5. **Consider, and act upon, Ordinance No. 2016-20 adopting a budget and appropriating resources for Fiscal Year 2016-2017, beginning October 1, 2016, and ending September 30, 2017.** (*L. Bantz, Finance Director*)

Executive Summary

The tax rate being proposed for Fiscal Year 2016-2017 is \$0.8489 per \$100 of assessed valuation.

6. **Consider, and act upon, Ordinance No. 2016-21 fixing the tax rate/levy for Tax Year 2016 and Budget Year FY 2016-2017 at \$0.84890 per \$100 of assessed valuation.** (*L. Bantz, Finance Director*)

Executive Summary

The tax rate needed to fund the FY 2016-2017 budget is \$0.84890 per \$100 of assessed valuation. The tax rate is broken down with \$0.623399 being used for operations and maintenance and \$0.225501 being used to fund the General Debt Service Fund. This tax ordinance will generate levies of \$20,731,492 for the General Fund and \$7,499,213 for the I & S Fund. The adopted Fiscal Year 2016-2017 budget requires the support of this ordinance for funding. Although the tax rate is being decreased by two cents, the motion to approve the tax rate must be made in the above format due to state law requirements found in Section 26.05(b) of the Property Tax Code since the tax rate exceeds the effective tax rate of \$0.795191.

7. **Consider and act upon approval of Ordinance 2016-22 amending Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule.** (*C. Holsted, Asst. City Manager*)

Executive Summary

On July 26, 2016 Council held a work session to discuss the water and sewer rate study prepared by NewGen Strategies & Solutions. The study incorporates the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and future utility fund staffing needs.

READING OF ORDINANCES

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

EXECUTIVE SESSION

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

§§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.

- **Discuss the acquisition of properties located near the intersection of F.M. 544 and Commerce.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

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:

CERTIFICATION

I certify that this Notice of Meeting was posted on September 9, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed



Wylie City Council

Minutes

City Council Meeting

Tuesday, August 23, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman William Whitney III, and Councilman Jeff Forrester.

Staff present were: City Manager, Mindy Manson; Fire Chief, Brent Parker; Police Chief, Anthony Henderson; City Engineer, Chris Holsted; Development Services Director, Renae Ollie; Finance Director, Linda Bantz; Public Services Director, Mike Sferra; WEDC Executive Director, Sam Satterwhite; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Fire Chief Brent Parker gave the invocation and Police Chief Anthony Henderson led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

There were no citizens present wishing to address Council during Citizens Comments.

CONSENT AGENDA

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

- A. **Consider, and act upon, approval of the Minutes of August 9, 2016 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. **Consider, and place on file, the City of Wylie Storm Water Management Annual Report as sent to the Texas Commission on Environmental Quality.** *(M. Sferra, Community Services Director)*
- C. **Consider, and act upon, the approval of the purchase of Dell computer equipment in the estimated annual amount of \$70,000.00 through a National Joint Powers Alliance purchasing contract (#NJPA 100614-CDW) and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing)*
- D. **Consider, and act upon, proposals for employee group health insurance, including major medical, dental, term life, accidental death/dismemberment, long term disability and prescription drug coverage.** *(L. Fagerstrom, Human Resources Manager)*
- E. **Consider, and act upon, approval of a Final Plat for Cox Fine Floors Addition, creating one lot on 0.967 acres, generally located north of the intersection of Country Club Road and Brown Street.** *(R. Ollie, Development Services Director)*
- F. **Consider, and act upon, approval of a Final Plat for Inspiration, Phase 3A consisting of 50.075 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.** *(R. Ollie, Development Services Director)*
- G. **Consider, and act upon, approval of a Final Plat for Inspiration, Phase 3C consisting of 16.431 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.** *(R. Ollie, Development Services Director)*
- H. **Consider, and act upon, approval of a Final Plat for Inspiration, Phase 5A consisting of 6.707 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.** *(R. Ollie, Development Services Director)*
- I. **Consider, and act upon, a vendor application for the Pirate Pacesetter Booster Club for a fundraiser event at Olde City Park on November 12, 2016.** *(R. Diaz, Parks and Recreation Superintendent)*
- J. **Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2016.** *(L. Bantz, Finance Director)*
- K. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2016.** *(L. Bantz, Finance Director)*
- L. **Consider, and act upon, Resolution No. 2016-22(R) authorizing the City Manager to execute a revised Interlocal Agreement with the Wylie Northeast Special Utility District concerning an interim wastewater service agreement.** *(C. Holsted, City Engineer)*
- M. **Consider, and act upon, approval and final acceptance of the Stone Road Phase 2 paving project and authorize final payment to Tiseo Paving Company in the amount of \$150,929.95 and accept the project as complete.** *(C. Holsted, City Engineer)*

- N. Consider, and act upon, Ordinance No. 2016-17 amending Section 110-173 (a) (10) (Stopping, Standing or Parking Prohibited in Certain Places) of Article VI (Stopping, Standing, and Parking) of Chapter 110 (Traffic and Vehicles) of the Wylie Code of Ordinances; prohibiting parking, stopping or standing of a vehicle along the south side of Industrial Court from Birmingham Street to a point 240 feet west, and on the east and west sides of Century Way from State Highway 78 to a point 400 feet south; establishing an offence; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof. *(C. Holsted, City Engineer)*

Council Action

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

REGULAR AGENDA

Tabled from 08-09-2016

Remove from table and consider

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to remove Item #1 from the table and consider. A vote was taken and the motion passed 7-0.

1. Consider, and act upon, Ordinance No. 2016-15 amending Article VI (stopping, standing, and parking) of Chapter 110 (traffic and vehicles) of the Wylie Code of Ordinances, creating section 101-189 Resident Only Parking Permit Areas; permitting parking in certain areas by permit only during those times set forth in the ordinance; establishing an offence; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. *(C. Holsted, City Engineer)*

Staff Comments

City Engineer Holsted addressed Council stating that in March, a meeting was held with the residents on Palmdale Drive to discuss the issues with students from WEHS parking along the roadway. As a follow up to that meeting, a Council Work Session was held on April 26th to discuss parking restrictions for portions of Cimarron Estates. Council directed staff to develop an ordinance restricting parking in portions of the Cimarron Estates Subdivision from 7:00 a.m. to 5:00 p.m. during school days.

Holsted explained approval of the proposed ordinance would establish a resident only parking permit area along Palmdale, Jamestown, and Glendale in the Cimarron Development from 7:00 a.m. to 5:00 p.m. on weekdays while school is in session. There is no charge for the permit; however, residents would be required to submit a residential parking permit application. Two guest permits would also be given to each resident.

Holsted reported that 86 letters were mailed to the residents regarding the proposed ordinance. As of this meeting, thirty had been returned with twenty-four in favor of the parking restrictions and six opposed.

Councilman Whitney asked if the permit had been revised to allow renters to provide their utility bill rather than their lease contract to confirm residency. Holsted replied the change had been made to reflect that on the application.

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Whitney to adopt Ordinance No. 2016-15 amending Article VI (stopping, standing, and parking) of Chapter 110 (traffic and vehicles) of the Wylie Code of Ordinances, creating section 101-189 Resident Only Parking Permit Areas; permitting parking in certain areas by permit only during those times set forth in the ordinance; establishing an offence; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. A vote was taken and the motion passed 6-1 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilman Forrester, Councilman Whitney, and Councilman Dahl voting for approval and Councilwoman Arrington voting against.

- 2. Conduct the 2nd Public Hearing for the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259). (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating, this annexation is at the request of the property owner and applicant of a 5.23 acre tract. The subject tract is contiguous to existing city limits on the northern side, while properties to the south, east, and west are within unincorporated Collin County.

At its August 2nd meeting, the Planning Commission voted 5-1 to recommend approval to rezone the properties to the north from AG/30 to Single-Family 10/24. The applicant desires to bring the subject tract into the City and eventually combine it with the northern properties within city limits and develop it as a single family residential community.

Scheduled Public Hearings, notices, and adoption are as follows:

| | |
|--------------------------------------|----------------------------------|
| Notice published for Public Hearings | July 20, 2016 and August 3, 2016 |
| First Public Hearing | August 9, 2016 |
| Second Public Hearing | August 23, 2016 |
| Adoption of Ordinance | September 13, 2016 |

Public Hearing

Mayor Hogue opened the second public hearing on the above annexation at 6:16 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:17 p.m.

No action is required on this item.

- 3. Hold a Public Hearing and consider, and act upon, approval of a Replat for Kellers 2nd Addition Lot 12R, Block 6; Being a Replat of Lots 12, 13, 14, & 15, Block A of Kellers 2nd Addition, located at 100 Elliot Street. RP 2016-02 (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential Replat to establish one residential lot of 0.289 acres. The lots are zoned DTH (Downtown Historic District). The lots are currently vacant of development.

Public Hearing

Mayor Hogue opened the second public hearing on the above Replat at 6:119 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:20 p.m.

Council Action

A motion was made by Councilman Whitney, seconded by Mayor pro tem Stephens to approve a Replat for the Kellers 2nd Addition Lot 12R, Block 6; being a Replat of Lots 12, 13 14, and 15, Block A of Kellers 2nd Addition, located at 100 Elliot Street. RP 2016-02. A vote was taken and the motion passed 7-0.

4. **Hold a Public Hearing and consider, and act upon, approval of a Replat for Oaks Addition Lots 6R and 6R1, Block C; Being a Replat of Lot 6, Block C of Oaks Addition, located at 606 E Oak Street. RP 2016-04** *(R. Ollie, Development Services Director)*

Staff Comments

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential Replat to establish two residential lots of 0.152 and 0.153 acres. The lots are zoned TH (Townhouse District). The stated purpose of the Replat is to combine the lots into one buildable lot. The properties in the Kellers 2nd subdivision were platted and developed in the 1950's.

Ollie reported that eighteen notification/responses had been mailed, with one response in favor received.

Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2016-04 at 6:21 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:22 p.m.

Council Action

A motion was made by Councilman Forrester, seconded by Councilwoman Arrington to a Replat for Oaks Addition Lots 6R and 6R1, Block C; Being a Replat of Lot 6, Block C of Oaks Addition, located at 606 E Oak Street. RP 2016-04. A vote was taken and the motion passed 7-0.

- 5. Hold a Public Hearing and consider, and act upon, approval of a Replat for Russell Addition Lots 2B-RA and 2B-RB, Block 3; being a Replat of Lot 2B, Block 3 of Russell Addition, located at 419 N Jackson Avenue. RP 2016-03 (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential Replat to establish two residential lots of 0.081 and 0.075 acres. The lots are zoned TH (Townhouse District).

Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2016-03 at 6:24 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:25 p.m.

Council Action

A motion was made by Councilman Forrester, seconded by Councilwoman Arrington to approve a Replat for Russell Addition Lots 2B-RA and 2B-RB, Block 3; being a Replat of Lot 2B, Block 3 of Russell Addition, located at 419 N Jackson Avenue. RP 2016-03. A vote was taken and the motion passed 7-0.

- 6. Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 50 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09 (R. Ollie, Development Services Director)**

Executive Summary

Development Services Director Ollie addressed Council stating that the applicant is requesting to rezone 11.006 acres and 5.733 acres (lots A and B) from the current AG/30 (Agricultural) to SF-10/24 (Single Family). This request is part of an overall larger request that, if approved, will include an additional 5.25 acres to the south which is currently outside city limits (lot C). The rezoning of that property will be proposed at a later time because the City cannot zone property not within its city limits. An annexation is scheduled to go before City Council on August 23, 2016. The properties under consideration in this application (lots A and B) were annexed into the City in December 2000.

Applicant Jim Koch, representing Serene Global, gave a short presentation regarding the development.

Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2016-09 at 6:33 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:34 p.m.

Council Action

A motion was made by Councilwoman Arrington, seconded by Councilwoman Culver to approve a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 50 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09. A vote was taken and the motion passed 7-0.

- 7. Hold a Public Hearing on the fiscal year 2016-2017 Proposed Budget and provide all interested persons an opportunity to be heard, either for or against any item in the proposed budget; and set and announce the date, time and place of the meeting at which Council will vote on the final proposed budget. (L. Bantz, Finance Director)**

Executive Summary

Finance Director Bantz addressed Council stating that a Public Hearing is required to be held on the fiscal year 2016-2017 Proposed Budget. In addition the date, time, and place that the vote will be taken on the final budget must also be scheduled. Any changes made to the proposed tax rate or proposed budget could affect required publications and steps in the tax rate and budget approval process.

Public Hearing

Mayor Hogue opened the public hearing on the 2016/2017 Proposed Budget at 6:36 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:37 p.m.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to set September 13, 2016 at 6:00 p.m. in the Council Chambers of the Wylie Municipal Complex, 300 Country Club Road, Wylie, TX as the date, time, and place at which Council will vote on the final budget. A vote was taken and the motion passed 7-0.

- 8. Hold a Public Hearing on the proposed tax rate of \$0.8489 for fiscal year 2016-2017 and provide all interested persons an opportunity to be heard, either for or against the proposed tax rate; and announce the date, time and place of the meeting at which the Council will vote on the tax rate. (L. Bantz, Finance Director)**

Staff Comments

Finance Director Bantz addressed Council stating that in accordance with the "Truth in Taxation" laws of the State of Texas, on August 9, 2016, the City Council voted on the proposed tax rate and scheduled two public hearings on the proposed tax rate. The first public hearing is to be held on August 23, 2016 and the second public hearing is scheduled for September 6, 2016. The proposed 2016-17 budget is based on a tax rate of \$0.8489 per \$100 valuation. Any changes made to the proposed tax rate or

proposed budget could affect required publications and steps in the tax rate and budget approval process.

Public Hearing

Mayor Hogue opened the public hearing on the 2016/2017 Proposed Tax Rate at 6:39 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:40 p.m.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to set September 13, 2016 at 6:00 p.m. in the Council Chambers of the Wylie Municipal Complex, 300 Country Club Road, Wylie, TX as the date, time, and place at which Council will vote on the final tax rate. A vote was taken and the motion passed 7-0.

9. **Consider, and act upon, the award of Request for Qualifications (RFQ) #W2016-15-E for an Evaluation Study of the City of Wylie Municipal Sanitary Sewer System to Pipeline Analysis, LLC in the estimated amount of \$1,201,301.00, and authorizing the City Manager to execute any and all necessary documents.** (*G. Hayes, Purchasing*)

Staff Comments

Development Services Director Sferra addressed Council stating that this item is for a professional services agreement to perform a comprehensive assessment of the City's sanitary sewer collection system. The previous study was last conducted in 1998 when the system was comprised of approximately 300,400 linear feet of underground pipe. The system has nearly tripled in size over the years and is currently comprised of over 900,000 linear feet of piping and 2,500 manholes.

Sferra explained that proactive assessment of the collection system's current condition allows staff to identify deficiencies and plan to take necessary steps to prevent further system degradation. It is much more cost efficient to systematically and periodically rehabilitate a system as it ages than to let it go to the point of failure. Doing so maintains system reliability for customers and reduces service interruptions. Also, it is much less of a regulatory-compliance issue if the collection system stays well maintained and operated.

Based upon the RFQ process as defined by Government Code Chapter 2254, staff recommends the award of RFQ #W2016-15-E to Pipeline Analysis, LLC as the most qualified firm to complete an evaluation study of the City's municipal sanitary sewer system.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to authorize the award of Request for Qualifications (RFQ) #W2016-15-E for an Evaluation Study of the City of Wylie Municipal Sanitary Sewer System to Pipeline Analysis, LLC in the estimated amount of \$1,201,301.00; and authorizing the City Manager to execute any and all necessary documents.

READING OF ORDINANCES

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

City Secretary Ehrlich read the captions to Ordinance No.'s 2016-15 and 2016-17 into the official record.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to adjourn the meeting at 6:51 p.m. A vote was taken and the motion passed 7-0.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

Minutes

Special Called Meeting

City Council Meeting

Tuesday, September 6, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, and Councilman William Whitney III. Councilman Jeff Forrester was absent.

Staff present included: City Manager, Mindy Manson; Assistant City Manager, Chris Holsted; Fire Chief, Brent Parker; Finance Director, Linda Bantz; City Secretary, Carole Ehrlich, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Eric Hogue gave the invocation and newly appointed Assistant City Manager Chris Holsted led the Pledge of Allegiance.

Mayor Hogue on behalf of the City Council congratulated Mr. Holsted on his new appointment.

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, the approval of the purchase of roofing services from D & G Quality Roofing in the estimated amount of \$265,000.00 through a cooperative purchasing contract with Choice Partners/Harris County Department of Education; and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

- B. Consider, and act upon, Resolution No. 2016-23(R) of the City Council of the City of Wylie, Texas, ratifying the purchase of roofing repair services for Fire Station 1 from D & G Quality Roofing in the estimated amount of \$46,776.55, through a cooperative purchasing contract with Choice Partners/Harris County Department of Education; and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

Council Action

A motion was made by Councilwoman Culver, seconded by Councilwoman Arrington to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0 with Councilman Forrester absent.

REGULAR AGENDA

- 1. Hold the second Public Hearing on the proposed tax rate of \$0.8489 for fiscal year 2016-2017 and provide all interested persons an opportunity to be heard, either for or against the proposed tax rate; and announce the date, time and place of the meeting at which the Council will vote on the tax rate. (L. Bantz, Finance Director)**

Staff Comments

Finance Director Bantz addressed Council stating that in accordance with the "Truth in Taxation" laws of the State of Texas, on August 9, 2016, the City Council voted on the proposed tax rate and scheduled two public hearings on the proposed tax rate. The first public hearing was held on August 23, 2016 and this is the second public hearing. The proposed 2016-17 budget is based on a tax rate of \$0.8489 per \$100 valuation. Any changes made to the proposed tax rate or Proposed Budget could affect required publications and steps in the tax rate and budget approval process.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to announce September 13, 2016 at 6:00 p.m. at the Wylie Municipal Complex Council Chambers as the date, time and place of the meeting at which the Council will vote on the proposed tax rate. A vote was taken and the motion passed 6-0 with Councilman Forrester absent.

Mayor Hogue convened into Executive Session at 6:08 p.m. reading the caption below.

EXECUTIVE SESSION

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

§§Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- **City Engineer Position**

Mayor Hogue reconvened into Open Session at 6:48 p.m.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Culver to formally accept the resignation of Chris Holsted as City Engineer and to approve Tim Porter as the new City Engineer and to authorize the City Manager to finalize the hiring process. A vote was taken and the motion passed 6-0 with Councilman Forrester absent.

Mayor Hogue on behalf the entire City Council welcomed Tim Porter to the great City of Wylie.

ADJOURNMENT

A motion was made by Councilwoman Arrington, seconded by Mayor pro tem Stephens to adjourn the meeting at 6:50 p.m. A vote was taken and the motion passed 6-0 with Councilman Forrester absent.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Planning
Prepared By: Renaë Ollie
Date Prepared: August 24, 2016

Item Number: B
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 5

Subject

Consider, act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).**2016-02A**

Recommendation

Motion to adopt Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).**2016-02A**

Discussion

Property Owner: Odie Hall Living Trust

Applicant: Jim Koch – Serene Global

The subject tract is contiguous to existing city limits on the northern side, while properties to the south, east and west are within unincorporated Collin County. The applicant desires to bring the subject tract into the city and eventually combine it with the northern properties within city limits and develop it as a single family residential community. Exhibits attached: Exhibit “A” Legal Description; Exhibit “B” Annexation Exhibit; Exhibit “C” Boundary Survey; Exhibit “D” Service Plan

Before a municipality may begin annexation proceedings, the governing body of the municipality must conduct two (2) public hearings at which persons interested in the annexation are given the opportunity to be heard. The notice for each hearing must be published at least once on or after the 20th day but before the 10th day before the date of the hearing and must remain posted on the municipality’s website until the date of the hearing. In compliance with state law, the following schedule has been adhered to:

| | |
|--------------------------------------|----------------------------------|
| Notice published for Public Hearings | July 20, 2016 and August 3, 2016 |
| First Public Hearing | August 9, 2016 |
| Second Public Hearing | August 23, 2016 |
| Adoption of Ordinance | September 13, 2016 |

Article 1, Section 3 of the Wylie City Charter authorizes the City Council to adjust boundaries. This annexation is being conducted in compliance with Sections 43.052 (h) (2) and 43.063 of the Local Government Code. By adoption of this ordinance and the attached Exhibits (“A” Legal Description; Exhibit “B” Annexation Exhibit; Exhibit “C” Boundary Survey; Exhibit “D” Service Plan), the property is temporarily classified as Ag/30 (Agricultural District) until permanent zoning is established by the Council in accordance with Article 8 of the City of Wylie Comprehensive Zoning Ordinance.

ORDINANCE NO. 2016-18

AN ORDINANCE ANNEXING A CERTAIN 5.23 ACRES OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, TRACT 126, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 5.230 ACRE TRACT OF LAND CONVEYED TO ODIE HALL LIVING TRUST BY DEED RECORDED IN VOLUME 5424, PAGE 4662 OF THE DEED RECORDS OF COLLIN, TEXAS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) under the authority of Section 43.021, Local Government Code and the City of Wylie, Texas’ (Wylie) Home Rule Charter, investigated and determined that it would be advantageous and beneficial to Wylie and its inhabitants to annex the below-described property (the “Property”) to Wylie; and;

WHEREAS, prior to conducting the public hearings required under Section 43.063, Local Government Code, the City Council also investigated and determined that the Property is within the extraterritorial jurisdiction of Wylie and is adjacent and contiguous to the existing city limits of Wylie; and

WHEREAS, before the publication of the notice of the first public hearing regarding the annexation of the Property, the City Council directed the appropriate persons to prepare a service plan that provides for the extension of full municipal services to the Property to be annexed; and

WHEREAS, the City Council finds that the service plan (EXHIBIT “D”) has been prepared in full compliance with Section 43.056, Local Government Code, and has been made available for public inspection and was available for explanation to the inhabitants of the Property at the public hearings; and

WHEREAS, the City Council finds that the field notes close the boundaries of the Property being annexed; and

WHEREAS, the City Council has conducted at least two (2) public hearings at which persons interested in the annexation were given an opportunity to be heard regarding the proposed annexation and the proposed service plan; and

WHEREAS, the City Council finds that the public hearings were conducted on or after the fortieth (40th) day but before the twentieth (20th) day before the date of institution of the annexation proceedings; and

WHEREAS, the City Council finds it has completed the annexation process within ninety (90) days after the City instituted the annexation proceedings; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures and publishing requirements for annexation have been performed and completed in the manner and form set forth by law.

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Agriculture/30 (A/30) District, said property being described in Exhibit "A" (Legal Description), Exhibit "B" (Annexation Exhibit), Exhibit "C" (Boundary Survey) and attached hereto and made a part hereof for all purposes.

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

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

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

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

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

Ordinance No. 2016-18

Annexing a certain 5.23 acres of land situated in the Francisco De La Pina survey, Abstract no. 688, Tract 126, Collin County, Texas,

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 13th day of September, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: September 21, 2016, in the Wylie News

Ordinance No. 2016-18
Annexing a certain 5.23 acres of land situated in the Francisco De La Pina survey,
Abstract no. 688, Tract 126, Collin County, Texas,

EXHIBIT A
Property Description (south / annexation)

SITUATED in the State of Texas and the County of Collin, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 5.230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a point for corner in the west line of Kreymer Lane and in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Annamma Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Taibert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract and the west line of said 5.230 acre tract, North 03°24'46" West, 205.70 feet to a 1 inch iron pipe found for corner marking the southwest corner of a tract of land conveyed to Kikuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and the northwest corner of said 5.230 acre tract;

THENCE with the south line of said Kikuchi Living Trust tract and the north line of said 5.230 acre tract, North 88°13'47" East, 1103.24 feet to a point for corner in the west line of Kreymer Lane and marking the southeast corner of said Kikuchi Living Trust tract and the northeast corner of said 5.230 acre tract;

THENCE with west line of Kreymer Lane and the east line of said 5.230 acre tract, South 02°14'05" East, 204.71 feet to the Point of Beginning and containing 5.186 acres of land, more or less.

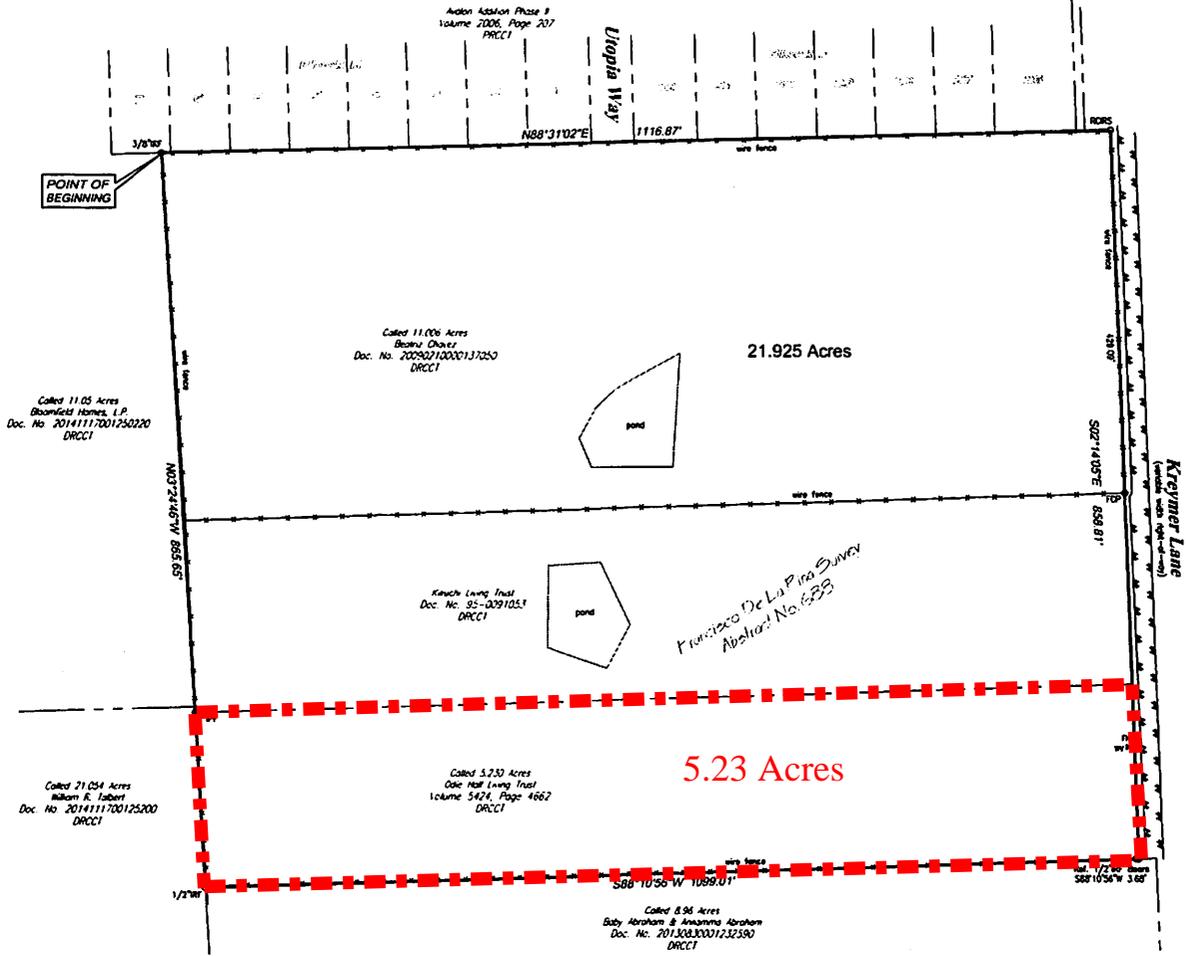


EXHIBIT "C"

BOUNDARY SURVEY

Property Description

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, all of a tract of land conveyed to Kluachi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and all of a called 5.230 acre tract of land conveyed to Ode Nell Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Ardon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Ardon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymier Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymier Lane, the east line of said 11.006 acre tract, the east line of said Kluachi Living Trust tract and the east line of said 5.230 acre tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 of 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Ananama Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Tubert by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said Kluachi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'46" West, 855.65 feet to the Point of Beginning and containing 21.925 acres of land, more or less.

Surveyor's Certificate

I hereby certify that on the 25th day of March, 2016, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible assessments and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

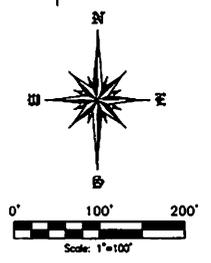
Both vehicular and pedestrian ingress to and egress from the subject property is provided by Kreymier Lane, same being paved a public roadway, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Michael Guzzo
 Michael Guzzo
 Registered Professional Land
 Surveyor No. 5693



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per the plat of Ardon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; 4) No portion of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 5) This survey was performed without the benefit of a title commitment; 6) This survey is intended for the exclusive use of the person noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company; 7) Found centerline X cuts in Ardon Addition Phase II are the controlling monuments; 8) Per client's request not all improvements have been shown.



| Legend | |
|--------|----------------------------------|
| ROCK | Name Capped Iron Rod Set |
| DRCC | Deed Records Collin County Texas |
| PRCC | Plat Records Collin County Texas |
| IR | Iron Rod Found |
| IP | Iron Pipe Found |
| FCP | Fence Corner Post |
| WM | Water Meter |
| WH | Well Hydrant |
| WF | Wire Fence |
| AS | Asphalt |

Boundary Survey
 1023, 1033 & 1053 Kreymier Lane
 21.925 Acres
 Francisco De La Pina Survey, Abstract No. 688
 City of Wylie, Collin County, Texas
 March 2016

Roome Land Surveying, Inc.

TBPLS Firm No. LV11800
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Phone (972) 421-4322 Fax (972) 421-7523
 www.roome-surveying.com

P:\VC\201601\VC825878.DWG

EXHIBIT "D"

**CITY OF WYLIE, TEXAS
SERVICE PLAN FOR ANNEXED AREA
ODIE HALL-SERENE BUILDERS TRACT**

ANNEXATION ORDINANCE NO.: 2016-18

DATE OF ANNEXATION ORDINANCE: 09-13-2016

ACREAGE ANNEXED: 5.23 acres

SURVEY, ABSTRACT & COUNTY: Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas

Municipal Services to the acreage described above shall be furnished by or on behalf of the City of Wylie, Texas (the "City"), at the following levels and in accordance with the following schedule:

A. POLICE SERVICE

1. Patrolling, responses to calls and other routine police services, within the limits of existing personnel and equipment and in a manner consistent with any of the methods of the City, extends police service to any other area of the municipality, will be provided within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient police personnel and equipment will be provided to furnish this area the maximum level of police services consistent with the characteristics of topography, land utilization and population density within the area as determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.
3. Upon ultimate development of the area, the same level of police services will be provided to this area as are furnished throughout the City.

FIRE SERVICES

1. Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, and in a manner consistent with any of the methods of the City, extends fire service to any other area of the municipality, will be provided to this area within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient fire and emergency ambulance equipment will be provided to furnish this area the maximum level of fire services consistent with the characteristics of topography, land utilization and population density within the area as

EXHIBIT "D"

determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.

3. Upon ultimate development of the area, the same level of fire and emergency ambulance services will be provided to this area as are furnished throughout the City.

C. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES

1. Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
2. Complaints of ordinance or regulation violations within this area will be answered and investigated within sixty (60) days of the effective date of the annexation ordinance.
3. Inspection services, including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be provided within sixty (60) days of the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
4. The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning within sixty (60) days of the effective date of the annexation ordinance.
5. All inspection services furnished by the City, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
6. As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of Environmental Health and Code Enforcement Services as are furnished throughout the City.

D. PLANNING AND ZONING SERVICES

The planning and zoning jurisdiction of the City will extend to this area within sixty (60) days of the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Zoning Ordinance and Comprehensive Plan.

EXHIBIT "D"

E. PARK AND RECREATION SERVICES

1. Residents of this property may utilize all existing park and recreational services, facilities and sites throughout the City, beginning within sixty (60) days of the effective date of the annexation ordinance.
2. Additional facilities and sites to serve this property and its residents will be acquired, developed and maintained at locations and times provided by applicable plans for providing parks and recreation services to the City.
3. Existing parks, playgrounds, swimming pools and other recreational facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Wylie, but not otherwise.

F. SOLID WASTE COLLECTION

1. Solid waste collection shall be provided to the property in accordance with existing City policies, beginning within sixty (60) days of the effective date of the annexation ordinance. Residents of this property utilizing private collection services at the time of annexation shall continue to do so until it becomes feasible because of increased density of population to serve the property municipally. Commercial refuse collection services will be provided to any business located in the annexed area at the same price as presently provided for any business customer within the City, upon request.
2. As development and construction commence in this property and population density increases to the property level, solid waste collection shall be provided to this property in accordance with the current policies of the City as to frequency, changes and so forth.
3. Solid waste collection shall begin within sixty (60) days of the effective date of the annexation ordinance.

G. STREETS

1. The City's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning within sixty (60) days of the effective date of the annexation ordinance. Unless a street within this property has been constructed or is improved to the City's standards and specifications, that street will not be maintained by the City.
2. As development, improvement or construction of streets to City standards commences within this property, the policies of the City with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion, shall apply.
3. The same level of maintenance shall be provided to streets within this property which have been accepted by the City as is provided to City streets throughout the City.

EXHIBIT "D"

4. Street lighting installed on streets improved to City standards shall be maintained in accordance with current City policies.

H. WATER SERVICES

1. Connection to existing City water mains for water service for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinances for such service throughout the City.
2. As development and construction commence in this property, water mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with the applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed with four and one-half (4 1/2) years after that date.
3. Water mains installed or improved to City standards which are within the annexed area and are within dedicated easements shall be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
4. Private water lines within this property shall be maintained by their owners in accordance with existing policies applicable throughout the City.

I. SANITARY SEWER SERVICES

1. Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such service throughout the City.
2. Sanitary sewage mains and/or lift stations installed or improved to City standards, located in dedicated easements, and which are within the annexed area and are connected to City mains will be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
3. As development and construction commence in this area, sanitary sewer mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed within four and one-half (4 1/2) years after that date.

EXHIBIT "D"

J. MISCELLANEOUS

1. Any facility or building located within the annexed area and utilized by the City in providing services to the area will be maintained by the City commencing upon the date of use or within sixty (60) days of the effective date of the annexation ordinance, whichever occurs later.
2. General municipal administrative services of the City shall be available to the annexed area beginning within sixty (60) days of the effective date of the annexation ordinance.
3. Notwithstanding, anything set forth above, this Service Plan does not require all municipal services be provided as set forth above if different characteristics of topography, land use and population density are considered a sufficient basis for providing different levels of service.
4. The Service Plan is valid for ten (10) years from the effective date of this Ordinance.



Wylie City Council

AGENDA REPORT

| | | | |
|-----------------------|---------------------------|-------------------------|--|
| Meeting Date: | <u>September 13, 2016</u> | Item Number: | <u>C</u> <i>(City Secretary's Use Only)</i> |
| Department: | <u>City Manager</u> | Account Code: | <u></u> |
| Prepared By: | <u>C. Ehrlich</u> | Budgeted Amount: | <u>N/A</u> |
| Date Prepared: | <u>July 29, 2016</u> | Exhibits: | <u>Resolution</u> |

Subject

Consider and act upon, Resolution No. 2016-24(R), ratifying Chris Holsted as Acting City Manager in the absence of Mindy Manson, City Manager.

Recommendation

Motion to adopt Resolution No. 2016-24(R), ratifying Chris Holsted as Acting City Manager in the absence of Mindy Manson, City Manager.

Discussion

Article IV, Section 1.D. of the Wylie City Charter requires the City Manager, within 30 days of taking office, to designate a staff member to serve as the Acting City Manager in her absence. A letter designating the Acting City Manager is to be filed with the City Secretary and ratified by the City Council. Chris Holsted has been designated by Mindy Manson to function in this capacity, in the event of her absence or disability.

Previously this position was held by Assistant City Manager Jeff Butters who has retired. A letter is on file from City Manager Mindy Manson, effective August 29, 2016, designating the current Assistant City Manager, Chris Holsted.

RESOLUTION NO. 2016-24(R)

**RESOLUTION OF THE CITY OF WYLIE;
RATIFYING CHRIS HOLSTED AS ACTING CITY
MANAGER IN THE EVENT OF THE ABSENCE OF
MINDY MANSON, CITY MANAGER.**

WHEREAS, Article IV, Section 1.D. of the Wylie City Charter requires the City Manager, within 30 days of taking office, to designate a staff member to serve as the Acting City Manager in their absence, and;

WHEREAS, Mindy Manson has filed with the City Secretary a letter designating Chris Holsted as Acting City Manager in the event of her absence or disability.

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

1. Chris Holsted is hereby ratified as Acting City Manager in the absence or disability of Mindy Manson.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 13th day of September 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Office of the City Manager

Our Mission...

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

August 29, 2016

Carole Ehrlich
City Secretary
City of Wylie

Carole,

Per Article IV, Section 1.D. of the City Charter, the City Manager is required to designate an alternate by filing a letter with the City Secretary, which is in turn ratified by the City Council.

In the event of my absence or disability, I am designating Chris Holsted as Acting City Manager.

Regards,

Mindy Manson
City Manager



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: August 17, 2016

Item Number: D
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider, and act upon, approval of a Final Plat for Community Boat and RV Storage Addition (ETJ), creating one lot on 2.874 acres, generally located in the County of Dallas southeast of the intersection of Twin Creek Drive and Vinson Road.

Recommendation

Motion to approve a Final Plat for Community Boat and RV Storage Addition (ETJ), creating one lot on 2.874 acres, generally located in the County of Dallas southeast of the intersection of Twin Creek Drive and Vinson Road.

Discussion

APPLICANT: Glas Land Surveying

OWNER: Wes Dalton

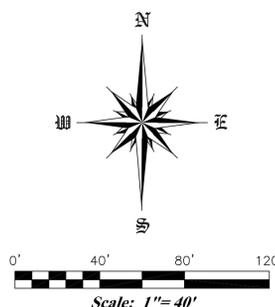
The property totals 2.874 acres and will create one lot. The lot is located outside of the City Limits and within Wylie's Extraterritorial Jurisdiction (ETJ) in the County of Dallas. The Final Plat complies with the Subdivision Regulations of the City of Wylie.

The plat dedicates the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

This Final Plat complies with the applicable technical requirements of the City of Wylie.

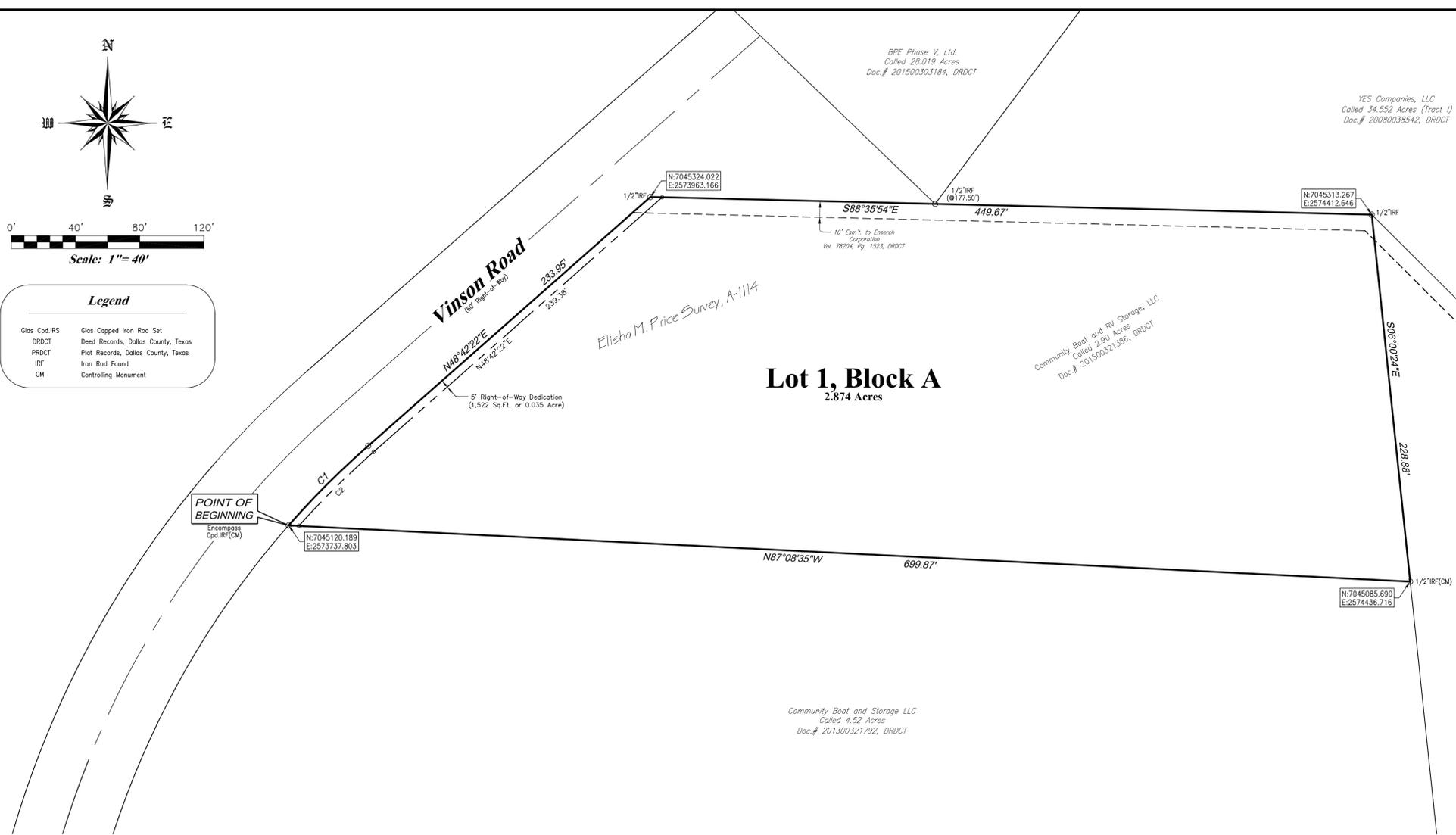
P&Z Commission Discussion

The Commission recommends approval 4-0 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Legend

| | |
|--------------|------------------------------------|
| Glas Cpd.IRS | Glas Capped Iron Rod Set |
| DRDCT | Deed Records, Dallas County, Texas |
| PRDCT | Plat Records, Dallas County, Texas |
| IRF | Iron Rod Found |
| CM | Controlling Monument |

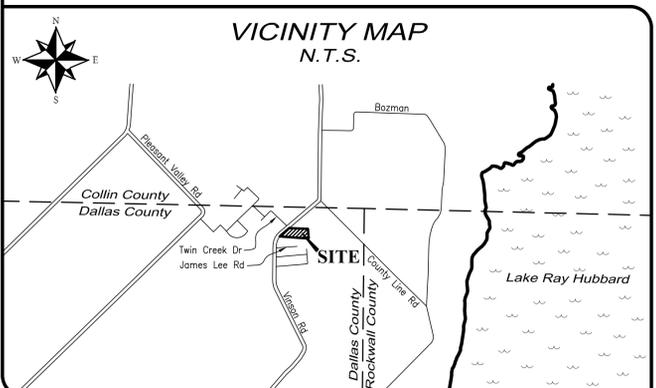


Curve Table

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 542.96' | 70.11' | 70.06' | N45°13'13"E | 7°23'53" |
| C2 | 537.96' | 65.46' | 65.42' | N45°26'04"E | 6°58'19" |

NOTES

- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 2) Survey was performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements.
- 3) Source bearing is based on the south line of called 2.90 acre tract as recorded under Document No. 201500321386 of the Deed Records of Dallas County, Texas.
- 4) No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48113C0235 K, present effective date of map July 7, 2014, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Surveyor makes no representation as to the accuracy of said FIRM.
- 5) State Plane Coordinates are based on City of Wylie Monument No. 3 and 5 as established on May 3, 2004. Coordinates shown on this plat are grid coordinates.



Lot 1, Block A
2.874 Acres

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Community Boat and RV Storage, LLC**, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein above described property as Final Plat of **Lot 1, Block A of Community Boat and RV Storage Addition**, an addition to the County of Dallas, 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, 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utilities entities shall have the right to remove and keep removed all or parts of any building, 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 plotting ordinances, rules, regulations and resolutions to the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 2016.

By: _____
Authorized Signature of Owner

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for
The State of Texas

My commission expires on: _____

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **Community Boat and RV Storage, LLC** is the owner of a tract of land situated in the State of Texas and County of Dallas, being part of the Elisha M. Price Survey, Abstract No. 1114, and being all of a called 2.90 acre tract of land as recorded under Document No. 201500321386 of the Deed Records of Dallas County, Texas with said premises being more particularly described as follows:

BEGINNING at an Encompass capped iron rod found in the curving southeast right-of-way line of Vinson Road (60' Right-of-Way) marking the southwest corner of said 2.90 acre tract, the southwest corner of said premises, the northwest corner of a called 4.52 acre tract as recorded under Document No. 201300321792 of the Deed Records of Dallas County, Texas, and being the beginning of a curve to the right;

THENCE with the southeast right-of-way line of Vinson Road, the northwest line of said 2.90 acre tract, and the northwest line of said premises as follows:

Northeasterly along said curve through a central angle of 7°23'53", for an arc distance of 70.11 feet, and having a radius of 542.96 feet (chord = North 45°13'13" East, 70.06 feet) to the end of said curve;
North 48°42'22" East, 233.95 feet to a 1/2-inch iron rod found marking the northwest corner of said 2.90 acre tract and the northwest corner of said premises;

THENCE with the north line of said 2.90 acre tract and the north line of said premises, South 88°35'54" East, passing a 1/2-inch iron rod found at 177.50 feet marking the most southerly corner of a called 28.019 acre tract as recorded under Document No. 201500303184 of the Deed Records of Dallas County, Texas and the most westerly southwest corner of a called 34.552 acre tract (Tract I) as recorded under Document No. 20080038542 of the Deed Records of Dallas County, Texas, and continuing along a south line of said 34.552 acre tract for a total distance of 449.67 feet to a 1/2-inch iron rod found marking the northeast corner of said 2.90 acre tract, the northeast corner of said premises, an interior ell-corner of said 34.552 acre tract, and the most northerly northwest corner of a called 2.37 acre tract as recorded under Document No. 20070191784 of the Deed Records of Dallas County, Texas;

THENCE with the east line of said 2.90 acre tract, the east line of said premises, and the west line of said 2.37 acre tract, South 06°00'24" East, 228.88 feet to a 1/2-inch iron rod found marking the southeast corner of said 2.90 acre tract, the southeast corner of said premises, and the northeast corner of the aforementioned 4.52 acre tract;

THENCE with the south line of said 2.90 acre tract, the south line of said premises, and the north line of said 4.52 acre tract, North 87°08'35" West, 699.87 feet to the point of beginning and containing 2.909 acres of land.

Owner:
Community Boat and RV
Storage, LLC
2340 Vinson Road
Wylie, Tx 75098

Attn: _____
(_____) _____

Surveyor:
Glas Land Surveying
2114 FM 1563
Wolfe City, Tx 75496

Attn: John Glas
(903) 496-2084
john@glaslandsurveying.com

Revised: ____/____/2016
Drawings 12018\AC00630.dwg

Glas Land Surveying
2114 FM 1563, Wolfe City, Texas 75496
Office: (903) 496-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
TBPLS Firm No. 10193970

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §

THAT I, **John Glas**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.



ACKNOWLEDGEMENT

John Glas
R.P.L.S. No. 6081

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared **John Glas**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for
The State of Texas

My commission expires on: _____

"Recommended for Approval"

Chairman, Planning and Zoning Commission
City of Wylie, Texas

Date

"Approved for Construction"

Mayor, City of Wylie, Texas

Date

"Accepted"

Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of **Lot 1, Block A of Community Boat and RV Storage Addition** to the City of Wylie was submitted to the City Council on the ____ day of _____, 2016, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 2016.

City Secretary
City of Wylie, Texas

PZ 08-16-16; CC 09-13-16

Final Plat of
Lot 1, Block A
Community Boat and RV
Storage Addition
being all of a called 2.90 acre tract of land as recorded under Doc.# 201500321386, DRDCT
Elisha M. Price Survey, Abstract No. 1114
Dallas County, Texas
July 17, 2016



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Planning
Prepared By: Renaë' Ollie
Date Prepared: August 17, 2016

Item Number: E
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider, and act upon, approval of a Final Plat for CVS Country Club Addition, creating one lot on 1.896 acres, generally located on the southwest corner of Country Club Road and Parker Road.

Recommendation

Motion to approve a Final Plat for CVS Country Club Addition, creating one lot on 1.896 acres, generally located on the southwest corner of Country Club Road and Parker Road.

Discussion

APPLICANT: Winkleman and Associates, Inc. OWNER: Parker Country Club, L.P. / CVS Pharmacy, LLC

The property totals 1.896 acres and will create one lot. A preliminary plat was approved on October 27th, 2015 and included lots 1-3 of Block 1 of the CVS Country Club Addition totaling 3.735 Acres. This Final Plat shows only lot 1 and will be developed with a General Merchandise Store use (Pharmacy/General). Lots 2 and 3 contain the remaining acreage of the CVS Country Club Addition and will be required to be final platted prior to development.

The plat shall also dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

This Final Plat complies with the applicable technical requirements of the City of Wylie.

P&Z Commission Discussion

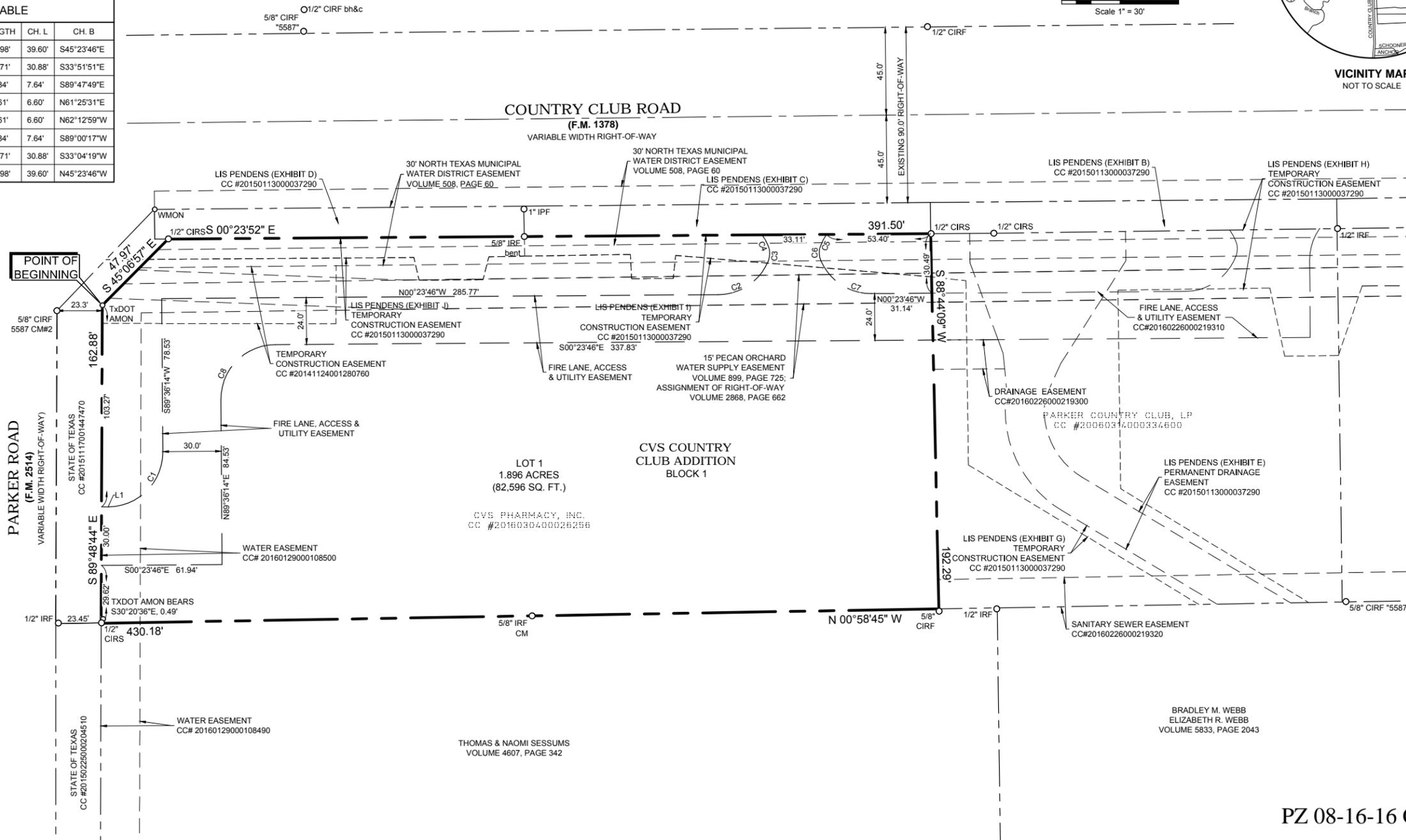
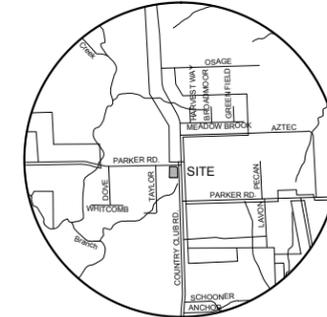
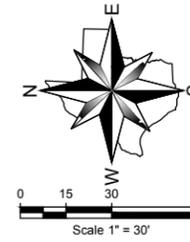
The Commission recommends approval 4-0 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

ABBREVIATION LEGEND

| | |
|-------|---|
| ABBR. | DEFINITION |
| IRF | IRON ROD FOUND |
| CIRS | IRON ROD SET w/RED PLASTIC CAP STAMPED "W.A.I." |
| CIRF | IRON ROD FOUND w/CAP |
| XCS | "X" CUT IN CONCRETE SET |
| XCF | "X" CUT IN CONCRETE FOUND |
| MAG | MAG-NAIL w/SHINER "W.A.I. 5714" SET |
| CC# | COUNTY CLERK'S INSTRUMENT No. |
| CM | CONTROLLING MONUMENT |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N00°23'46"W | 3.64' |

| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|--------|-------------|
| NO. | DELTA | RADIUS | LENGTH | CH. L | CH. B |
| C1 | 89°59'59" | 28.00' | 43.98' | 39.60' | S45°23'46"E |
| C2 | 66°56'11" | 28.00' | 32.71' | 30.88' | S33°51'51"E |
| C3 | 44°55'43" | 10.00' | 7.84' | 7.64' | S89°47'49"E |
| C4 | 12°37'38" | 30.00' | 6.61' | 6.60' | N61°25'31"E |
| C5 | 12°37'46" | 30.00' | 6.61' | 6.60' | N62°12'59"W |
| C6 | 44°55'43" | 10.00' | 7.84' | 7.64' | S89°00'17"W |
| C7 | 66°56'11" | 28.00' | 32.71' | 30.88' | S33°04'19"W |
| C8 | 90°00'00" | 28.00' | 43.98' | 39.60' | N45°23'46"W |



NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

PZ 08-16-16 CC 09-13-16

FINAL PLAT
CVS COUNTRY CLUB ADDITION
LOT 1, BLOCK 1

BEING A PLAT OF 2 TRACTS OF LAND DESCRIBED IN DEED TO PARKER COUNTRY CLUB, L.P. AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20060314000334590 AND 20060314000334610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEING 1.896 ACRES OUT OF THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER:
CVS Pharmacy, Inc.
One CVS Drive
Woonsocket, Rhode Island 02895
(312) 377-9100

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 214-490-7090

THIS PLAT IS RECORDED IN DOCUMENT# _____ DATE _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1500 W. PARKWAY, SUITE 325
DALLAS, TEXAS 75230
TEL: 214-490-7090 FAX: 214-490-7091
Texas Professional Engineer Registration No. 99-0000000000
Texas Professional Surveyor Registration No. 99-0000000000
COPYRIGHT © 2016, Winkelmann & Associates, Inc.

WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716
CITY OF WYLIE
COLLIN COUNTY, TEXAS
CVS PHARMACY, INC.
ONE CVS DRIVE
WOONSOCKET, RHODE ISLAND 02895

FINAL PLAT
CVS COUNTRY CLUB ADDITION
LOT 1, BLOCK 1

Date : 02.08.16
Scale : 1" = 30'
File : 70955 - FPLT
Project No. : 70955

SHEET
1
2

G:\70955\SURVEY\PI\as70955 - FPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, CVS Pharmacy, Inc. is the sole owner of a tract of land situated in the WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, in the City of Wylie, Collin County, Texas, and being all of a tract of land described in deed to CVS Pharmacy, Inc., as recorded in County Clerk's Instrument No. 20160304000262560, Official Public Records, Collin County, and being more particularly described as follows:

BEGINNING at an aluminum Texas Department of Transportation (TxDOT) monument found for the Northerly Southeast corner of a tract of land described in Judgement of Court in Absence of Objection recorded in County Clerk's Instrument No. 20151117001447470, Official Public Records, Collin County, Texas, said point being at the Northerly end of a corner clip at the intersection of the future Westerly right-of-way of Country Club Road (F.M. 1378), a variable width right-of-way, with the future Southerly right-of-way of Parker Road (F.M. 2514), a variable width right-of-way;

THENCE South 45 deg 06 min 57 min East, along said corner clip, a distance of 47.97 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 00 deg 23 min 52 sec East, along the future Westerly right-of-way of said Country Club Road as described in Notice of Lis Pendens recorded in County Clerk's Instrument No. 20150113000037290, Official Public Records, Collin County, Texas, a distance of 391.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 88 deg 44 min 09 sec West, departing the future Westerly right-of-way of said Country Club Road, a distance of 192.29 feet to a 5/8-inch iron rod with yellow plastic cap found for corner on the East line of a tract of land described in deed to Thomas and Naomi Sessums as recorded in Volume 4607, Page 342, Official Public Records, Collin County, Texas;

THENCE North 00 deg 58 min 45 sec West, along the West lines of said Parker Country Club tracts, and the East line of said Sessums tract, a distance of 430.18 to a point for corner on the future Southerly right-of-way of said Parker Road at its intersection with the East line of said Sessums tract from which an aluminum TxDOT monument found bears South 30 deg 20 min 36 sec East, a distance of 0.49 feet

THENCE South 89 deg 48 min 44 sec East, along the future South right-of-way of said Parker Road, a distance of 162.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.896 acres or 82,596 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 27th day of March, 2015, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoShack VRS network.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT CVS Pharmacy, Inc. does hereby bind itself and its heirs, assignees and successors of title this plat designating the hereinabove described property as CVS COUNTRY CLUB ADDITION, LOT 1, Block 1, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings,

fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

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.

Access Easements:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Wylie, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

WITNESS, my hand at Woonsocket, Rhode Island, this the ___ day of ___, 2016.

CVS Pharmacy, Inc., a Rhode Island Corporation

CVS Legal Approval:

By: Toni A. Motta, Assistant Secretary

By: Lynn Holliday, Esq. Seyfarth Shaw LLP

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

BEFORE ME, the undersigned, a Notary Public in and for the State of Rhode Island, on this day personally appeared Toni A. Motta, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CVS Pharmacy, Inc., a Rhode Island Corporation, and that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2016.

Notary Public in and for State of Rhode Island

My Commission Expires: _____

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, 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.

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

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration #5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr. #325
Dallas, Texas 75230
972/490-7090



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Leonard J. Lueker, 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 the ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires: _____

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"Approved for Construction"

Mayor, City of Wylie, Texas

Date

"Accepted"

Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of the CVS Country Club Addition to the City of Wylie was submitted to the City Council on the ___ day of ___, 2016, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of ___, A.D. 2016.

City Secretary
City of Wylie, Texas

PZ 08-16-16 CC 09-13-16

FINAL PLAT
CVS COUNTRY CLUB ADDITION
LOT 1, BLOCK 1

BEING A PLAT OF 2 TRACTS OF LAND DESCRIBED IN DEED TO PARKER COUNTRY CLUB, L.P. AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20060314000334590 AND 20060314000334610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEING 1.896 ACRES OUT OF THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER:
CVS Pharmacy, Inc.
One CVS Drive
Woonsocket, Rhode Island 02895
(312) 377-9100

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 214-490-7090



WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716
CITY OF WYLIE
COLLIN COUNTY, TEXAS
CVS PHARMACY, INC.
ONE CVS DRIVE
WOONSOCKET, RHODE ISLAND 02895

FINAL PLAT
CVS COUNTRY CLUB ADDITION
LOT 1, BLOCK 1

Date : 02.08.16
Scale : N/A
File : 70955 - FPLT
Project No. : 70955

SHEET
2 of 2



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: WEDC
Prepared By: Angel Wygant
Date Prepared: August 19, 2016

Item Number: F
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2016.

Recommendation

Motion to approve, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2016..

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on August 19, 2016.

111-WYLIE ECONOMIC DEVEL CORP

| ACCOUNT# | TITLE | |
|---------------------|--------------------------------|--------------|
| ASSETS | | |
| ***** | | |
| 1000-10110 | CLAIM ON CASH & CASH EQUIV | 1,201,168.50 |
| 1000-10115 | CASH - WEDC - INWOOD | 0.00 |
| 1000-10135 | ESCROW | 0.00 |
| 1000-10180 | DEPOSITS | 12,000.00 |
| 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 | 64,798.60 |
| 1000-12997 | ACCTS REC - JTM TECH | 0.00 |
| 1000-12998 | ACCTS REC - FORGIVEABLE LOANS | 533,333.33 |
| 1000-14112 | INVENTORY - MATERIAL/ SUPPLY | 0.00 |
| 1000-14116 | INVENTORY - LAND & BUILDINGS | 6,431,018.42 |
| 1000-14118 | INVENTORY - BAYCO/ SANDEN BLVD | 0.00 |
| 1000-14310 | PREPAID EXPENSES - MISC | 0.00 |
| 1000-14410 | DEFERRED OUTFLOWS | 667,173.00 |
| | | 8,909,491.85 |
| TOTAL ASSETS | | 8,909,491.85 |

LIABILITIES

| | | |
|------------|-----------------------------|----------|
| ***** | | |
| 2000-20110 | FEDERAL INCOME TAX PAYABLE | 0.00 |
| 2000-20111 | MEDICARE PAYABLE | 0.00 |
| 2000-20112 | CHILD SUPPORT PAYABLE | 0.00 |
| 2000-20113 | CREDIT UNION PAYABLE | 0.00 |
| 2000-20114 | IRS LEVY PAYABLE | 0.00 |
| 2000-20115 | NATIONWIDE DEFERRED COMP | 0.00 |
| 2000-20116 | HEALTH INSUR PAY-EMPLOYEE | 0.22 |
| 2000-20117 | TMRS PAYABLE | 1,417.08 |
| 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 | 0.00 |
| 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 | 0.00 |
| 2000-20199 | MISC PAYROLL PAYABLE | 0.00 |

111-WYLIE ECONOMIC DEVEL CORP

| ACCOUNT# | TITLE | | |
|--|-------------------------------|---------------------|------------------------------|
| 2000-20201 | AP PENDING | | 0.00 |
| 2000-20210 | ACCOUNTS PAYABLE | (1,186.56) | |
| 2000-20530 | PROPERTY TAXES PAYABLE | | 0.00 |
| 2000-20540 | NOTES PAYABLE | 667,173.00 | |
| 2000-20810 | DUE TO GENERAL FUND | | 0.00 |
| 2000-22270 | DEFERRED INFLOW | 259,798.60 | |
| 2000-22275 | DEF INFLOW - LEASE PRINCIPAL | | 0.00 |
| 2000-22280 | DEFERRED INFLOW - LEASE INT | | 0.00 |
| 2000-22915 | RENTAL DEPOSITS | | 0.00 |
| TOTAL LIABILITIES | | | <u>927,214.34</u> |
| EQUITY | | | |
| ===== | | | |
| 3000-34110 | FUND BALANCE - RESERVED | | 0.00 |
| 3000-34590 | FUND BALANCE-UNRESERV/UNDESIG | 7,984,197.60 | |
| TOTAL BEGINNING EQUITY | | <u>7,984,197.60</u> | |
| TOTAL REVENUE | | 1,874,413.66 | |
| TOTAL EXPENSES | | 1,876,333.75 | |
| REVENUE OVER/(UNDER) EXPENSES | | (1,920.09) | |
| TOTAL EQUITY & OVER/(UNDER) | | | <u>7,982,277.51</u> |
| TOTAL LIABILITIES, EQUITY & OVER/(UNDER) | | | <u>8,909,491.85</u> ===== |

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 - CONTRIBUTIONS | 23,447.00 | |
| 1000-19075 | DEF OUTFLOW - INVESTMENT EXP | 5,062.00 | |
| 1000-19100 | DEF OUTFLOW - ACT EXP/ASSUMP | 2,154.00 | |
| | | | 30,663.00 |
| TOTAL ASSETS | | | 30,663.00 |
| | | | ===== |
| LIABILITIES | | | |
| ===== | | | |
| 2000-20310 | COMPENSATED ABSENCES PAYABLE | 44,287.86 | |
| 2000-20311 | COMP ABSENCES PAYABLE-CURRENT | 0.00 | |
| 2000-21410 | ACCRUED INTEREST PAYABLE | 4,018.84 | |
| 2000-28205 | WEDC LOANS/CURRENT | 103,821.15 | |
| 2000-28220 | BIRMINGHAM LOAN | 0.00 | |
| 2000-28230 | INWOOD LOAN | 0.00 | |
| 2000-28232 | ANB LOAN/EDGE | 1,650,927.28 | |
| 2000-28233 | ANB LOAN/PEDDICORD WHITE | 616,779.19 | |
| 2000-28234 | ANB LOAN/RANDACK HUGHES | 138,838.31 | |
| 2000-28235 | ANB LOAN | 0.00 | |
| 2000-28236 | ANB CONSTRUCTION LOAN | 0.00 | |
| 2000-28237 | ANB LOAN/ WOODBRIDGE PARKWAY | 690,867.94 | |
| 2000-28238 | ANB LOAN/BUCHANAN | 242,652.56 | |
| 2000-28239 | ANB LOAN/JONES:HOBART PAYOFF | 296,438.73 | |
| 2000-28240 | HUGHES LOAN | 0.00 | |
| 2000-28250 | CITY OF WYLIE LOAN | 0.00 | |
| 2000-28260 | PRIME RUTS 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 | 147,106.00 | |
| TOTAL LIABILITIES | | | 3,935,737.86 |
| | | | ===== |
| EQUITY | | | |
| ===== | | | |
| 3000-34590 | FUND BALANCE-UNRESERV/UNDESIG(| 2,525,176.19) | |
| 3000-35900 | UNRESTRICTED NET POSITION | (114,969.00) | |
| TOTAL BEGINNING EQUITY | | | (2,640,145.19) |
| TOTAL REVENUE | | | (1,685,000.00) |
| TOTAL EXPENSES | | | (420,070.33) |
| REVENUE OVER/(UNDER) EXPENSES | | | (1,264,929.67) |
| TOTAL EQUITY & OVER/(UNDER) | | | (3,905,074.86) |

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT# TITLE

TOTAL LIABILITIES, EQUITY & OVER/(UNDER)

30,663.00

CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP
 FINANCIAL SUMMARY

| | CURRENT BUDGET | CURRENT PERIOD | PRIOR YEAR FO ADJUST. | Y-T-D ACTUAL | Y-T-D ENCUMBRANCE | BUDGET BALANCE | % OF BUDGET |
|-----------------------------------|---------------------|-------------------|--------------------------|---------------------|----------------------|----------------------|----------------|
| <u>REVENUE SUMMARY</u> | | | | | | | |
| TAXES | 2,257,829.00 | 212,619.77 | 0.00 | 1,543,509.75 | 0.00 | 714,319.25 | 68.36 |
| INTERGOVERNMENTAL REV. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| INTEREST INCOME | 12,958.00 | 996.49 | 0.00 | 11,102.74 | 0.00 | 1,855.26 | 85.68 |
| MISCELLANEOUS INCOME | 141,200.00 | 7,700.00 | 0.00 | (1,582,128.17) | 0.00 | 1,723,328.17 | 120.49- |
| OTHER FINANCING SOURCES | <u>1,685,000.00</u> | <u>186,451.34</u> | <u>0.00</u> | <u>1,901,929.34</u> | <u>0.00</u> | <u>(216,929.34)</u> | <u>112.87</u> |
| TOTAL REVENUES | <u>4,096,987.00</u> | <u>407,767.60</u> | <u>0.00</u> | <u>1,874,413.66</u> | <u>0.00</u> | <u>2,222,573.34</u> | <u>45.75</u> |
| <u>EXPENDITURE SUMMARY</u> | | | | | | | |
| DEVELOPMENT CORP-WEDC | <u>5,543,411.00</u> | <u>175,202.83</u> | <u>0.00</u> | <u>1,876,333.75</u> | <u>6,390.97</u> | <u>3,660,686.28</u> | <u>33.96</u> |
| TOTAL EXPENDITURES | <u>5,543,411.00</u> | <u>175,202.83</u> | <u>0.00</u> | <u>1,876,333.75</u> | <u>6,390.97</u> | <u>3,660,686.28</u> | <u>33.96</u> |
| REVENUE OVER/(UNDER) EXPENDITURES | (1,446,424.00) | 232,564.77 | 0.00 | (1,920.09) | (6,390.97) | (1,438,112.94) | 0.57 |

CITY OF WYLIE
REVENUE AND EXPENSE REPORT - (UNAUDITED)
AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP
REVENUES

| | CURRENT BUDGET | CURRENT PERIOD | PRIOR YEAR PO ADJUST. | Y-T-D ACTUAL | Y-T-D ENCUMBRANCE | BUDGET BALANCE | % OF BUDGET |
|--|---------------------|-------------------|--------------------------|---------------------|----------------------|---------------------|----------------|
| <u>TAXES</u> | | | | | | | |
| 4000-40150 REV IN LEIU OF TAXES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4000-40210 SALES TAX | 2,257,829.00 | 212,619.77 | 0.00 | 1,543,509.75 | 0.00 | 714,319.25 | 68.36 |
| TOTAL TAXES | 2,257,829.00 | 212,619.77 | 0.00 | 1,543,509.75 | 0.00 | 714,319.25 | 68.36 |
| <u>INTERGOVERNMENTAL REV.</u> | | | | | | | |
| 4000-43518 380 ECONOMIC AGREEMENTS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL INTERGOVERNMENTAL REV. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| <u>INTEREST INCOME</u> | | | | | | | |
| 4000-46050 CERTIFICATE OF DEPOSIT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4000-46110 ALLOCATED INTEREST EARNINGS | 1,000.00 | 0.00 | 0.00 | 1,137.84 | 0.00 | 137.84 | 113.78 |
| 4000-46140 TEXPOOL INTEREST | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4000-46143 LOGIC INTEREST | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4000-46150 INTEREST EARNINGS | 3,817.00 | 273.01 | 0.00 | 2,863.70 | 0.00 | 953.30 | 75.02 |
| 4000-46160 LOAN REPAYMENT (PRINCIPAL) | 8,141.00 | 723.48 | 0.00 | 7,101.20 | 0.00 | 1,039.80 | 87.23 |
| 4000-46210 BANK MONEY MARKET INTEREST | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL INTEREST INCOME | 12,958.00 | 996.49 | 0.00 | 11,102.74 | 0.00 | 1,855.26 | 85.68 |
| <u>MISCELLANEOUS INCOME</u> | | | | | | | |
| 4000-48110 RENTAL INCOME | 141,200.00 | 7,700.00 | 0.00 | 100,000.00 | 0.00 | 41,200.00 | 70.82 |
| 4000-48310 RECOVERY - PRIOR YEAR EXPEN | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4000-48410 MISCELLANEOUS INCOME | 0.00 | 0.00 | 0.00 | (100.00) | 0.00 | 100.00 | 0.00 |
| 4000-48430 GAIN/(LOSS) SALE OF CAP ASS | 0.00 | 0.00 | 0.00 | (1,682,028.17) | 0.00 | 1,682,028.17 | 0.00 |
| TOTAL MISCELLANEOUS INCOME | 141,200.00 | 7,700.00 | 0.00 | (1,582,128.17) | 0.00 | 1,723,328.17 | 120.49 |
| <u>OTHER FINANCING SOURCES</u> | | | | | | | |
| 4000-49160 TRANSFER FROM GENERAL FUND | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4000-49325 BANK NOTE PROCEEDS | 1,685,000.00 | 0.00 | 0.00 | 1,685,000.00 | 0.00 | 0.00 | 100.00 |
| 4000-49550 LEASE PRINCIPAL PAYMENTS (O | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4000-49600 INSURANCE RECOVERIES | 0.00 | 186,451.34 | 0.00 | 216,929.34 | 0.00 | (216,929.34) | 0.00 |
| TOTAL OTHER FINANCING SOURCES | 1,685,000.00 | 186,451.34 | 0.00 | 1,901,929.34 | 0.00 | (216,929.34) | 112.87 |
| TOTAL REVENUES | 4,096,987.00 | 407,767.60 | 0.00 | 1,874,413.66 | 0.00 | 2,222,573.34 | 45.75 |

CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP
 DEVELOPMENT CORP-WEDC
 DEPARTMENTAL EXPENDITURES

| | CURRENT BUDGET | CURRENT PERIOD | PRIOR YEAR PO ADJUST. | Y-T-D ACTUAL | Y-T-D ENCUMBRANCE | BUDGET BALANCE | % OF BUDGET |
|---------------------------------------|-------------------|-------------------|--------------------------|-----------------|----------------------|-------------------|----------------|
| <u>PERSONNEL SERVICES</u> | | | | | | | |
| 5611-51110 SALARIES | 238,052.00 | 19,257.70 | 0.00 | 181,663.44 | 0.00 | 56,388.56 | 76.31 |
| 5611-51130 OVERTIME | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-51140 LONGEVITY PAY | 1,073.00 | 0.00 | 0.00 | 1,024.00 | 0.00 | 49.00 | 95.43 |
| 5611-51145 SICK LEAVE BUYBACK | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-51160 CERTIFICATION INCENTIVE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-51170 PARAMEDIC INCENTIVE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-51210 CAR ALLOWANCE | 12,600.00 | 986.18 | 0.00 | 9,799.99 | 0.00 | 2,800.01 | 77.78 |
| 5611-51220 PHONE ALLOWANCE | 4,656.00 | 1,164.00 | 0.00 | 4,356.00 | 0.00 | 300.00 | 93.56 |
| 5611-51230 CLOTHING ALLOWANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-51260 MOVING ALLOWANCE | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 5611-51310 TMRS | 36,677.00 | 0.00 | 0.00 | 24,966.65 | 0.00 | 11,710.35 | 68.07 |
| 5611-51410 HOSPITAL & LIFE INSURANCE | 38,107.00 | 2,529.38 | 0.00 | 22,671.76 | 0.00 | 15,435.24 | 59.50 |
| 5611-51415 EXECUTIVE HEALTH PLAN | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-51420 LONG-TERM DISABILITY | 1,357.00 | 77.01 | 0.00 | 750.59 | 0.00 | 606.41 | 55.31 |
| 5611-51440 FICA | 15,607.00 | 1,220.50 | 0.00 | 9,533.66 | 0.00 | 6,073.34 | 61.09 |
| 5611-51450 MEDICARE | 3,650.00 | 285.44 | 0.00 | 2,724.80 | 0.00 | 925.20 | 74.65 |
| 5611-51470 WORKERS COMP PREMIUM | 663.00 | 0.00 | 0.00 | 637.47 | 0.00 | 25.53 | 96.15 |
| 5611-51480 UNEMPLOYMENT COMP (TWC) | 810.00 | 0.00 | 0.00 | 513.00 | 0.00 | 297.00 | 63.33 |
| TOTAL PERSONNEL SERVICES | 358,252.00 | 25,520.21 | 0.00 | 258,641.36 | 0.00 | 99,610.64 | 72.20 |
| <u>SUPPLIES</u> | | | | | | | |
| 5611-52010 OFFICE SUPPLIES | 3,500.00 | 94.55 | 0.00 | 1,580.71 | 0.00 | 1,919.29 | 45.16 |
| 5611-52040 POSTAGE & FREIGHT | 980.00 | 0.00 | 0.00 | 46.58 | 0.00 | 933.42 | 4.75 |
| 5611-52130 TOOLS/ EQUIP (NON-CAPITAL) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-52810 FOOD SUPPLIES | 2,000.00 | 36.36 | 0.00 | 1,081.41 | 0.00 | 918.59 | 54.07 |
| 5611-52990 OTHER | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| TOTAL SUPPLIES | 11,480.00 | 130.91 | 0.00 | 2,708.70 | 0.00 | 8,771.30 | 23.59 |
| <u>MATERIALS FOR MAINTENANC</u> | | | | | | | |
| 5611-54630 TOOLS & EQUIPMENT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-54810 COMPUTER HARD/SOFTWARE | 3,000.00 | 0.00 | 0.00 | 3,870.15 | 0.00 | 870.15 | 129.01 |
| 5611-54990 OTHER | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL MATERIALS FOR MAINTENANC | 3,000.00 | 0.00 | 0.00 | 3,870.15 | 0.00 | 870.15 | 129.01 |
| <u>CONTRACTUAL SERVICES</u> | | | | | | | |
| 5611-56030 INCENTIVES | 2,012,414.00 | 74,497.80 | 0.00 | 1,356,145.33 | 0.00 | 656,268.67 | 67.39 |
| 5611-56040 SPECIAL SERVICES | 112,900.00 | 1,503.30 | 0.00 | 122,284.24 | 6,277.00 | 15,661.24 | 113.87 |
| 5611-56080 ADVERTISING | 35,280.00 | 1,295.00 | 0.00 | 20,893.00 | 0.00 | 14,387.00 | 59.22 |
| 5611-56090 COMMUNITY DEVELOPMENT | 47,250.00 | 524.39 | 0.00 | 29,786.40 | 0.00 | 17,463.60 | 63.04 |
| 5611-56110 COMMUNICATIONS | 5,960.00 | 469.53 | 0.00 | 4,706.40 | 113.97 | 1,139.63 | 80.88 |
| 5611-56180 RENTAL | 29,400.00 | 2,444.00 | 0.00 | 25,540.68 | 0.00 | 3,859.32 | 86.87 |
| 5611-56210 TRAVEL & TRAINING | 29,450.00 | 2,908.01 | 0.00 | 23,966.70 | 0.00 | 5,483.30 | 81.38 |
| 5611-56250 DUES & SUBSCRIPTIONS | 18,890.00 | 1,020.86 | 0.00 | 10,967.40 | 0.00 | 7,922.60 | 58.06 |
| 5611-56310 INSURANCE | 4,310.00 | 388.72 | 0.00 | 2,538.03 | 0.00 | 1,771.97 | 58.89 |
| 5611-56510 AUDIT & LEGAL SERVICES | 23,000.00 | 460.00 | 0.00 | 12,958.00 | 0.00 | 10,042.00 | 56.34 |
| 5611-56570 ENGINEERING/ARCHITECTURAL | 20,000.00 | 0.00 | 0.00 | 9,842.21 | 0.00 | 10,157.79 | 49.21 |
| 5611-56610 UTILITIES-ELECTRIC | 4,500.00 | 145.71 | 0.00 | 3,722.81 | 0.00 | 777.19 | 82.73 |
| TOTAL CONTRACTUAL SERVICES | 2,343,354.00 | 85,657.32 | 0.00 | 1,623,351.20 | 6,390.97 | 713,611.83 | 69.55 |

CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP
 DEVELOPMENT CORP-WEDC
 DEPARTMENTAL EXPENDITURES

| | CURRENT BUDGET | CURRENT PERIOD | PRIOR YEAR PO ADJUST. | Y-T-D ACTUAL | Y-T-D ENCUMBRANCE | BUDGET BALANCE | % OF BUDGET |
|---|-------------------|-------------------|--------------------------|-----------------|----------------------|-------------------|----------------|
| <u>DEBT SERVICE & CAP. REPL</u> | | | | | | | |
| 5611-57110 DEBT SERVICE | 686,825.00 | 0.00 | 0.00 | 0.00 | 0.00 | 686,825.00 | 0.00 |
| 5611-57410 PRINCIPAL PAYMENT | 0.00 | 52,040.28 | 0.00 | 419,724.96 | 0.00 | (419,724.96) | 0.00 |
| 5611-57415 INTEREST EXPENSE | 0.00 | 11,854.11 | 0.00 | 111,101.31 | 0.00 | (111,101.31) | 0.00 |
| 5611-57710 BAD DEBT EXPENSE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL DEBT SERVICE & CAP. REPL | 686,825.00 | 63,894.39 | 0.00 | 530,826.27 | 0.00 | 155,998.73 | 77.29 |
| <u>CAPITAL OUTLAY</u> | | | | | | | |
| 5611-58110 LAND-PURCHASE PRICE | 1,885,000.00 | 0.00 | 0.00 | 1,912,637.00 | 0.00 | (27,637.00) | 101.47 |
| 5611-58120 DEVELOPMENT FEES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-58150 LAND-BETTERMENTS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-58210 STREETS & ALLEYS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-58410 SANITARY SEWER | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-58810 COMPUTER HARD/SOFTWARE | 3,000.00 | 0.00 | 0.00 | 6,328.39 | 0.00 | (3,328.39) | 210.95 |
| 5611-58830 FURNITURE & FIXTURES | 2,500.00 | 0.00 | 0.00 | 1,343.01 | 0.00 | 1,156.99 | 53.72 |
| 5611-58910 BUILDINGS | 250,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250,000.00 | 0.00 |
| 5611-58995 CONTRA CAPITAL OUTLAY | 0.00 | 0.00 | 0.00 | (2,463,372.33) | 0.00 | 2,463,372.33 | 0.00 |
| TOTAL CAPITAL OUTLAY | 2,140,500.00 | 0.00 | 0.00 | (543,063.93) | 0.00 | 2,683,563.93 | 25.37 |
| <u>OTHER FINANCING (USES)</u> | | | | | | | |
| 5611-59111 TRANSFER TO GENERAL FUND | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-59190 TRANSFER TO THOROUGHFARE IMP | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-59430 TRANSFER TO CAPITAL FUND | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5611-59990 PROJECT ACCOUNTING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL OTHER FINANCING (USES) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| <hr/> | | | | | | | |
| TOTAL DEVELOPMENT CORP-WEDC | 5,543,411.00 | 175,202.83 | 0.00 | 1,876,333.75 | 6,390.97 | 3,660,686.28 | 33.96 |
| <hr/> | | | | | | | |
| TOTAL EXPENDITURES | 5,543,411.00 | 175,202.83 | 0.00 | 1,876,333.75 | 6,390.97 | 3,660,686.28 | 33.96 |
| <hr/> | | | | | | | |
| REVENUE OVER (UNDER) EXPENDITURES | (1,446,424.00) | 232,564.77 | 0.00 | (1,920.09) | (6,390.97) | (1,438,112.94) | 0.57 |

*** END OF REPORT ***

Wylie Economic Development Corporation
Inventory Subledger
July 31, 2016

Inventory - Land

| | | Date of Pur. | Address | Acreage | Improvements | | Cost Basis | Sub-totals |
|-----------------------|-------------------------|---------------|----------------------|---------|--------------|---------|-------------|-------------|
| Cooper | McMasters | 7/12/05 | 709 Cooper | 0.48 | | n/a | \$202,045 | |
| | Heath | 12/28/05 | 706 Cooper | 0.46 | \$32,005 | 3,625 | 186,934 | |
| | Perry | 9/13/06 | 707 Cooper | 0.49 | | Demo | 200,224 | |
| | Bowland/Anderson | 10/9/07 | Cooper Dr. | 0.37 | | n/a | 106,419 | |
| | KCS | 8/1/08 | Cooper Dr. | 0.41 | | n/a | 60,208 | |
| | Duel Products | 9/7/12 | 704 Cooper Dr. | 0.50 | | n/a | 127,452 | |
| | Randack | 10/23/12 | 711-713 Cooper Dr. | 1.09 | 217,500 | 8,880 | 400,334 | |
| | Lot 2R3 | 7/24/14 | Cooper Dr. | 0.95 | | n/a | 29,056 | \$1,312,672 |
| Industrial Ct. | Hughes | 7/25/06 | 211 - 212 Industrial | 0.74 | 209,801 | 10,000 | 420,361 | |
| | | | R.O.W. | 0.18 | | | 41,585 | |
| | Prime Kuts | 10/8/07 | 207 Industrial | 0.20 | 182,223 | 4,550 | 229,284 | |
| | | | R.O.W. | 0.11 | | n/a | 77,380 | |
| | Cazad | 3/17/08 | 210 Industrial | 0.27 | 128,083 | 3,900 | 200,782 | |
| | Buchanan | 8/13/14 | 400 S. Hwy 78 | 1.25 | | Demo | 503,233 | |
| | Glenn | 4/24/15 | 209 Industrial Ct | 0.18 | 69,426 | 2,900 | 326,773 | |
| | | | R.O.W. | 0.12 | | n/a | | |
| Mann Made | 2/10/16 | 398 S. Hwy 78 | 1.23 | | Demo | 750,244 | | |
| C.O.W | 4/13/16 | R.O.W. | 0.29 | | n/a | 52,653 | 2,602,295 | |
| Regency | Regency Pk. | 6/4/10 | 25 Steel Road | 0.65 | | n/a | 25,171 | 25,171 |
| Commerce | Hobart Investments | 11/12/13 | Commerce | 1.60 | | n/a | 156,820 | |
| | Hobart | 1/6/14 | 605 Commerce | 1.07 | 396,263 | 20,000 | 386,380 | 543,200 |
| Downtown | Heath | 3/17/14 | 104 N. Jackson | 0.17 | | Demo | 220,034 | |
| | Udoh | 2/12/14 | 109 Marble | 0.17 | | n/a | 70,330 | |
| | Peddicord | 12/12/14 | 108/110 Jackson | 0.35 | 155,984 | 4,444 | 486,032 | |
| | City Lot | 12/12/14 | 100 W. Oak St | 0.35 | | n/a | | |
| | Jones (K&M) | 9/3/15 | 106 N. Birmingham | 0.21 | 42,314 | 4,125 | 190,596 | |
| | FBC Lot | 6/15/16 | 111 N. Ballard St | 0.20 | | na | 150,964 | 1,117,956 |
| Alanis | White Property (Alanis) | 12/12/14 | Alanis | 6.63 | | n/a | 420,336 | 420,336 |
| South Ballard | Birmingham Trust | 6/3/15 | 505 - 607 S. Ballard | 0.95 | | Demo | 409,390 | 409,390 |
| Total | | | | 21.65 | \$1,433,599 | 62,424 | \$6,431,019 | \$6,431,019 |

*A Journal entry was made by auditors to adjust the cost of the Hughes land by \$4,638.79. This amount was for taxes owed and not part of land value.

*Prime Kuts total purchase price was \$306,664.45. The distribution between 207 Industrial and R.O.W. purchased was developed by Seller for tax purposes.

Wylie Economic Development Corporation
 Balance Sheet Sub Ledger
 July 31, 2016

Notes Payable

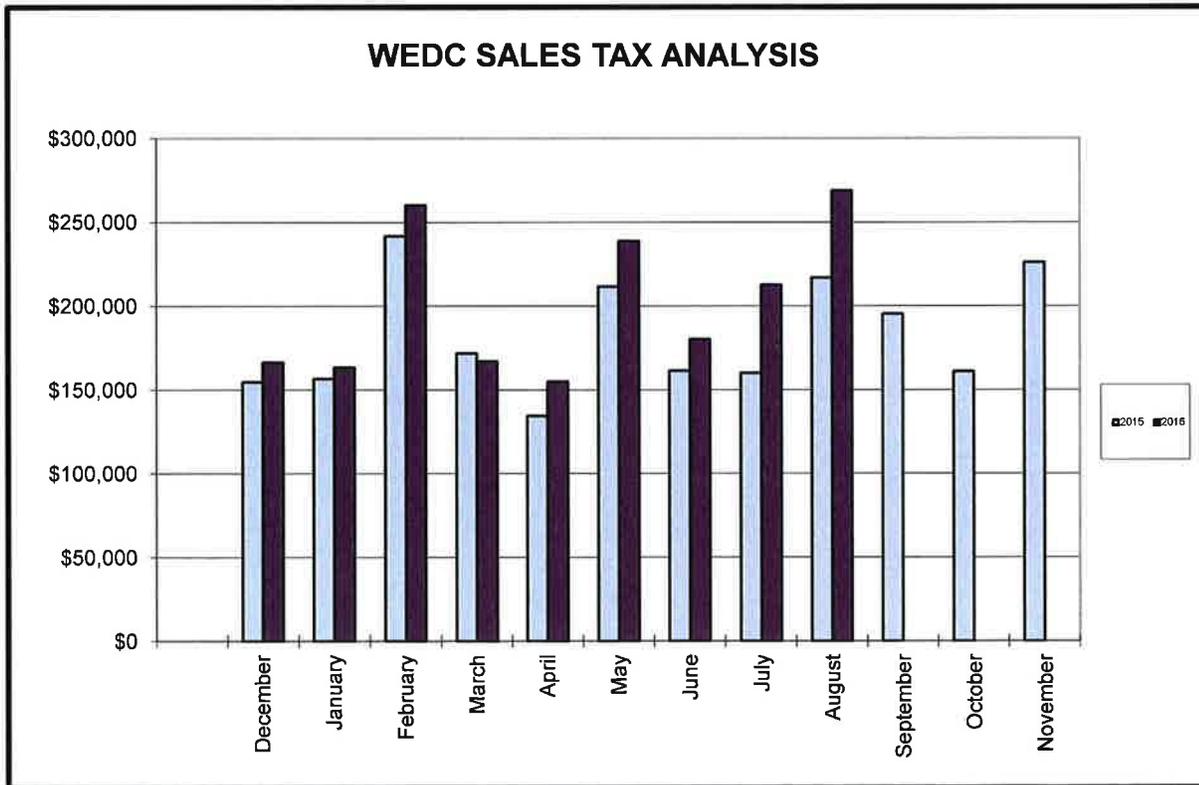
| | | Date of Purchase | Payment | Beginning Bal. | Principal | Interest | Rate of Interest | Principal Balance |
|------------------|-------------------------------|---------------------|-----------|----------------|-------------|-------------|---------------------|----------------------|
| July 1, 2016 | | | | | | | | 3,792,728.69 |
| ANBTX - 88130968 | HUGHES/RANDACK(44 of 60) | 10/23/12 | 10,107.00 | 167,463.60 | 9,549.90 | 557.10 | 3.99 | 157,913.70 |
| ANBTX -88130976 | WOODBIDGE PKWY (#23 of 60) | 8/15/14 | 13,267.93 | 726,357.67 | 11,689.08 | 1,578.85 | 2.61 | 714,668.59 |
| ANBTX -88148481 | BUCHANAN (#23 of 60) | 8/13/14 | 7,331.95 | 262,238.21 | 6,508.08 | 823.87 | 3.77 | 255,730.13 |
| ANBTX - 88149711 | PEDDICORD / WHITE (#19 OF 120 | 12/12/14 | 7,382.45 | 632,341.30 | 5,169.26 | 2,213.19 | 4.20 | 627,172.04 |
| ANBTX - 88158043 | K&M / HOBART (10 of 48) | 9/2/15 | 8,745.25 | 319,327.91 | 7,680.82 | 1,064.43 | 4.00 | 311,647.09 |
| ANBTX - 88157334 | LINDUFF/EDGE (1 of 15) | 10/21/15 | 5,803.89 | 1,685,000.00 | 11,443.14 | 5,616.67 | 4.00 | 1,673,556.86 |
| July 31, 2016 | | | | | \$52,040.28 | \$11,854.11 | | 3,740,688.41 |

Note: Principal and Interest payments vary by date of payment.

* Balance adjusted \$514.68 at payoff of ANBTX - 88122627 (Martinez)

**WYLIE ECONOMIC DEVELOPMENT CORPORATION
SALES TAX REVENUE
FOR THE MONTH OF AUGUST 2016**

| MONTH | WEDC 2014 | WEDC 2015 | WEDC 2016 | DIFF 15 VS 16 | % DIFF 15 VS 16 |
|-----------|--------------|--------------|--------------|------------------|--------------------|
| DECEMBER | \$134,371 | \$154,719 | \$166,418 | \$11,700 | 7.56% |
| JANUARY | 128,968 | 156,685 | 163,463 | 6,778 | 4.33% |
| FEBRUARY | 213,877 | 241,858 | 260,166 | 18,309 | 7.57% |
| MARCH | 121,483 | 171,741 | 167,082 | -4,659 | -2.71% |
| APRIL | 124,866 | 134,475 | 154,920 | 20,445 | 15.20% |
| MAY | 200,476 | 211,645 | 238,646 | 27,002 | 12.76% |
| JUNE | 145,137 | 161,426 | 180,194 | 18,768 | 11.63% |
| JULY | 149,537 | 159,973 | 212,620 | 52,646 | 32.91% |
| AUGUST | 193,751 | 216,962 | 268,976 | 52,014 | 23.97% |
| SEPTEMBER | 154,328 | 195,347 | | | |
| OCTOBER | 152,545 | 160,876 | | | |
| NOVEMBER | 213,292 | 226,078 | | | |
| Sub-Total | \$1,932,632 | \$2,191,785 | \$1,812,486 | \$203,002 | 12.61% |
| AUDIT ADJ | | | | | |
| TOTAL | \$1,932,632 | \$2,191,785 | \$1,812,486 | \$203,002 | 12.61% |





Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Purchasing
Prepared By: G. Hayes
Date Prepared: 9/6/2016

Item Number: G
(City Secretary's Use Only)
Account Code: Various departments
Budgeted Amount: \$150,000.00
Exhibits: _____

Subject

Consider and act upon the approval of the lease of Xerox copiers from Xerox Corporation in the estimated amount of \$150,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion to approve the lease of Xerox copiers from Xerox Corporation in the estimated amount of \$150,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents.

Discussion

The City's current fleets of copiers have reached the end of their leases and replacement parts will no longer be available. With the availability of improved technology, Staff recommends replacing 15 in the estimated amount of \$150,000.00 (lease agreement term of 36 months) through the use of a State of Texas Department of Information Resources (DIR) cooperative contract.

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.

State of Texas Contract DIR-TSO-3043 (annual contract with renewals)
City of Wylie Agreement W2017-1-I.



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: August 24, 2016

Item Number: 1
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 4

Subject

Conduct the 1st Public Hearing for the annexation of approximately 2 acres of land situated in the Guadalupe De Los Santos Survey, Abstract No. 1100, Collin County, Texas, located southeast of the intersection of South Ballard and Pleasant Valley Road. **2016-03A**

Recommendation

Conduct Public Hearing only. No action is necessary.

Discussion

Property Owner: Alan Stufft

Applicant: Ron Haynes

This annexation is at the request of the property owner and applicant of a 2.009 acre tract. The subject tract is contiguous to existing city limits on the west, south and east side, while properties to the north across Pleasant Valley are within unincorporated Collin County.

The applicant desires to bring the subject tract into the city and zone it under the same Planned Development as the surrounding Dominion of Pleasant Valley master planned community.

Exhibits attached: Exhibit "A" Legal Description; Exhibit "B" Boundary Survey; Exhibit "C" Location Map; and Exhibit "D" Service Plan

Before a municipality may begin annexation proceedings, the governing body of the municipality must conduct two (2) public hearings at which persons interested in the annexation are given the opportunity to be heard. The notice for each hearing must be published at least once on or after the 20th day but before the 10th day before the date of the hearing and must remain posted on the municipality's website until the date of the hearing. In compliance with state law, the following schedule has been adhered to:

| | |
|--------------------------------------|---------------------------------------|
| Notice published for Public Hearings | August 24, 2016 and September 7, 2016 |
| First Public Hearing | September 13, 2016 |
| Second Public Hearing | September 27, 2016 |
| Adoption of Ordinance | October 11, 2016 |

Article 1, Section 3 of the Wylie City Charter authorizes the City Council to adjust boundaries. This annexation is being conducted in compliance with Sections 43.052 (h) (2) and 43.063 of the Local Government Code.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land located in Collin County, Texas, a part of the Guadalupe De Los Santos Survey, Abstract Number 1100, and being a part of a called 3.00 acre tract of land described in a warranty deed to Alan L. Stufft and wife, Cheryl A. Stufft as recorded in Volume 5822, Page 988, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a PK nail found at the east corner of said 3.00 acre tract of land, said point being in the center of Pleasant Valley Road, said point being the north corner of a called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 20131029001473050, Official Public Records of Collin County, Texas;

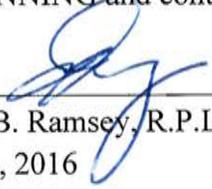
THENCE South 44 degrees 25 minutes 51 seconds West, 270.28 feet along the southeast line of said 3.00 acre tract of land and along the northwest line of said 139.871 acre tract of land to a one-half inch iron rod found for corner at the POINT OF BEGINNING of this tract of land;

THENCE South 44 degrees 25 minutes 51 seconds West, 491.87 feet along the southeast line of said 3.00 acre tract of land and along the northwest line of said 139.871 acre tract of land to a one-half inch iron rod found at the south corner of said 3.00 acre tract of land;

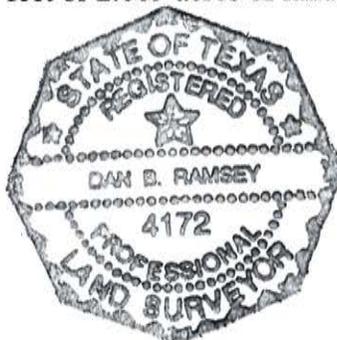
THENCE North 40 degrees 34 minutes 09 seconds West, 173.81 feet along the southwest line of said 3.00 acre tract of land and along the northwest line of said 139.871 acre tract of land to a five-eighths inch iron rod found at the west corner of 3.00 acre tract of land, said point being in the southeast line of a called 80.178 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 20131029001473060, Official Public Records of Collin County, Texas;

THENCE North 44 degrees 25 minutes 51 seconds East, 518.88 feet along the northwest line of said 3.00 acre tract of land and along the southeast line of said 80.178 acre tract of land to a one half-inch iron rod found for corner;

THENCE South 31 degrees 53 minutes 00 seconds East, 178.21 feet to the POINT OF BEGINNING and containing 87,505 square feet or 2.009 acres of land.



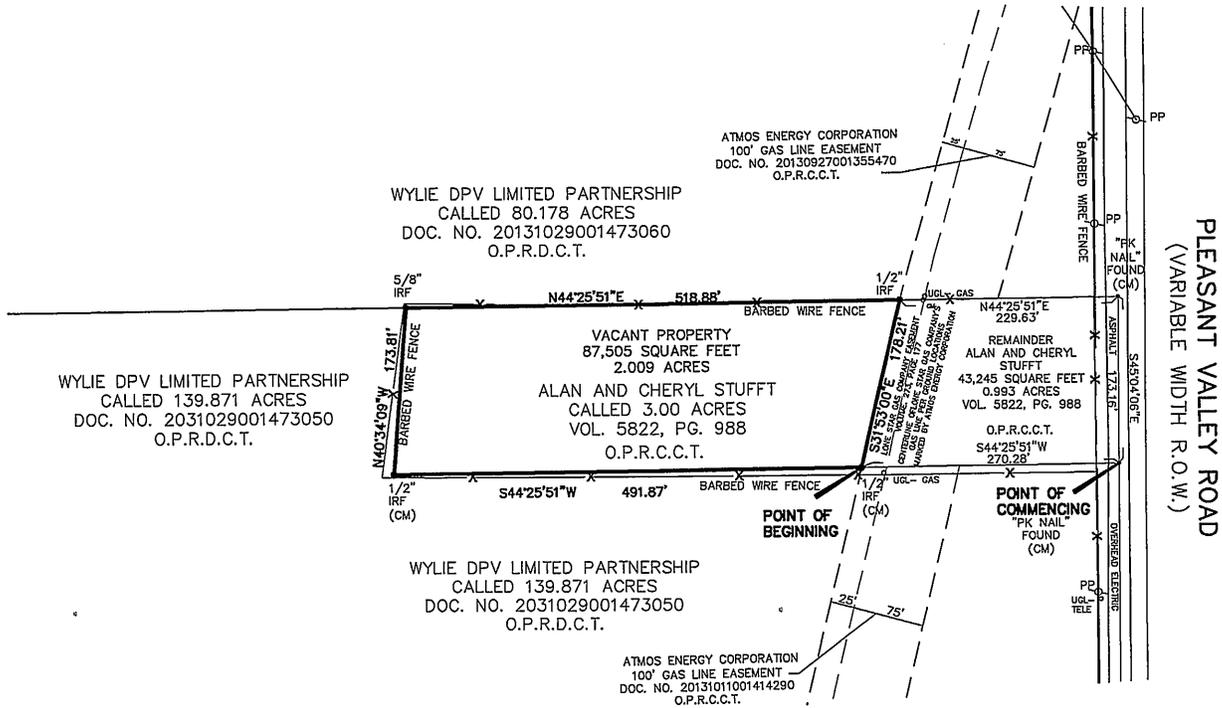
Dan. B. Ramsey, R.P.L.S. No. 4172
July 5, 2016



ANNEXATION EXHIBIT "B"



1"=200'



LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CM CONTROL MONUMENT
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- S.F. SQUARE FEET

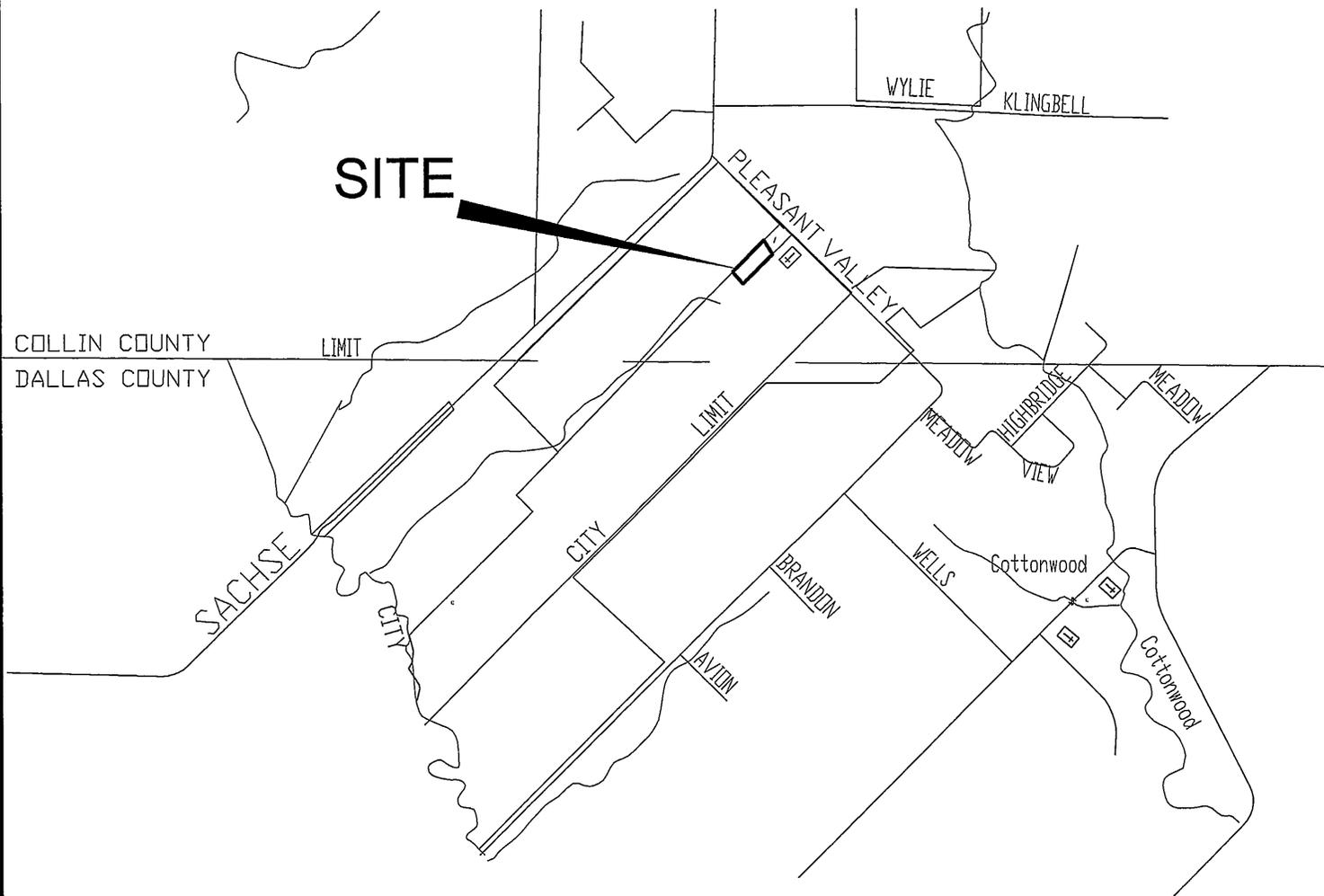
TBPE No. F-438 TBPLS No. 10076000

| | | | | | |
|-------------------|----------------|--------------|--|--|--|
| SCALE: 1"=200' | DATE 7-5-16 | DRAWN DBR | PROJECT HDC009 2.009 AC ANNEXATION EXHIBIT 8/5-11.dwg | 16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 | |
|-------------------|----------------|--------------|--|--|--|

LOCATION MAP
EXHIBIT "C"



NOT TO SCALE



TBPE No. F-438 TBPLS No. 10076000

| | | | | | |
|-----------------------|------------------------|----------------------|--|--|--|
| <p>SCALE: NTS</p> | <p>DATE 7-5-16</p> | <p>DRAWN DBR</p> | <p>PROJECT HDC009 2,009 AC ANNEXATION EXHIBIT 8/5-11.dwg</p> | <p>16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001</p> | |
|-----------------------|------------------------|----------------------|--|--|--|

EXHIBIT "D"

**CITY OF WYLIE, TEXAS
SERVICE PLAN FOR ANNEXED AREA
STUFFT - DPV TRACT**

ANNEXATION ORDINANCE NO.: _____

DATE OF ANNEXATION ORDINANCE: XX-XX-XXXX

ACREAGE ANNEXED: 2.009 acres

SURVEY, ABSTRACT & COUNTY: Guadalupe De Los Santos Survey,
Abstract No. 1100, Collin County, Texas

Municipal Services to the acreage described above shall be furnished by or on behalf of the City of Wylie, Texas (the "City"), at the following levels and in accordance with the following schedule:

A. POLICE SERVICE

1. Patrolling, responses to calls and other routine police services, within the limits of existing personnel and equipment and in a manner consistent with any of the methods of the City, extends police service to any other area of the municipality, will be provided within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient police personnel and equipment will be provided to furnish this area the maximum level of police services consistent with the characteristics of topography, land utilization and population density within the area as determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.
3. Upon ultimate development of the area, the same level of police services will be provided to this area as are furnished throughout the City.

FIRE SERVICES

1. Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, and in a manner consistent with any of the methods of the City, extends fire service to any other area of the municipality, will be provided to this area within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient fire and emergency ambulance equipment will be provided to furnish this area the maximum level of fire services consistent with the characteristics of topography, land utilization and population density within the area as

EXHIBIT "D"

determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.

3. Upon ultimate development of the area, the same level of fire and emergency ambulance services will be provided to this area as are furnished throughout the City.

C. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES

1. Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
2. Complaints of ordinance or regulation violations within this area will be answered and investigated within sixty (60) days of the effective date of the annexation ordinance.
3. Inspection services, including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be provided within sixty (60) days of the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
4. The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning within sixty (60) days of the effective date of the annexation ordinance.
5. All inspection services furnished by the City, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
6. As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of Environmental Health and Code Enforcement Services as are furnished throughout the City.

D. PLANNING AND ZONING SERVICES

The planning and zoning jurisdiction of the City will extend to this area within sixty (60) days of the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Zoning Ordinance and Comprehensive Plan.

EXHIBIT "D"

E. PARK AND RECREATION SERVICES

1. Residents of this property may utilize all existing park and recreational services, facilities and sites throughout the City, beginning within sixty (60) days of the effective date of the annexation ordinance.
2. Additional facilities and sites to serve this property and its residents will be acquired, developed and maintained at locations and times provided by applicable plans for providing parks and recreation services to the City.
3. Existing parks, playgrounds, swimming pools and other recreational facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Wylie, but not otherwise.

F. SOLID WASTE COLLECTION

1. Solid waste collection shall be provided to the property in accordance with existing City policies, beginning within sixty (60) days of the effective date of the annexation ordinance. Residents of this property utilizing private collection services at the time of annexation shall continue to do so until it becomes feasible because of increased density of population to serve the property municipally. Commercial refuse collection services will be provided to any business located in the annexed area at the same price as presently provided for any business customer within the City, upon request.
2. As development and construction commence in this property and population density increases to the property level, solid waste collection shall be provided to this property in accordance with the current policies of the City as to frequency, changes and so forth.
3. Solid waste collection shall begin within sixty (60) days of the effective date of the annexation ordinance.

G. STREETS

1. The City's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning within sixty (60) days of the effective date of the annexation ordinance. Unless a street within this property has been constructed or is improved to the City's standards and specifications, that street will not be maintained by the City.
2. As development, improvement or construction of streets to City standards commences within this property, the policies of the City with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion, shall apply.
3. The same level of maintenance shall be provided to streets within this property which have been accepted by the City as is provided to City streets throughout the City.

EXHIBIT "D"

4. Street lighting installed on streets improved to City standards shall be maintained in accordance with current City policies.

H. WATER SERVICES

1. Connection to existing City water mains for water service for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinances for such service throughout the City.
2. As development and construction commence in this property, water mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with the applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed with four and one-half (4 1/2) years after that date.
3. Water mains installed or improved to City standards which are within the annexed area and are within dedicated easements shall be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
4. Private water lines within this property shall be maintained by their owners in accordance with existing policies applicable throughout the City.

I. SANITARY SEWER SERVICES

1. Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such service throughout the City.
2. Sanitary sewage mains and/or lift stations installed or improved to City standards, located in dedicated easements, and which are within the annexed area and are connected to City mains will be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
3. As development and construction commence in this area, sanitary sewer mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed within four and one-half (4 1/2) years after that date.

EXHIBIT "D"

J. MISCELLANEOUS

1. Any facility or building located within the annexed area and utilized by the City in providing services to the area will be maintained by the City commencing upon the date of use or within sixty (60) days of the effective date of the annexation ordinance, whichever occurs later.
2. General municipal administrative services of the City shall be available to the annexed area beginning within sixty (60) days of the effective date of the annexation ordinance.
3. Notwithstanding, anything set forth above, this Service Plan does not require all municipal services be provided as set forth above if different characteristics of topography, land use and population density are considered a sufficient basis for providing different levels of service.
4. The Service Plan is valid for ten (10) years from the effective date of this Ordinance.



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Planning
Prepared By: Renaë Ollie
Date Prepared: September 2, 2016

Item Number: _____
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: \$ _____
Exhibits: 4

Subject

Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) **ZC 2016-09**

Recommendation

Motion to adopt Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) **ZC 2016-09**

Discussion

Owners: Beatriz Chavez (Lujan) and Cleo Kikuchi (Living Trust) Applicant: Jim Koch (Serene Development)

Zoning Case 2016-09 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

Typically Ordinance adoptions are placed on the Consent Agenda. However, because the subject tract is part of an overall subdivision development, which includes property outside city limits, the annexation adoption should be approved first, then subsequent preliminary plat and zoning tracts.

The subject ordinance allows residential development with lots being a minimum of 10,000 sq. ft. and dwelling size of 2,400 sq. ft. minimum.

Exhibits A (Legal Description), B (Location Map), C (Concept Plan) are included and made a part of this Ordinance.

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

ORDINANCE NO. 2016-19

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2016-09, FROM AGRICULTURAL-30 (A-30) TO SINGLE-FAMILY 10/24 (SF-10/24) TO ALLOW FOR SINGLE-FAMILY DEVELOPMENT ON 16.739 ACRES; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Single-Family 10/24 (SF-10/24), said property being described in Exhibit "A" (Legal Description), Exhibit "B" (Location Map), and Exhibit "C" (Concept Plan) attached hereto and made a part hereof for all purposes.

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

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 13th day of September, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: September 21, 2016, *in the* Wylie News

EXHIBIT A
Property Description (north / zoning)

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, and all of a tract of land conveyed to Kikuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

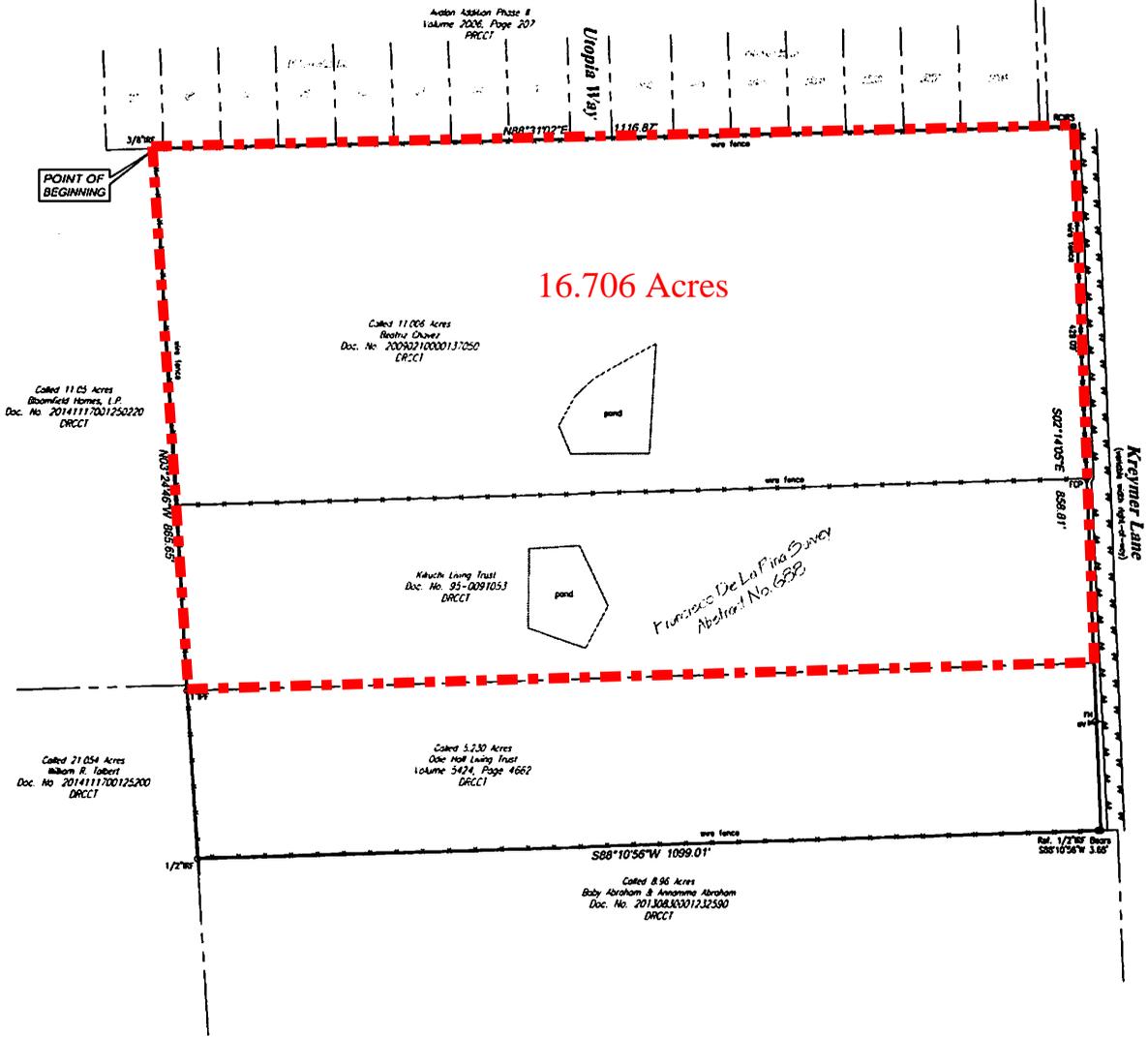
BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avalon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avalon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract and the east line of said Kikuchi Living Trust tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 at 429.09 feet and continuing for a total distance of 654.10 feet to a point for corner marking the northeast corner of a called 5.230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and the southeast corner of said Kikuchi Living trust tract;

THENCE with the north line of said 5.230 acre tract and the south line of said Kikuchi living Trust tract, South 88°13'47" West, 1103.24 feet to a 1 inch iron pipe found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Talbert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 5.230 acre tract and the southwest corner of said Kikuchi Living Trust tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said Kikuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'46" West, 659.95 feet to the Point of Beginning and containing 16.739 acres of land, more or less.



16.706 Acres

Called 11.05 Acres
Bloomfield Homes, L.P.
Doc. No. 2014111700125220
DRCC

Called 11.006 Acres
Brooks Dwyer
Doc. No. 20090210000137050
DRCC

Kiuchi Living Trust
Doc. No. 95-0091053
DRCC

Francisco De La Pina Survey
Abstract No. 688

Called 21.054 Acres
William R. Tolbert
Doc. No. 2014111700125200
DRCC

Called 5.230 Acres
Ode Hall Living Trust
Volume 3424, Page 4662
DRCC

Called 8.96 Acres
Baby Abraham & Ananema Abraham
Doc. No. 2013083001232500
DRCC

Property Description

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, all of a tract of land conveyed to Kiuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and all of a called 5.230 acre tract of land conveyed to Ode Hall Living Trust by deed recorded in Volume 3424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avolon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 2014111700125220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avolon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract, the east line of said Kiuchi Living Trust tract and the east line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod capped "Roome" set for corner in the southwest corner of said 11.006 of 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Ananema Abraham by deed recorded in Document No. 2013083001232500 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Tolbert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said Kiuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°21'48" West, 855.85 feet to the Point of Beginning and containing 21.925 acres of land, more or less.

Surveyor's Certificate

I hereby certify that on the 25th day of March, 2016, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Kreymer Lane, same being paved a public roadway, which abut(s) the subject property, and is physically open and being used.

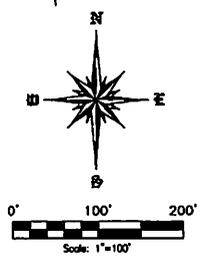
This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Michael Guzzo

Michael Guzzo
Registered Professional Land
Surveyor No. 5693



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per the plat of Avolon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; 4) No portion of the subject property is shown to be within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 5) This survey was performed without the benefit of a title commitment; 6) This survey is intended for the exclusive use of the hereon noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company; 7) Found centerline 1 cuts in Avolon Addition Phase II are the controlling monuments; 8) Per client's request not all improvements have been shown.



Legend

| | |
|---------|----------------------------------|
| DRCC | Roome Capped Iron Rod Set |
| DRCC | Deed Records Collin County Texas |
| PRCC | Plat Records Collin County Texas |
| IR | Iron Rod Found |
| IR | Iron Pipe Found |
| FCP | Found Corner Point |
| IR & IR | Water Hole |
| IR & IR | Pile Nubment |
| IR | Wire Fence |
| IR | Asphalt |

Boundary Survey
1023, 1033 & 1053 Kreymer Lane
21.925 Acres
Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
March 2016

Roome Land Surveying, Inc.

TEPLS Firm No. 1001800
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 421-4372 / Fax (972) 423-7523
www.roome-surveying.com

P:\VC\201601\VC825876.DWG



LOCATION MAP
ZONING CASE #2016-09

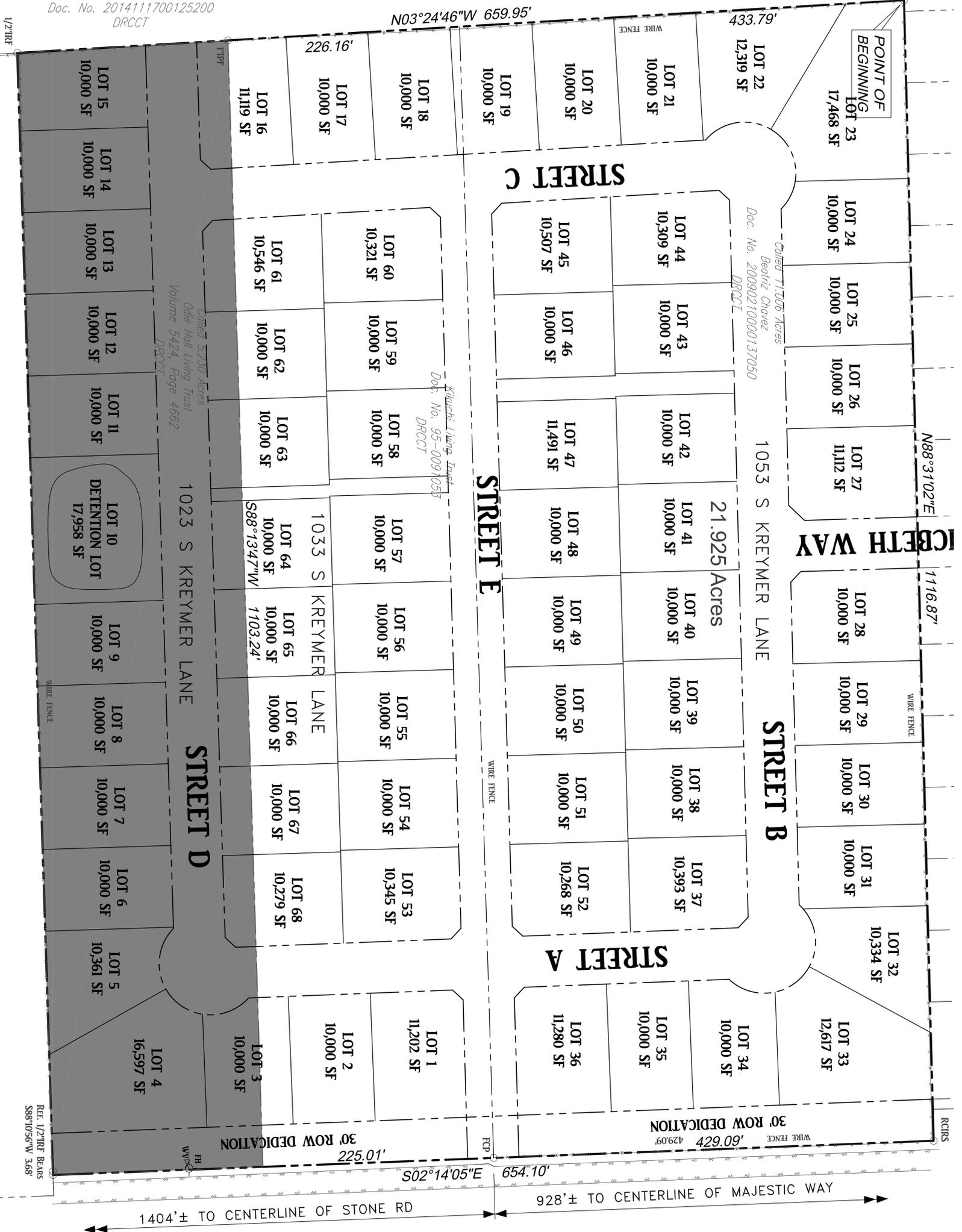
EXHIBIT "C"

Called 11.05 Acres
Bloomfield Homes, L.P.
Doc. No. 20141117001250220
DRCCCT

Called 21.054 Acres
William R. Talbert
Doc. No. 2014111700125200
DRCCCT

1/2"IRF

3/8"IRF



Note: Copyright © Hickman Consulting Engineers, Inc. All rights reserved. This drawing is prepared by computer software and is not a substitute for a professional engineer's or architect's seal and signature. Copies of this plan without an original signature and seal are not valid.

Called 8.96 Acres

This document is released for the purpose of under the authority of Mark H. Hickman, P.E. 78409 on 06/20/2016. It is not to be used for construction bidding permit purposes.

| REVISION | DESCRIPTION | DATE | BY |
|----------|-------------|------|----|
| 1 | | | |

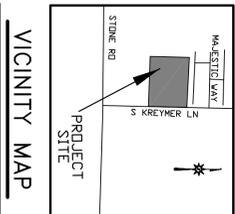
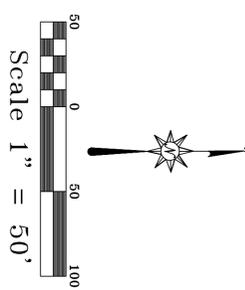


SCALE: 1"=50'
DATE: JUNE 2016
DRAWN BY: FCP
CHKD BY: MHH
JOB NO: 1620-175
FILE: 12075-SV-ZE
DATE OF SUBMITTAL: 076/26/16(C)

ZONING EXHIBIT
SERENE VILLAS
WYLIE, TEXAS
SERENE GLOBAL GROUP, INC
1719 ANALOG DRIVE
GARLAND, TEXAS 75040
214-244-3839



Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
Ph (972)784-2499 • Fax (972)793-8654
Engineers Planners





Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Planning
Prepared By: Renaë Ollie
Date Prepared: September 2, 2016

Item Number: 3
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln)

Recommendation

Motion to approve a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln)

Discussion

OWNER: SGG Villas

ENGINEER: Roome Land Surveying

The purpose of the Preliminary Plat is to combine three properties totaling 21.925 acres and will create 70 lots (67 single family residential lots and 3 open space lots). Currently, the properties are three larger lots, (two recommended for approval on August 23rd by City Council to be rezoned to SF-10/24 and one in Wylie's ETJ.

Typically Preliminary Plats are placed on the Consent Agenda. However, because the plat also includes acreage outside of city limits, the plat is being considered on the regular agenda after the annexation has been adopted.

The plat shall also dedicate necessary rights-of-way and utility easements.

The Preliminary Plat complies with the approved Development Plan &. A Final Plat shall be submitted for approval at a future date in accordance with the Subdivision Regulations.

Planning & Zoning Commission Discussion

The Commission voted 4-0 to recommend approval of the request subject to additions and alterations as required by the City Engineering Department.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **SGC Villas** is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11,006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, all of a tract of land conveyed to Kikuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and all of a called 5,230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avalon Addition Phase II, on addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 2014117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avalon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract, the east line of said Kikuchi Living Trust tract and the east line of said 5,230 acre tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 at 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Anamma Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Talbert by deed recorded in Document No. 201411700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said Kikuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'46" West, 865.65 feet to the Point of Beginning and containing 21.925 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SGC Villas** does hereby adopt this plat designated therein above described property as Final Plat of **Serene Villas**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utilities entities shall have the right to remove and keep removed all or any building, 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 plotting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 2016.

Robert Heath

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **SGC Villas**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENT:

THAT I, Michael Cuzzo, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

Preliminary - Not to be filed

Michael Cuzzo
R.P.L.S. No. 5693

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Michael Cuzzo**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for
The State of Texas

"Recommended for Approval"

Chairman, Planning and Zoning Commission
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of **Serene Villas** to the City of Wylie was submitted to the City Council on the ____ day of _____, 2016, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 2016.

City Secretary
City of Wylie, Texas

PZ-08-16-16; CC 09-13-16

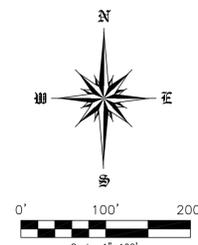
Preliminary Plat
Serene Villas
21.925 Acres
67 Residential Lots & 3 HOA Lots
Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
June 20, 2016

P-/AC/201602/AC827701.DWG

Owner:
SGC Villas
1719 Analog Drive
Richardson, Texas 75081
469-828-1672

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

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



Called 11.05 Acres
Bloomfield Homes, L.P.
Doc. No. 2014117001250220
DRCC

Called 21.054 Acres
William R. Talbert
Doc. No. 201411700125200
DRCC

Called 8.96 Acres
Baby Abraham & Anamma Abraham
Doc. No. 20130830001232590
DRCC

60 Foot Right-of-Way
City of Wylie
Doc. No. 20150717000885810 DRCC

Called 5.00 Acres
John Tolleson
Volume 5298, Page 1653 DRCC

Remainder of Called 12.497 Acres
John Yates
Doc. No. 96-0070802 DRCC

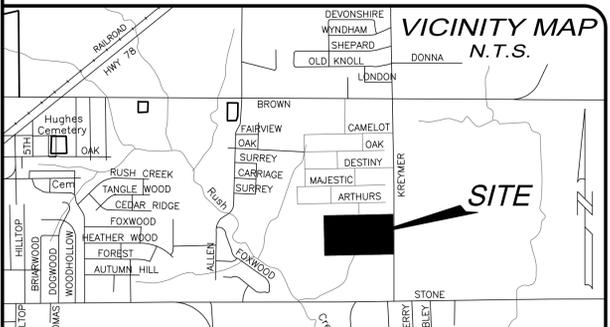
Remainder of Called 12.499 Acres
John Yates
Doc. No. 96-0070802 DRCC

Called 5.100 Acres
Aday Spadovall
Volume 5780, Page 715 DRCC

Called 5.00 Acres
Guy Cates
Doc. No. 20070627000881390 DRCC

Called 1.00 Acres
Herbert Jones
Volume 5834, Page 823 DRCC

Called 1.00 Acres
Douglas Cooley
Doc. No. 94-0011251 DRCC



| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1 | 50.00' | 180°30'31" | 157.52' | S46°51'32"E | 100.00' |
| C2 | 50.00' | 182°00'02" | 158.83' | S42°58'26"W | 99.98' |
| C3 | 50.00' | 184°06'20" | 160.66' | N42°36'15"W | 99.94' |
| C4 | 500.00' | 7°54'03" | 68.95' | N84°07'15"E | 68.89' |
| C5 | 500.00' | 8°00'43" | 69.92' | N84°10'35"E | 69.86' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S47°38'07"E | 13.92' |
| L2 | S43°08'28"W | 14.00' |
| L3 | N47°01'34"W | 14.00' |
| L4 | S42°23'05"W | 14.77' |
| L5 | S43°21'31"W | 21.15' |
| L6 | S46°38'29"E | 14.18' |
| L7 | S46°56'31"E | 14.21' |
| L8 | N43°03'29"E | 14.07' |
| L9 | S46°56'31"E | 14.21' |
| L10 | S42°58'26"W | 14.09' |
| L11 | N47°36'55"W | 14.34' |
| L12 | N42°28'09"E | 13.92' |
| L13 | S47°31'51"E | 14.36' |
| L14 | N42°33'08"E | 13.90' |
| L15 | S46°51'31"E | 14.23' |
| L16 | N43°03'29"E | 14.07' |

NOTES: (1) CM is controlling monument; (2) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48085C0420 J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X); (3) Source bearing per the plat of Avalon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements; (5) The current zoning for this property is A/30 - Agricultural; (6) Contour lines are based on NCTCOG maps and are not the product of an on the ground survey.



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Finance
Prepared By: Linda Bantz
Date Prepared: August 19, 2016

Item Number: 4
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Budget Cover Page

Subject

Consider, and act upon, approving the property tax increase reflected in the budget.

Recommendation

Motion to approve the property tax increase reflected in the budget.

Discussion

The tax rate needed to fund the FY 2016-2017 budget is \$0.848900 per \$100 of assessed valuation. Although this tax rate represents a decrease of \$0.02 (two cents) from the tax rate in FY 2015-2016, there will be an increase in tax revenue the City receives due to new property that was added to the tax roll and an increase in the total property assessed valuation. Section 26.05 of the Texas Property Tax Code requires the governing body to hold a separate vote to ratify this property tax increase that is reflected in the budget.

Due to the passage of H.B. 3195 during the 80th Legislative Session, the following statement must be included as the cover page for any budget document:

“THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR’S BUDGET BY \$2,877,401 OR 11.35%, AND OF THAT AMOUNT, \$1,234,155 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.”



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Finance
Prepared By: Linda Bantz
Date Prepared: August 19, 2016

Item Number: 5
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: All Funds Summary, Budget
Ordinance

Subject

Consider, and act upon, Ordinance No. 2016-20 adopting a budget and appropriating resources for Fiscal Year 2016-2017, beginning October 1, 2016, and ending September 30, 2017.

Recommendation

Motion to approve Ordinance No. 2016-20 adopting the budget and appropriating resources for Fiscal Year 2016-2017, beginning October 1, 2016, and ending September 30, 2017.

Discussion

The tax rate being proposed for Fiscal Year 2016-2017 is \$0.8489 per \$100 of assessed valuation.

The attached summary of all operating and capital funds includes the budget for the Wylie Economic Development Corporation.

The adoption of the FY 2016-2017 tax rate is presented as a separate agenda item.

ORDINANCE NO. 2016-20

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, ADOPTING A BUDGET AND APPROPRIATING RESOURCES FOR FISCAL YEAR 2016-2017, BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; REPEALING ALL CONFLICTING ORDINANCES; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager and staff have prepared and filed with the City Secretary a proposed budget for operation of the City during Fiscal Year 2016-2017; and

WHEREAS, the proposed budget appears to be in form and substance which fully complies with all applicable provisions of the City Charter and State law; and

WHEREAS, the proposed budget has been available for public inspection and review; and

WHEREAS, the City Council on August 23, 2016, conducted a public hearing to receive input from the citizens of the City concerning the content of the budget; and

WHEREAS, the Council having considered the proposed budget at length, and having provided input into its preparation, has determined that the proposed budget and the revenues and expenditures contained therein 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 CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

Section 1. That the proposed budget of the revenues of the City and the expenses of conducting the affairs thereof, as summarized in the attached Exhibit A and fully incorporated herein by reference, be, and the same hereby is, completely adopted and approved as the Budget for the City for Fiscal Year 2016-2017.

Section 2. That the sum of seventy-nine million, nine hundred thirty-seven thousand, and eight hundred eight dollars, \$79,937,808 is hereby appropriated for the City's FY 2016-2017 Budget. These funds are for payment of operating, capital, and debt service expenses associated with the operation and administration of the City according to the various purposes and intents described in the FY 2016-2017 budget document.

Section 3. The specific authority is hereby given to the City Manager to transfer appropriations budgeted from an account classification or activity to another within any individual department or activity; and to transfer appropriations from designated appropriations to any individual department or activity as provided in the City Charter.

Section 4. 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 5. This ordinance shall be in full force and effect from and after its adoption by the City Council pursuant to the law and the City Charter.

Section 6. That all other ordinances and code provisions in conflict herewith are hereby repealed to the extent of any such conflict or inconsistency.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 13th day of September, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: September 21, 2016, *in the* Wylie News

SUMMARY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ALL OPERATING AND CAPITAL FUNDS

FISCAL YEAR 2016-2017 BUDGET

| | GENERAL FUND | SPECIAL REVENUE FUNDS | DEBT SERVICE FUNDS | |
|-------------------------------------|-----------------|-----------------------------|---------------------|--------------------|
| | | | G O DEBT SERVICE | 4B DEBT SERVICE |
| ESTIMATED BEGINNING BALANCES | \$ 12,103,323 | \$ 5,835,307 | \$ 688,052 | \$ 205,181 |
| REVENUES: | | | | |
| Ad Valorem Taxes | 21,997,780 | - | 7,993,594 | - |
| Non-Property Taxes | 4,962,591 | 5,024,590 | - | - |
| Franchise Fees | 2,680,000 | - | - | - |
| Licenses & Permits | 811,000 | 35,000 | - | - |
| Intergovernmental | 897,145 | 500,000 | - | - |
| Service Fees | 3,230,000 | 1,123,000 | - | - |
| Court Fees | 570,800 | 20,000 | - | - |
| Interest & Misc. Income | 190,500 | 1,607,471 | 4,000 | - |
| TOTAL REVENUES | 35,339,816 | 8,310,061 | 7,997,594 | - |
| Transfers from Other Funds | 2,112,861 | 35,000 | - | 386,000 |
| TOTAL AVAILABLE RESOURCES | 49,556,000 | 14,180,368 | 8,685,646 | 591,181 |
| EXPENDITURES: | | | | |
| General Government | 11,252,828 | 6,000 | - | - |
| Public Safety | 17,523,821 | 124,000 | - | - |
| Development Services | 1,427,936 | - | - | - |
| Streets | 3,193,606 | - | - | - |
| Community Services | 4,255,133 | 4,761,540 | - | - |
| Utilities | - | - | - | - |
| Debt Service | - | - | 7,857,713 | 385,050 |
| Capital Projects | - | - | - | - |
| Economic Development | - | 4,484,297 | - | - |
| TOTAL EXPENDITURES | 37,653,324 | 9,375,837 | 7,857,713 | 385,050 |
| Transfers to Other Funds | - | 421,000 | - | - |
| ENDING FUND BALANCE | * \$ 11,902,676 | \$ 4,383,531 | \$ 827,933 | \$ 206,131 |

* Budgeted Use of Fund Balance for one time purchases of fleet and equipment.

SUMMARY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ALL OPERATING AND CAPITAL FUNDS

FISCAL YEAR 2016-2017 BUDGET

| | PROPRIETARY FUND | | |
|-------------------------------------|---|-----------------------------|--------------------------|
| | CAPITAL PROJECTS FUNDS | UTILITY FUND | TOTAL ALL FUNDS |
| ESTIMATED BEGINNING BALANCES | \$ 11,508,218 | \$ 8,653,279 | \$ 38,993,360 |
| REVENUES: | | | |
| Ad Valorem Taxes | - | - | 29,991,374 |
| Non-Property Taxes | - | - | 9,987,181 |
| Franchise Fees | - | - | 2,680,000 |
| Licenses & Permits | - | - | 846,000 |
| Intergovernmental | 2,342,000 | - | 3,739,145 |
| Service Fees | 500,000 | 16,285,000 | 21,138,000 |
| Court Fees | - | - | 590,800 |
| Interest & Misc. Income | 500 | 77,000 | 1,879,471 |
| TOTAL REVENUES | 2,842,500 | 16,362,000 | 70,851,971 |
| Transfers from Other Funds | - | - | 2,533,861 |
| TOTAL AVAILABLE RESOURCES | 14,350,718 | 25,015,279 | 112,379,192 |
| EXPENDITURES: | | | |
| General Government | - | - | 11,258,828 |
| Public Safety | - | - | 17,647,821 |
| Development Services | - | - | 1,427,936 |
| Streets | - | - | 3,193,606 |
| Community Services | - | - | 9,016,673 |
| Utilities | - | 14,838,616 | 14,838,616 |
| Debt Service | - | 961,038 | 9,203,801 |
| Capital Projects | 6,332,369 | - | 6,332,369 |
| Economic Development | - | - | 4,484,297 |
| TOTAL EXPENDITURES | 6,332,369 | 15,799,654 | 77,403,947 |
| Transfers to Other Funds | - | 2,112,861 | 2,533,861 |
| ENDING FUND BALANCE | \$ 8,018,349 | \$ 7,102,764 | \$ 32,441,384 |
| | | TOTAL REVENUES \$ | 73,385,832 |
| | NET DECREASE (INCREASE) IN FUND BALANCE | | <u>6,551,976</u> |
| | | TOTAL APPROPRIABLE FUNDS \$ | <u><u>79,937,808</u></u> |



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Finance
Prepared By: Linda Bantz
Date Prepared: August 19, 2016

Item Number: 6
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Ordinance

Subject

Consider, and act upon, Ordinance No. 2016-21 fixing the tax rate/levy for Tax Year 2016 and Budget Year FY 2016-2017 at \$0.84890 per \$100 of assessed valuation.

Recommendation

Motion to approve Ordinance No. 2016-21 fixing the tax rate/levy for Tax Year 2016 and Budget Year FY 2016-2017 at \$0.84890 per \$100 of assessed valuation must be made as follows:
“I move that the property tax rate be increased by the adoption of a tax rate of \$0.848900, which is effectively a 6.75% increase in the tax rate.”

Discussion

The tax rate needed to fund the FY 2016-2017 budget is \$0.84890 per \$100 of assessed valuation. The tax rate is broken down with \$0.623399 being used for operations and maintenance and \$0.225501 being used to fund the General Debt Service Fund. This tax ordinance will generate levies of \$20,731,492 for the General Fund and \$7,499,213 for the I & S Fund. The adopted Fiscal Year 2016-2017 budget requires the support of this ordinance for funding. Although the tax rate is being decreased by two cents, the motion to approve the tax rate must be made in the above format due to state law requirements found in Section 26.05(b) of the Property Tax Code since the tax rate exceeds the effective tax rate of \$0.795191.

ORDINANCE NO. 2016-21

AN ORDINANCE FIXING THE TAX RATE AND LEVY FOR THE CITY OF WYLIE, TEXAS, UPON ALL TAXABLE PROPERTY IN THE CITY OF WYLIE, TEXAS, FOR THE PURPOSE OF PAYING THE CURRENT EXPENSES OF THE CITY FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017, AND FOR THE FURTHER PURPOSE OF CREATING A SINKING FUND TO RETIRE THE PRINCIPAL AND INTEREST OF THE BONDED INDEBTEDNESS OF THE CITY; PROVIDING FOR A LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE PAYMENT OF TAXES DUE THEREON; CONTAINING A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 11.38 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$11.82.

WHEREAS, the City Council has this date, by way of Ordinance duly passed, adopted a Budget of operation for the City for fiscal year 2016-2017; and

WHEREAS, the aforesaid Ordinance anticipates and requires the levy of an ad valorem tax all taxable property in the City of Wylie; and

WHEREAS, it is necessary to levy such an ad valorem tax at a given rate to generate revenues sufficient to meet projected expenses; and

WHEREAS, the City has fully and timely complied with all notice and other requirements relative to the adoption of a tax rate for fiscal year 2016-2017; and

WHEREAS, notice of the proposed tax rate, as well as the effective tax rate, has been published as required by law and the City has received no formal protest thereof.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Wylie, Texas, as follows:

Section 1. There is hereby levied for the fiscal year 2016-2017 upon all real property situated within the corporate limits of said City of Wylie, Texas, and upon all personal property

which was owned within the corporate limits of said City of Wylie, Texas, on the first day of January, A.D. 2016, except so much thereof as may be exempt by the Constitution or laws of the State of Texas, a total tax of \$0.8489 on each \$100 of assessed valuation on all said property which said total tax herein so levied shall consist and be comprised of the following components:

- a) An ad valorem tax rate of \$0.623399 on each \$100 of assessed valuation of said taxable property is hereby levied for general city purposes and to pay the current operating expenses of said City of Wylie, Texas, for the fiscal year ending September 30, 2017, which tax, when collected shall be appropriated to and for the credit of the General Fund of said City of Wylie, Texas.
- b) An ad valorem tax rate of \$0.225501 on each \$100 of assessed valuation of said taxable property is hereby levied for the purpose of creating an Interest and Sinking Fund with which to pay the interest and principal of the valid bonded indebtedness, and related fees of the City of Wylie, now outstanding and such tax when collected shall be appropriated and deposited in and to the credit of the General Debt Service Fund of the City of Wylie, Texas, for the fiscal year ending September 30, 2017.

Section 2. The City of Wylie shall have a lien on all taxable property located in the City of Wylie to secure the payment of taxes, penalty and interest, and all costs of collection, assessed and levied hereby.

Section 3. Taxes are payable in McKinney, Texas, at the Office of the Tax-Assessor Collector of Collin County. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

Section 4. That the tax roll presented to the City Council, together with any supplements thereto, be and same are hereby accepted and approved.

Section 5. 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 6. This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

Section 7. 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 8. The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as 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, on this the 13th day of September, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

Date of Publication in *The Wylie News* – September 21, 2016



Wylie City Council

AGENDA REPORT

Meeting Date: September 13, 2016
Department: Finance
Prepared By: Finance
Date Prepared: August 22, 2016

Item Number: 7
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Report, Ordinance

Subject

Consider and act upon approval of Ordinance 2016-22 amending Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule.

Recommendation

Motion to approve Ordinance 2016-22 amending Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule.

Discussion

On July 26, 2016 Council held a work session to discuss the water and sewer rate study prepared by NewGen Strategies & Solutions. The study incorporates the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and future utility fund staffing needs.

The study recommends a rate increase of 9% for all rate types through FY 2021 as well as increasing the number of volumetric rate tiers to four for residential water customers as shown below.

- 1,001 – 10,000 Gallons
- 10,001 – 20,000 Gallons
- 20,001 – 40,000 Gallons
- 40,001 Gallons and over

The proposed rates achieve the following:

- Send a price signal that will encourage more efficient use of residential water for monthly consumption over 20,000 gallons and again for consumption over 40,000 gallons.
- Continues to meet the 90 days operating reserve target.
- Includes scheduled drawdowns of reserves in FY 2017 and FY 2018.
- Minimizes the initial rate impact by smoothing out required increases over a period of years.
- Allows the utility to continue with needed capital repair and replacement
- Absorbs wholesale rate increases

ORDINANCE NO. 2016-22

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS; AMENDING SUBSECTION B (WATER RATES) AND SUBSECTION C (SEWAGE COLLECTION AND TREATMENT RATES) OF SECTION 1 (WATER AND SEWER FEES) OF THE WYLIE COMPREHENSIVE FEE SCHEDULE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has adopted Ordinance No. 2009-12 establishing a comprehensive fee schedule (“Comprehensive Fee Ordinance”) for the City of Wylie, Texas (“Wylie”); and

WHEREAS, the Comprehensive Fee Ordinance includes fees for water and sewer; and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of Wylie to amend Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule.

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

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

SECTION 2: Amendment to Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule. Amendment to the Wylie Comprehensive Fee Schedule Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule are hereby amended as identified in Exhibit “A”, attached hereto and incorporated herein for all purposes.

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

SECTION 4: Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a

prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

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

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 13th day of September, 2016.

Eric Hogue, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**

Carole Ehrlich, City Secretary

Date to be published in *The Wylie News* – September 21, 2016

Exhibit "A"

WYLIE COMPREHENSIVE FEE SCHEDULE

I. WATER AND SEWER FEES.

B. Water Rates.

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

- (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$12.83
- (b) Volume charge for all consumption exceeding 1,000 gallons:
 - 1,001 to 10,000 gallons: \$4.37
 - 10,001 to 20,000 gallons: \$5.67
 - 20,001 to 40,000 gallons: \$7.37
 - Over 40,000 gallons: \$9.58

(2) The following monthly water rates shall apply to all domestic commercial customers, (other than apartments, mobile home parks and other multi-unit dwellings not individually metered) within the corporate limits of the City of Wylie, Texas:

- (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$17.53
- (b) Volume charge for all consumption exceeding 1,000 gallons: \$4.96

(3) The following water rates shall apply to all domestic apartments, mobile home parks, and other multi-unit dwellings, not individually metered, within the corporate limits of the City of Wylie, Texas:

- (a) Monthly minimum charge for first 1,000 gallons of metered water \$17.53
- (b) Volume charge for all consumption exceeding 1,000 gallons \$4.96

(4) The following monthly water rates shall apply to all irrigation meters within the corporate limits of the City of Wylie, Texas:

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

- (1) Residential irrigation \$12.83
- (2) Commercial & Multifamily \$17.53
- (b) Volume charge for all consumption exceeding 1,000 gallons:
 - (1) Residential irrigation \$6.26
 - (2) Commercial irrigation..... \$6.26
- (5) The monthly water charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.
- (6) Any bulk water customer who desires to withdraw water from a hydrant or other source not metered and charged directly to them, shall fill out a water application form and sign the form in the same manner as a regular metered customer. Bulk water rate charges are to be charged in twenty-five (25) gallon increments at the same rates as the commercial customers.

C. Sewage Collection and Treatment Rates.

- (1) The following monthly sewage collection and treatment rates shall apply to all residential customers of the City of Wylie, Texas:
 - (a) Customers who are 65 years of age or older and have a homestead exemption on the service address which appears in the tax records..... \$28.73
 - (b) Customers who are disabled and have a homestead exemption on the service address which appears in the tax records \$28.73
 - (c) All other customers \$40.73
- (2) The following monthly sewage collection and treatment rates shall apply to all commercial customers of the City of Wylie, Texas:
 - (a) Monthly minimum charge first 1,000 gallons of metered water..... \$31.01
 - (b) Volume charge for all consumption exceeding 1,000 gallons.....\$ 2.62
- (3) The following monthly sewage collection and treatment rates shall apply to each apartment unit, multiple-family unit, or mobile home space and special areas such as washateria, swimming pools, etc., where the apartment, multiple-family development or mobile home park is on a master meter for water consumption with the City of Wylie, Texas:
 - (a) Monthly charge.....\$40.73
- (4) The monthly sewer charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one

hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.

- (5) The monthly water and sewer rate charge for residential and commercial customers located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.



WATER AND WASTEWATER RATE STUDY

City of Wylie, Texas



PREPARED BY:



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Section 1

INTRODUCTION AND BACKGROUND

Introduction

In March 2016, NewGen Strategies & Solutions, LLC (NewGen) was retained by the City of Wylie (City) to perform a Water and Wastewater Rate Study (Study). As part of this Study, NewGen's Project Team (Project Team) was requested to forecast revenue requirements and rates from Fiscal Year (FY) 2017 through FY 2021. This report contains a summary of the Study, and attached are two (2) schedules that supplement the findings of this report.

Section 1 provides the introduction and background for the Study. Section 2 discusses the development of the revenue requirement through FY 2021. Section 3 discusses the allocation of revenue requirements to water and wastewater functions. Section 4 details the current rate design, and estimated rates needed to recover the projected revenue requirements. Finally, Section 5 offers a summary of recommendations based on the Study's findings.

Regular reviews of the performance of a utility's water and wastewater rates are an integral part of the management of any water and wastewater utility, and failure to monitor the City's rates can result in the need for significant rate actions. Our Project Team recommends that, going forward, the City regularly monitor and review the performance of its adopted rates and perform rate adjustments in a timely manner so as to preserve the financial integrity of the water and wastewater utility.

The analysis performed by NewGen is designed to take into account the foreseeable changes from FY 2017 through FY 2021. The goal is to construct a planning tool with which the City can gain an understanding of the issues that need to be addressed during the Study's planning horizon. A critical benefit is the quantification of the long-range impact of decisions being made today.

As with any forecast, assumptions must be made and the City should be aware that the actual rates required may be different from the proposed rates outlined in this report due to unforeseen changes such as system growth, inflation, etc. In addition, it should be noted that this analysis is based on data provided by the City. While this data has been reviewed and tested for accuracy to the extent possible, if the data relied on by the Project Team to produce this analysis is inaccurate and not reflective of the actual operation and/or financial condition of the City's water and wastewater system, then the results of this analysis may merit revision.

Background

Water and wastewater utilities are essentially business units run by a City and therefore, should operate in a fiscally sound and prudent manner. Serving as the "Board of Directors" of the business, the City Council must contend with several issues that are affecting the financial integrity and stability of the City's utilities.

First, water consumption has been higher than expected. As a referenced in Figure 1-1 below, Wylie will be increasing its annual minimum volumes under its contract with North Texas



Section 1

Municipal Water District (NTMWD). As per the NTMWD “take or pay” agreement, Wylie will continue to pay for the volumes expected to be used in FY 2016 in future years regardless of actual use. This is a natural progression with the City’s growth, but is a major cost consideration for the utility.

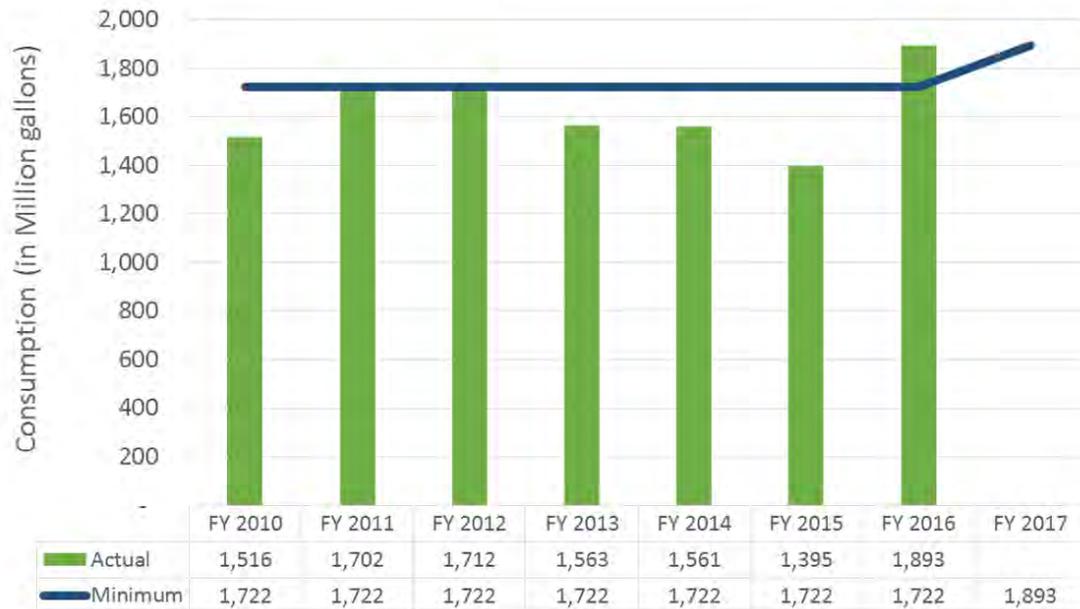


Figure 1-1 Wylie Water Consumption and New “Take or Pay” Minimum

Second, the City has a few large-scale capital improvement projects that are needed over the next five (5) years. Failure to adequately maintain utility systems can result in additional costs later and possibly regulatory action or penalties. The City will need to ensure there are sufficient funds available to fund these capital investments, which are estimated to total over thirteen (\$13) million dollars, through future rate increases.

Based on the analysis conducted, and assuming normal precipitation conditions, the Project Team estimates that on a combined basis, the City’s current rate revenues are insufficient to fund the forecasted cost of service. The Project Team recommends that the City implement a series of rate increases in order to protect the financial stability of the utility.

The remainder of this report outlines the analysis conducted by NewGen and the recommendations of the Project Team.

Section 2

REVENUE REQUIREMENT

There are two (2) primary ratemaking methodologies employed in the utility industry - the cash basis and the utility basis. The primary difference between the cash basis and the utility basis involves the treatment of depreciation, return on invested capital, and debt service.

The cash basis, which is the most common method used by municipalities, includes debt service but excludes depreciation and return on invested capital in the revenue requirement determination. The cash basis focuses on meeting the cash demands of the utility. The utility basis, most commonly used by private utilities, includes depreciation and return on invested capital, but excludes debt service from the revenue requirement determination.

The cash basis is usually more easily understood by municipalities since it follows the traditional cash-oriented budgeting practices used by governmental entities. In addition, the cash basis is generally easier to explain to customers since the cash basis attempts to match revenues to expenditures. In performing this analysis, the Project Team has utilized the cash basis to develop the City's revenue requirements.

Test Year Revenue Requirement

To develop the Test Year Revenue Requirement (i.e., the first year for which rates are developed), NewGen utilized the proposed FY 2017 budget for the City. To ensure the City's budget accurately reflects the cost of providing water and wastewater services, several adjustments were made to the budgeted numbers as refined during the budget process. As this Study is concluding prior to the final budget, it is also important to note the final, Council-approved budget for FY 2017 may differ from the budget used in the Study. The Project team expects differences (if any) to be minor. Any substantial revisions may merit a review of the proposed rates sufficiency.

Forecasted Revenue Requirement

In determining the forecasted revenue requirements of the utility, the Project Team utilized the City's FY 2017 budget discussed above as the basis for the revenue requirement projections, for FY 2017 through FY 2021.

Discussions were held with City staff to determine known and measureable future adjustments, such as a number of capital items discussed in more depth in the next section. The Study also includes funding for new personnel – one (1) position in FY 2018, one (1) position in FY 2019, two (2) positions in FY 2020, and one (1) position in FY 2021. In addition, inflation factors were also estimated and applied to the FY 2017 baseline data for FY 2018 through FY 2021. Table 2-1 on the following page outlines the inflationary assumptions that were used to develop the forecasted expenses.

Section 2

Table 2-1
Inflation Factors

| Inflation Factor | Year 2 FY 2018 | Year 3 FY 2019 | Year 4 FY 2020 | Year 5 FY 2021 |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|
| General ¹ | 2.06% | 2.06% | 2.06% | 2.06% |
| Personnel ² | 3.00% | 3.00% | 8.00% | 3.00% |
| Capital Cost ³ | 3.06% | 3.06% | 3.06% | 3.06% |
| Transfer ¹ | 2.06% | 2.06% | 2.06% | 2.06% |
| Supplies & Materials ¹ | 2.06% | 2.06% | 2.06% | 2.06% |
| NTMWD Water ⁴ | 11.00% | 10.00% | 10.00% | 7.00% |
| Muddy Creek WWTP ⁴ | 7.00% | 7.00% | 7.00% | 7.00% |
| Muddy Creek Interceptor ⁴ | 8.50% | 8.50% | 8.50% | 8.50% |
| Health Insurance ² | 10.00% | 10.00% | 10.00% | 10.00% |

Sources:

1. Municipal Cost Index 20 Year Average
2. Provided by City staff
3. Engineering News Record (“ENR”) Construction Cost Index
4. NTMWD Preliminary Budget Documentation

Debt Service and Cash Capital Outlays

The budgeted debt service includes Principal and Interest (P&I) from existing debt service as scheduled for prior issues. The Capital Improvement Plan (CIP) provided by the City includes major water and wastewater projects in the five-year forecasted period, which are also incorporated into the revenue requirement forecast. If additional projects arise, the City will need to ensure additional funding is considered to support future Capital Investments or related debt.

For water, the City plans on two (2) capital improvement projects in FY 2017 and one capital improvement project in FY 2019. The two projects planned for FY 2017 include the Nortex 1.0 Million Gallon Ground Storage Reservoir and the Meter Replacement Program with costs of \$1.6M and \$5.1M, respectively. In FY 2019, it is projected the City will need to construct a 1.5 Million Gallon Elevated Storage Tank at an estimated cost of \$5.2M. All three (3) water projects are currently projected to be fully debt-funded.

For wastewater, the design of one capital improvement project for the Muddy Creek Expansion is scheduled in FY 2021. Wylie is expected to pay 70% of this improvement. The Wylie portion of the design on this project is estimated to be \$1.2M and is also assumed to be fully debt-funded.

Section 3

ALLOCATION OF REVENUE REQUIREMENT

Once the revenue requirement is developed, it is a normal practice to allocate the expense components of the revenue requirement to the individual water and wastewater functions. While not a requirement of a municipal utility, many organizations review the costs of each system relative to the projected revenues. This is particularly important if the governing body desires to have revenues for each service pay for the respective expenses of that service. After review, the City could use this to minimize possible subsidization of a service by customers who do not receive the benefit of that service.

Allocated Expenses

This process directly allocates expenses to each applicable service function. The following table outlines the water and wastewater allocation factors utilized by the Project Team.

Table 3-1
Directly Assignable Functional Expenses in FY 2017

| Account Description | Water | Wastewater |
|------------------------------------|-------|------------|
| Customer Count | 44% | 56% |
| Water | 100% | 0% |
| Wastewater | 0% | 100% |
| Water/Wastewater | 50% | 50% |
| Existing Debt Service ¹ | 50% | 50% |

1. Existing debt service allocations are split equally between water and wastewater services.

Cost of Water and Wastewater Operations

Revenue requirements isolate expenses that should be recovered through user rates. After adjusting for miscellaneous revenue offsets such as interest and tap fees, the total revenue requirement for FY 2017 is \$16.4M. The revenue requirement for water totals nearly \$9.1M in FY 2017, and it grows to a little under \$12.0M in FY 2021. The wastewater revenue requirement totals approximately \$7.4M, and increases to \$9.1 by FY 2021. The forecasted revenue requirements are shown in the table below.

Table 3-2
Forecast of Revenue Requirements

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|
| Water Revenue Requirement | \$9,078,825 | \$10,124,351 | \$10,282,328 | \$11,353,495 | \$11,991,070 |
| Wastewater Revenue Requirement | 7,415,216 | 7,740,748 | 8,190,293 | 8,707,910 | 9,142,419 |
| Total Revenue Requirement | \$16,494,041 | \$17,865,099 | \$18,472,620 | \$20,061,405 | \$21,133,489 |

Section 4

USER CHARGES AND RATES

In evaluating the performance of existing water and wastewater rates and to project future water and wastewater rates, some estimation of billed water consumption and billed wastewater flow is required. In making this estimation, it is customary for our Project Team to consider a period of normal precipitation. If data involving abnormal weather patterns is utilized (i.e., unusually low or excessive precipitation), then the resulting revenue estimates could be too high or too low. For purposes of this Study, the Project Team reviewed precipitation data from the National Climatic Data Center to determine normal months and found FY 2015 to be the most representative year with verifiable data available. This period from October 2014 to September 2015 was used to reflect normal system operation. Consumption data from the City’s utility billing system for these months was then evaluated to determine average usage per connection.

System connections used to develop projected consumption estimates are based on unit counts as of January 2016 listed in Tables 4-1 and 4-2. Unit counts were used as Multi-Family Customers are billed by unit.

Table 4-1
Water Connection (Unit) Counts by Service and Customer Class

| Customer Class | Water Connections |
|------------------------------------|-------------------|
| Residential Inside | 11,251 |
| Residential Outside | 0 |
| Commercial/Multi-Family Inside | 503 |
| Commercial/Multi-Family Outside | 2 |
| Residential Irrigation | 48 |
| Commercial/Multi-Family Irrigation | 244 |
| TOTAL | 12,048 |

Table 4-2
Wastewater Connection (Unit) Counts by Service and Customer Class

| Customer Class | Wastewater Connections |
|----------------------|------------------------|
| Residential Inside | 12,944 |
| Residential Outside | 2 |
| Residential Senior | 923 |
| Commercial Inside | 465 |
| Commercial Outside | 0 |
| Multi-Family Inside | 1,297 |
| Multi-Family Outside | 0 |
| TOTAL | 15,631 |

Water Rates

Rate Structure

The City's water rate structure currently consists of a two-part rate design consisting of a minimum monthly charge that includes 1,000 gallons of water and a mix of flat and inclining block volumetric charges depending on the customer type. Though a specific rate for customers outside the city may not be listed for each class and rate listed below, all Outside City customers pay 115% of the Inside City rates.

Minimum Water Charges

Accounts are currently billed the same minimum charge regardless of meter size. As shown below, minimum charges vary by customer type.

Table 4-3
Current Minimum Charges – All Meter Sizes

| Customer Type | Minimum Charge (Includes 1000 Gallons) |
|------------------------------------|---|
| Residential Inside | \$ 11.77 |
| Residential Outside | 13.54 |
| Commercial/Multi-Family Inside | 16.08 |
| Commercial/Multi-Family Inside | 18.49 |
| Residential Irrigation | 11.77 |
| Commercial/Multi-Family Irrigation | 16.08 |

Volumetric Water Charges

Volumetric rates are currently billed at different rates depending on the type of customer class.

Residential accounts have a two-tiered volumetric rate structure wherein a customer pays more, per unit of consumption, as more water is utilized. The current residential rates are shown in Table 4-4 below.

Table 4-4
Current Residential Water Rate Structure

| Volumetric Rate Block ¹ | Volumetric Charge Per 1000 Gallons ² |
|------------------------------------|---|
| 1,001 – 10,000 Gallons | \$ 4.01 |
| 10,001 – Plus Gallons | 5.20 |

1. The first 1,000 Gallons are included in the Minimum Charge.
2. Outside City Customers pay 15% more than the rates above.

Commercial, multi-family, residential irrigation, and commercial irrigation accounts are billed a flat volumetric rate for all consumption over 1,000 gallons. These rates are listed in Table 4-5 below.

Table 4-5
Flat Volumetric Charges by Customer Type

| Customer Class ¹ | Volumetric Charge Per 1000 Gallons ² |
|------------------------------------|---|
| Commercial Multi-Family Inside | \$ 4.55 |
| Residential Irrigation | 5.74 |
| Commercial/Multi-Family Irrigation | 5.74 |

1. Outside City Customers pay 15% more than the rates above.
2. The first 1,000 Gallons are included in the Minimum Charge.

Table 4-6 below illustrates the forecasted performance of the water utility if no change is made to the current rates. As shown, the utility would under-recover by an estimated \$1.9M in FY 2017, growing to nearly a \$4.7M annual loss by FY 2021 if rates are not increased.

Table 4-6
Water Revenue Using Current Rates

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|------------------------------|--------------|--------------|--------------|--------------|--------------|
| Revenue Requirement | \$9,078,825 | \$10,124,351 | \$10,282,328 | \$11,353,495 | \$11,991,070 |
| Current Rate Revenue | 7,159,898 | 7,201,269 | 7,242,640 | 7,284,011 | 7,325,382 |
| Over / (Under) Recovery (\$) | -\$1,918,927 | -\$2,923,082 | -\$3,039,688 | -\$4,069,484 | -\$4,665,688 |
| Over / (Under) Recovery (%) | -21.14% | -28.87% | -29.56% | -35.84% | -38.91% |

Proposed Water Rates

An important component in evaluating the sufficiency of rates to produce needed revenues is understanding how customers are using the service. The Project Team suggests an annual evaluation of usage patterns by customer class, especially after a rate change. As the cost for volumetric rate blocks increase, consumption may decrease; this may render current estimates too low if the new price signal causes a substantial drop in use.

Standards promulgated by the AWWA as well as the Texas Water Conservation Implementation Task Force's Best Management Practices (TWCITF BMP) guide are used in evaluating the adequacy of the City's existing rate design. The TWCITF BMP states, "Proper installation of meters by size and type is essential for good utility management."

- Wylie bills all meters the same monthly minimum bill, regardless of increased system costs related to larger meters.
 - **NewGen recommends the City consider future rate changes that would include charging larger meters proportionately more than the standard meter based on AWWA meter equivalencies. This change should probably be phased in over multiple years to minimize rate shock on customers with larger meters.**

The TWCITF BMP also provides the following guidance:

- Rate blocks should be set so that they impact discretionary use.
- The first block should cover normal household health and sanitary needs.
- Price increases between blocks should be no less than 25% of the previous block.

The Project Team reviewed the City's existing volumetric rate structure and is of the opinion that the number of rate blocks for Residential customers should be increased to better meet City's revenue and capacity objectives.

- Excluding the included volumes of 0-1,000 Gallons, the City has two (2) billed rate tiers.
 - **NewGen recommends increasing this number to four (4) billed rate tiers.**
- The first rate block currently includes volumes between 1,000 and 10,000 gallons and the second rate block includes all volumes over 10,000 gallons.
 - **NewGen recommends new rate blocks that include volumes between 10,001 and 20,000 gallons, 20,001 and 40,000 gallons and 40,001 gallons and up.**

Proposed water rates for FY 2017 take into account historical consumption patterns and the necessary revenue requirement. Figure 4-1 below illustrates the monthly usage pattern of residential customers and clearly shows these customers peaking in July, August and September.

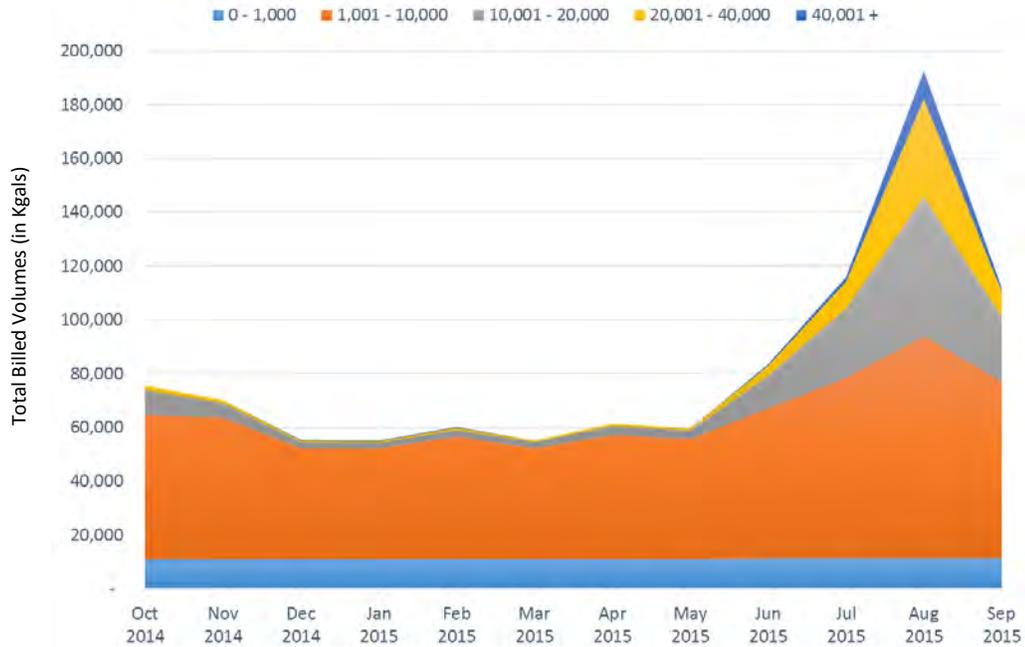


Figure 4-1 Residential Monthly Consumption Breakdown

Figure 4-2 below depicts the percentage of residential customers whose total usage for each month falls within the suggested ranges. As shown, 95% or more of residential users stay below 20,000 gallons for nine (9) of twelve (12) months of the year. Even during the peak months of July and September around 89% of residential customers stay below 20,000 gallons. August has the largest number of customers using over 20,000 gallons, which total about 31%.

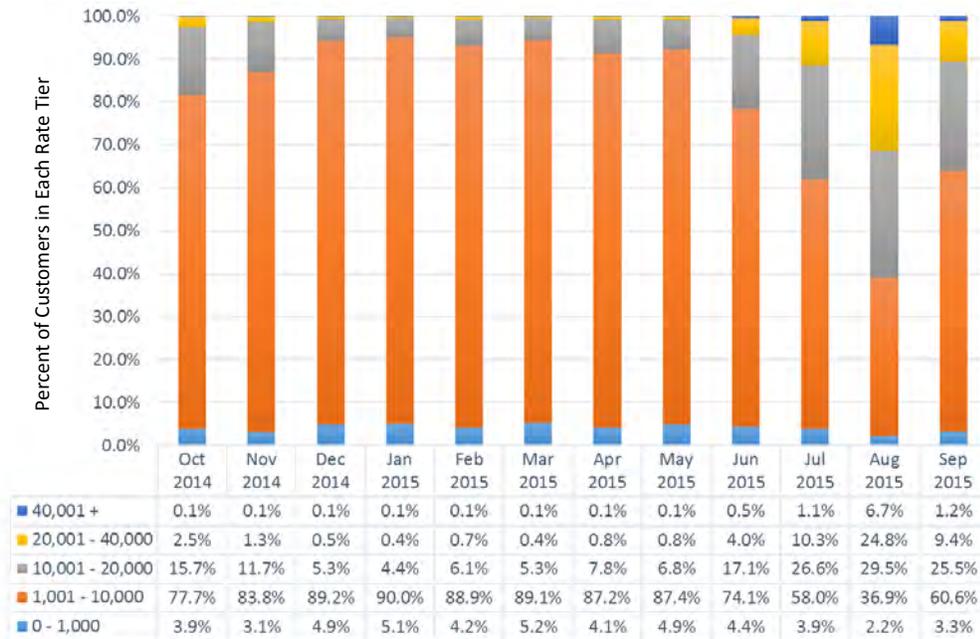


Figure 4-2 Connections With Monthly Consumption by Rate Tier

Section 4

Table 4-7 below illustrates the recommended water rates for residential customers to meet the City's objectives for FY 2017. These rates reflect the current rate differential between the rate blocks, which has been set at 30%.

Table 4-7
Proposed Residential Water Rate Structure

| Meter Size | Minimum Charge | Volumetric Rate Block ¹ | Volumetric Charge Per 1000 Gallons ² |
|------------|----------------|------------------------------------|---|
| All | \$12.83 | 1,001 – 10,000 | \$ 4.37 |
| | | 10,001 – 20,000 | 5.67 |
| | | 20,001 – 40,000 | 7.37 |
| | | 40,001 – Plus | 9.58 |

1. The first 1,000 Gallons are included in the Minimum Charges.
2. Outside City Customers pay 15% more than the rates above.

Table 4-8 below illustrates the revenue to be earned under the proposed water rate structure.

Table 4-8
Water Revenue Using Proposed Rates

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|------------------------------|--------------|--------------|--------------|--------------|--------------|
| Revenue Requirement | \$9,078,825 | \$10,124,351 | \$10,282,328 | \$11,353,495 | \$11,991,070 |
| Proposed Rate Revenue | 7,982,566 | 8,751,638 | 9,594,485 | 10,518,155 | 11,530,371 |
| Over / (Under) Recovery (\$) | \$-1,096,258 | \$-1,372,712 | \$-687,843 | \$-835,340 | \$-460,699 |
| Over / (Under) Recovery (%) | -12.07% | -13.56% | -6.69% | -7.36% | -3.84% |

Wastewater Rates

Rate Structure

The City's wastewater rate structure for commercial customers is similar to its water rate in that each customer pays a minimum service charge, which includes 1,000 gallons, and a volumetric charge per additional 1,000 gallons of wastewater flow contributed to the system. The current rates for commercial customers can be found on Schedule 2 in the Appendix.

Residential and multi-family customers are billed at a flat rate, \$2.00 of which is transferred to the Sewer Repair & Replacement Fund.

The current residential rates are shown in Table 4-9 below.

Table 4-9
Current Residential Wastewater Structure

| |
|-----------|
| Flat Rate |
| \$37.37 |

Unlike water, the cost of investment on a wastewater system is driven primarily by the amount of flow and the quality of sewage being delivered to the treatment plant as opposed to the instantaneous water demand placed by a customer. As such, higher charges for customers with larger water meter sizes is not the most reflective factor of cost causation for wastewater service.

As with water, the wastewater rates must not only generate enough revenue to recover the cost of service, but also the reserve requirements should be met as well. As discussed previously, wastewater rates are not fully recovering the wastewater cost of service and so would not satisfy the financial requirements of the City. Wastewater rates are approximately \$370,000 insufficient to cover wastewater costs in FY 2017.

Table 4-10 below illustrates the anticipated revenue to be recovered under the current rate structure compared with the projected revenue requirement. Given its significance, the monitored, industrial strength wastewater class is shown in its own revenue row in the table.

Table 4-10
Wastewater Revenue Using Current Rates

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|------------------------------|-------------|-------------|-------------|--------------|--------------|
| Revenue Requirement | \$7,415,216 | \$7,740,748 | \$8,190,293 | \$8,707,910 | \$9,142,419 |
| Current Rate Revenue | 7,046,460 | 7,120,737 | 7,195,014 | 7,269,291 | 7,343,568 |
| Over / (Under) Recovery (\$) | \$-368,756 | \$-620,011 | \$-995,279 | \$-1,438,619 | \$-1,798,851 |
| Over / (Under) Recovery (%) | -4.97% | -8.01% | -12.15% | -16.52% | -19.68% |

Proposed Wastewater Rates

Due to the under-recovery of wastewater revenues with the current rates, rate adjustments are needed if wastewater revenues are to fully recover the cost of operating the wastewater utility. Table 4-11 below illustrates the recommended wastewater rates for residential customers.

Table 4-11
Proposed Residential Wastewater Structure

| |
|-----------|
| Flat Rate |
| \$40.73 |

Over the long-term, the City should continue to monitor the performance of its wastewater rates and adjust, as necessary, to ensure the long-term financial stability of the utility. As with water, this includes ensuring that debt service coverage requirements are met as well as all internal financial policies.

Table 4-12 on the following page illustrates the revenue to be earned under the proposed wastewater rate structure.

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Table 4-12
Wastewater Revenue Using Proposed Rates

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|
| Revenue Requirement | \$7,415,216 | \$7,740,748 | \$8,190,293 | \$8,707,910 | \$9,142,419 |
| Proposed Rate Revenue | 7,711,354 | 8,525,127 | 9,420,909 | 10,406,837 | 11,491,845 |
| Over / (Under) Recovery (\$) | \$296,138 | \$784,379 | \$1,230,617 | \$1,698,927 | \$2,349,427 |
| Over / (Under) Recovery (%) | 3.99% | 10.13% | 15.03% | 19.51% | 25.70% |

Combined Rate Performance

In developing the proposed rates, the Project Team has considered the cost of providing each service, as well the financial integrity of the overall utility. Based on the analysis conducted, and assuming normal precipitation conditions, the Project Team estimates that on a combined basis, the City's current revenues are insufficient to fund the scheduled cost of providing water and wastewater service.

Under the current rate structure and assumed consumption, the City is projected to fall short of the combined FY 2017 revenue requirement by \$2,287,683, or 13.87%. Table 4-13 below shows the projected combined revenue deficiency under current rates.

Table 4-13
Combined Water and Wastewater Revenues Using Current Rates

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Revenue Requirement | \$16,494,041 | \$17,865,099 | \$18,472,620 | \$20,061,405 | \$21,133,489 |
| Current Rate Revenue | 14,206,358 | 14,322,006 | 14,437,654 | 14,553,302 | 14,668,950 |
| Over / (Under) Recovery (\$) | \$-2,287,683 | \$-3,543,093 | \$-4,034,966 | \$-5,508,103 | \$-6,464,539 |
| Over / (Under) Recovery (%) | -13.87% | -19.83% | -21.84% | -27.46% | -30.59% |

As shown in Table 4-14 on the next page, not adjusting rates for FY 2017 would result in a significant drop in available reserves and miss the mark for debt service coverage. If no change to rates were made through FY 2018, it is estimated the utility would be under its 90-day reserve policy by 53 days, with less than 40 days remaining in reserve. Further, if the current rates were left unchanged through FY 2019, NewGen projects the utility fund would have depleted all available balances and be negative by year end.

Table 4-14
Financial Policy Performance Using Current Rates

| KEY FINANCIAL STATISTICS | | | | | |
|--|---------------|---------------|---------------|---------------|----------------|
| | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
| Beginning Fund Balance | \$7,718,128 | \$5,430,444 | \$1,887,351 | (\$2,147,615) | (\$7,655,718) |
| Total Revenues | 14,828,358 | 14,956,819 | 15,085,544 | 15,214,539 | 15,343,808 |
| Total Expenses | 17,116,041 | 18,499,912 | 19,120,511 | 20,722,642 | 21,808,347 |
| Ending Fund Balance | \$5,430,444 | \$1,887,351 | (\$2,147,615) | (\$7,655,718) | (\$14,120,257) |
| 1 Day Operating Reserve | \$46,893 | \$50,685 | \$52,385 | \$56,774 | \$59,749 |
| Days in Reserve | 116 | 37 | (41) | (135) | (236) |
| Day in Reserve Target | 90 | 90 | 90 | 90 | 90 |
| Debt Service Coverage | | | | | |
| Total Revenues | \$14,206,358 | \$14,322,006 | \$14,437,654 | \$14,553,302 | \$14,668,950 |
| Less: O&M Expense | 16,155,003 | 17,329,043 | 17,949,873 | 19,321,958 | 20,410,935 |
| Available for Debt Service Coverage | (\$1,948,645) | (\$3,007,037) | (\$3,512,219) | (\$4,768,656) | (\$5,741,984) |
| Debt Service | 961,038 | 1,170,869 | 1,170,638 | 1,400,685 | 1,397,413 |
| Coverage Ratio | (2.03) | (2.57) | (3.00) | (3.40) | (4.11) |
| Coverage Target | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 |

Table 4-15 shows the forecasted revenue recovery using both the proposed rate increase and also scheduled drawdowns of available balances to meet the utility’s financial objectives. Please note the rates as proposed do not fully recover the anticipated cost each year. Rather, the Project Team sought to minimize rate shock by using part of available reserves in the first few years.

Table 4-15
Combined Water and Wastewater Revenue Using Proposed Rates

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|------------------------------|--------------|--------------|--------------|--------------|--------------|
| Revenue Requirement | \$16,494,041 | \$17,865,099 | \$18,472,620 | \$20,061,405 | \$21,133,489 |
| Proposed Rate Revenue | 15,693,921 | 17,276,766 | 19,015,394 | 20,924,992 | 23,022,216 |
| Over / (Under) Recovery (\$) | \$-800,120 | \$-588,333 | \$542,774 | \$863,586 | \$1,888,727 |
| Over / (Under) Recovery (%) | -4.85% | -3.29% | 2.94% | 4.30% | 8.94% |

As shown in Table 4-16 on the next page, the proposed rates allow for controlled reductions in available balances and continue to meet the financial policies and objectives of the City. According to the projected revenues and expenses over the next five (5) years, the utility should be able to rebuild its available reserves back to the original days operating measure or higher.

Section 4

Table 4-16
Financial Policy Performance Using Proposed Rates

| KEY FINANCIAL STATISTICS | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|
| | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
| Beginning Fund Balance | \$7,718,128 | \$6,918,007 | \$6,329,674 | \$6,872,448 | \$7,736,034 |
| Total Revenues | 16,315,921 | 17,911,579 | 19,663,284 | 21,586,229 | 23,697,074 |
| Total Expenses | 17,116,041 | 18,499,912 | 19,120,511 | 20,722,642 | 21,808,347 |
| Ending Fund Balance | \$6,918,007 | \$6,329,674 | \$6,872,448 | \$7,736,034 | \$9,624,761 |
| 1 Day Operating Expense | \$46,893 | \$50,685 | \$52,385 | \$56,774 | \$59,749 |
| Days in Reserve | ● 148 ● | ● 125 ● | ● 131 ● | ● 136 ● | ● 161 ● |
| Day in Reserve Target | 90 | 90 | 90 | 90 | 90 |
| Debt Service Coverage | | | | | |
| Total Revenues | \$15,693,921 | \$17,276,766 | \$19,015,394 | \$20,924,992 | \$23,022,216 |
| Less: O&M Expense | 14,042,142 | 15,172,657 | 15,749,066 | 17,075,814 | 18,118,520 |
| Available for Debt Service Coverage | \$1,651,779 | \$2,104,108 | \$3,266,328 | \$3,849,178 | \$4,903,696 |
| Debt Service | 959,038 | 1,168,869 | 1,168,638 | 1,398,685 | 1,395,413 |
| Coverage Ratio | ● 1.72 ● | ● 1.80 ● | ● 2.79 ● | ● 2.75 ● | ● 3.51 ● |
| Coverage Target | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 |

Customer Impact

Table 4-17 below presents the monthly impact of the proposed water and wastewater rates, on residential customers at 10,000 gallons and 25,000 gallons.

Table 4-17
Monthly Impact of Proposed Rates on Residential Customers ¹

| | Current | FY 2017 |
|------------------------------|----------|----------|
| 10,000 gallons | | |
| Water | \$47.86 | \$52.17 |
| Wastewater | 37.37 | 40.73 |
| Total | \$85.23 | \$92.90 |
| <i>Monthly increase (\$)</i> | | \$7.67 |
| <i>Monthly increase (%)</i> | | 9.0% |
| 25,000 gallons | | |
| Water | \$125.86 | \$145.69 |
| Wastewater | 37.37 | 40.73 |
| Total | \$163.23 | \$186.42 |
| <i>Monthly increase (\$)</i> | | \$23.19 |
| <i>Monthly increase (%)</i> | | 14.2% |

¹ Any minor arithmetic deviation is due to rounding.

Even with the proposed increases, the City continues to have a very competitive total monthly water and wastewater bill. As shown in the Figures 4-3 and 4-4 below, Wylie will continue to be in the lower quartile under the proposed rates for consumption levels of 10,000 gallons and 25,000 gallons for residential customers.

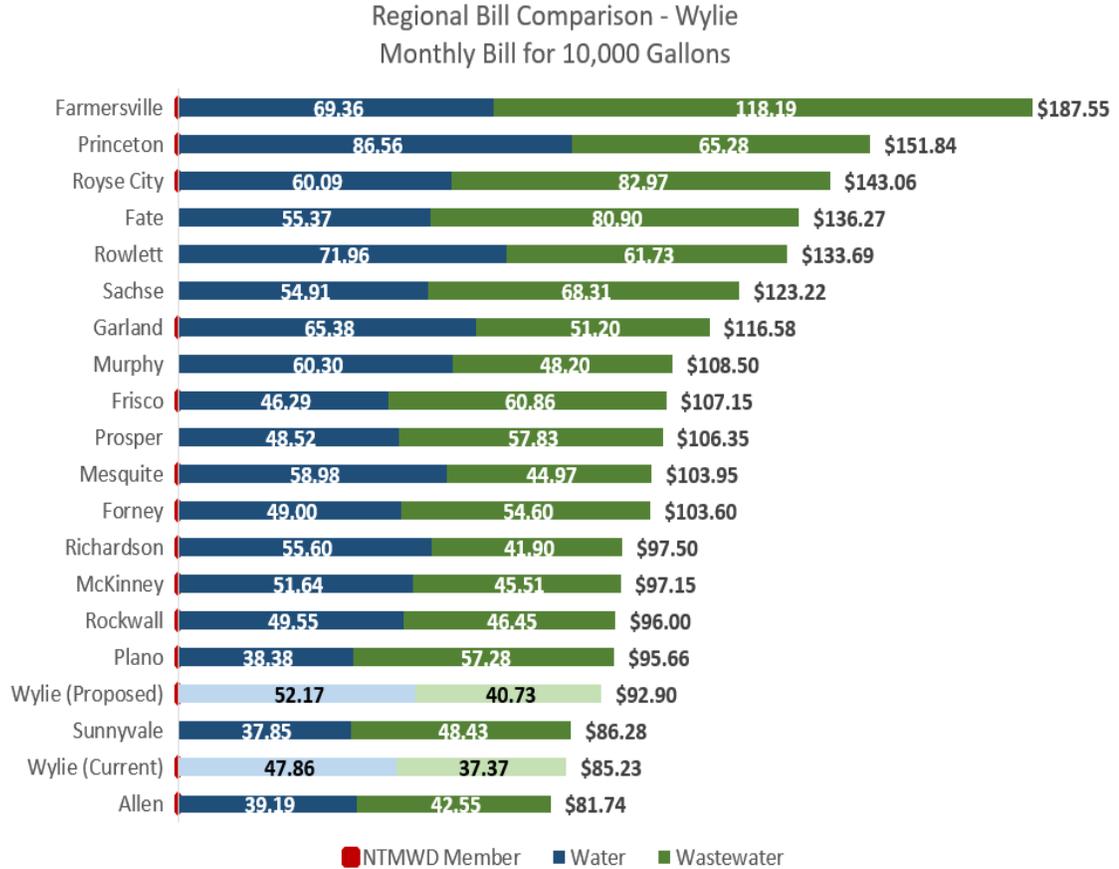


Figure 4-3 Residential Comparisons - 10,000 Gallons

Section 4

Regional Bill Comparison - Wylie
Monthly Bill for 25,000 Gallons

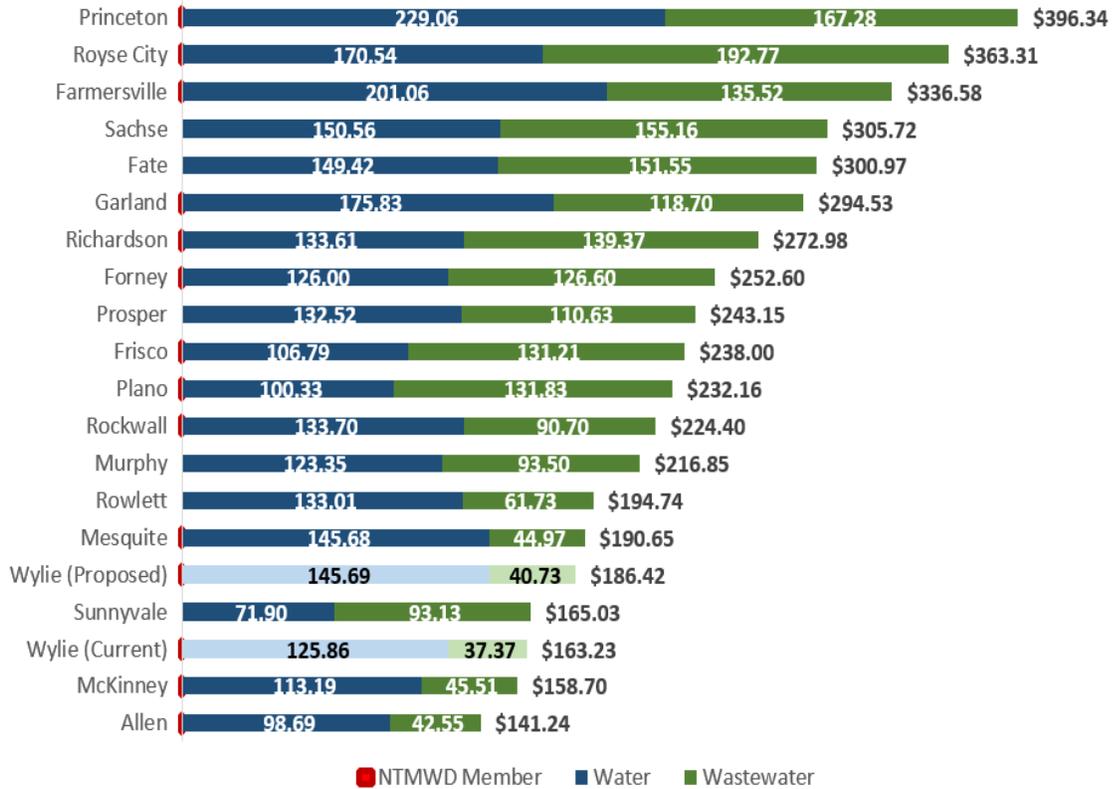


Figure 4-4 Residential Comparisons - 25,000 Gallons

Section 5

RECOMMENDATIONS

This Study addressed several key issues currently facing the City. A summary of recommendations and outcomes are listed below.

- **Prompt rate action is needed in FY 2017. It is recommended that the City implement the proposed rates as presented in the Appendix on Schedule 1 for water and Schedule 2 for wastewater.**

A summary of the recommended changes in rates are described below, and a detailed listing of each proposed rate can be found in Appendix A of this report.

- **NewGen recommends increasing the number of volumetric rate tiers to four for Residential water customers as shown below.**

- 1,001 – 10,000 Gallons
- 10,001 – 20,000 Gallons
- 20,001 – 40,000 Gallons
- 40,001 Gallons and over

- **NewGen recommends rate increases of 9% for all rate types through FY 2021.**

The proposed rates from this study achieve the following.

- Send a price signal that will encourage more efficient use of residential water for monthly consumption over 20,000 gallons and again for consumption over 40,000 gallons
- Continues to meet the 90 Days Operating Reserve Target
- Includes scheduled drawdowns of reserves in FY 2017 and FY 2018
- Minimizes the initial rate impact by smoothing out required increases over a period of years.
- Allows the utility to continue with needed capital repair and replacement and absorb wholesale increases

- **Over the long-term, the City should continue to monitor the performance of its rates and adjust, as necessary, to ensure the financial stability of the utility.**

This includes monitoring the City's debt service coverage ratios to ensure compliance with current bond covenants. In addition, the City has an internal financial policy requiring the utility to maintain a working capital balance at a minimum amount of 25% of the annual operating budget. To the extent rates do not generate sufficient revenue to meet these policies, then action should be taken to amend the City's rates. Failure to abide by the City's own adopted financial policies and/or maintain required debt service coverage ratios could result in a reduced bond rating which, consequentially, can result in a higher, long-term borrowing cost for the City and ultimately higher rates to ratepayers.

Section 6 APPENDIX

SCHEDULE 1 PROPOSED WATER RATES THROUGH FY 2021

| Residential Inside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|---------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$11.77 | \$12.83 | \$13.98 | \$15.24 | \$16.61 | \$18.11 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001 - 10,000 gallons | 4.01 | 4.37 | 4.76 | 5.19 | 5.66 | 6.17 |
| 10,001 - 20,000 gallons | 5.20 | 5.67 | 6.18 | 6.73 | 7.34 | 8.00 |
| 20,001 - 40,000 gallons | 5.20 | 7.37 | 8.03 | 8.75 | 9.54 | 10.40 |
| 40,000+ gallons | 5.20 | 9.58 | 10.44 | 11.38 | 12.40 | 13.52 |

| Residential Outside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$13.54 | \$14.75 | \$16.08 | \$17.53 | \$19.11 | \$20.83 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001 - 10,000 gallons | 4.61 | 5.03 | 5.48 | 5.97 | 6.51 | 7.10 |
| 10,001 - 20,000 gallons | 5.98 | 6.52 | 7.10 | 7.74 | 8.44 | 9.20 |
| 20,001 - 40,000 gallons | 5.98 | 8.47 | 9.24 | 10.07 | 10.97 | 11.96 |
| 40,000+ gallons | 5.98 | 11.02 | 12.01 | 13.09 | 14.27 | 15.55 |

| Commercial/Multi-Family Inside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|---------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$16.08 | \$17.53 | \$19.10 | \$20.82 | \$22.70 | \$24.74 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | 4.55 | 4.96 | 5.41 | 5.89 | 6.42 | 7.00 |

| Commercial/Multi-Family Outside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$18.49 | \$20.16 | \$21.97 | \$23.95 | \$26.10 | \$28.45 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | 5.23 | 5.70 | 6.22 | 6.78 | 7.39 | 8.05 |

| Residential Irrigation | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$11.77 | \$12.83 | \$13.98 | \$15.24 | \$16.61 | \$18.11 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | 5.74 | 6.26 | 6.82 | 7.43 | 8.10 | 8.83 |

| Commercial/Multi-Family Irrigation | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$16.08 | \$17.53 | \$19.10 | \$20.82 | \$22.70 | \$24.74 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | 5.74 | 6.26 | 6.82 | 7.43 | 8.10 | 8.83 |

SCHEDULE 2 PROPOSED WASTEWATER RATES THROUGH FY 2021

| Residential Inside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|---------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$ 37.37 | \$ 40.73 | \$ 44.40 | \$ 48.40 | \$ 52.75 | \$ 57.50 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | - | - | - | - | - | - |
| <i>Sewer R&R</i> | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 |

| Residential Outside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$ 42.98 | \$ 46.84 | \$ 51.06 | \$ 55.65 | \$ 60.66 | \$ 66.12 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | - | - | - | - | - | - |
| <i>Sewer R&R</i> | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 |

| Residential Senior | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|---------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$ 26.36 | \$ 28.73 | \$ 31.32 | \$ 34.14 | \$ 37.21 | \$ 40.56 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | - | - | - | - | - | - |
| <i>Sewer R&R</i> | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 |

| Commercial Inside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$ 28.45 | \$ 31.01 | \$ 33.80 | \$ 36.84 | \$ 40.16 | \$ 43.77 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | 2.40 | 2.62 | 2.85 | 3.11 | 3.39 | 3.69 |

| Commercial Outside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|---------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$ 32.72 | \$ 35.66 | \$ 38.87 | \$ 42.37 | \$ 46.18 | \$ 50.34 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | 2.76 | 3.01 | 3.28 | 3.57 | 3.90 | 4.25 |

| Multi-Family Inside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$ 37.37 | \$ 40.73 | \$ 44.40 | \$ 48.40 | \$ 52.75 | \$ 57.50 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | - | - | - | - | - | - |

| Multi-Family Outside | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Base | \$ 42.98 | \$ 46.84 | \$ 51.06 | \$ 55.65 | \$ 60.66 | \$ 66.12 |
| 0 - 1,000 gallons | - | - | - | - | - | - |
| 1,001+ gallons | - | - | - | - | - | - |

Note: The \$2.00 Sewer R&R (Repair and Replacement) Fee is already included in the base and is shown here just as a reminder that \$2.00 of the rate goes into a different fund.