



# Wylie City Council

## NOTICE OF MEETING

### Regular Meeting Agenda January 12, 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
Todd Winters .....	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](http://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](http://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

- **Proposal for a Wylie Community Band** (*Mike Lipe, WISD Fine Arts Director*)

## 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

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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 December 8, 2015 Regular Meeting of the Wylie City Council.** (C. Ehrlich, City Secretary)
- B. **Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2015.** (L. Bantz, Finance Director)
- C. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2015.** (L. Bantz, Finance Director)
- D. **Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2015.** (S. Satterwhite, WEDC Director)

## REGULAR AGENDA

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- 1. **Hold the 1st Public Hearing for the annexation of an approximate 1.207 mile segment of Pleasant Valley Road from Elm Grove to the Dallas County Line. 2016-01A** (R. Ollie, Development Services Director)

### Executive Summary

This annexation is at the request of Dallas County and defined as Orphan Roads. Orphan Roads are all or part of a street or road right-of-way, which is outside the incorporated limits of a municipality (or municipalities) and the incorporated area of the municipality (or municipalities) abuts or extends into the right-of-way. These roadway segments have, in effect, been "orphaned" by the abutting city (or cities) that they serve in that they have been left unincorporated.

- 2. **Consider, and act upon, Resolution No. 2016-01(R) establishing a public newspaper of general circulation to be the "Official Newspaper" for the City of Wylie.** (C. Ehrlich, City Secretary)

### Executive Summary

Texas Local Government Code, §52.004 states that at the beginning of each fiscal year, municipalities must designate an official newspaper. This must be done as soon as practicable. The municipality shall contract with the newspaper designated by ordinance or resolution.

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**WORK SESSION**

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- **Discuss a potential multi-family mixed-use development on approximately 33 acres, generally located east of S.H. 78 and south of Alanis Drive. OM Housing** (*R. Ollie, Development Services Director*)
- **Update, discussion and direction regarding the December 16th NTMWD Member City Meeting on Board Governance.** (*M. Manson, City Manager*)

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**RECONVENE INTO REGULAR SESSION**

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**ADJOURNMENT**

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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:

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**CERTIFICATION**

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*I certify that this Notice of Meeting was posted on January 8, 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](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**



# Wylie City Council

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## Minutes

### City Council Meeting

**Tuesday, December 8, 2015 – 6:00 p.m.**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Bldg. 100**  
**Wylie, TX 75098**

#### CALL TO ORDER

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*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 Eric Hogue, Mayor pro tem Keith Stephens, Councilwoman Candy Arrington, Councilman Todd Wintters, Councilwoman Diane Culver, Councilman David Dahl, and Councilman William Whitney III.

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

#### INVOCATION & PLEDGE OF ALLEGIANCE

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Mayor pro tem Stephens gave the Invocation and Councilman Wintters led the Pledge of Allegiance.

#### PRESENTATIONS

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- **Wylie Way Student – First Nine Weeks**

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

- **American Legion Hale-Combest Post 315 Fire Fighter of the Year John Hunt**

Mary Lange, representing the American Legion Hale-Combest Post 315, presented the Fire Fighter of the Year award to John Hunt. She explained this award was from the local chapter

but noted that both the Wylie Firefighter and the Wylie EMS award winners for Post 315 also won at the state level. John Hunt was present to accept his award.

## CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*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.*

There were not citizens present wishing to address Council during Citizen Comments.

## CONSENT AGENDA

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*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 November 10, 2015 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, and act upon, approval of a Final Plat for Kreymer Estates Phase 3 consisting of 29.7654 acres for 74 single family residential lots and 3 open space lots, generally located south of E. Brown Street between Douglas and Markham Drives. (R. Ollie, Development Services Director)**
- C. Consider, and act upon, approval of a Final Plat for Bob Heath Addition, creating two commercial lots on 1.13 acres, located at 1950 North State Highway 78. (R. Ollie, Development Services Director)**
- D. Consider, and act upon, the monthly Revenue and Expense Report for the Wylie Economic Development Corporation as of October 31, 2015. (S. Satterwhite, WEDC Director)**
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2015. (L. Bantz, Finance Director)**
- F. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2015. (L. Bantz, Finance Director)**
- G. Consider, and act upon, Ordinance No. 2015-39 creating a construction work zone for traffic and temporarily reducing the rate of speed on Ballard Avenue from Alanis Drive to Creek Crossing. (C. Holsted, City Engineer)**
- H. Consider, and act upon, the approval of the purchase of two (2)  $\frac{3}{4}$  Ton Animal Control Vehicles from Caldwell Country Chevrolet in the amount of \$103,914.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#430-13), and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

- I. Consider, and act upon, the approval of the purchase of Scott SCBA equipment from Hoyt Breathing Air Products in the estimated annual amount of \$50,000; through an Interlocal purchasing agreement with the Collin County Governmental Purchasing Forum (CCGPF); and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- J. Consider, and act upon, the approval of the purchase of vehicle safety equipment and services in an estimated annual amount of \$100,000.00 from Pursuit Safety Inc. and Priority Public Safety; through a cooperative purchasing agreement with the Collin County Governmental Purchasing Forum/City of Allen; and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- K. Consider, and act upon, Resolution No. 2015-30(R) of the City Council of the City of Wylie, Texas, ratifying the purchase of six (6) Chevrolet Tahoe pursuit rated vehicles for the Wylie Police Department in the amount of \$207,809.50 through a cooperative contract with Tarrant County; and authorizing the City Manager to sign any necessary documents. *(G. Hayes, Purchasing)*
- L. Consider, and act upon, the approval of the purchase of playground equipment and installation from Gametime/Total Recreation Products Inc. in the amount of \$162,870.71 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#423-13), and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- M. Consider, and act upon, the award of RFQ #W2015-76-E for Professional Engineering Services – Ground Storage Water Tank Replacement to Birkhoff, Hendricks & Carter, L.L.P. in the amount of \$127,950.00, and authorizing the City Manager to execute any and all necessary documents. *(G. Hayes, Purchasing)*
- N. Consider, and act upon, the approval of the purchase of fitness equipment and installation from Team Marathon Fitness in the amount of \$56,885.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#413-12), and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- O. Consider, and act upon, Ordinance No. 2015-40, of the City Council of the City of Wylie, Texas, repealing Ordinance No. 89-3, which designated the Southfork Mobile Home Park Clubhouse as an Election Polling Place; Providing that Polling Places will be designated for each Election at the time each Election is ordered and/or at the time notice for each Election is provided in accordance with the Texas Election Code; providing a Savings/Repealing Clause, Severability Clause and an Effective Date. *(C. Ehrlich, City Secretary)*

### **Council Action**

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

## REGULAR AGENDA

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- 1. Consider, and act upon, Ordinance No. 2015-41 amending Ordinance No. 2015-30 (2015-2016 Budget) for the purpose of distributing funds that were previously budgeted for salary changes to the proper departments and accounts; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. (L. Bantz, Finance Director)**

### **Executive Summary**

Finance Director Bantz addressed Council stating that following the adoption of the Compensation Study in FY 2013-14, Council directed staff to develop a performance based evaluation and pay plan for non-public safety personnel. That plan is now in place and an average salary increase of 3% was included in the FY 2015-16 Budget. Individual performance evaluations have been done and the allocation of the funds budgeted for salary increases to the proper departments and accounts is now being brought back for Council consideration in the form of an ordinance amending the 2015-2016 Budget Ordinance and placing funds in the individual departments.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to adopt Ordinance No. 2015-41 amending Ordinance No. 2015-30 (2015-2016 Budget) for the purpose of distributing funds that were previously budgeted for salary changes to the proper departments and accounts; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. A vote was taken and the motion passed 7-0.

## READING OF ORDINANCES

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*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 2015-39, 40, and 41 into the official record.

## JOINT WORK SESSION -CITY COUNCIL AND WYLIE ECONOMIC DEVELOPMENT CORPORATION

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Mayor Hogue convened into a Joint Work Session with the Wylie Economic Development Corporation at 6:25 p.m.

### CALL TO ORDER

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*Announce the presence of a Quorum*

WEDC Chair Marvin Fuller called the Wylie Economic Development Corporation Board's Joint Work Session to order at 6:27 p.m. with the following members present: John Yeager, Mitch Herzog, Todd Winters, and Demond Dawkins. Staff present included, Executive Director Sam Satterwhite and Senior Assistant Angel Wygant.

Mayor Hogue convened the Wylie City Council into a Joint Work Session with all Council members present.

- **Hold a Joint Work Session with the Wylie Economic Development Corporation (WEDC) Board of Directors to discuss issues surrounding the establishment of a Municipal Setting Designation for property owned by the Wylie Economic Development Corporation located at 605 Commerce Drive.** (*J. Butters, Asst. City Manager and S. Satterwhite, WEDC Director*)

Sam Satterwhite, Executive Director of the Wylie Economic Development Corporation, addressed the WEDC Board and the Wylie City Council. Satterwhite explained that the WEDC had been working with W&M Environmental (W&M) to perform environmental assessments and to advise and conduct remediation of any contaminants found on property located at 605 Commerce Drive. The property was adversely impacted by a dry cleaning business in the early 1990's by the improper storage and utilization of dry cleaning solvents. It was summarized that the WEDC had enrolled in the Texas Commission on Environmental Quality (TCEQ) Voluntary Clean Up Program (VCP) and that W&M has identified the creation of a Municipal Setting Designation (MSD) as an opportunity to put the property back in production under a State program which offers a more cost effect remediation option.

Satterwhite introduced Mr. Frank Clark, Senior Analyst with W&M Environmental, who presented issues surrounding the MSD program. Mr. Clark indicated that MSD's create a process by which deed restrictions are placed on a specific property under which drinking water cannot be utilized. Being that most water within the City of Wylie is treated by the North Texas Municipal Water District this is not an onerous requirement. Under the MSD process there can be significant complications should there be operational water wells within a certain distance from the impacted area. However, State records reflect that only one well has been identified in the area and it is the opinion of W&M that this well has not been active for some time.

Following the presentation, the Wylie City Council directed City and WEDC staff to proceed with the necessary steps to apply MSD status to the property located at 605 Commerce Drive. Staff indicated that an Ordinance would be presented to Council in the near future.

- **Hold a Joint Work Session with the Wylie Economic Development Corporation (WEDC) Board of Directors to discuss the redevelopment of ±1.04 acre owned by the WEDC located on Jackson Street between Oak & Marble.** (*S. Satterwhite, WEDC Director*)

Sam Satterwhite, Executive Director of the Wylie Economic Development Corporation, addressed the WEDC Board and the Wylie City Council. Mr. Satterwhite explained that with the purchase of the Bart Peddicord Center and the City parking lot last December, the WEDC now owns an approximate one acre tract with the boundaries of Marble Street to the north, Jackson to the west, Oak to the south, and the Ballard Street alley to the east.

Satterwhite introduced Kelly McCarthy, President of McCarthy & Associates Architecture, who presented three concepts for possible development of the property. Each concept identified a multi-story building with office/retail space on the first floor and multi-family lofts on the additional 2-3 stories. On-site parking options would include dedicated spaces on the second and third story as well as head in parking on Jackson, Oak, and Marble. Additional parking and a service lane would be underneath and to the rear of the structure.

McCarthy indicated that the concepts were not created to show a final design, but more to identify commercial and residential capacity and potential parking deficiencies.

Following the presentation, Council and the WEDC Board members discussed the need to ensure that the historical feel of downtown area of Wylie is preserved and emphasized that any development should be beneficial to and involve input from legacy businesses in downtown Wylie and the Wylie Merchants Association. Staff agreed and reiterated that this project was in the beginning stages and there are numerous challenges still to be addressed including traffic flow, height restrictions, emergency access, overhead utilities, and interest by the development community.

Mindy Manson suggested that because of the impact this project will have to our downtown, it may be prudent to send out an RFQ to planning firms experienced with the above identified issues. Council and the WEDC Board directed staff to proceed with the planning process and include the downtown stakeholders as soon as possible.

#### ADJOURNMENT OF JOINT WORK SESSION

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With no further business before the WEDC Board, Chair Fuller adjourned the joint work session at 7:30 p.m.

Mayor Hogue convened the Wylie City Council into a Council Work Session at 7:32 p.m.

#### WORK SESSION

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- **Discussion regarding Wylie Fire Rescue's Standard Operating Guidelines Response Policy 3.1.5.3.** (*B. Parker, Fire Chief*)

Fire Chief Brent Parker addressed Council stating that the fire service has recognized not all calls for service require a code three response. Wylie Fire Rescue's goal is to provide the appropriate piece of equipment and personnel to the emergency, as quickly as possible, while ensuring the safety of our responders and citizens. Over the past 10 years, the fire service began using a priority dispatch system and incorporated emergency medical dispatching (EMD) to provide the appropriate response level for fire units.

Parker reported WFR has monitored recent fire service experiments and policy changes in different areas of the country and State. WFR has also reviewed policy and procedural changes of other departments, while at the same time reviewing our own practices and experiences. Through this review of our own emergency responses, WFR has recognized the need to modify City response levels and would like to establish a Standard Operating Guideline (SOG) #3.1.5.3. The SOG will establish the purpose, policy, and procedure to recognize correct emergency response levels in the City of Wylie for fire and medical response. He explained the focus remains on our response times and exceeding our customer's expectations; however, the new model may increase response times.

The priority response model sends a combination of ambulances and fire apparatus based on the nature of the emergency. The priority levels in the model determine if the apparatus should respond code three (lights and sirens) or code one (normal driving). Since WFR contracts patient transport, there are some checks and balances in place to ensure our level of service is being maintained. WFR modified the traditional priority response model to fit these needs.

Over the past year, we have authorized the captains and battalion chiefs to alter their response level based on call notes from dispatch and their own experiences. Although this is a policy, Wylie Fire Rescue will continue to recognize the experience of our telecommunicators and fire officers to make sound decisions on their response level and WFR will continue to make every effort to exceed citizen expectations.

#### RECONVENE INTO REGULAR SESSION

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Mayor Hogue convened into Regular Session at 7:38 p.m.

#### ADJOURNMENT

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A motion was made by, Councilman Whitney, seconded by Mayor pro tem Stephens to adjourn the meeting at 7:40 p.m. A vote was taken and the motion passed 7-0.

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**Eric Hogue, Mayor**

**ATTEST:**

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**Carole Ehrlich, City Secretary**



# Wylie City Council

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## AGENDA REPORT

Meeting Date: January 12, 2016  
Department: Finance  
Prepared By: Finance  
Date Prepared: January 4, 2016

Item Number: B  
*(City Secretary's Use Only)*  
Account Code: \_\_\_\_\_  
Budgeted Amount: \_\_\_\_\_  
Exhibits: Investment Report

### Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2015.

### Recommendation

Motion to accept and place on file, the City of Wylie Monthly Investment Report for November 30, 2015.

### Discussion

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

# City Of Wylie

## 2015-2016 Investment Report

November 30, 2015

Money Market Accounts:

MMA
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Certificates of Deposit:

CCD
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Treasury Bills:

T-Bills
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Treasury Notes:

T-Notes
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Government Agency Notes:

AN
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Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$14,538,066.29	MMA	0.1105%	Texpool	12/31/2006	NA
2	\$15,057,610.46	MMA	0.1155%	TexStar	3/15/2011	NA
	\$29,595,676.75					

**Total**

Weighted Average Coupon:

0.1130%
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Money Markets:

\$29,595,676.75
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Weighted Average Maturity (Days):

1.00
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Certificates of Deposits:

\$0.00
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\$29,595,676.75
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# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** January 12, 2016  
**Department:** Finance  
**Prepared By:** Finance  
**Date Prepared:** January 4, 2016

**Item Number:** C  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** Revenue and Expenditure  
Monthly Report

### Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2015.

### Recommendation

Motion to accept and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2015.

### Discussion

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

# CITY OF WYLIE

## MONTHLY FINANCIAL REPORT

November 30, 2015

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2015-2016	CURRENT MONTH ACTUAL 2015-2016	YTD ACTUAL 2015-2016	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 16.67%
<b>GENERAL FUND REVENUE SUMMARY</b>					
TAXES	23,439,014	764,836	873,823	3.73%	<b>A</b>
FRANCHISE FEES	2,671,000	14,087	14,187	0.53%	<b>B</b>
LICENSES AND PERMITS	746,000	61,612	129,079	17.30%	
INTERGOVERNMENTAL REV.	725,920	3,088	80,366	11.07%	<b>C</b>
SERVICE FEES	3,225,000	361,388	385,999	11.97%	<b>D</b>
FINES AND FORFEITURES	660,832	33,557	78,491	11.88%	<b>E</b>
INTEREST INCOME	5,000	801	1,615	32.30%	
MISCELLANEOUS INCOME	166,000	5,010	9,328	5.62%	
OTHER FINANCING SOURCES	2,054,050	0	2,054,050	100.00%	<b>F</b>
<b>REVENUES</b>	<b>33,692,816</b>	<b>1,244,379</b>	<b>3,626,938</b>	<b>10.76%</b>	
USE OF FUND BALANCE	972,783	NA	NA	NA	<b>G</b>
USE OF CARRY-FORWARD FUNDS	58,907	NA	NA	NA	
<b>TOTAL REVENUES</b>	<b>34,724,506</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	
<b>GENERAL FUND EXPENDITURE SUMMARY</b>					
CITY COUNCIL	90,796	7,885	14,555	16.03%	
CITY MANAGER	827,504	53,741	107,684	13.01%	
CITY SECRETARY	271,797	17,900	34,745	12.78%	
CITY ATTORNEY	147,000	7,560	7,560	5.14%	
FINANCE	1,015,533	54,873	108,943	10.73%	
FACILITIES	725,793	25,583	66,865	9.21%	
MUNICIPAL COURT	361,420	30,593	50,767	14.05%	
HUMAN RESOURCES	303,517	16,553	30,636	10.09%	
PURCHASING	160,781	6,416	12,970	8.07%	
INFORMATION TECHNOLOGY	1,246,912	72,118	341,021	27.35%	<b>H</b>
POLICE	8,354,363	547,935	1,116,492	13.36%	
FIRE	7,150,942	417,925	913,770	12.78%	
EMERGENCY COMMUNICATIONS	1,394,847	63,275	163,867	11.75%	
ANIMAL CONTROL	666,030	40,868	91,423	13.73%	
PLANNING	576,947	31,038	60,827	10.54%	
BUILDING INSPECTION	482,034	25,795	44,097	9.15%	
CODE ENFORCEMENT	233,740	13,817	28,936	12.38%	
STREETS	2,361,228	94,706	186,279	7.89%	
PARKS	2,403,185	119,693	218,259	9.08%	
LIBRARY	1,748,327	127,511	236,531	13.53%	
COMBINED SERVICES	4,201,811	192,697	688,108	16.38%	
<b>TOTAL EXPENDITURES</b>	<b>34,724,506</b>	<b>1,968,482</b>	<b>4,524,337</b>	<b>13.03%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0</b>	<b>-724,103</b>	<b>-897,399</b>	<b>-2.26%</b>	
<p>A. Property Tax Collections for FY15-16 as of November 30 are 4.62%, in comparison to FY14-15 for the same time period of 5.18%.</p> <p>B. Franchise Fees: The majority of franchise fees are recognized in the third and fourth quarter with electric fees making up the majority.</p> <p>C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed quarterly.</p> <p>D. Service Fees: Trash fees billed in October are applicable towards FY 2014-15 revenue with the remaining fees coming from other seasonal fees.</p> <p>E. Fines and Forfeitures: The Court Fines budget was significantly increased for FY15-16. Actual revenues are up 48% compared to this time last year.</p> <p>F. Other Financing Sources includes the annual transfer from the Utility Fund.</p> <p>G. Use of Fund Balance: For Replacement/New Fleet &amp; Equipment and Transfer to Debt Service.</p> <p>H. Due to one-time expenditures including annual maintenance contract renewals. This will level out throughout the fiscal year.</p>					

# CITY OF WYLIE

## MONTHLY FINANCIAL REPORT

November 30, 2015

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2015-2016	CURRENT MONTH ACTUAL 2015-2016	YTD ACTUAL 2015-2016	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 16.67%
<b>UTILITY FUND REVENUES SUMMARY</b>					
SERVICE FEES	12,690,000	1,381,461	1,447,190	11.40%	I
INTEREST INCOME	1,500	438	829	55.30%	
MISCELLANEOUS INCOME	57,000	5,047	10,691	18.76%	
OTHER FINANCING SOURCES	101,200	0	101,200	100.00%	J
<b>REVENUES</b>	<b>12,849,700</b>	<b>1,386,946</b>	<b>1,559,910</b>	<b>12.14%</b>	
USE OF FUND BALANCE	113,100	NA	NA	NA	K
USE OF CARRY-FORWARD FUNDS	235,000	NA	NA	NA	
<b>TOTAL REVENUES</b>	<b>13,197,800</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	
<b>UTILITY FUND EXPENDITURE SUMMARY</b>					
UTILITY ADMINISTRATION	475,729	19,955	41,588	8.74%	
UTILITIES - WATER	1,825,169	94,316	193,534	10.60%	
CITY ENGINEER	555,636	29,547	59,765	10.76%	
UTILITIES - SEWER	717,215	38,210	87,132	12.15%	
UTILITY BILLING	297,634	21,787	39,089	13.13%	
COMBINED SERVICES	11,987,650	685,648	3,501,252	29.21%	L
<b>TOTAL EXPENDITURES</b>	<b>15,859,033</b>	<b>889,463</b>	<b>3,922,360</b>	<b>24.73%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-2,661,233</b>	<b>497,483</b>	<b>-2,362,450</b>	<b>-12.59%</b>	
I. Most Utility Fund Revenue billed in October was applicable to FY 2014-15. J. One-time transfer from General Fund in October to cover the cost of replacement vehicles. K. Use of Fund Balance: Includes Hardware/Software to implement the GIS program. L. Due to annual transfer to the General Fund. This will level out throughout the fiscal year.					



# Wylie City Council

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## AGENDA REPORT

Meeting Date: January 12, 2016  
Department: WEDC  
Prepared By: Angel Wygant  
Date Prepared: December 18, 2015

Item Number: D  
*(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 November 30, 2015.

### Recommendation

Motion to approve, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2015.

### Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on December 18, 2015.

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
<b>ASSETS</b>			
1000-10110	CLAIM ON CASH AND CASH EQUIV.	1,362,019.12	
1000-10115	CASH - WEDC - INWOOD	0.00	
1000-10135	ESCROW	0.00	
1000-10180	DEPOSITS	7,000.00	
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	100.00	
1000-11517	ACCTS REC - SALES TAX	0.00	
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
1000-12950	LOAN PROCEEDS RECEIVABLE	930,386.00	
1000-12996	LOAN RECEIVABLE	70,503.08	
1000-12997	ACCTS REC - JTM TECH	0.00	
1000-12998	ACCTS REC - FORGIVEABLE LOANS	685,206.16	
1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00	
1000-14116	INVENTORY - LAND & BUILDINGS	6,818,663.46	
1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00	
1000-14310	PREPAID EXPENSES - MISC	0.00	
1000-14410	DEFERRED OUTFLOWS	826,518.00	
			10,700,395.82
<b>TOTAL ASSETS</b>			<b>10,700,395.82</b>

<b>LIABILITIES</b>			
2000-20110	FEDERAL INCOME TAX PAYABLE	0.00	
2000-20111	MEDICARE PAYABLE	0.00	
2000-20112	CHILD SUPPORT PAYABLE	0.00	
2000-20113	CREDIT UNION PAYABLE	0.00	
2000-20114	IRS LEVY PAYABLE	0.00	
2000-20115	NATIONWIDE DEFERRED COMP	0.00	
2000-20116	HEALTH INSUR PAY-EMPLOYEE	558.59	
2000-20117	TMRS PAYABLE	0.00	
2000-20118	ROTH IRA PAYABLE	0.00	
2000-20119	WORKERS COMP PAYABLE	0.00	
2000-20120	FICA PAYABLE	0.00	
2000-20121	TEC PAYABLE	0.00	
2000-20122	STUDENT LOAN LEVY PAYABLE	0.00	
2000-20123	ALIMONY PAYABLE	0.00	
2000-20124	BANKRUPTCY PAYABLE	0.00	
2000-20125	VALIC DEFERRED COMP	0.00	
2000-20126	ICMA PAYABLE	0.00	
2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00	
2000-20130	FLEXIBLE SPENDING ACCOUNT	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	1.46	
2000-20199	MISC PAYROLL PAYABLE	0.00	

## BALANCE SHEET

AS OF: NOVEMBER 30TH, 2015

111-WYLIE ECONOMIC DEVEL. CORP

ACCOUNT#	TITLE		
2000-20201	AP PENDING	3,447.10	
2000-20210	ACCOUNTS PAYABLE	6,682.00	
2000-20530	PROPERTY TAXES PAYABLE	0.00	
2000-20540	NOTES PAYABLE	826,518.00	
2000-20810	DUE TO GENERAL FUND	0.00	
2000-22270	DEFERRED INFLOW	226,792.06	
2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00	
2000-22280	DEFERRED INFLOW - LEASE INT	0.00	
2000-22915	RENTAL DEPOSITS	2,500.00	
TOTAL LIABILITIES			1,066,511.21
<b>EQUITY</b>			
3000-34110	FUND BALANCE - RESERVED	0.00	
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	8,999,369.78	
TOTAL BEGINNING EQUITY		8,999,369.78	
TOTAL REVENUE		960,644.23	
TOTAL EXPENSES		326,129.40	
REVENUE OVER/(UNDER) EXPENSES		634,514.83	
TOTAL EQUITY & OVER/(UNDER)			9,633,884.61
TOTAL LIABILITIES, EQUITY & OVER/(UNDER)			10,700,395.82

AS OF: NOVEMBER 30TH, 2015

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#	TITLE		
<b>ASSETS</b>			
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
<b>TOTAL ASSETS</b>			<b>30,663.00</b>
<b>LIABILITIES</b>			
2000-20310	COMPENSATED ABSENCES PAYABLE	44,287.86	
2000-20311	COMP ABSENCES PAYABLE-CURRENT	0.00	
2000-21410	ACCRUED INTEREST PAYABLE	4,115.32	
2000-28205	WEDC LOANS - CURRENT	1,332,757.02	
2000-28220	BIRMINGHAM LOAN	0.00	
2000-28230	INWOOD LOAN	0.00	
2000-28232	ANB LOAN - EDGE	0.00	
2000-28233	ANB LOAN - PEDDICORD/WHITE	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 ROAD CONSTRUCTION LOAN	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	
00-28250	CITY OF WYLIE LOAN	0.00	
00-28260	PRIME KUTS LOAN	0.00	
2000-28270	BOWLAND/ANDERSON LOAN	0.00	
2000-28280	CAPITAL ONE CAZAD LOAN	0.00	
2000-28290	HOBART/COMMERCE LOAN	0.00	
2000-29150	NET PENSION LIABILITY	147,106.00	
<b>TOTAL LIABILITIES</b>			<b>3,513,842.93</b>
<b>EQUITY</b>			
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	3,455,658.67	
3000-35900	UNRESTRICTED NET POSITION	( 114,969.00)	
<b>TOTAL BEGINNING EQUITY</b>			<b>( 3,570,627.67)</b>
<b>TOTAL REVENUE</b>			<b>0.00</b>
<b>TOTAL EXPENSES</b>			<b>( 87,447.74)</b>
<b>REVENUE OVER/(UNDER) EXPENSES</b>			<b>87,447.74</b>
<b>TOTAL EQUITY &amp; OVER/(UNDER)</b>			<b>( 3,483,179.93)</b>

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: NOVEMBER 30TH, 2015

111-WYLIE ECONOMIC DEVEL CORP  
 NCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
TAXES	2,257,829.00	0.00	0.00	0.00	0.00	2,257,829.00	0.00
INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	12,958.00	1,084.45	0.00	2,158.23	0.00	10,799.77	16.66
MISCELLANEOUS INCOME	141,200.00	12,650.00	0.00	28,100.00	0.00	113,100.00	19.90
OTHER FINANCING SOURCES	0.00	0.00	0.00	930,386.00	0.00	( 930,386.00)	0.00
<b>TOTAL REVENUES</b>	<b>2,411,987.00</b>	<b>13,734.45</b>	<b>0.00</b>	<b>960,644.23</b>	<b>0.00</b>	<b>1,451,342.77</b>	<b>39.83</b>
<u>EXPENDITURE SUMMARY</u>							
DEVELOPMENT CORP-WEDC	3,858,411.00	226,778.65	0.00	326,129.40	7,143.07	3,525,138.53	8.64
<b>TOTAL EXPENDITURES</b>	<b>3,858,411.00</b>	<b>226,778.65</b>	<b>0.00</b>	<b>326,129.40</b>	<b>7,143.07</b>	<b>3,525,138.53</b>	<b>8.64</b>
<b>REVENUE OVER/ (UNDER) EXPENDITURES</b>	<b>( 1,446,424.00)</b>	<b>( 213,044.20)</b>	<b>0.00</b>	<b>634,514.83</b>	<b>( 7,143.07)</b>	<b>( 2,073,795.76)</b>	<b>43.37-</b>

CITY OF WYLIE  
 REVENUE AND EXPENSE REPORT - (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2015

111-WYLIE ECONOMIC DEVEL CORP  
 VUES

	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	0.00	0.00	0.00	0.00	2,257,829.00	0.00
TOTAL TAXES	2,257,829.00	0.00	0.00	0.00	0.00	2,257,829.00	0.00
<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	87.96	0.00	165.25	0.00	834.75	16.53
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	296.68	0.00	596.26	0.00	3,220.74	15.62
4000-46160 LOAN REPAYMENT (PRINCIPAL)	8,141.00	699.81	0.00	1,396.72	0.00	6,744.28	17.16
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	1,084.45	0.00	2,158.23	0.00	10,799.77	16.66
<u>MISCELLANEOUS INCOME</u>							
4000-48110 RENTAL INCOME	141,200.00	12,650.00	0.00	28,100.00	0.00	113,100.00	19.90
4000-48310 RECOVERY - PRIOR YEAR EXPEN	0.00	3.00	0.00	0.00	0.00	0.00	0.00
4000-48410 MISCELLANEOUS INCOME	0.00	3.00	0.00	0.00	0.00	0.00	0.00
4000-48430 GAIN/(LOSS) SALE OF CAP ASS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS INCOME	141,200.00	12,650.00	0.00	28,100.00	0.00	113,100.00	19.90
<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	0.00	0.00	0.00	930,386.00	0.00	930,386.00	0.00
-49550 LEASE PRINCIPAL PAYMENTS (O	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	930,386.00	0.00	930,386.00	0.00
TOTAL REVENUES	2,411,987.00	13,734.45	0.00	960,644.23	0.00	1,451,342.77	39.83

CITY OF WYLIE  
REVENUE AND EXPENSE REPORT - (UNAUDITED)  
AS OF: NOVEMBER 30TH, 2015

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

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PC ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>							
5611-51110 SALARIES	238,052.00	14,465.40	0.00	27,317.91	0.00	210,734.09	11.48
5611-51130 OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51140 LONGEVITY PAY	1,073.00	1,024.00	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	870.78	0.00	1,648.26	0.00	10,951.74	13.08
5611-51220 PHONE ALLOWANCE	4,656.00	0.00	0.00	864.00	0.00	3,792.00	18.56
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	2,301.88	0.00	4,219.62	0.00	32,457.38	11.50
5611-51410 HOSPITAL & LIFE INSURANCE	38,107.00	0.00	0.00	1,873.87	0.00	36,233.13	4.92
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	0.00	0.00	105.76	0.00	1,251.24	7.79
5611-51440 FICA	15,607.00	216.30	0.00	406.38	0.00	15,200.62	2.60
5611-51450 MEDICARE	3,650.00	229.13	0.00	423.59	0.00	3,226.41	11.61
5611-51470 WORKERS COMP PREMIUM	663.00	0.00	0.00	569.70	0.00	93.30	85.93
5611-51480 UNEMPLOYMENT COMP (TWC)	810.00	0.00	0.00	0.00	0.00	810.00	0.00
TOTAL PERSONNEL SERVICES	358,252.00	19,107.49	0.00	38,453.09	0.00	319,798.91	10.73
<b>SUPPLIES</b>							
5611-52010 OFFICE SUPPLIES	3,500.00	0.00	0.00	0.00	0.00	3,500.00	0.00
5611-52040 POSTAGE & FREIGHT	980.00	0.00	0.00	0.00	0.00	980.00	0.00
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	95.75	0.00	95.75	0.00	1,904.25	4.79
5611-52990 OTHER	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL SUPPLIES	11,480.00	95.75	0.00	95.75	0.00	11,384.25	0.83
<b>MATERIALS FOR MAINTENANCE</b>							
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	0.00	0.00	3,000.00	0.00
5611-54990 OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MATERIALS FOR MAINTENANCE	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
<b>CONTRACTUAL SERVICES</b>							
5611-56030 INCENTIVES	2,014,914.00	143,347.30	0.00	143,347.30	0.00	1,871,566.70	7.11
5611-56040 SPECIAL SERVICES	112,900.00	4,261.07	0.00	9,778.57	6,943.07	96,178.36	14.81
5611-56080 ADVERTISING	35,280.00	1,300.00	0.00	4,554.00	0.00	30,726.00	12.91
5611-56090 COMMUNITY DEVELOPMENT	47,250.00	2,093.32	0.00	7,543.32	200.00	39,506.68	16.39
5611-56110 COMMUNICATIONS	5,960.00	478.50	0.00	810.53	0.00	5,149.47	13.60
5611-56180 RENTAL	29,400.00	2,044.00	0.00	5,938.00	0.00	23,462.00	20.20
5611-56210 TRAVEL & TRAINING	29,450.00	1,092.83	0.00	1,092.83	0.00	28,357.17	3.71
5611-56250 DUES & SUBSCRIPTIONS	18,090.00	102.00	0.00	3,075.00	0.00	15,015.00	16.28
5611-56310 INSURANCE	4,310.00	1,980.95	0.00	5,686.07	0.00	1,376.07	131.93
5611-56510 AUDIT & LEGAL SERVICES	23,000.00	0.00	0.00	0.00	0.00	23,000.00	0.00
5611-56570 ENGINEERING/ARCHITECTURAL	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
5611-56610 UTILITIES-ELECTRIC	2,000.00	422.70	0.00	422.70	0.00	1,577.30	21.14
TOTAL CONTRACTUAL SERVICES	2,343,354.00	157,122.67	0.00	182,248.32	7,143.07	2,153,962.61	8.08

CITY OF WYLIE  
 REVENUE AND EXPENSE REPORT - (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2015

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

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>DEBT SERVICE &amp; CAP. REPL</b>							
5611-57110 DEBT SERVICE	686,825.00	3,618.16	0.00	3,618.16	0.00	683,206.84	0.53
5611-57410 PRINCIPAL PAYMENT	0.00	39,554.48	0.00	87,102.37	0.00	( 87,102.37)	0.00
5611-57415 INTEREST EXPENSE	0.00	7,280.10	0.00	14,611.71	0.00	( 14,611.71)	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	50,452.74	0.00	105,332.24	0.00	581,492.76	15.34
<b>CAPITAL OUTLAY</b>							
5611-58110 LAND-PURCHASE PRICE	200,000.00	0.00	0.00	950,386.00	0.00	( 750,386.00)	475.19
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	0.00	0.00	3,000.00	0.00
5611-58830 FURNITURE & FIXTURES	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
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	( 950,386.00)	0.00	950,386.00	0.00
TOTAL CAPITAL OUTLAY	455,500.00	0.00	0.00	0.00	0.00	455,500.00	0.00
<b>OTHER FINANCING (USES)</b>							
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
<b>TOTAL DEVELOPMENT CORP-WEDC</b>	<b>3,858,411.00</b>	<b>226,778.65</b>	<b>0.00</b>	<b>326,129.40</b>	<b>7,143.07</b>	<b>3,525,138.53</b>	<b>8.64</b>
<b>L EXPENDITURES</b>	<b>3,858,411.00</b>	<b>226,778.65</b>	<b>0.00</b>	<b>326,129.40</b>	<b>7,143.07</b>	<b>3,525,138.53</b>	<b>8.64</b>
REVENUE OVER (UNDER) EXPENDITURES	( 1,446,424.00)	( 213,044.20)	0.00	634,514.83	( 7,143.07)	( 2,073,195.76)	43.37-

\*\*\* END OF REPORT \*\*\*

Wylie Economic Development Corporation  
Inventory Subledger  
November 30, 2015

**Inventory - Land**

	Date of Pur.	Address	Acreage	Improvements	Cost Basis	Sub-totals
<b>Cooper</b>						
McMasters	7/12/05	709 Cooper	0.48	n/a	\$202,045	
Heath	12/28/05	706 Cooper	0.46	\$32,005	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	8,880	400,334	
Lot 2R3	7/24/14	Cooper Dr.	0.95	n/a	29,056	\$1,312,672
<b>Industrial Ct.</b>						
Hughes	7/25/06	211 - 212 Industrial	0.74	209,801	420,361	
		R.O.W.	0.18		41,585	
Prime Kuts	10/8/07	207 Industrial	0.20	182,223	229,284	
		R.O.W.	0.11	n/a	77,380	
Cazad	3/17/08	210 Industrial	0.27	128,083	200,782	
Buchanan	8/13/14	400 S. Hwy 78	1.25	68,294	503,233	
Glenn	4/24/15	209 Industrial Ct	0.18	69,426	326,773	
		R.O.W.	0.12	n/a		1,799,398
<b>Regency</b>						
Ferrell	9/29/05	2806 F. M. 544	1.09	Demo	239,372	
Sale of R.O.W.	2/14/07		-0.09	n/a	-20,094	
Crossroads	6/12/09	2804 F. M. 544	0.44	24,696	171,842	
Regency Pk.	6/4/10	25 Steel Road	0.65	n/a	25,171	416,290
<b>Commerce</b>						
Hobart Investments	11/12/13	Commerce	1.60	n/a	156,820	
Hobart	1/6/14	605 Commerce	1.07	396,263	386,380	543,200
<b>Jackson</b>						
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	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	190,596	966,992
<b>Alanis</b>						
White Property (Alanis)	12/12/14	Alanis	6.63	n/a	420,336	420,336
<b>South Ballard</b>						
Birmingham Trust	6/3/15	505 - 607 S. Ballard	0.95	Demo	409,390	409,390
<b>Business Way</b>						
Linduff Property	10/21/15	710 Business Way	2.11	649,716	950,386	950,386
<b>Total</b>			23.48	\$1,526,589	92,974	\$6,818,664

\*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  
 November 30, 2015

**Notes Payable**

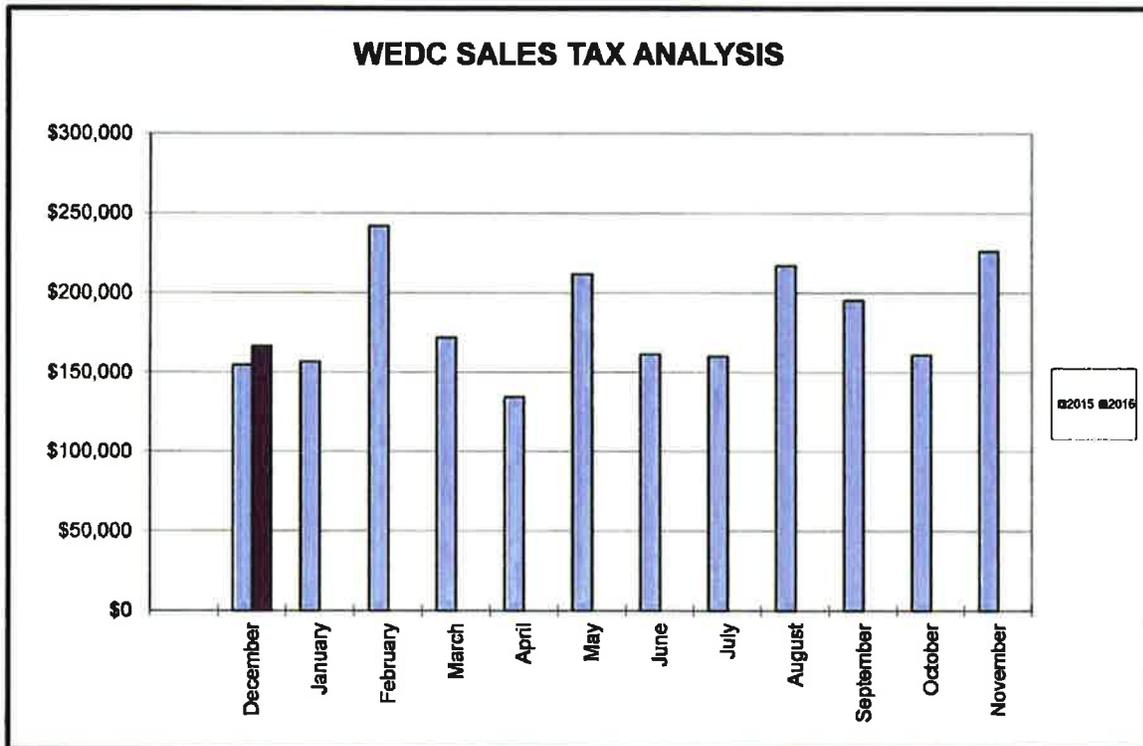
	Date of Purchase	Payment	Beginning Bal.	Principal	Interest	Rate of Interest	Principal Balance
November 1, 2015							* 2,427,426.48
ANBTX - 88122627	10/28/10	\$8,200.66	\$8,025.19	\$8,025.19	\$19.73	2.95	0.00
ANBTX - 88130968	10/23/12	10,107.00	242,649.31	9,273.04	833.96	3.99	233,376.27
ANBTX - 88130976	8/15/14	13,267.93	818,288.22	11,428.83	1,839.10	2.61	806,859.39
ANBTX - 88148481	8/13/14	7,331.95	313,574.46	6,346.80	985.15	3.77	307,227.66
ANBTX - 88149711	12/12/14	7,382.45	673,051.55	5,026.77	2,355.68	4.20	668,024.78
ANBTX - 88158043	9/2/15	8,745.25	379,862.94	7,479.04	1,266.21	4.00	372,383.90
ANBTX - 88157334	10/21/15	3,618.16	930,386.00	0.00	3,618.16	4.00	930,386.00
November 30, 2015				\$47,579.67	\$10,917.99		3,318,258.00

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 DECEMBER 2015**

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			
FEBRUARY	213,877	241,858			
MARCH	121,483	171,741			
APRIL	124,866	134,475			
MAY	200,476	211,645			
JUNE	145,137	161,426			
JULY	149,537	159,973			
AUGUST	193,751	216,962			
SEPTEMBER	154,328	195,347			
OCTOBER	152,545	160,876			
NOVEMBER	213,292	226,078			
<b>Sub-Total</b>	<b>\$1,932,632</b>	<b>\$2,191,785</b>	<b>\$166,418</b>	<b>\$11,700</b>	<b>7.56%</b>
AUDIT ADJ					
<b>TOTAL</b>	<b>\$1,932,632</b>	<b>\$2,191,785</b>	<b>\$166,418</b>	<b>\$11,700</b>	<b>7.56%</b>





# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** January 12, 2016  
**Department:** Planning  
**Prepared By:** Renaë Ollie  
**Date Prepared:** December 21, 2015

**Item Number:** 1  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** 2

### Subject

Hold the 1<sup>st</sup> Public Hearing for the annexation of an approximate 1.207 mile segment of Pleasant Valley Road from Elm Grove to the Dallas County Line. **2016-01A**

### Recommendation

Conduct Public Hearing only. No action is necessary.

### Discussion

This annexation is at the request of Dallas County and defined as Orphan Roads. Orphan Roads are all or part of a street or road right-of-way, which is outside the incorporated limits of a municipality (or municipalities) and the incorporated area of the municipality (or municipalities) abuts or extends into the right-of-way. These roadway segments have, in effect, been “orphaned” by the abutting city (or cities) that they serve in that they have been left unincorporated.

If annexed, the City of Wylie will be responsible for maintenance, operation, enforcement, police and/or emergency services within these unincorporated rights-of-way.

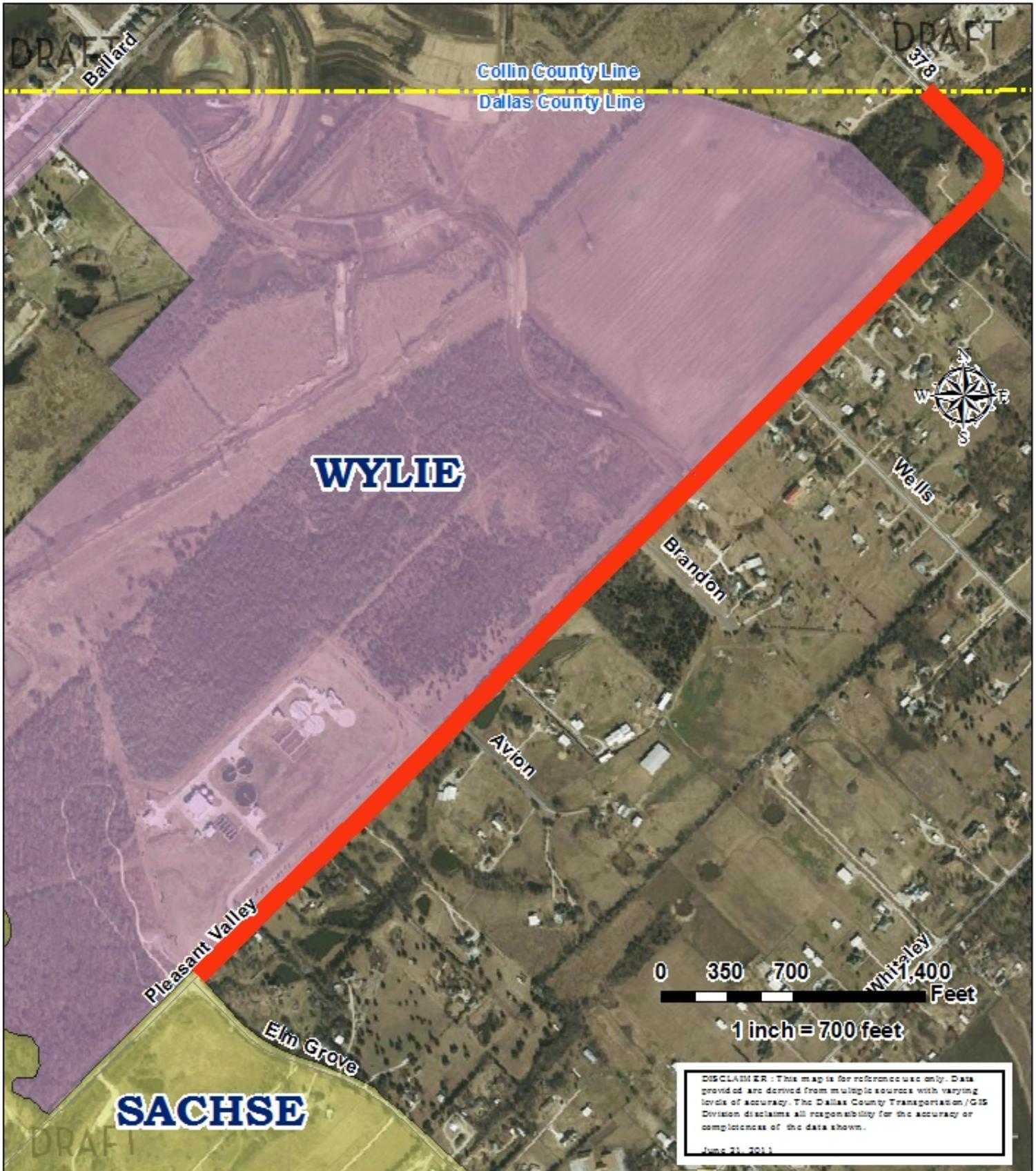
Before a municipality may begin annexation proceedings, the governing body of the municipality must conduct two (2) public hearings at which persons interested in the annexation are given the opportunity to be heard. The notice for each hearing must be published at least once on or after the 20th day 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	December 23, 2015 and January 6, 2016
First Public Hearing	January 12, 2016
Second Public Hearing	January 26, 2016
Adoption of Ordinance	February 9, 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.

Dallas County currently has \$1 million available to start the design of the reconstruction of Pleasant Valley Road from the county line south to Merritt Road in Sachse. They require the roadway to be annexed to move forward with the design. Dallas County also requires a 50% match which would be approximately \$500,000 from Wylie and \$500,000 from Sachse and an agreement will be presented at a future meeting. The project is expected to receive funding in the 2017 Dallas County call for projects and construction funds would be available in 2021. Staff will be working with Dallas County and the City of Sachse to submit the project to NCTCOG for construction funding. Dallas County has agreed to perform some maintenance on the roadway prior to turning it over to Wylie.

# DALLAS COUNTY UNINCORPORATED AREA LOCATION MAP



PROPERTY LOCATION : Pleasant Valley Road

APPLICANT NAME :

MAILING ADDRESS :

CONTACT PHONE :

**EXHIBIT "A"**



NOTICE THIS MAP IS FOR REFERENCE USE ONLY

DCAD # :

PERMIT # : 2015-

DATE FILED :

MAPSCO PG : 89A

EXHIBIT "B"

**CITY OF WYLIE, TEXAS  
SERVICE PLAN FOR ANNEXED AREA  
Orphan Road**

ANNEXATION ORDINANCE NO.: \_\_\_\_\_

DATE OF ANNEXATION ORDINANCE: XX-XX-XXXX

ACREAGE ANNEXED: 1.207 acres

SURVEY, ABSTRACT & COUNTY: Public Street Right-of-Way for a 1.207 mile segment of Pleasant Valley Road from Elm Grove to the Dallas County Line.

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

## EXHIBIT "B"

the maximum level of fire 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 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 "B"

### **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.

## EXHIBIT "B"

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.
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

## EXHIBIT "B"

from the effective date of the annexation ordinance and substantially completed within four and one-half (4 1/2) years after that date.

### **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

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>January 12, 2016</u>	<b>Item Number:</b>	<u>2</u> <i>(City Secretary's Use Only)</i>
<b>Department:</b>	<u>City Secretary</u>	<b>Account Code:</b>	<u>N/A</u>
<b>Prepared By:</b>	<u>Carole Ehrlich</u>	<b>Budgeted Amount:</b>	<u>Budgeted in individual departments</u>
<b>Date Prepared:</b>	<u>January 2, 2016</u>	<b>Exhibits:</b>	<u>Resolution &amp; Publication Cost Summary</u>

### Subject

Consider, and act upon, Resolution No. 2016-01(R) establishing a public newspaper of general circulation to be the "Official Newspaper" for the City of Wylie.

### Recommendation

Motion to approve, Resolution No. 2016-01(R) establishing the \_\_\_\_\_ as the "Official Newspaper" of the City of Wylie.

### Discussion

Texas Local Government Code, §52.004 states that at the beginning of each fiscal year, municipalities must designate an official newspaper. This must be done as soon as practicable. The municipality shall contract with the newspaper designated by ordinance or resolution.

There are two requirements that must be met for a newspaper to meet the statutory requirements as a newspaper of general circulation. (a) **Designating Official Newspaper.** The publication must be a newspaper as defined by § 2051.044, Government Code. The section defines the term newspaper as:

§ 2051.044, (a)

- (1) any newspaper devoting not less than 25% of its total column lineage to the carrying of items of general interest
- (2) published not less frequently than once each week,
- (3) entered as second class postal matter in the county where published
- (4) Having been published regularly and continuously not less than twelve (12) months prior to the making of any publication...

2051.044, (b) ***Publication of Notice in Newspaper.*** Where a law which requires or authorizes the publication of a notice in a newspaper by a municipality, and does not specify the manner of the publication, including the number of times that the notice is required to be published and the period during which the notice is required to be published, the above requirements pertain; additionally a municipality shall publish notices in a newspaper that is published in the municipality, and which meets the above requirements and will publish the notice at or below the legal rate. If no newspaper published in the municipality meets these requirements, then the municipality shall publish the notice in a newspaper that is published in the county in which the municipality is located and will charge the legal rate or a lower rate. GC §2051.048.

Publication rates for the Wylie News have not varied from last year; the Dallas Morning News has changed from the Zoned Editions (Collin, Dallas Rockwall readers in zip code 75098) to the NeighborsGo-Plano/Murphy/Wylie Edition reaching readers in zip code 75098 in all three counties. Some legal notices require that the notice be published in all counties within the incorporated city; in this case the city attorney's office has noted that it is best to publish these notices in the three county edition (NeighborsGo) of the Dallas Morning News as well as the Wylie News.

The City of Wylie Home Rule Charter additionally states in Article X1, Section 2; The City Council shall declare an official newspaper of general circulation in the City. All captions of ordinances, notices and other matters required to be published by this charter, by City ordinances, or by the constitution and laws of the State of Texas, shall be published in this official newspaper.

The Wylie News and the DMN NeighborsGo both meet the criteria for the Official Newspaper as provided by the statute. The NeighborsGo provides the most cost efficient legal notice fees while the Wylie News reports the highest circulation numbers. The Wylie News is currently the official newspaper for the City.

**RESOLUTION NO. 2016-01(R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, ESTABLISHING A PUBLIC NEWSPAPER OF GENERAL CIRCULATION TO BE THE OFFICIAL NEWSPAPER FOR THE CITY OF WYLIE.**

**WHEREAS**, Section 52.004, Local Government Code, requires the City Council of the City of Wylie, Texas ("City Council") to determine, by ordinance or resolution, a public newspaper to be the official newspaper for the City of Wylie, Texas ("Wylie"); and

**WHEREAS**, the City Council finds that the \_\_\_\_\_ is a public newspaper of general circulation and:

- (1) devotes not less than 25% of its total column lineage to general interest items;
- (2) is published at least once a week;
- (3) is entered as 2<sup>nd</sup> class postal matter in the county where published;
- (4) has been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice; and

**WHEREAS**, the City Council finds that the \_\_\_\_\_ is a publication that meets all of the criteria legally required of an officially designated newspaper for the City of Wylie; and

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

- (1) The \_\_\_\_\_ is designated as the official newspaper for the City of Wylie for Fiscal Year 2016, commencing January 1, 2016.
- (2) This Resolution is effective immediately upon passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, on this 12<sup>th</sup> day of January, 2016.

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Eric Hogue, Mayor

ATTEST:

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Carole Ehrlich, City Secretary

## **PUBLICATION COST SUMMARY**

**Dallas Morning News  
Wylie News  
January 2016**

### **DALLAS MORNING NEWS (COLLIN COUNTY AND METRO EAST SECTION)**

Legal Notices (Ordinance Captions, Public Hearings P& Z)

Full Dallas Morning News Open \$14.00 per line/\$35 liner-\$45 display online

Full Dallas Morning News (\$3,000/yr) \$5.50 per line/\$35 liner-\$45 display online

Classified Rates (Election Notices) Full DMN only \$14.00 per line/\$35 liner-\$45 display online

*With Contract* (\$3,000/yr.) \$5.50 per line/\$35 liner-\$45 display online

Display Rates (Budget/Tax Notices) Open \$2,800.00\* (1/4 page-Mon, Tues, Wed)  
\$3,300.00\* (1/4 page-Sunday)

\*These rates will be changing but I will honor the rate for the 2015 budget/tax year

NeighborsGo – Plano/Murphy/Wylie Edition

Legal Notices (Ordinance Captions, Public Hearings P& Z)

NeighborsGo Classified \$1.11 per line/\$35 liner-\$45 display online

NeighborsGo Classified Rates (Election Notices) \$1.11 per line or \$15.54 per inch  
/\$35liner-\$45 display online

Display Rates (Budget/Tax Notices) Open \$400 per edition (1/2 page-Friday only)

### **THE WYLIE NEWS (EFFECTIVE JAN. 1, 2015)**

Legal Notices (Ordinance Captions, Public Hearings P& Z)

Open (no contracts available) \$2.56 per line (display online included)

Classified Rates (Election Notices) \$14.39 per column inch (display online, based  
on 8 columns per page, included in price)

Display Rates (Budget/Tax Notices) \$14.49 per column inch (includes digital e-  
editions)

### **CIRCULATION WITHIN THE CITY**

Dallas Morning News (for zip code 75098) 2, 782 (Mon/Sat paper)  
4,258 (Avg. Circulation Sunday)

The Wylie News (Wylie) 6,709 (The Wylie News)  
Includes circulation in Collin, Dallas and Rockwall counties

The Wylie News - Notices are published in the 10,758 (total circ., Wylie/Sachse/Murphy)  
Murphy/Sachse/Wylie editions

Public notices are also included in Wylie News Online which had in excess of 140,995 unique visitors per month based on its latest statistics.



# Wylie City Council

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## AGENDA REPORT

Meeting Date: January 12, 2016  
Department: Planning  
Prepared By: Renaë' Ollie  
Date Prepared: January 4, 2016

Item Number: Work Session 1  
*(City Secretary's Use Only)*  
Account Code: \_\_\_\_\_  
Budgeted Amount: \_\_\_\_\_  
Exhibits: 1

### Subject

Hold a Work Session to discuss a potential multi-family mixed-use development on approximately 33 acres, generally located east of S.H. 78 and south of Alanis Drive. OM Housing

### Recommendation

No Action

### Discussion

#### **Applicant: OM Housing**

The applicant approached the city with a request to develop a mixed use center with senior housing and retail/commercial uses on approximately 33 acres located on the east side of S.H. 78 south of Alanis Drive. 15 acres currently zoned Multi-Family, with the remaining zoned Agriculture.

The proposed use will consist of approximately 140 units of senior housing on 8 acres, retail pads on 1.8 acres, retail strip center on 2.8 acres, and the balance being distributed between garden offices and townhomes. The applicant is also proposing 9.8 acres of parkland. There is a significant amount of flood plain.

The applicant states that the project cannot proceed without the Tax Credit funding and to secure the funding, the project will require a resolution of support only and no local funding is required. Pursuant to requirements set forth by the Texas Department of Housing and Community Affairs ("TDHCA"), a resolution of support is required as a firm commitment from the City.

The project will be restricted to occupancy by Senior citizens of age 55 and older.

1/4/2016

# VILLAS at ALANIS CROSSING

Proposed Mixed Use Center with  
SENIOR HOUSING: Wylie, TX



## PROJECT MERITS

OM HOUSING

PHONE: (214) 432-7610

FAX: (214) 594-9753

[WWW.OMHOUSING.COM](http://WWW.OMHOUSING.COM)

DSULAKHE@OMHOUSING.COM

# VILLAS at ALANIS CROSSING

## Proposed Mixed Use Facility

### INTRODUCTION TO TEAM

**OWNER/DEVELOPER:** OM Housing  
**(RESIDENTIAL)**

- Developer has a well-rounded background in training and implementation of Graduate Degrees in Architecture, Business, Accounting, Marketing, Social Services, etc.
- Experienced team that develops Townhomes, Multifamily Apartments, Mixed Use Projects, Rehab Projects, etc., market rate and affordable.
- Developed over 7,000+ units, worth over \$800 million.
- Awards include (see Exhibit A):
  - o Dallas Business Journal
    - Best Green Building of the Year (Finalist)
    - Best Rehab/Re-Use Building of the Year (Finalist)
    - Best Suburban Multifamily Project of the Year (Winner)
  - o Best Commercial Project of the Year (Winner).
  - o Gold Certified Community – One.
- Letters of Recognition include (see Exhibit A):
  - o State of Texas
  - o Local State Representative / County Commissioner / City Council.
- Two recent projects, which are both **LEED GOLD Certified** and have Housing Credit financing, include:
  - o Britain Way Apartments, Irving, Texas
    - 168 Apartment Homes.
    - [www.britainwayapts.com](http://www.britainwayapts.com)
  - o Apple Grove Villas, Mesquite, Texas
    - 209 Apartment Homes.
    - [www.parceastapts.com](http://www.parceastapts.com).

- Two more projects, also both LEED GOLD Certified and having Housing Credit financing, in design stage which will start construction by summer of 2016:
  - o Villas at Boston Heights, Benbrook, Texas
    - 144 Apartment Homes
  - o Villas at Market Place, Garland, Texas
    - 258 Apartment Homes
- Locally financed, developed, owned, constructed, managed and operated!
- Experienced, Award Winning Team based in DFW!
- Financing terms require Developer/Owner to be a long term owner and **NOT** a ‘Merchant Builder’, so NO ‘absentee ownership’.

**Development Partner:**

Brand Capital Partners specializes in infill and suburban retail development. Managing partner Jeff Brand worked with Greenway Investment Company for six years and is a partner in two Wylie projects on FM 544. BCP is currently developing:

- Two shopping centers totaling 35,000 sf, with anchors such as Chipotle, Buffalo Wild Wings, Spec’s, and Mattress One; a national pizza chain, wireless, sub shop, and dentist.
- 4 acre 14,000 SF restaurant project in Colleyville, TX

**Architect:**

BGO Architects, DFW based.

- Over 40 years in existence.
- Designed over 750,000 dwellings.
- Numerous Awards.

**LEED Consultant:**

TexEnergy Solutions, DFW based

**Management:**

Alpha-Barnes Real Estate Services, DFW based.

**Construction:**

Sun Construction Company, DFW based.

## WHAT ARE HOUSING TAX CREDITS (HTCs)?

- The tax credit program is an avenue for private financing governed by the IRS code and administered through the state. In Texas, the Texas Department of Housing and Community Affairs (TDHCA) is in charge of administering the program. The state legislature annually establishes the Qualified Allocation Plan (QAP), which outlines the specific rules, policies and procedures that the TDHCA and participants are required to follow. An essential part of the QAP anticipates active dialogue between the public and private sectors for the betterment of community.
- In essence, this program is designed to form a win-win public/private framework to facilitate the public sector to utilize this program to provide high quality affordable housing to its citizens and spur economic development, while making it financially feasible for the private sector to develop aesthetically pleasing mixed use, mixed income, high quality and eco-friendly housing on sites that would not otherwise support this type of development.
- Tax credits are not a direct rental subsidy in the form of any direct funding from the Federal Government. It is a form of financing that allows owners to charge lower rents for high quality housing.
- The tax credit program is **NOT** 'Public Housing' or 'Section 8 Housing'. It is developed, owned and operated by private sector companies who have long term ownership and compliance obligations to the property.
- Tax credits are awarded to applicants through a competitive application process which occurs once a year. Awards are based solely on a scoring system that is set forth by the annual QAP. Only 1 in 5 applications are successful at obtaining tax credits.
- Applications are due to the TDHCA by February 27<sup>th</sup>, 2015, and the tax credits are assigned by July 31<sup>st</sup>, 2015.
- The tax credits awarded to developers are sold to large corporations for approximately 90 cents on the dollar. Corporations buy tax credits to offset their federal tax liability.
- The financial proceeds from the sale of tax credits to corporations are then invested in the development.
- These financial proceeds, which would otherwise be unavailable in the private marketplace, reduce the debt a developer is required to obtain for the property. This lower debt level is what allows developers to charge lower rents, that are affordable to residents, for conventional, market rate, high quality housing.
- Due to the competitive nature and long term ownership requirements of the program, tax credit developments often exceed City architectural, landscape and building standards.

- Additionally, because it is a highly regulated program with annual inspections to oversee residency and quality of development, these developments are built for longevity and are better maintained.
- There are no aesthetic differences between tax credit and conventional multi-family residential communities.
- Properties pay all City fees and full property taxes.
- In conclusion, this program is available for both the private and public sector, but provides the highest net benefit to the community when the public and private sector align their interests to utilize this program to facilitate high quality development on sites that may not otherwise be attractive for development. This often has a positive ripple effect on the surrounding community.

## **PROJECT DESCRIPTION**

### **Why Wylie:**

Wylie was chosen to best meet the essence of the HTC program. We chose Wylie because it has a great school system, ranked #2 Best Family City, a seasoned and established community, with a growing population and a growing median income.

Strong Demand for Rental Housing.

### **Why this Site:**

We chose a site that provides easy access to highways, is in close proximity to schools, shopping, employment centers, one which provided minimal impact to the city's infrastructure, in the direction of growth patterns and one that did not displace any citizens; but, the site is difficult to developed by conventional financing and one that provides the highest net benefit for community in terms of the enormity and diversity of the proposed development. Additionally, the site dove tails into the city's long term vision.

### **Site Location:**

Approximately 33 acres at SWC of Hwy. 78 and Alanis Parkway, Wylie, Texas

### **Current Land Use:**

Vacant Land, with a significant portion in FEMA flood plain.

### **Current Zoning:**

Approximately 15 acres zoned MF, with the remaining zoned Agriculture.

### **Permitted Density:**

MF Zoning allows for 15 units / acre or 225 apartment units.

### **Existing Conditions:**

Challenging site! (see Exhibit B for location).

Several small parcels of vacant land owned by different owners that requires accumulation of land parcels for a reasonably sized project.

A large portion of subject site lies within FEMA designated Flood Plain and ecologically sensitive conditions. Developer will be required to work with City of Wylie and FEMA to reclaim several acres of land.

The Housing Credits (HC) will allow for additional funds to overcome all the flood plain related issues, as well as provide for very high end finishes on façades that enhances curb appeal.

Site is ideally located to serve as “Gateway to City of Wylie”. The HC’s could provide additional proceeds for features that will “wow” drivers on Highway 78 and provide the desired impressive entrance into the City.

Currently zoned MF that allows for 225 units.

### **PROPOSED PROJECT:**

#### **Proposal:**

A mixed-use facility with about 140 units of Senior Housing in about 8.0 acres of MF. Other uses will be 1.8 acres of retail pads, 2.8 acres of retail strip center, remaining 8.0 acres to be distributed per market demand between garden offices and townhomes. Developer will integrate 9.8 acres with existing Parks and Recreations network of nature trails, playing fields, and other open space amenities like a bird watching sanctuary, etc.

#### **Investment:**

Total investment of approximately \$33 million with, approximately \$21 million investment for the apartment homes and approximately \$12 million investment for the retail/commercial.

Due to unfavorable site conditions, historically high prevailing construction costs and high quality of finishes proposed, project is seeking additional proceeds from the HCs to be feasible. **Project cannot proceed without the HC funding. To secure HC funding, Project will require Resolution of Support from City Council.**

### **RESIDENTIAL**

#### **Cost:**

\$95 / sf hard costs, OR, \$140,000 / unit in total cost.

#### **Product:**

"Signature" Senior Housing project with high visual appeal:

- Project will be restricted to occupancy by Senior citizens of age 55+.
- Accumulation of several small strips of land to provide the required acreage and additional frontage along Hwy 78 and

Alanis for a high quality, mixed use project with ample landscaping and amenities.

- Project will extend infrastructure, provide needed housing, reclaim flood plain to enhance the economic tax base, all the while being environmentally sensitive.
- Will be the first LEED Gold Certified Apartments Project in Wylie.
- Exterior finishes will have 100% combination of stone/brick.
- Well landscaped congregation spaces to be provided throughout the community.
- Project will comply with City's architectural, landscape and noise attenuation standards and integrate with city trails, etc.
- Spacious 5,000 plus square feet designer Clubhouse to accommodate for an abundance of amenities such as fitness center, computer center, fun center, etc. along with oversized swimming pool to allow for group activities and community enrichment.

Highly Regulated Project: Regular visits made by lender and investor. In addition, City could further control quality of development through the PD.

Annual operations sets aside adequate budget for long-term maintenance and up keep.

**Other Merits:**

Project will provide high quality housing. Flight to quality will encourage older properties to upgrade or rebuild. This process will eventually enhance curb appeal in sub-market.

Strategic partnerships to be formed with local civic organizations to provide resident lifestyle services that enhance quality of living.

Financing terms require Developer to be a long-term owner and not a 'Merchant Builder'.

Local Developer – will not have absentee ownership!

Award Winning Developer - high quality of product.

**GREEN INITIATIVES:**

Significant to this proposal is the fact that this project will be implementing Green Initiative Programs such as LEED Certified and Texas Green Built. Such Green Initiatives are

being implemented solely by developer/owners passion for conserving energy and resources.

Such programs will result in the preservation of trees, improved energy and water efficiency, and improved indoor quality. All these go a long way in the marketability and long term value add to this project.

Project to be LEED Certified / Eco-Friendly for energy conservation and healthier living.

Environmentally responsible site development.

Energy Efficiency: Units modeled with an estimated 30% energy savings.

Water Efficiency: High Efficiency Plumbing Fixtures in kitchen and bathroom.

Indoor Air Quality: Fresh air ventilation system; eco-friendly paint and materials.

## **AMENITIES:**

Public:

- Designer Clubhouse with a combination of the following amenities:
  - Granite Countertops at all public areas.
  - Leasing Center.
  - Coffee Bar.
  - 24 hour fitness center.
  - Business and Computer Center with complimentary access to internet, print and fax services.
  - Full size community kitchen for potlucks, etc.
  - Community room with A/V equipment.
  - Library with DVD and book rentals.
  - Laundry Care Center and Maintenance Shop
  - Swimming Pool to allow for group activities.
  - Barbecue, Picnic and Seating Areas for congregation.
  - Bicycle Racks.
  - Safety to be provided with a combination of different measures.
  - Strategic partnerships to be formed with local civic organizations to provide lifestyle services that enhance quality of living of residents.
  - 100% + of exterior finishes to be stone or brick.

Private:

- 9'-0" ceilings
- GE Stainless appliances including microwaves, dishwashers, cooking range with oven, and garbage disposals.
- Energy Star rated appliances and windows.
- High efficiency lighting and fixtures.
- Ceiling fans in living area and bedrooms.
- Eco friendly construction materials.
- Combination of faux hardwood style flooring and wall to wall carpet.
- Spacious kitchens
- Dark wood cabinets with designer hardware.
- Washer and dryer hookups.

**LIFESTYLE SERVICES:**

Coordination with local volunteer groups and community-based organizations, etc. to provide an abundance of lifestyle services that enhance the residents' quality of living!

- After School Programs and Summer Activities for Children – Arts and crafts, games, snacks and educational programs are offered in the large community center.
- Health Education Seminars and Screenings – health topics such as children's health, women's health, health insurance and accessing assistance programs.
- Computer Education – state-of-the-art computers will be featured. Internet access and scheduled classes for adults and children will be offered.
- Financial Planning – periodic seminars will be offered periodically by local financial institutions.
- Adult Education Programs (such as: ESL, job training, life skills, parenting & nutrition classes, etc.). Residents will be surveyed and programs will be geared accordingly.
- Social and Recreational Activities
- Incubator for new home buyers. We will seek to implement programs that will assist residents to move into single family homes.
- Community News – monthly newsletter with upcoming activities, events and community news.

**Impact on Infrastructure:**

LEED Gold Certified project will have reduced impact on electricity, water/sewer, preserve existing trees and ecological system.

Site is zoned to allow 225 units. Developer is willing to restrict overall number of units to 144, thus substantially reduce impact on city infrastructure.

Also see Exhibit D. Approximately 90% of residents relocate from one zip code away or from the same MSA. Thus, already reduced impact on ISD.

Allows City to organize the quality and influx of growth.

**RETAIL / COMMERCIAL**

**Cost:**

Approximately \$200 / sf hard cost.

**Product:**

A mix of Restaurants, Shopping, Garden Office that will appeal to the surrounding neighborhood.

- Will follow theme of residential development.
- Pedestrian friendly atmosphere.

**ECONOMIC DEVELOPMENT**

Approximately \$33 million investment will significantly enhance and contribute to local economic activity.

Substantial enhancement of property value; thereby, increasing property tax assessment.

100 plus construction jobs in addition to 100 plus permanent jobs and numerous local vendors required for operations.

Various fees to be paid to City.

Involve local Chamber of Commerce for construction bidding with local vendors.

High quality housing that is affordable for employees of local businesses and major employers. High quality of housing will attract future employers.

**TAX ANALYSIS**

**A. BEFORE**

	Land Parcel	Acres	Size		Value	Jobs	Sales	ST @ 8.25%	RT @ 2.7%
1	Parcel 1	10.8			\$9,803				2,200.57
2	Parcel 2	9.6			\$67,795				1,922.57
3	Parcel 3	4.813			\$269,676				7,647.64
4	Parcel 4	4.78			\$175,534				7,626.51
	<b>TOTAL</b>	<b>29.99</b>			<b>\$522,808</b>				<b>19,397.29</b>

**B. AFTER**

	Use	Acres	Size		Value	Jobs	Sales	ST @ 8.25%	RT @ 2.7%
1	Multi Family	8	144	Units	\$21,000,000	8			
2	Shopping Center	2.7	20,000	SF	\$4,000,000	25	\$3,400,000	\$252,450	
3	Pads	1.8	6,000	SF	\$1,200,000	25	\$2,800,000	\$207,900	
4	Garden Office	2.8	17,500	SF	\$3,500,000	50			
5	Townhomes	5	30	Units	\$3,750,000				
6	Open Land	12.7							
	<b>TOTAL</b>	<b>33</b>			<b>\$33,450,000</b>	<b>108</b>	<b>\$6,200,000</b>	<b>\$460,350</b>	<b>\$452,790</b>
								<b>TOTAL TAXES</b>	<b>\$913,140</b>

**REQUEST:**

Resolution of Support from City Council, required by March 1<sup>st</sup>, 2016. (see Exhibit D for sample resolution).

Again, this much desired project cannot proceed without the Resolution of Support.

# **EXHIBIT A**

## **Awards and Recognitions:**

### **Nominated for the 2013 Dallas Business Journal FINALIST for:**

Best Green Building of the Year  
Best Rehab/Reuse Building of the Year  
Best Suburban Multifamily of the Year  
Best Commercial Project of the Year – Irving.

### **Winner of:**

Best Suburban Multifamily of the Year WINNER.  
Best Commercial Project of the Year WINNER.

### **TV News Featured in:**

CBS 11 – Britain Way was the spotlight for setting an example on reduced crime levels in Irving.  
<http://dfw.cbslocal.com/2013/02/13/irving-crime-rate-drops-to-record-low/>

NBC 5 – Britain Way was the feature for being the first LEED Gold Certified Project in Irving.  
<http://www.nbcdfw.com/news/local/Affordable-Housing-Complex-Gets-Multimillion-Dollar-Makeover-187941091.html>

ICTN – City of Irving’s release on BWA: <http://youtu.be/8CzFY19h3m0>

ICTN Community One: <http://www.youtube.com/watch?v=u2DJl9QlvMk>

### **Letters of Recognition from:**

State of Texas.  
State Rep Linda Harper Brown.  
County Commissioner Dr. Elba Garcia.  
City Council of City of Irving.  
The Greater Irving Las Colinas Chamber of Commerce  
City Staff at City of Irving.  
Hispanic Chamber of Commerce.

Very First Project in Irving to be recognized as “**Gold Certified Community – One**”.

**GREEN DEAL, REHAB/REUSE DEAL, SUBURBAN MULTIFAMILY  
BRITAIN WAY APARTMENTS**



**Dallas Business Journal BEST REAL ESTATE DEALS**

**KEY PLAYERS**

Deepak Sulakhe, OM Housing,  
Sun Construction Co.

John Owens, BGO Architects

Michelle Woodruff,  
Fore Property Co.

Don Williams, Greater Irving-  
Las Colinas Chamber of Commerce

Al Silva, Marcus & Millichap

Willard Hammond

Shannon Fore, SMW Designs

Jonathan Fore and Lori McGreal,  
Fore Property Co.

Janna Cormier, PNC Real Estate

Jefferey Rogers, Dougherty  
Mortgage

Cynthia Bast, Locke Lord LLP

Dick Arthur, Enviro Design

Texas Department of Housing  
and Community Affairs

U.S. Department of Housing and  
Urban Development

City of Irving Elected Officials  
and Staff

**SPONSORED BY**



BEST REAL ESTATE DEALS

SUBURBAN MULTIFAMILY



SUBMITTED ART

## BRITAIN WAY APARTMENTS

BY EMILY BABICH | STAFF WRITER

**WINNER**

The \$21.9 million renovation of Britain Way Apartments at 333 Lane St. in Irving transformed 17 outdated, asbestos-ridden buildings into a LEED-Gold certified, suburban family oasis.

Britain Way's developer, Deepak Sulakhe, president and CEO of OM Housing, says the complex, which is right off of Highway 183 near the Heritage District, was in shambles when he bought it for \$4.2 million in

December 2011.

"It had old mansard roofs; the kitchens were small and dark, and the bathrooms were outdated," Sulakhe said. "There was no perimeter fencing, and the leasing agent was operating out of an apartment unit."

But when Sulakhe looked at the 50-year-old complex, he saw

potential for affordable family housing.

"(Sulakhe) came to us with his idea several years ago," said Don Williams, director of business retention and expansion at the Greater Irving-Las Colinas Chamber of Commerce. "We helped him attain permits, support letters — all the credits that he needed."

The complex opened last year. Britain Way Apartments stretches across 9.8 acres with a swimming pool, community

center, learning center, social lounge and 168 units — all of which are occupied.

"(The complex) really changed the look of Irving," Williams said.

Sulakhe's vision of family-oriented housing is evident throughout the complex. The complex's community center includes a computer center, televisions and long breakfast tables where children living at Britain Way can do their homework.

"We implemented an after-school program (with the local

YMCA) in the community room every day between 3:30 and 5:30 (p.m.) — that is when kids can get into trouble because they are without parental supervision," Sulakhe said.

Sulakhe worked with a former principal from the Dallas Independent School District to make sure the complex is not only a safe place for children but a catalyst for learning and healthy growth. The principal now serves as the social services director at the complex.

"(The director's) office is in the clubhouse. We want to make sure the kids are safe, but also that DISD is getting good kids," Sulakhe said.

Sulakhe installed perimeter fencing and substantial lighting in all areas of the complex to promote safety.

The Britain Way complex isn't just family-friendly, it's environmentally friendly, too.

"All the appliances within the community are Energy Star-rated appliances," Sulakhe said. "We replaced all the doors and windows, and made sure to use eco-friendly and healthy materials when we installed the carpeting and flooring."

"That awareness of the environment has been shared with residents. Every new Britain Way resident is required to go through a training program on eco-friendly living, says Sulakhe.

According to Williams, the new complex has boosted surrounding economic growth.

"(The complex) is raising the value of residential areas surrounding the project," Williams said. "We're seeing a re-development of commercial property that was there, too. It's lifted the outlook of the whole area."

**KEY PLAYERS:** Deepak Sulakhe, OM Housing and Sun Construction Co.; John Owens, BGO Architects; Michelle Woodruff, Jonathan Fore and Lori McGreal, Fore Property Co.; Don Williams, Greater Irving-Las Colinas Chamber of Commerce; Al Silva, Marcus & Millichap; Willard Hammond; Shannon Fore, SMW Designs; Janna Cormier, PNC Real Estate; Jefferey Rogers, Dougherty Mortgage; Cynthia Bast, Locke Lord LLP; Dick Arthur, Enviro Design; Texas Department of Housing and Community Affairs; U.S. Department of Housing and Urban Development; City of Irving elected officials and staff

**FINALIST** BRITAIN WAY APARTMENTS

REHAB/REUSE DEAL



SUBMITTED ART

Transforming a rundown Irving apartment complex into affordable housing isn't the most glamorous thing, but that's exactly what Deepak Sulakhe of OM Housing did.

Britain Way Apartments at 333 Lane Street was built in 1962, but after a \$21.9 renovation, the community is LEED-Gold certified.

Britain Way was 17 buildings with asbestos and termites. After cleaning up the property, OM Housing installed energy star appliances, high-efficiency water heaters, effective insulation, irrigation systems and improved drainage.

The 168-apartment community also includes a community center, pool, learning center and after-school program with the local YMCA.

**KEY PLAYERS:** Deepak Sulakhe, OM Housing and Sun Construction Co.; John Owens, BGO Architects; Michelle Woodruff, Jonathan Fore and Lori McGreal, Fore Property Co.; Don Williams, Greater Irving-Las Colinas Chamber of Commerce; Al Silva, Marcus & Millichap; Willard Hammond; Shannon Fore, SMW Designs; Janna Cormier, PNC Real Estate; Jefferey Rogers, Dougherty Mortgage; Cynthia Bast, Locke Lord LLP; Dick Arthur, Enviro Design; Texas Department of Housing and Community Affairs; U.S. Department of Housing and Urban Development; City of Irving elected officials and staff

**FINALIST** BRITAIN WAY APARTMENTS

GREEN DEAL



The \$21.9 million renovation of the Britain Way Apartments in Irving turned a rundown complex into a LEED-Gold certified community.

Developer Deepak Sulakhe turned the 50-year-old development into affordable housing, installing energy star appliances, high-efficiency water heaters, effective insulation, irrigation systems and improved drainage.

The 168-apartment community also includes a community center, pool, learning center and after-school program with the local YMCA.

The project is said to be the only LEED-Gold certified affordable housing project in the City of Irving.

**KEY PLAYERS:** Deepak Sulakhe, OM Housing and Sun Construction Co.; John Owens, BGO Architects; Michelle Woodruff, Jonathan Fore and Lori McGreal, Fore Property Co.; Don Williams, Greater Irving-Las Colinas Chamber of Commerce; Al Silva, Marcus & Millichap; Willard Hammond; Shannon Fore, SMW Designs; Janna Cormier, PNC Real Estate; Jefferey Rogers, Dougherty Mortgage; Cynthia Bast, Locke Lord LLP; Dick Arthur, Enviro Design; Texas Department of Housing and Community Affairs; U.S. Department of Housing and Urban Development; City of Irving elected officials and staff

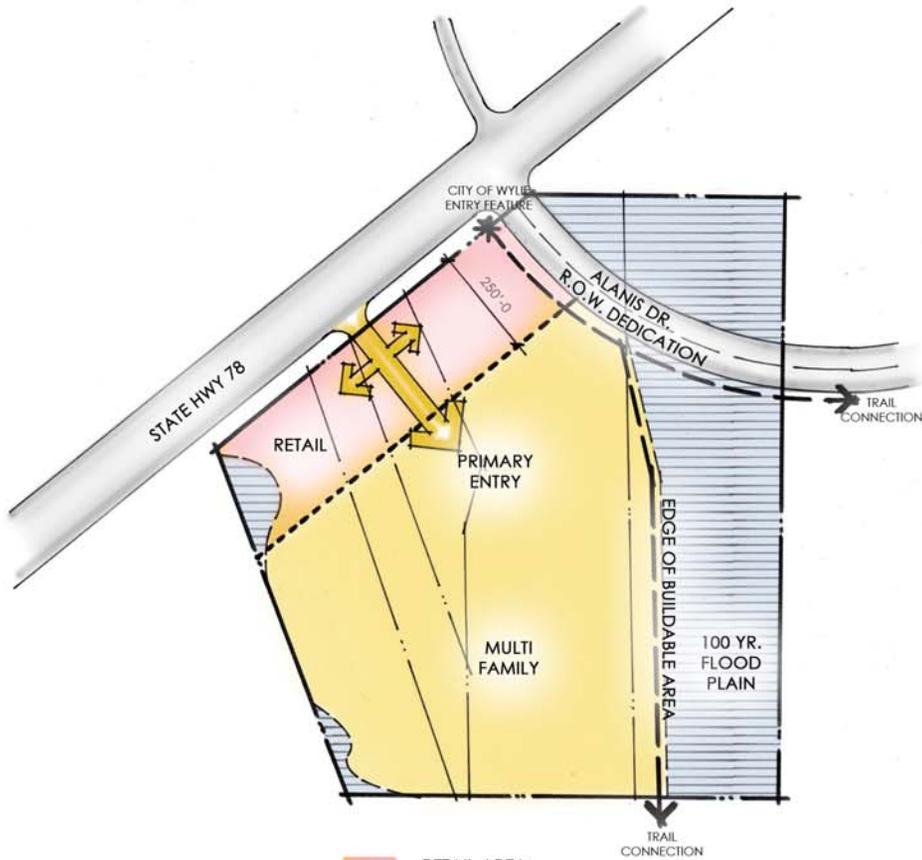
Time Square  
NYC, NYC  
(Britain  
Way  
Apartments)



# **EXHIBIT B**

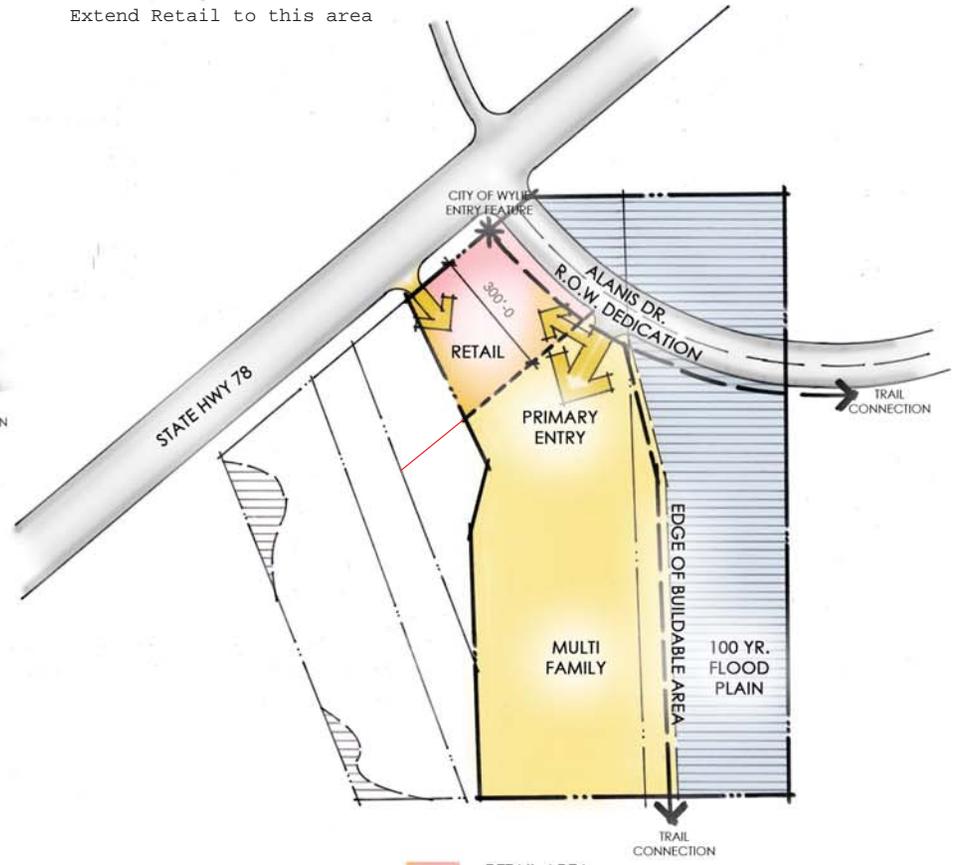


### OPTION A



- RETAIL AREA
- MULTI FAMILY AREA
- FLOOD ZONE
- PROPERTY LINE

### OPTION B



- RETAIL AREA
- MULTI FAMILY AREA
- FLOOD ZONE
- PROPERTY LINE

Extend MF to this area

## WYLIE OM MULTI FAMILY SCHEMATIC ANALYSIS

WYLIE, TEXAS

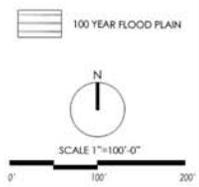


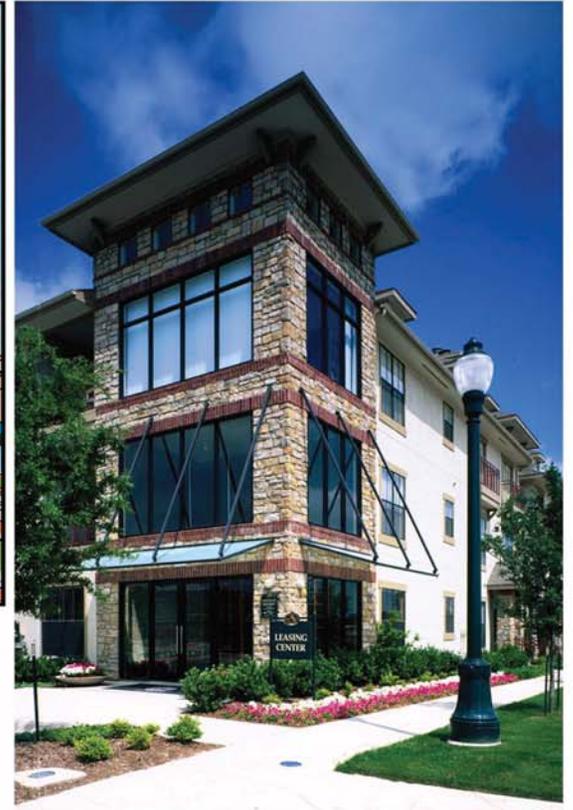
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# **EXHIBIT C**



**ALANIS CROSSING MIXED USE SCHEMATIC SITE PLAN**  
**WYLIE, TEXAS**





ALANIS CROSSING MIXED-USE SCHEMATIC SITE PLAN

WYLIE, TEXAS

# **EXHIBIT D**

## **(Sample Resolution)**

### **City of Wylie Resolution for Villas at Alanis Crossing Development**

Whereas WL Villas at Alanis Crossing Housing, LP, has proposed a development for affordable rental housing at 2501 Hwy 78, Wylie, Texas named Villas at Alanis Crossing in the City of Wylie; and

Whereas, WL Villas at Alanis Crossing Housing, LP, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Housing Tax Credit Program funds for Villas at Alanis Crossing; and

Whereas, the application for the funding of tax credits requires a match of local funds in the form of a loan or in kind contribution.

Be it resolved that:

This resolution affirms the City of Wylie's support for the above named development; and

The City of Wylie is not a related party to the Applicant; and

Resolved this date....[city/county to use its format for resolutions].



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** January 12, 2016  
**Department:** City Manager  
**Prepared By:** Mindy Manson  
**Date Prepared:** January 5, 2016

**Item Number:** Work Session 2  
*(City Secretary's Use Only)*

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

**Exhibits:** Meeting Summary

### Subject

Update, discussion and direction regarding the December 16th NTMWD Member City Meeting on Board Governance

### Recommendation

### Discussion

On December 16, 2015 a meeting was held for the NTMWD member cities that was attended generally by the Mayor, or other Councilmember, and the city manager of each city. The purpose of the meeting was to discuss the governance issue raised by some member cities who believe that their appointed members to the NTWMD Board of Directors serve at the will of the respective city councils. It has been the position of the NTMWD based on their legal counsel and a prior Attorney General's opinion that the Board Members represent the cities but serve the District and are therefore not subject to replacement by the cities prior to the end of their term.

The attachment was prepared by the NTMWD which summarizes the position of the cities.

**December 16, 2015  
Member City Meeting Summary**

<b>CITY</b>	<b>RESOLUTION/LETTER</b>	<b>DECEMBER 16<sup>TH</sup> MEETING POSITION</b>	<b>OTHER NOTES</b>
Allen	None	<ul style="list-style-type: none"> <li>· Take back to City Council</li> <li>· Open to another meeting or sending a letter</li> </ul>	
Farmersville	None	<ul style="list-style-type: none"> <li>· Take back to City Council</li> <li>· Providing letter is sufficient</li> </ul>	
Forney	Resolution on Council Agenda January 5 <sup>th</sup>	Stand with resolution	Resolution still to be adopted
Frisco	District Board to acknowledge members serve at will of City Council	Take back to City Council	
Garland	District Board to acknowledge members serve at will of City Council	Stand with resolution	
McKinney	District Board to acknowledge members serve at will of City Council	Take back to City Council	Reference to “state law” in original resolution

Mesquite	District Board to acknowledge members serve at will of City Council	<ul style="list-style-type: none"> <li>· Stand with resolution</li> <li>· Looking for District to move its position</li> <li>· Local City Option may not have widespread support</li> <li>· Ready to move forward with amendment to Enabling Legislation</li> </ul>	
Plano	District Board to acknowledge members serve at will of City Council	<ul style="list-style-type: none"> <li>· Stand by resolution</li> <li>· Ready to move forward with amendment to Enabling Legislation</li> </ul>	
Princeton	None	Take back to City Council	
Richardson	District Board to acknowledge members serve at will of City Council	<ul style="list-style-type: none"> <li>· Stand with November letter</li> <li>· Prefer “at-will” status</li> <li>· Ready to move forward with amendment to Enabling Legislation</li> </ul>	
Rockwall	District Board to acknowledge members serve at will of City Council	<ul style="list-style-type: none"> <li>· Stand with November resolution</li> <li>· Ready to move forward with amendment to Enabling Legislation</li> </ul>	Except Board of Adjustment, Housing Authority
Royse City	Determine circumstances and cause for removal of Directors prior to end of term	Take back to City Council	

Wylie	Determine circumstances and cause for removal Review of water supply contracts	<ul style="list-style-type: none"> <li>· Take back to City Council</li> <li>· Would like ability to remove “for cause”</li> <li>· Wants District to take a hard look at whether governance can be addressed through Board policy change</li> <li>· Supports coming back together in a meeting</li> </ul>	
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**Position Summary**

Take back to Council/Waiting for Resolution\*: Allen, Farmersville, Forney\*, Frisco, McKinney, Princeton, Royse City, Wylie (8)

Stand by Resolution/Want District Action/Ready to Move Forward on Enabling Legislation Amendment: Garland, Mesquite, Plano, Richardson, Rockwall (5)

**Bottom line:** Majority of Member Cities appear interested in some change/clarification on governance