



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda
October 27, 2015 – 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 Wintters ..... Place 3
Candy Arrington ..... Place 4
William Whitney III ..... Place 5
David Dahl ..... Place 6
Mindy Manson ..... City Manager
Richard Abernathy ..... City Attorney
Carole Ehrlich ..... City Secretary

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

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

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

- Presentation for Municipal Court Week November 2-6. (L. Bantz, Finance Director)
• Proclamation of Nov 6, 2015 as Arbor Day in the City of Wylie. (S. Rodgers, Parks Manager)

- **Presentation to the City of a donation of \$30,000.00 from the Creekside Estates Homeowner's Association for construction of a playground.** (*S. Rodgers, Parks Manager*)

#### 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.*

#### 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 October 13, 2015 Regular Meeting of the Wylie City Council.** (*C. Ehrlich, City Secretary*)
- B. **Consider, and act upon, approval of a Preliminary Plat for CVS Country Club Addition, creating three lots on 5.573 acres, generally located on the southwest corner of Country Club Road and Parker Road.** (*R. Ollie, Development Services Director*)
- C. **Consider, and act upon, approval of a Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.** (*R. Ollie, Development Services Director*)
- D. **Consider, and act upon, the monthly Revenue and Expense Report for the Wylie Economic Development Corporation as of September 30, 2015.** (*S. Satterwhite, WEDC Director*)
- E. **Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2015.** (*L. Bantz, Finance Director*)
- F. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for September 30, 2015.** (*L. Bantz, Finance Director*)
- G. **Consider, and act upon, approval of Resolution No. 2015-22(R) authorizing the City Manager to execute a restated Interlocal Agreement with Collin County concerning the construction of Ballard Avenue from Alanis Drive to the Collin County line.** (*C. Holsted, City Engineer*)
- H. **Consider, and act upon, the approval of the purchase of a Horton Medical Unit from Professional Ambulance Services in an estimated amount of \$213,364.00 through a cooperative purchasing contract with H-GAC Buy (AM10-14), and authorizing the City Manager to execute any necessary documents.** (*G. Hayes, Purchasing*)
- I. **Consider, and act upon, the approval of the purchase of a 2 Ton Terrastar Utility Truck from Southwest International Trucks Inc. in the estimated amount of \$63,006.65 through a cooperative purchasing contract with the Texas Association of School Boards Buy Board Agreement #430-13, and authorizing the City Manager to execute any necessary documents.** (*G. Hayes, Purchasing*)

- J. Consider and act upon the approval of the purchase of Dodge Ram trucks from Grapevine DCJ, LLC in the estimated amount of \$157,000.00 through a cooperative purchasing contract with Tarrant County, Texas (#2015-107), and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**
- K. Consider and act upon the approval of the purchase of Dodge Ram trucks from Grapevine DCJ, LLC in the estimated amount of \$56,000.00 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)**
- L. Consider, and act upon, accepting a donation to the City in the amount of \$30,000.00 by the Creekside Estates Homeowner's Association for the construction of a new playground at Creekside Estates Park. (S. Rodgers, Parks Manager)**

## EXECUTIVE SESSION

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

### **§§ Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.**

A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
  - (A) pending or contemplated litigation; or
  - (B) a settlement offer; or
- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- **Discussion regarding foreclosure of property located at 900 W. Kirby Rd.**

## RECONVENE INTO OPEN SESSION

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

## REGULAR AGENDA

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- 1. Consider, and act upon, Resolution No. 2015-23(R), a Resolution of the City Council of the City of Wylie, Texas, authorizing the City Manager to execute the consent for access to property between Wylie and the Environmental Protection Agency concerning access to property located at 900 W. Kirby, Wylie, Texas 75098; Further authorizing the City Manager to take and all other actions necessary to effectuate the same; and providing for an effective date hereof. (J. Butters, Asst. City Manager)**

### **Executive Summary**

The consent to access is necessary for the EPA to conduct clean-up and hazardous waste mitigation operations at 900 W. Kirby.

2. **Consider, and act upon, Ordinance No. 2015-36, amending Ordinance No. 2009-12 (Consolidated Fee Ordinance) and Section V. (Impounding, Boarding, and Adoption Fees) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances; Providing for a repealing savings and severability clauses: providing for an effective date of this Ordinance.** *(S. Patton, Animal Control Supervisor)*

**Executive Summary**

Currently the adoption fee is \$25.00 and a \$50.00 voucher fee to be paid by the adopter if the animal is not sterilized. This \$50.00 voucher is utilized by the adopter to assist with the cost of sterilization of the adopted animal at their veterinarian. After adoption citizens must get any and all necessary vaccines and sterilization and then provide proof of such to the Animal Control. This is inefficient for citizens, who have to make multiple trips back to the shelter, and animal shelter staff, who often have to chase down the required proof. This amendment will allow us to work with a low cost provider to have adoptable animals sterilized, microchipped, and vaccinated in advance of the adoption.

**READING OF ORDINANCES**

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

**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:

**CERTIFICATION**

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*I certify that this Notice of Meeting was posted on October 23, 2015 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, October 13, 2015 – 6:00 p.m.**

**Wylie Municipal Complex – Council Chambers**

**300 Country Club Road, Bldg. 100**

**Wylie, TX 75098**

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#### CALL TO ORDER

*Announce the presence of a Quorum.*

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

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

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Dahl gave the invocation and Councilman Wintters led the Pledge of Allegiance.

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#### PRESENTATIONS

- **Employee Milestone Anniversaries**

Mayor pro tem Stephens and City Manager Mindy Manson presented anniversary appreciation plaques to the following employees:

Joyce Pollard, Accounts Payable specialists – 10 year service

Rachel Orozco, Library Director – 10 year service

Debbie McClendon, Fire Department Clerk – 10 year service

Jeff Callan, Police Officer – 10 year service

Chris Holsted, City Engineer – 15 year service

Mindy Manson, City Manager – 20 year service, Mayor pro tem Stephens thanked City Manager Manson for her years of leadership.

Not present but receiving service awards were Kendall Edge, Water Utility Supervisor – 20 year service, and Allyson Frederick, 911 Communications Manager – 10 year service.

- **TEXAS KTB Award 2015 by CWD**

Community Waste Disposal representative, Robert Medigovich, presented the City with the TEXAS KTB Award 2015 for using measures to reduce solid waste and recycle efforts used by the City and CWD.

- **Recognition of \$2,500 donation to the City by the Pella Corporation**

Tim Gilchrist, plant manager for Pella, presented a donation of \$2,500 to the City. The funding will be used to purchase two new picnic tables and one new park bench for Olde City Park. Pella volunteers are scheduled to paint the pavilion and restroom building on October 31, 2015 as part of their volunteer project. Gilchrist noted Pella is pursuing these community-focused initiatives throughout the country this year in honor of the corporation's 90th anniversary.

### **CITIZENS COMMENTS ON NON-AGENDA ITEMS**

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Denney Hanson, representing the Eastfork Masonic Lodge, encouraged those present to give blood at the Eastfork Lodge Blood Drive to be held October 17<sup>th</sup> from 10:00 am to 4:00 pm at the Wylie CVS store located at FM 544 and SH 78.

### **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 September 22, 2015 Regular Meeting of the Wylie City Council.** (C. Ehrlich, City Secretary)
- B. **Consider, and act upon, Ordinance No. 2015-35 setting the time and place for all regular City Council Meetings in the 2016 calendar year.** (C. Ehrlich, City Secretary)
- C. **Consider, and act upon, Ordinance No. 2015-33 amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Chapter 46 (Fire Prevention and Protection), Article IV (Fireworks), Sections 46-63 (Declared a Public Nuisance) and 46-65 (Territorial Applicability of Article); clarifying jurisdiction to regulate fireworks outside of the city limits in accordance with recent change in Texas law; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.** (B. Parker, Fire Chief)

- D. **Consider, and act upon, vendor application for Wylie East High School Color guard for the Breakfast with Santa event December 12, 2015 at the Bart Peddicord Community Center.**  
*(R. Diaz, Parks and Recreation Superintendent)*
- E. **Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 31, 2015.** *(S. Satterwhite, WEDC Director)*
- F. **Consider, and act upon, Ordinance No. 2015-34, a change in zoning from Commercial Corridor (CC) to Planned Development – Light Industrial District (PD-LI) to allow Light industrial uses; on approximately 2 acres generally located west of Commerce Street and south of Business Way (710 Business Way). ZC 2015-10.** *(R. Ollie, Development Services Director)*
- G. **Consider, and act upon, approval and final acceptance of the Woodbridge Parkway paving project and authorize final payment to Mario Sinacola & Sons in the amount of \$228,411.78 and accept the project as complete.** *(C. Holsted, City Engineer)*

Councilwoman Arrington requested Consent Item C be removed from the Consent Items and be considered individually. Consensus of the Council was to remove Consent Item C from the Consent Items and consider individually.

### **Council Action**

A motion was made by Councilman Wintters, seconded by Councilwoman Culver to approve Consent Items A, B, D, E, F, and G, as presented. A vote was taken and the motion passed 6-0, with Mayor Hogue absent.

### **REGULAR AGENDA**

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- C. **Consider, and act upon, Ordinance No. 2015-33 amending Wylie’s Code of Ordinances, Ordinance No. 2005-07, as amended, Chapter 46 (Fire Prevention and Protection), Article IV (Fireworks), Sections 46-63 (Declared a Public Nuisance) and 46-65 (Territorial Applicability of Article); clarifying jurisdiction to regulate fireworks outside of the city limits in accordance with recent change in Texas law; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.** *(B. Parker, Fire Chief)*

### **Staff Comments**

Councilwoman Arrington asked Chief Parker what the affect would be in impacting Wylie with regard to the new legislation and the proposed ordinance controlling fireworks. Chief Parker stated that the City had never enforced the use of fireworks in the City’s ETJ. He explained this law will not impact the discharge of fireworks outside the City limits because there is not staffing to enforce the ETJ. Parker noted the law will allow firework stands within the ETJ (within 5,000 ft. of the City limits).

Councilwoman Culver stated that during the 4<sup>th</sup> of July events, patrol of the City is increased and calls are constant through the period. Culver noted that with the dangers involved with fireworks and dry grasses in our area, each Councilmember should contact their local state official to pressure them to resend this legislation.

## **Council Action**

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to approve Ordinance No. 2015-33 amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Chapter 46 (Fire Prevention and Protection), Article IV (Fireworks), Sections 46-63 (Declared a Public Nuisance) and 46-65 (Territorial Applicability of Article); clarifying jurisdiction to regulate fireworks outside of the City limits in accordance with recent change in Texas law; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof. A vote was taken and the motion passed 6-0 with Mayor Hogue absent.

1. **Consider, and act upon, the award of bid #W2015-67-B for Ballard Avenue Paving & Drainage Improvements Dallas/Collin County Line to Alanis Drive Project; to Tri-Con Services Inc. in the amount of \$5,299,999.99, and authorizing the City Manager to execute any and all necessary documents.** *(C. Holsted, City Engineer)*

## **Staff Comments**

City Engineer Holsted addressed Council stating that competitive sealed bids were solicited for the paving, drainage, and utility improvements for Ballard Avenue from the Dallas/Collin County Line to Alanis Drive as described in bid #W2015-67-B. Tri-Con Services Inc. was the successful bidder with a cost bid of \$5,299,999.99. He noted work should begin in a couple of weeks.

The Council thanked City Engineer Holsted for working with the County to acquire county funding for these thoroughfare projects.

## **Council Action**

A motion was made by Councilwoman Culver, seconded by to a Councilman Wintters to approve award of bid #W2015-67-B for Ballard Avenue Paving and Drainage Improvements Dallas/Collin County Line to Alanis Drive Project; to Tri-Con Services, Inc. in the amount of \$5,299,999.99 and authorizing the City Manager to execute any and all necessary documents. A vote was taken and the motion passed 6-0, with Mayor Hogue absent.

## **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 2015-33, 2015-34, and 2015-35 into the official record.

## **WORK SESSION**

- **Review of proposed Brown House facility fees.** *(R. Diaz, Parks and Recreation Superintendent)*

Parks and Recreation Superintendent Robert Diaz addressed Council stating that the agenda packet included, for Council review, proposed fees for event rental of the newly acquired Brown House. He explained that the fees were based on other facilities in the area and taking into consideration the uniqueness of this venue. He noted that additionally there is a DRAFT-

Alcohol Policy, should the Council approve alcohol during scheduled events. Diaz asked for feedback and direction from Council.

Council direction was to move forward with further research on items presented and to include a possible option of no charge fees for traditional Wylie ISD functions that previously were held at the Brown House, a possible discount for not-for-profit organizations wishing to rent the venue, and to include a draft policy for the use of alcohol at events.

- **Review of proposed Interlocal Agreement between the City of Wylie, Texas and Wylie Northeast Special Utility District for an Interim Waste Water Service Agreement.**

City Manager Manson addressed council stating that since the Inspiration Subdivision (originally known as the Hanover Development) was initially proposed in 2008, the City of Wylie has worked to ensure that the neighborhood would be connected to the regional waste water system, rather than be served by a small, independent treatment plant located near Lake Lavon. Manson explained to that end, staff worked through the process available to us with the Texas Commission on Environmental Quality and ultimately arrived at a Development Agreement that was approved by the City Council in 2011. That Agreement set out some land use and development requirements, as well as the criteria for the timing that the development would be required to tie into the regional waste water system.

The Agreement allowed the development to operate with a small on-site plant until a specified flow was reached, and at that time, provisions would be made to tie the subdivision to one of the waste water treatment plants in the NTMWD system. Since that original Agreement was approved, the land changed hands and the new developers wish to forgo the small on-site plant option and work to connect to the regional system.

Staff has worked with the Wylie Northeast Special Utility District (WNE), who will be the provider of water and sewer to Inspiration, in order to identify a logical connection between that service area and the Muddy Creek Waste Water Treatment Plant. The ultimate permanent connection for the fully built-out neighborhood will take longer to implement due to the need to acquire right-of-way, complete engineering, and so forth. The proposed term of the Interim Agreement is 3 years with a specified average and maximum daily flow. If approved, this will allow time for the work to be completed for the proposed permanent connection.

Direction from Council was to move forward to bring back an interim agreement with Inspiration for consideration by Council, and to insure that Inspiration management knows this agreement will end in three years and will not be extended; Inspiration must have a permanent connection and be tied into the NTMWD system by the end of the 3 year term.

## **RECONVENE INTO REGULAR SESSION**

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Mayor pro tem Stephens reconvened into Regular Session at 7:24 p.m.

## **ADJOURNMENT**

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A motion was made by Councilwoman Culver, seconded by Councilman Winters to adjourn the meeting at 7:25 p.m. A vote was taken and the motion passed 6-0 with Mayor Hogue absent.

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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:** October 27, 2015  
**Department:** Planning  
**Prepared By:** Renae' Ollie  
**Date Prepared:** October 13, 2015

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

### Subject

Consider, and act upon, approval of a Preliminary Plat for CVS Country Club Addition, creating three lots on 5.573 acres, generally located on the southwest corner of Country Club Road and Parker Road.

### Recommendation

Motion to approve a Preliminary Plat for CVS Country Club Addition, creating three lots on 5.573 acres, generally located on the southwest corner of Country Club Road and Parker Road.

### Discussion

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

The property totals 5.573 acres and will create three lots. Lot 1 will contain a General Merchandise Store use (Pharmacy/General), Lots 2 and 3 are the remaining acreage that may be further subdivided and used as permitted under PD 2006-02.

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

A Site Plan was approved by the Planning Commission on October 6, 2015.

This Preliminary Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

#### **Planning & Zoning Commission Discussion**

The Planning and Zoning Commission voted 6-0 to recommend approval, subject to additions and alterations as required by the City Engineering Department.







# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** Planning  
**Prepared By:** Renae' Ollie  
**Date Prepared:** October 13, 2015

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

### Subject

Consider, and act upon, approval of a Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

### Recommendation

Motion to approve a Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

### Discussion

**OWNER: Amalgamated Properties, LLC**

**ENGINEER: Dietz**

The property totals 45.57 acres and will create 151 single-family residential lots and three open space lots for park and recreational purposes. The subject property is part of the Kreymer Park development approved in September 2015 as a Planned Development District (PD 2015-29).

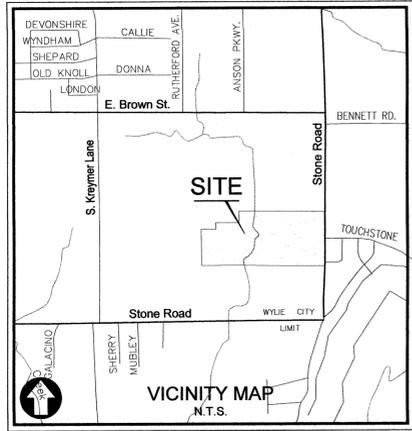
The open spaces, lots 1X, 2X, and 3X are dedicated to and owned by the City and will be maintained by the Kreymer Park HOA.

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

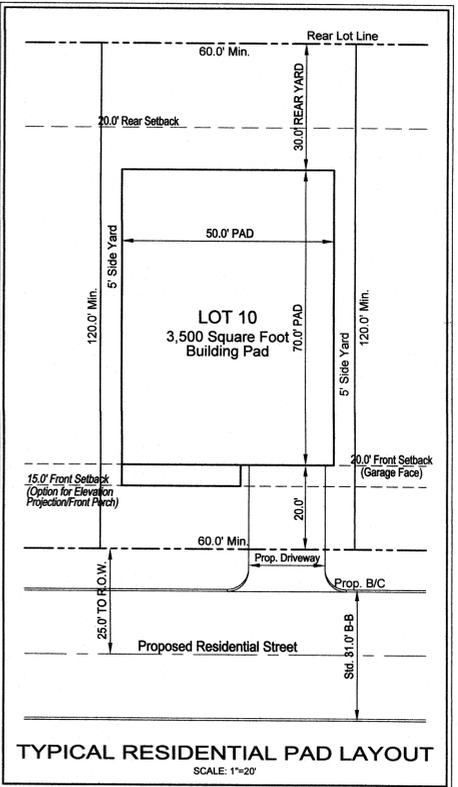
The Preliminary Plat complies with the approved Development Plan & Concept which was approved with the PD for the development.

#### **Planning & Zoning Commission Discussion**

The Planning and Zoning Commission voted 6-0 to recommend approval, subject to additions and alterations as required by the City Engineering Department.



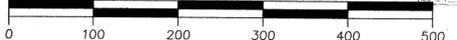
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	80.70'	200'	23°07'12"	N78°09'37"W	80.16'
C2	115.11'	200'	32°58'32"	S16°46'03"W	113.52'
C3	51.60'	300'	09°51'20"	N28°19'39"E	51.54'
C4	120.92'	300'	23°35'38"	N11°51'17"E	120.10'
C5	140.68'	500'	16°07'14"	S08°21'59"W	140.21'
C6	119.41'	400'	17°06'15"	S08°41'25"W	118.97'
C7	71.47'	45.5'	90°00'00"	S44°41'34"E	64.35'
C8	71.47'	45.5'	90°00'00"	N45°18'26"E	64.35'
C9	176.57'	400'	25°17'28"	S12°57'06"W	175.14'



**Amalgamated Properties, LLC**  
 Preliminary Plat for Keymer Park  
 45.57 Acres in Wylie, Texas

**Project Summary:**  
 Subject Tract Area: 45.57 Acres  
 Current Zoning: PD-SF  
 Zoning regulations per Approved Zoning Case ZC 2015-08 with special conditions as follows:  
 • Maximum Residential Lots: 151  
 • Minimum Lot Area: 8,000 square feet  
 • 138 Lots with minimum 7,200 square feet allowed

PZ APPROVAL 10-06-15  
 CC APPROVAL 10-27-15

  
 NORTH  
 SCALE: 1" = 100'  
  
 0 100 200 300 400 500

**PRELIMINARY PLAT**  
**KREYMER PARK**  
 OCT 06 2015

\* LOT 1X, LOT 2X, AND LOT 3X ARE OPEN AREAS THAT ARE DEDICATED TO AND OWNED BY THE CITY OF WYLIE AND MAINTAINED BY THE HOA.

**OWNER / DEVELOPER:**  
 Amalgamated Properties, LLC  
 5055 Keller Springs Road, Suite 450  
 Dallas, TX 75001

**PREPARED BY:**  
 dietz engineering  
 205 s. alma drive  
 allen . texas . 75013  
 (972) 889.9977

**PLANNED DEVELOPMENT**  
 An addition to the City of Wylie  
 Collin County, Texas  
 Being 45.57 acres of land  
 situated in the  
 Francisco La Pina Survey, Abst. No. 688  
 City of Wylie, Collin County, Texas  
 September, 2015

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS, \_\_\_\_\_ is(are) the Owner(s) of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Appropriate County of Record, Texas and being out of a \_\_\_\_\_ acre tract conveyed to him(them) by Crosscountry Villas,L.L.C., and a 45.5675 acre tract conveyed to him(them) by John Willis Kreymer, and being more particularly described as follows:

Being a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, in the City of Wylie, Collin County, Texas, being that same tract of land conveyed to Crosscountry Villas,L.L.C., by deed recorded in Instrument No. 20110812000853240, of the Deed Records of Collin County, Texas, together with a tract of land conveyed to John Willis Kreymer by deed recorded in Volume 1685, Page 938 of the Deed Records of Collin County, Texas, together with that same tract of land conveyed to Dot Marie Kreymer by deed recorded in Volume 5066, Page 2963 of the Deed Records of Collin County, Texas and also together with a tract of land conveyed to Crosscountry Villas, LLC by deed recorded in Instrument No. 20131120001562630 of Deed Records of Collin County, Texas and being all together more particularly described by metes and bounds as follows:

Beginning at a point for corner in the approximate centerline of E. Stone Road, said point being the Northeast corner of a tract of land conveyed to Wesley G. Jones by deed recorded in File No. 96-0017643 of the Deed Records of Collin County, Texas, same being the Southeast corner of said Crosscountry Villas, LLC tract recorded in Instrument No. 20131120001562630, and being the Southeast corner of herein described tract;

Thence South 89 Degrees 52 Minutes 06 Seconds West, along the North line of said Jones tract, a distance of 723.31 feet to a 3/8 inch iron rod found for corner, said point being the Northwest corner of a tract of land conveyed to Frances Morgan by deed recorded in Instrument No. 20080131000122560 of the Deed Records of Collin County, Texas, same being the Northeast corner of a tract of land conveyed to Carral Calvin Holley and Beverly Kay Holley by deed recorded in Volume 2387, Page 828 of the Deed Records of Collin County, Texas;

Thence North 89 Degrees 18 Minutes 02 Seconds West, along the North line of said Holley tract, passing then the Northeast corner of a tract of land conveyed to Kathleen M. Kerin by deed recorded in Volume 4770, Page 1994 of the Deed Records of Collin County, Texas, and continuing along the North line of said Kerin tract, for a total distance of 804.71 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", from which a 1/2 inch iron rod bears S 89 Degrees 56 Minutes 44 Seconds W, a distance of 17.76 feet;

Thence South 89 Degrees 52 minutes 38 Seconds West, continuing along the North line of said Kerin tract, passing the Northeast corner of a tract of land conveyed to William J. Hubeny and Phyllis J. Hubeny by deed recorded in File No. 91-0067883 of Deed Records of Collin County, Texas, and continuing along the North line of said Hubeny tract, passing then the Northeast corner of a tract of land conveyed to Chad Meredith Packard and Bethany Lynn Packard by deed recorded in File No. 93-0093792 of the Deed Records of Collin County, Texas, and continuing along the North line of said Packard tract, for a total distance of 679.48 feet to a 1/2 inch iron rod found for corner (Controlling Monument) in the East line of a tract of land conveyed to John Frederick Reschke II, by deed recorded in Instrument No. 2010052100511250 of the Deed Records of Collin County, Texas, said point being the Northwest corner of said Packard tract, same being the Southwest corner of herein described tract;

Thence North 00 Degrees 21 Minutes 29 Seconds West, along the East line of said Reschke tract, passing along the East line of a tract of land conveyed to Guy L. Cates and wife, Elaine Cates by deed recorded in Instrument No. 20070627000881390 of the Deed Records of Collin County, Texas, a tract of land conveyed to Abby Gay Sandoval by deed recorded in Volume 5780, Page 715 of the Deeds Records of Collin County, Texas, and a tract of land conveyed to John A. Yates and wife, Diana Kay Yates by deed recorded in File 96-0070802 of the deed records of the Collin County, Texas, for a total distance of 648.73 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS" in the East line of said Yates tract, said point being the Southwest corner of a tract of land conveyed to Todd Brammer and Kim Brammer by deed recorded in Instrument No. 20080130000115020 of the Deed Records of Collin County, Texas, same being the Northwest corner of herein described tract;

Thence South 89 Degrees 43 Minutes 13 Seconds East, along the South line of said Brammer tract, a distance of 263.10 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southeast corner of said Brammer tract;

Thence North 00 Degrees 16 Minutes 47 Seconds East, along the East line of said Brammer tract, a distance of 118.84 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of a tract of land conveyed to Todd Brammer and Kim Brammer by deed recorded in Instrument No. 20070608000779090 of the Deed Records of Collin County, Texas;

Thence South 89 Degrees 43 Minutes 13 Seconds East, along the East line of said Brammer tract, recorded in Instrument No. 20070608000779090, a distance of 414.86 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southeast corner of said Brammer tract recorded in Instrument No. 20070608000779090;

Thence North 00 Degrees 16 Minutes 47 Seconds East, along the East line of said Brammer tract recorded in Instrument No. 20070608000779090, a distance of 210.47 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS" in the South line of a tract of land conveyed to Garner Koch by deed recorded in Volume 5733, Page 2432 of the Deed Records of Collin County, Texas, said point being the Northeast corner of said Brammer tract recorded in Instrument No. 20070608000779090, same being the most northerly Northwest corner of herein described tract;

Thence South 89 Degrees 45 Minutes 00 Seconds East, along the South line of said Koch tract, passing the Southeast corner of said Koch tract, same being the Southwest corner of a tract of land conveyed to Robert Kreymer by deed recorded in Volume 2967, Page 275 of the Deed Records of Collin County, Texas, at a distance of 195.26 feet and continuing along the South line of said Kreymer tract, for a total distance of 1534.30 feet to a 3/8 inch iron rod found for corner in the approximate centerline of said E. Stone Road, said point being the Southeast corner of said Robert Kreymer tract, same being the Northeast corner of said John Willis Kreymer tract and being the Northeast corner of herein described tract;

Thence North 00 Degrees 11 Minutes 37 Seconds East, along the East line of said Koch tract, a distance of 534.31 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of a tract of land conveyed to Farmers Electric Cooperative Company, Inc. by deed recorded in File No. 97-0011472 of the Deed Records of Collin County, Texas, same being the Northwest corner of the herein described tract;

Thence South 76 Degrees 12 Minutes 35 Seconds East, along the South line of said Farmers Electric Cooperative Company, Inc. tract, a distance of 418.93 feet to a 1/2 inch iron rod found for corner;

Thence North 13 Degrees 57 Minutes 23 Seconds East, continuing along the South line of said Farmers Electric Cooperative Company, Inc. tract, a distance of 235.03 feet to a 1/2 inch iron rod found for corner;

Thence South 76 Degrees 12 Minutes 14 Seconds East, continuing along the South line of said Farmers Electric Cooperative Company, Inc. tract, a distance of 900.76 feet to a point for corner in the approximate centerline of said E. Stone Road, said point being the Southeast corner of said Farmers Electric Cooperative Company, Inc. tract, same being the Northeast corner of herein described tract;

Thence South 00 Degrees 08 Minutes 17 Seconds West, along the approximate centerline of said E. Stone Road, a distance of 109.96 feet to a point for corner, said point being the most easterly Southeast corner of herein described tract;

Thence North 89 Degrees 45 Minutes 00 Seconds West, along the approximate centerline of said E. Stone Road, a distance of 476.85 feet to an interior point for corner;

Thence South 02 Degrees 35 Minutes 18 Seconds East, a distance of 128.13 feet to an interior point for corner;

Thence North 89 Degrees 44 Minutes 58 Seconds East, a distance of 355.21 feet to an interior point for corner;

Thence South 00 Degrees 11 Minutes 37 Seconds West, a distance of 215.65 feet to a point for corner in the North line of said Cross Country Villas, LLC tract;

Thence South 89 Degrees 45 Minutes 00 Seconds East, along the South line of said Kreymer tract, a distance of 826.17 feet to a 3/8 inch iron rod found for corner in the approximate centerline of said E. Stone Road, said point being the Southeast corner of said Robert Kreymer tract, same being the Northeast corner of said John Willis Kreymer tract;

Thence South 00 Degrees 08 Minutes 17 Seconds West, along the approximate centerline of said E. Stone Road, along the East line of said John Willis Kreymer tract, along the East line of said Crosscountry Villas, LLC tract and along the East line of said Dot Marie Kreymer tract, for a total distance of 974.73 feet to the POINT OF BEGINNING and containing 1,984,922 square feet or 45.5675 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_ acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as \_\_\_\_\_, on addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. City of Wylie, Texas Subdivision Ordinance

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

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

WITNESS, my hand, this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Wendell R. Day, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Signature of Registered Public Land Surveyor
Registration No. 4369
Date \_\_\_\_\_

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Wendell R. Day, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

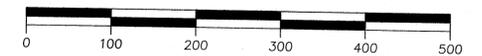
My Commission Expires On:

Form with sections: "RECOMMENDED FOR APPROVAL", "APPROVED FOR CONSTRUCTION", "ACCEPTED", and "NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits."



NORTH

SCALE: 1" = 100'



PRELIMINARY PLAT
KREYMER PARK

PLANNED DEVELOPMENT
An addition to the City of Wylie
Collin County, Texas
Being 45.57 acres of land
situated in the
Francisco La Pina Survey, Abst. No. 688
City of Wylie, Collin County, Texas
September, 2015

OWNER / DEVELOPER:
Amalgamated Properties, LLC
5055 Keller Springs Road, Suite 450
Dallas, TX 75001

PREPARED BY:
dietz engineering
205 s. alma drive
allen . texas . 75013
(972) 889.9977

Plotting on: Sep 24, 2015 - 9:23am
Drawing Name: C:\Users\Alvarado\Documents\Dropbox (dietz engineering)\DietszEng\Project\AD\AD-001.dwg\CURRENT\PRE-PLAT\PRE-PLAT.dwg



# Wylie City Council

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## AGENDA REPORT

Meeting Date: October 27, 2015  
Department: WEDC  
Prepared By: Angel Wygant  
Date Prepared: October 16, 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 September 30, 2015.

### Recommendation

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

### Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on October 16, 2015.

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE	
<b>ASSETS</b>		
*****		
1000-10110	CLAIM ON CASH AND CASH EQUIV.	1,351,799.72
1000-10115	CASH - WEDC - INWOOD	0.00
1000-10135	ESCROW	0.00
1000-10180	DEPOSITS	2,000.00
1000-10198	OTHER - MISC CLEARING	0.00
1000-10341	TEXPOOL	0.00
1000-10343	LOGIC	0.00
1000-10481	INTEREST RECEIVABLE	0.00
1000-11511	ACCTS REC - MISC	100.00
1000-11517	ACCTS REC - SALES TAX	0.00
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
1000-12996	LOAN RECEIVABLE	71,899.80
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	5,868,277.46
1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
1000-14310	PREPAID EXPENSES - MISC	0.00
1000-14410	DEFERRED CHARGES	676,518.00
		8,655,801.14
<b>TOTAL ASSETS</b>		<b>8,655,801.14</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	0.12
2000-20117	THRS 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	300.00
2000-20131	EDWARD JONES DEFERRED COMP	0.00
2000-20132	EMP CARE FLITE	12.00
2000-20151	ACCRUED WAGES PAYABLE	0.00
2000-20180	ADDIT EMPLOYEE INSUR PAY	0.00
2000-20199	MISC PAYROLL PAYABLE	0.00
2000-20201	AP PENDING	46,572.29

CITY OF WYLIE  
BALANCE SHEET  
AS OF: SEPTEMBER 30TH, 2015

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
2000-20210	ACCOUNTS PAYABLE	4,981.68	
2000-20530	PROPERTY TAXES PAYABLE	0.00	
2000-20540	NOTES PAYABLE	676,518.00	
2000-20810	DUE TO GENERAL FUND	0.00	
2000-22270	DEFERRED REVENUE	228,188.78	
2000-22275	DEFERRED REV - LEASE PRINCIPAL	0.00	
2000-22280	DEFERRED REVENUE - LEASE INT	0.00	
2000-22915	RENTAL DEPOSITS	2,500.00	
	<b>TOTAL LIABILITIES</b>		<u>959,072.87</u>
<b>EQUITY</b>			
3000-34110	FUND BALANCE - RESERVED	0.00	
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	7,375,833.02	
	<b>TOTAL BEGINNING EQUITY</b>		<u>7,375,833.02</u>
	<b>TOTAL REVENUE</b>	3,324,563.78	
	<b>TOTAL EXPENSES</b>	3,003,668.53	
	<b>REVENUE OVER/(UNDER) EXPENSES</b>	<u>320,895.25</u>	
	<b>TOTAL EQUITY &amp; OVER/(UNDER)</b>		<u>7,696,728.27</u>
	<b>TOTAL LIABILITIES, EQUITY &amp; OVER/(UNDER)</b>		<u>8,655,801.14</u>

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	
			0.00
<b>TOTAL ASSETS</b>			<b>0.00</b>
<b>LIABILITIES</b>			
2000-20310	COMPENSATED ABSENCES PAYABLE	51,906.66	
2000-20311	COMP ABSENCES PAYABLE-CURRENT	0.00	
2000-21410	ACCRUED INTEREST PAYABLE	0.00	
2000-28205	WEDC LOANS - CURRENT	( 512,510.65)	
2000-28220	BIRMINGHAM LOAN	0.00	
2000-28230	INWOOD LOAN	0.00	
2000-28234	ANB LOAN - RANDACK/HUGHES	360,693.49	
2000-28235	ANB LOAN	104,959.79	
2000-28236	ANB CONSTRUCTION LOAN	0.00	
2000-28237	ANB ROAD CONSTRUCTION LOAN	965,067.15	
2000-28238	ANB LOAN - BUCHANAN	394,296.55	
2000-28239	ANB LOAN - JONES/HOBART PAYOFF	0.00	
2000-28240	HUGHES LOAN	0.00	
2000-28250	CITY OF WYLIE LOAN	0.00	
2000-28260	PRIME KUTS LOAN	0.00	
2000-28270	BOWLAND/ANDERSON LOAN	0.00	
2000-28280	CAPITAL ONE CAZAD LOAN	0.00	
2000-28290	HOBART/COMMERCE LOAN	53,198.74	
<b>TOTAL LIABILITIES</b>			<b>1,417,611.73</b>
<b>EQUITY</b>			
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	( 2,127,904.20)	
<b>TOTAL BEGINNING EQUITY</b>			<b>( 2,127,904.20)</b>
<b>TOTAL REVENUE</b>			<b>0.00</b>
<b>TOTAL EXPENSES</b>			<b>( 710,292.47)</b>
<b>REVENUE OVER/(UNDER) EXPENSES</b>			<b>710,292.47</b>
<b>TOTAL EQUITY &amp; OVER/(UNDER)</b>			<b>( 1,417,611.73)</b>
<b>TOTAL LIABILITIES, EQUITY &amp; OVER/(UNDER)</b>			<b>0.00</b>

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

111-WYLIE ECONOMIC DEVEL CORP  
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>REVENUE SUMMARY</b>							
TAXES	1,947,992.00	195,346.64	0.00	1,804,830.29	0.00	143,161.71	92.65
INTERGOVERNMENTAL REV.	202,000.00	0.00	0.00	202,000.00	0.00	0.00	100.00
INTEREST INCOME	12,228.00	1,065.56	0.00	12,623.36	0.00	( 395.36)	103.23
MISCELLANEOUS INCOME	186,000.00	18,650.00	0.00	195,428.00	0.00	( 9,428.00)	105.07
OTHER FINANCING SOURCES	722,365.00	387,317.13	0.00	1,109,682.13	0.00	( 387,317.13)	153.62
<b>TOTAL REVENUES</b>	<b>3,070,585.00</b>	<b>602,379.33</b>	<b>0.00</b>	<b>3,324,563.78</b>	<b>0.00</b>	<b>( 253,978.78)</b>	<b>108.27</b>
<b>EXPENDITURE SUMMARY</b>							
DEVELOPMENT CORP-WEDC	3,936,940.00	952,848.15	0.00	3,003,668.53	11,767.06	921,504.41	76.59
<b>TOTAL EXPENDITURES</b>	<b>3,936,940.00</b>	<b>952,848.15</b>	<b>0.00</b>	<b>3,003,668.53</b>	<b>11,767.06</b>	<b>921,504.41</b>	<b>76.59</b>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>( 866,355.00)</b>	<b>( 350,468.82)</b>	<b>0.00</b>	<b>320,895.25</b>	<b>( 11,767.06)</b>	<b>( 1,175,483.19)</b>	<b>35.68-</b>

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

111-WYLIE ECONOMIC DEVEL CORP  
 FINANCIALS

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>TAXES</b>							
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	<u>1,947,992.00</u>	<u>195,346.64</u>	<u>0.00</u>	<u>1,804,830.29</u>	<u>0.00</u>	<u>143,161.71</u>	<u>92.65</u>
TOTAL TAXES	1,947,992.00	195,346.64	0.00	1,804,830.29	0.00	143,161.71	92.65
<b>INTERGOVERNMENTAL REV.</b>							
4000-43518 380 ECONOMIC AGREEMENTS	<u>202,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>202,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL INTERGOVERNMENTAL REV.	202,000.00	0.00	0.00	202,000.00	0.00	0.00	100.00
<b>INTEREST INCOME</b>							
4000-46050 CERTIFICATE OF DEPOSIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46110 ALLOCATED INTEREST EARNINGS	270.00	69.07	0.00	665.49	0.00	395.49	246.48
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	302.47	0.00	3,817.15	0.00	0.15	100.00
4000-46160 LOAN REPAYMENT (PRINCIPAL)	8,141.00	694.02	0.00	8,140.72	0.00	0.28	100.00
4000-46210 BANK MONEY MARKET INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	12,228.00	1,065.56	0.00	12,623.36	0.00	395.36	103.23
<b>MISCELLANEOUS INCOME</b>							
4000-48110 RENTAL INCOME	186,000.00	18,650.00	0.00	195,400.00	0.00	9,400.00	105.05
4000-48310 RECOVERY - PRIOR YEAR EXPEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-48410 MISCELLANEOUS INCOME	0.00	0.00	0.00	28.00	0.00	28.00	0.00
4000-48430 GAIN/LOSS SALE OF CAP ASSET	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS INCOME	186,000.00	18,650.00	0.00	195,428.00	0.00	9,428.00	105.07
<b>OTHER FINANCING SOURCES</b>							
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	722,365.00	387,317.13	0.00	1,109,682.13	0.00	387,317.13	153.62
49550 LEASE PRINCIPAL PAYMENTS (O	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	722,365.00	387,317.13	0.00	1,109,682.13	0.00	387,317.13	153.62
<b>TOTAL REVENUES</b>							
	3,070,585.00	602,379.33	0.00	3,324,563.78	0.00	253,978.78	108.27

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

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

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>							
5611-51110 SALARIES	176,050.00	13,926.94	0.00	183,999.07	0.00	(7,949.07)	104.52
5611-51130 OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51140 LONGEVITY PAY	957.00	0.00	0.00	956.00	0.00	1.00	99.90
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	11,100.00	870.78	0.00	10,833.90	0.00	266.10	97.60
5611-51220 PHONE ALLOWANCE	3,456.00	0.00	0.00	3,604.73	0.00	(148.73)	104.30
5611-51230 CLOTHING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51260 MOVING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51310 TMRS	26,603.00	2,107.96	0.00	27,222.16	0.00	(619.16)	102.33
5611-51410 HOSPITAL & LIFE INSURANCE	28,515.00	56.40	0.00	21,557.41	0.00	6,957.59	75.60
5611-51415 EXECUTIVE HEALTH PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51420 LONG-TERM DISABILITY	1,009.00	0.00	0.00	590.39	0.00	418.61	58.51
5611-51440 FICA	11,723.00	896.76	0.00	10,441.09	0.00	1,281.91	89.07
5611-51450 MEDICARE	2,742.00	209.73	0.00	2,758.70	0.00	(16.70)	100.61
5611-51470 WORKERS COMP PREMIUM	427.00	0.00	0.00	386.70	0.00	40.30	90.56
5611-51480 UNEMPLOYMENT COMP (TWC)	540.00	0.00	0.00	111.29	0.00	428.71	20.61
TOTAL PERSONNEL SERVICES	263,122.00	18,068.57	0.00	262,461.44	0.00	660.56	99.75
<b>SUPPLIES</b>							
5611-52010 OFFICE SUPPLIES	5,000.00	141.90	0.00	1,087.65	0.00	3,912.35	21.75
5611-52040 POSTAGE & FREIGHT	990.00	1.42	0.00	125.03	0.00	864.97	12.76
5611-52130 TOOLS/ EQUIP (NON-CAPITAL)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-52810 FOOD SUPPLIES	5,000.00	818.76	0.00	3,286.24	0.00	1,713.76	65.72
5611-52990 OTHER	5,000.00	4,000.00	0.00	4,000.00	0.00	1,000.00	80.00
TOTAL SUPPLIES	15,990.00	4,962.08	0.00	8,498.92	0.00	7,491.08	53.18
<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	150.00	0.00	2,570.14	0.00	429.86	85.67
5611-54990 OTHER	0.00	273.04	0.00	273.04	0.00	(273.04)	0.00
TOTAL MATERIALS FOR MAINTENANCE	3,000.00	423.04	0.00	2,843.18	0.00	156.82	94.77
<b>CONTRACTUAL SERVICES</b>							
5611-56030 INCENTIVES	956,576.00	89,877.87	0.00	536,789.18	0.00	419,786.82	56.12
5611-56040 SPECTAL SERVICES	148,786.00	562,881.44	0.00	1,119,739.66	802.50	(971,756.16)	753.12
5611-56080 ADVERTISING	46,950.00	6,478.00	0.00	30,493.00	0.00	16,457.00	64.95
5611-56090 COMMUNITY DEVELOPMENT	53,200.00	710.00	0.00	48,797.95	0.00	4,402.05	91.73
5611-56110 COMMUNICATIONS	6,270.00	509.02	0.00	5,453.80	207.96	608.24	90.30
5611-56180 RENTAL	24,600.00	194.00	0.00	24,549.00	0.00	51.00	99.79
5611-56210 TRAVEL & TRAINING	30,400.00	584.42	0.00	17,521.00	0.00	12,879.00	57.63
5611-56250 DUES & SUBSCRIPTIONS	9,450.00	3,500.97	0.00	11,615.91	0.00	(2,165.91)	122.92
5611-56310 INSURANCE	7,630.00	3,381.00	0.00	6,391.04	0.00	1,238.96	83.76
5611-56510 AUDIT & LEGAL SERVICES	23,000.00	5,572.25	0.00	19,557.75	0.00	3,442.25	85.03
5611-56570 ENGINEERING/ARCHITECTURAL	20,000.00	16,006.62	0.00	34,106.42	0.00	(14,106.42)	170.53
5611-56610 UTILITIES-ELECTRIC	3,550.00	627.06	0.00	3,752.36	0.00	(202.36)	105.70
TOTAL CONTRACTUAL SERVICES	1,330,412.00	690,322.65	0.00	1,858,767.07	1,010.46	(529,365.53)	139.79

CITY OF WYLIE  
 REVENUE AND EXPENSE REPORT - (UNAUDITED)  
 AS OF: SEPTEMBER 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	559,561.00	0.00	0.00	0.00	10,756.60	548,804.40	1.92
5611-57410 PRINCIPAL PAYMENT	0.00	237,827.12	0.00	710,292.47	0.00	(710,292.47)	0.00
5611-57415 INTEREST EXPENSE	0.00	6,244.69	0.00	85,361.48	0.00	(85,361.48)	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	559,561.00	244,071.81	0.00	795,653.95	10,756.60	(246,849.55)	144.11
<b>CAPITAL OUTLAY</b>							
5611-58110 LAND-PURCHASE PRICE	1,759,365.00	185,596.10	0.00	1,933,520.35	0.00	(174,155.35)	109.90
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	1,000.00	0.00	0.00	443.97	0.00	2,556.03	14.80
5611-58930 FURNITURE & FIXTURES	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
5611-58910 BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58995 CONTRA CAPITAL OUTLAY	0.00	(190,596.10)	0.00	(1,858,520.35)	0.00	1,858,520.35	0.00
TOTAL CAPITAL OUTLAY	1,764,865.00	(5,000.00)	0.00	75,443.97	0.00	1,689,421.03	4.27
<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>							
	3,936,940.00	952,848.15	0.00	3,003,668.53	11,767.06	921,504.41	76.59
<b>NET EXPENDITURES</b>							
	3,936,940.00	952,848.15	0.00	3,003,668.53	11,767.06	921,504.41	76.59
<b>REVENUE OVER (UNDER) EXPENDITURES</b>							
	(866,355.00)	(350,468.82)	0.00	320,895.25	(11,767.06)	(1,175,483.19)	35.68

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

Wylie Economic Development Corporation  
Inventory Subledger  
September 30, 2015

**Inventory - Land**

	<b>Date of Pur.</b>	<b>Address</b>	<b>Acreage</b>	<b>Improvements</b>	<b>Cost Basis</b>	<b>Sub-totals</b>
<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	
Pery	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 R.O.W.	0.74	209,801	420,361	
		R.O.W.	0.18		41,585	
Prime Kuts	10/8/07	207 Industrial R.O.W.	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 R.O.W.	0.18	69,426	326,773	
			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	0.3481	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 S. Ballard	0.14	Demo	411,977	411,977
		507 S. Ballard	0.14	Demo		
		601 S. Ballard	0.22	Demo		
		603 S. Ballard	0.15	Demo		
		605 S. Ballard	0.15	Demo		
		607 S. Ballard	0.15	Demo		
<b>Total</b>			<b>21.37</b>	<b>\$1,526,589</b>	<b>77,974</b>	<b>\$5,870,865</b>

\*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  
 September 30, 2015

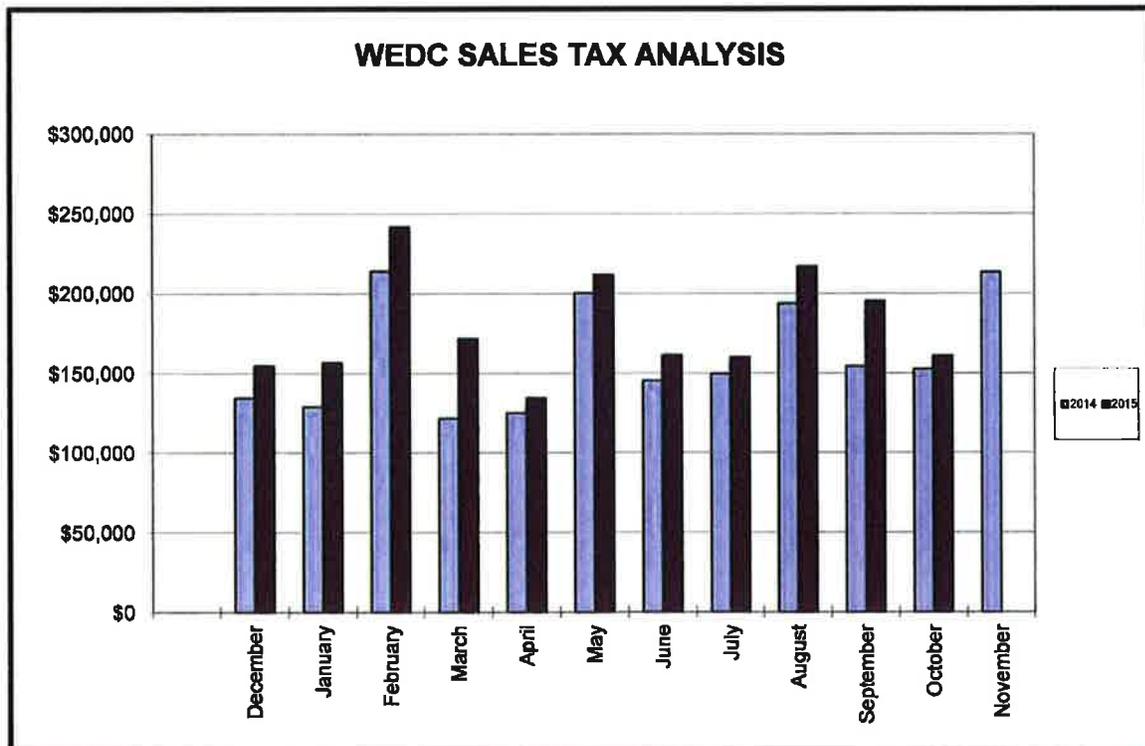
**Notes Payable**

	Date of Purchase	Payment	Beginning Bal.	Principal	Interest	Rate of Interest	Principal Balance
September 1, 2015							2,329,832.77
ANBTX - 88122627	10/28/10	\$8,200.66	\$15,669.89	\$8,159.38	\$41.28	2.95	7,510.51
ANBTX - 88130968	10/23/12	10,107.00	261,127.98	9,209.55	897.45	3.99	251,918.43
Hobart	1/6/14	5,378.30	202,317.13	202,317.13	842.99	5.00	0.00
ANBTX -88130976	8/15/14	13,267.93	841,128.93	11,377.49	1,890.44	2.61	829,751.44
ANBTX -88148481	8/13/14	7,331.95	326,208.50	6,307.11	1,024.84	3.77	319,901.39
ANBTX - 88149711	12/12/14	7,382.45	683,052.56	4,991.77	2,390.68	4.20	678,060.79
ANBTX - 88158043	9/2/15	8,745.25	387,317.13				387,317.13
September 30, 2015				\$242,362.43	\$7,087.68		2,474,459.69

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

**WYLIE ECONOMIC DEVELOPMENT CORPORATION  
SALES TAX REVENUE  
FOR THE MONTH OF OCTOBER 2015**

MONTH	WEDC 2013	WEDC 2014	WEDC 2015	DIFF 14 VS 15	% DIFF 14 VS 15
DECEMBER	\$148,500	\$134,371	\$154,719	\$20,347	13.70%
JANUARY	117,904	128,968	156,685	27,717	23.51%
FEBRUARY	187,682	213,877	241,858	27,981	14.91%
MARCH	139,745	121,483	171,741	50,258	41.37%
APRIL	121,594	124,866	134,475	9,610	7.70%
MAY	192,612	200,476	211,645	11,168	5.57%
JUNE	141,328	145,137	161,426	16,289	11.22%
JULY	148,763	149,537	159,973	10,436	6.98%
AUGUST	180,280	193,751	216,962	23,212	11.98%
SEPTEMBER	144,572	154,328	195,347	41,018	26.58%
OCTOBER	137,407	152,545	160,876	8,331	5.46%
NOVEMBER	193,783	213,292			
<b>Sub-Total</b>	<b>\$1,854,171</b>	<b>\$1,932,632</b>	<b>\$1,965,707</b>	<b>\$246,367</b>	<b>14.33%</b>
<b>AUDIT ADJ</b>					
<b>TOTAL</b>	<b>\$1,854,171</b>	<b>\$1,932,632</b>	<b>\$1,965,707</b>	<b>\$246,367</b>	<b>14.33%</b>





# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** Finance  
**Prepared By:** Finance  
**Date Prepared:** October 12, 2015

**Item Number:** E  
*(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 September 30, 2015.

### Recommendation

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

### Discussion

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

# City Of Wylie

## 2014-2015 Investment Report September 30, 2015

Money Market Accounts:

MMA
-----

Certificates of Deposit:

CCD
-----

Treasury Bills:

T-Bills
---------

Treasury Notes:

T-Notes
---------

Government Agency Notes:

AN
----

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$14,535,553.88	MMA	0.0850%	Texpool	12/31/2006	NA
2	\$15,054,775.95	MMA	0.0994%	TexStar	3/15/2011	NA
	\$29,590,329.83					

Total

Weighted Average Coupon:

0.0923%
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Weighted Average Maturity (Days):

1.00
------

Money Markets:

\$29,590,329.83
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Certificates of Deposits:

\$0.00
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\$29,590,329.83
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# Wylie City Council

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## AGENDA REPORT

Meeting Date: October 27, 2015  
Department: Finance  
Prepared By: Finance  
Date Prepared: October 12, 2015

Item Number: F  
*(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 September 30, 2015.

### Recommendation

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

### Discussion

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

**CITY OF WYLIE**  
**PRELIMINARY MONTHLY FINANCIAL REPORT**  
**September 30, 2015**

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2014-2015	CURRENT MONTH ACTUAL 2014-2015	YTD ACTUAL 2014-2015	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 100.00%
<b>GENERAL FUND REVENUE SUMMARY</b>					
TAXES	20,452,238	742,883	20,620,220	100.82%	<b>A</b>
FRANCHISE FEES	2,498,000	6,698	2,386,734	95.55%	
LICENSES AND PERMITS	638,000	62,535	1,020,124	159.89%	
INTERGOVERNMENTAL REV.	784,060	4,301	715,773	91.29%	<b>B</b>
SERVICE FEES	3,023,905	254,582	3,099,267	102.49%	
FINES AND FORFEITURES	300,000	41,429	400,566	133.52%	
INTEREST INCOME	3,000	696	5,792	193.07%	
MISCELLANEOUS INCOME	230,000	13,296	184,003	80.00%	
OTHER FINANCING SOURCES	2,444,855	0	2,444,855	100.00%	
<b>REVENUES</b>	<b>30,374,058</b>	<b>1,126,420</b>	<b>30,877,334</b>	<b>101.66%</b>	
USE OF FUND BALANCE	1,229,896	NA	NA	NA	<b>C</b>
USE OF CARRY-FORWARD FUNDS	67,660	NA	67,660	100.00%	
<b>TOTAL REVENUES</b>	<b>31,671,614</b>	<b>NA</b>	<b>30,944,994</b>	<b>NA</b>	
<b>GENERAL FUND EXPENDITURE SUMMARY</b>					
CITY COUNCIL	102,636	7,104	76,529	74.56%	
CITY MANAGER	809,453	83,627	786,080	97.11%	
CITY SECRETARY	270,928	25,520	256,413	94.64%	
CITY ATTORNEY	178,000	2,723	66,320	37.26%	
FINANCE	993,266	116,346	970,002	97.66%	
FACILITIES	633,416	108,021	547,133	86.38%	
MUNICIPAL COURT	353,976	37,989	342,103	96.65%	
HUMAN RESOURCES	218,850	21,630	221,199	101.07%	<b>D</b>
PURCHASING	94,302	9,525	89,170	94.56%	
INFORMATION TECHNOLOGY	1,091,937	108,133	955,350	87.49%	
POLICE	7,348,566	871,640	7,170,181	97.57%	
FIRE	6,455,247	672,998	6,196,089	95.99%	
EMERGENCY COMMUNICATIONS	1,269,232	140,342	1,117,328	88.03%	
ANIMAL CONTROL	502,491	43,329	423,642	84.31%	
PLANNING	512,246	41,428	457,725	89.36%	
BUILDING INSPECTION	555,482	44,101	454,003	81.73%	
CODE ENFORCEMENT	238,462	20,211	203,311	85.26%	
STREETS	2,054,727	229,402	1,886,246	91.80%	
PARKS	1,906,224	238,726	1,600,139	83.94%	
LIBRARY	1,659,266	191,904	1,602,752	96.59%	
COMBINED SERVICES	4,534,256	545,972	4,314,328	95.15%	
<b>TOTAL EXPENDITURES</b>	<b>31,782,963</b>	<b>3,560,671</b>	<b>29,736,043</b>	<b>93.56%</b>	<b>E</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-111,349</b>	<b>-2,434,251</b>	<b>1,208,951</b>	<b>8.10%</b>	

A. Property Tax Collections for FY14-15 as of September 30 are 100.76%, in comparison to FY13-14 for the same time period of 100.19%.

B. Intergovernmental Rev: Q4 (July - September) WISD reimbursements will be accrued when invoiced.

C. Use of Fund Balance: For Replacement/New Fleet & Equipment and Transfer to Debt Service.

D. Due to increase in number of employees utilizing the City's Tuition Reimbursement Program.

E. FY '14-'15 expenditures are still in the process of being finalized.

# CITY OF WYLIE

## PRELIMINARY MONTHLY FINANCIAL REPORT

September 30, 2015

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2014-2015	CURRENT MONTH ACTUAL 2014-2015	YTD ACTUAL 2014-2015	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 100.00%
<b>UTILITY FUND REVENUES SUMMARY</b>					
SERVICE FEES	13,545,000	1,832,059	12,435,300	91.81%	F
INTEREST INCOME	1,400	377	2,357	168.37%	
MISCELLANEOUS INCOME	45,000	4,967	388,172	862.61%	G
OTHER FINANCING SOURCES	0	0	0	0.00%	
<b>REVENUES</b>	<b>13,591,400</b>	<b>1,837,403</b>	<b>12,825,829</b>	<b>94.37%</b>	
USE OF FUND BALANCE	434,000	NA	NA	NA	H
<b>TOTAL REVENUES</b>	<b>14,025,400</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	
<b>UTILITY FUND EXPENDITURE SUMMARY</b>					
UTILITY ADMINISTRATION	423,987	37,067	287,315	67.76%	
UTILITIES - WATER	1,688,933	234,022	1,551,342	91.85%	
CITY ENGINEER	520,614	43,714	398,724	76.59%	
UTILITIES - SEWER	887,858	126,540	783,929	88.29%	
UTILITY BILLING	314,218	29,848	275,017	87.52%	
COMBINED SERVICES	11,191,637	142,351	10,198,891	91.13%	
<b>TOTAL EXPENDITURES</b>	<b>15,027,247</b>	<b>613,542</b>	<b>13,495,218</b>	<b>89.80%</b>	I
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-1,001,847</b>	<b>1,223,861</b>	<b>-669,389</b>	<b>4.56%</b>	
<p>F. This total represents 11 months of billings. Most Utility Fund Revenue billed in October will be accrued back to FY '14-'15.</p> <p>G. Miscellaneous Income: Includes a check in the amount of \$310,375 from NTMWD to assist with construction of the East Brown Pump Station.</p> <p>H. Use of Fund Balance: For Replacement/New Fleet &amp; Equipment.</p> <p>I. FY '14-'15 expenditures are still in the process of being finalized.</p>					



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** Engineering  
**Prepared By:** Engineering  
**Date Prepared:** October 19, 2015

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

### Subject

Consider, and act upon, approval of Resolution No. 2015-22(R) authorizing the City Manager to execute a restated Interlocal Agreement with Collin County concerning the construction of Ballard Avenue from Alanis Drive to the Collin County line.

### Recommendation

Consider, and act upon, approval of Resolution No. 2015-22(R) authorizing the City Manager to execute a restated Interlocal Agreement with Collin County concerning the construction of Ballard Avenue from Alanis Drive to the Collin County line.

### Discussion

The 2007 Collin County Bond Program included \$5,400,000 for the reconstruction of Ballard Avenue from Alanis to the Collin County line. The county previously released \$365,000 for engineering and \$350,000 for right of way acquisition leaving \$4,685,000 available for construction. The county agreed to fund an additional \$528,000 towards the construction of the project from discretionary funds.

The attached restated Interlocal agreement will replace the agreement approved on April 28<sup>th</sup> for construction funding.

**RESOLUTION NO. 2015-22(R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN COLLIN COUNTY AND THE CITY OF WYLIE CONCERNING THE CONSTRUCTION OF BALLARD AVENUE FROM ALANIS DRIVE TO THE COLLIN COUNTY LINE.**

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

SECTION 1: The City Manager of the City of WYLIE, Texas, is hereby authorized to execute, on behalf of the City Council of the City of WYLIE, Texas, the interlocal agreement between Collin County and the City of Wylie concerning the construction of Ballard Avenue from Alanis Drive to the Collin County line,

SECTION 2: This Resolution shall take effect immediately upon its passage.

**RESOLVED THIS THE 27<sup>th</sup> day of October, 2015.**

\_\_\_\_\_  
ERIC HOGUE, Mayor

**ATTEST TO:**

\_\_\_\_\_  
CAROLE EHRLICH, City Secretary

**EXHIBIT “A”**  
**Interlocal Agreement**

**RESTATED INTERLOCAL AGREEMENT  
BETWEEN COLLIN COUNTY AND THE CITY OF WYLIE  
FOR THE CONSTRUCTION OF BALLARD AVENUE FROM ALANIS DRIVE  
TO THE COUNTY LINE, BOND PROJECT # 07-098 (CR 819)  
2012/2013 FUNDING**

**WHEREAS**, the County of Collin, Texas (“County”) and the City of Wylie, Texas (“City”) desire to enter into an agreement concerning the construction of Ballard Avenue and other improvements from Alanis Drive to the County Line in Collin County, Texas; and

**WHEREAS**, the Interlocal Cooperation Act (Texas Government Code Chapter 791) authorizes any local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

**WHEREAS**, On November 18, 2008, Collin County approved an Interlocal Agreement with the city of Wylie (CO#2008-1050-11-18) that covered \$540,000 in Engineering costs; and

**WHEREAS**, The City will not need all of the \$540,000 allocated for engineering in the above mentioned ILA therefore leaving \$174,400 to be applied to Construction; and

**WHEREAS**, On June 24, 2013, Collin County approved an Interlocal Agreement with the City of Wylie (CO#2013-445-06-24) that covered \$350,000 in right of way costs; and

**WHEREAS**, On June 1, 2015, Collin County approved an Interlocal Agreement with the City of Wylie (CO#2015-288-06-01) that covered \$4,684,000 in construction cost; and

**WHEREAS**, On September 21, 2015, the Collin County Commissioners Court approved the reallocation of 2007 Road and Transportation Bond Funds for additional construction cost in the amount of \$528,000; and

**WHEREAS**, This restated Interlocal Agreement will supersede and repeal Court Order #2015-288-06-01; and

**WHEREAS**, CR 819 (Ballard Ave.) 2007 Bond Project funding was originally allocated to the county; and

**WHEREAS**, the City and County have determined that the improvements may be constructed most economically if the project is managed by the city by means of implementing this Agreement.

**NOW, THEREFORE**, this Agreement is made and entered into by the County and the City upon and for the mutual consideration stated herein, the receipt and sufficiency of which is hereby acknowledged.

**WITNESSETH:**

**ARTICLE I.**

The City shall arrange to construct improvements to Ballard Avenue, hereinafter called (the "Project"). The Project shall consist of constructing a 4-lane divided concrete roadway, a distance of approximately 6,300 feet. The improvements shall also include construction of underground storm sewers as part of the road improvements. All improvements shall be designed to meet or exceed the current Collin County design standards and shall be constructed in accordance with the plans and specifications approved by the City.

**ARTICLE II.**

The City shall acquire all necessary right-of-way for the Project. The City shall prepare plans and specifications for the improvements, accept bids and award a contract to construct the improvements and administer the construction contract. In all such activities, the City shall comply with all state statutory requirements. The City shall provide the County with a copy of the executed construction contract(s) for the Project.

**ARTICLE III.**

The City estimates the total actual cost of the Project to be \$5,400,000, which shall include land acquisition, engineering, utility relocations, construction, inspection, testing, street lighting, and construction administration costs including contingencies. The total amount of Funds remitted by the County for the Project activities identified in this 2012/2013 funding ILA shall not exceed \$5,212,400. The Project activities and payment schedule is as follows:

- (a) Within thirty (30) days after all of the following have occurred, the County shall remit to the City fifty percent (50%) of the Funds.
  - (1) the City issues a notice to the lowest responsible bidder to start construction of the Project;
  - (2) the City requests payment from the County; and
  - (3) County bond money is available.
- (b) Within thirty (30) days after the City issues a notice that the Project is fifty percent (50%) complete and requests payment from the County, the County shall remit the remaining Funds not already disbursed under this Agreement.
- (c) At the completion of the Project in its entirety, the City shall provide a final accounting of expenditures for the Project.

(d) The Commissioners Court may revise this payment schedule based on the progress of the Project.

**ARTICLE IV.**

The City shall prepare for the County an itemized statement specifying Project costs that have been incurred to date and submit detailed Project cost and progress reports every thirty (30) days until Project completion.

**ARTICLE V.**

The City and County agree that the party paying for the performance of governmental functions or services shall make those payments only from current revenues legally available to the paying party.

**ARTICLE VI.**

**INDEMNIFICATION. TO THE EXTENT ALLOWED BY LAW, EACH PARTY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMANDS, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO, OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.**

**ARTICLE VII.**

**VENUE.** The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement. The parties agree that this Agreement is performable in Collin County, Texas and that exclusive venue shall lie in Collin County, Texas.

**ARTICLE VIII.**

**SEVERABILITY.** The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the agreement shall be enforced as if the invalid provision had never been included.

**ARTICLE IX.**

ENTIRE AGREEMENT. This Agreement embodies the entire agreement between the parties and may only be modified in a writing executed by both parties. This Agreement supersedes all prior negotiations, representations and/or agreements, either written or oral.

**ARTICLE X.**

SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

**ARTICLE XI.**

IMMUNITY. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

**ARTICLE XII.**

TERM. This Agreement shall be effective upon execution by both parties and shall continue in effect annually until final acceptance of the Project. This Agreement shall automatically renew annually during this period.

**ARTICLE XIII.**

This restated Interlocal Agreement will supersede and repeal Court Order #2015-288-06-01.

**APPROVED AS TO FORM:**

**COUNTY OF COLLIN, TEXAS**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: County Judge  
Date: \_\_\_\_\_  
Executed on this \_\_\_\_ day of \_\_\_\_\_,

2015, by the County of Collin,  
pursuant to Commissioners' Court  
Order No.\_\_\_\_\_.

**ATTEST:**

By:\_\_\_\_\_  
Name:  
Title: City Secretary  
Date:\_\_\_\_\_

**CITY OF WYLIE, TEXAS**

By:\_\_\_\_\_  
Name: Mindy Manson  
Title: City Manager  
Date:\_\_\_\_\_  
Executed on behalf of the City of  
Wylie pursuant to City Council  
Resolution No.\_\_\_\_\_

**APPROVED AS TO FORM:**

By:\_\_\_\_\_  
Name:  
Title: City Attorney  
Date:\_\_\_\_\_



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** Wylie Fire Rescue  
**Prepared By:** Purchasing  
**Date Prepared:** October 13, 2015

**Item Number:** H  
*(City Secretary's Use Only)*  
**Account Code:** 100-5231-58510  
**Budgeted Amount:** \$225,000.00  
**Exhibits:** \_\_\_\_\_

### Subject

Consider, and act upon, the approval of the purchase of a Horton Medical Unit from Professional Ambulance Services in an estimated amount of \$213,364.00 through a cooperative purchasing contract with H-GAC Buy (AM10-14), and authorizing the City Manager to execute any necessary documents.

### Recommendation

A motion authorizing the approval of the purchase of a Horton Medical Unit from Professional Ambulance Services in an estimated amount of \$213,364.00 through a cooperative purchasing contract with H-GAC Buy (AM10-14), and authorizing the City Manager to execute any necessary documents

### Discussion

Wylie Fire Rescue is purchasing a new medic to replace a 2003 M.I.C.U. that was purchased through East Texas Medical Center ambulance contract. That unit was a remount when WFR received it. Meaning the patient compartments were taken from another vehicle, refurbished, and mounted on a new chassis. While the chassis are approaching 100,000 miles, the rear boxes are estimated to have over 300,000 miles on them. There are many safety features on the new unit, which are not offered on the current unit, supplying additional safety to patients and firefighter/paramedics.

Staff recommends the approval of the purchase of a Horton Medical Unit from Professional Ambulance Services in an estimated amount of \$213,364.00 through a cooperative purchasing contract with H-GAC Buy (AM10-14), City of Wylie Agreement W2016-9-I; and authorizing the City Manager to execute any necessary documents.



# Wylie City Council

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## AGENDA REPORT

Meeting Date: October 27, 2015  
Department: Public Services  
Prepared By: Purchasing  
Date Prepared: October 16, 2015

Item Number: I  
*(City Secretary's Use Only)*  
Account Code: 611-5712-58510  
Budgeted Amount: \$67,000  
Exhibits: \_\_\_\_\_

### Subject

Consider, and act upon, the approval of the purchase of a 2 Ton Terrastar Utility Truck from Southwest International Trucks Inc. in the estimated amount of \$63,006.65 through a cooperative purchasing contract with the Texas Association of School Boards Buy Board Agreement #430-13, and authorizing the City Manager to execute any necessary documents.

### Recommendation

A motion authorizing the approval of the purchase of a 2 Ton Terrastar Utility Truck from Southwest International Trucks Inc. in the estimated amount of \$63,003.65 through a cooperative purchasing contract with the Texas Association of School Boards Buy Board Agreement #430-13, and authorizing the City Manager to execute any necessary documents.

### Discussion

Staff recommends the purchase of a 2 Ton Terrastar Utility Truck from Southwest International Trucks Inc. in the estimated amount of \$63,006.65 for the Water Department/Public Works. This truck will be used to facilitate repairs in the water distribution system.

The City is authorized to purchase from the Buy Board Contract list pursuant to Section 271 Subchapter D of the Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Wylie Agreement #W2016-12-I).



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** Purchasing  
**Prepared By:** Purchasing  
**Date Prepared:** October 20, 2015

**Item Number:** J  
*(City Secretary's Use Only)*  
**Account Code:** 100-various  
**Budgeted Amount:** \$157,000.00  
**Exhibits:** \_\_\_\_\_

### Subject

Consider, and act upon, the approval of the purchase of Dodge Ram trucks from Grapevine DCJ, LLC in the estimated amount of \$157,000.00 through a cooperative purchasing contract with Tarrant County, Texas (#2015-107), and authorizing the City Manager to execute any necessary documents.

### Recommendation

A motion authorizing the approval of the purchase of Dodge Ram trucks from Grapevine DCJ, LLC in the estimated amount of \$157,000.00 through a cooperative purchasing contract with Tarrant County, Texas (#2015-107), and authorizing the City Manager to execute any necessary documents.

### Discussion

Staff recommends the purchase of one (1) ½ Ton and three (3) ¾ Ton trucks for Parks 4B through the use of a cooperative purchasing contract with Tarrant County, #2015-107. The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Section 271 Subchapter F of the Local Government Code; and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Wylie Agreement #W2016-17-I).



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** Purchasing  
**Prepared By:** Purchasing  
**Date Prepared:** October 20, 2015

**Item Number:** K  
*(City Secretary's Use Only)*  
**Account Code:** 100-various  
**Budgeted Amount:** \$56,000.00  
**Exhibits:** \_\_\_\_\_

### Subject

Consider, and act upon, the approval of the purchase of Dodge Ram trucks from Grapevine DCJ, LLC in the estimated amount of \$56,000.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#430-13), and authorizing the City Manager to execute any necessary documents.

### Recommendation

A motion authorizing the approval of the purchase of Dodge Ram trucks from Grapevine DCJ, LLC in the estimated amount of \$56,000.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#430-13), and authorizing the City Manager to execute any necessary documents.

### Discussion

Staff recommends the purchase of two (2) ½ Ton trucks for Engineering and Streets (Stormwater) through the use of a cooperative purchasing contract with Buy Board. The City is authorized to purchase from the State Contract list pursuant to Section 271 Subchapter F of the Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Wylie Agreement #W2016-18-I).



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** Public Services  
**Prepared By:** Shohn Rodgers  
**Date Prepared:** 10-19-2015

**Item Number:** L  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** Correspondence from Creekside Estates HOA

### Subject

Consider, and act upon, accepting a donation to the City in the amount of \$30,000.00 by the Creekside Estates Homeowner's Association for the construction of a new playground at Creekside Estates Park.

### Recommendation

Motion to recommend accepting a donation to the City in the amount of \$30,000.00 by the Creekside Estates Homeowner's Association for the construction of a new playground at Creekside Estates Park.

### Discussion

The Creekside Estates Homeowner's Association approached the Parks Division this last Spring with an offer to donate \$30,000.00 to the City for the construction of a playground on the park land near the corner of N Peggy Loftice Drive and Nathan Drive. The HOA requested that the donation be matched by the City. At the time this offer was made, no funds were available for a match. The FY 2015-2016 budget includes an allocation in the West Zone Park Land Acquisition and Improvement Fund to allow the City to match the donation and proceed with construction of a playground and related amenities (benches, picnic tables) at the site. A preliminary estimated project budget is as follows:

Playground Structure (including installation):	\$37,500.00
Park Benches (2):	800.00
Litter Receptacle:	450.00
Shade Structure	9,000.00
Picnic Table:	800.00
Solar Lighting:	11,000.00
Safety Surfacing:	3,750.00
Concrete (playground border)	2,750.00
Total:	\$66,050.00

Playground equipment is normally available via BuyBoard contract pricing. Should this item be approved, staff will return with any future agenda item(s) necessary to authorize the purchase(s).

Per Ordinance No. 2005-57, § 1, 10-25-2005, the City Council must approve any donation with a value exceeding \$5,000.00.

**Estates at Creekside Owners Association**  
**3102 Oak Lawn Avenue, Suite 202 Dallas, Texas 75219**  
**TEL: 214 871 9700 FAX: 214 889 9980**

March 20, 2015

Mr. Shohn Rogers  
City of Wylie  
Parks and Recreation Department  
949 Hensley St.  
Wylie, TX 75098

Dear Shohn,

The Residents and the Home Owners Association (HOA) of The Creekside Estates Neighborhood are pleased to inform the City of Wylie and the Parks and Recreation Department that we have approved a gift of \$30,000 to be applied to the installation of a new playground area within the Creekside Estates neighborhood.

The \$30,000 gift has been budgeted with the following conditions:

- Ø The new playground area would be built near the Water Tower at the corner of Peggy Loftice Drive and Nathan Drive.
- Ø The funds are to be considered matching funds; funding from the City of Wylie towards this requested project that is less than \$30,000 will require approval from the HOA of Creekside Estates for a final contribution amount.
- Ø The HOA of Creekside Estates would like the opportunity for a representative to be included in discussions and plans of the playground design.
- Ø The Creekside Estates HOA will provide payment upon the review of a "conceptual" plan-o-gram or drawing and final cost of the project for approvals.
- Ø The HOA of Creekside Estates would also like to include the installment of a plaque on the site, noting the partnership between the City of Wylie and Creekside Estates Home Owners Association.

Please advise us on the proper steps to move this requested project forward. The HOA of Creekside Estates would like this requested project to be considered in the city's 2015-2016 fiscal year.

The HOA of Creekside Estates is prepared to present our gift and request to Mayor Eric Hogue, City Manager Mindy Manson, and the Wylie City Council.

As always, we look forward in working with the city and appreciate the time and effort you are directing to this community project.

Please contact me directly with any questions.

Sincerely,





# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 27, 2015  
**Department:** City Manager  
**Prepared By:** Jeff Butters  
**Date Prepared:** October 7, 2015

**Item Number:** 1  
*(City Secretary's Use Only)*  
**Account Code:** NA  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** Access Agreement, resolution,  
EPA comfort letter

### Subject

Consider, and act upon, Resolution No. 2015-23(R), a Resolution of the City Council of the City of Wylie, Texas, authorizing the City Manager to execute the consent for access to property between Wylie and the Environmental Protection Agency concerning access to property located at 900 W. Kirby, Wylie, Texas 75098; Further authorizing the City Manager to take and all other actions necessary to effectuate the same; and providing for an effective date hereof.

### Recommendation

Motion to approve Resolution No. 2015-23(R), a resolution of the City Council of the City of Wylie, Texas, authorizing the City Manager to execute the consent for access to property between Wylie and the Environmental Protection Agency concerning access to property located at 900 W. Kirby, Wylie, Texas 75098; Further authorizing the City Manager to take and all other actions necessary to effectuate the same; and providing for an effective date hereof.

### Discussion

The consent to access is necessary for the EPA to conduct clean-up and hazardous waste mitigation operations at 900 W. Kirby.

**RESOLUTION NO. 2015-23(R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSENT FOR ACCESS TO PROPERTY BETWEEN WYLIE AND THE ENVIRONMENTAL PROTECTION AGENCY CONCERNING ACCESS TO PROPERTY LOCATED AT 900 W. KIRBY, WYLIE, TEXAS 75098; FURTHER AUTHORIZING THE CITY MANAGER TO TAKE ANY AND ALL OTHER ACTIONS NECESSARY TO EFFECTUATE THE SAME; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has investigated and determined that it is in the best interest of the City of Wylie, Texas (“Wylie”) and its citizens to approve the Consent for Access to Property Agreement between Wylie and the Environmental Protection Agency (“Consent”), concerning access to property located at 900 W. Kirby, Wylie, Texas 75098, for the purpose of permitting the Environmental Protection Agency to comply with its response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act, codified at 42 U.S.C. § 9601 *et seq.*

WHEREAS, the City Council has further investigated and determined that it is in the best interest of Wylie and its citizens to authorize the City Manager to execute the Consent and to take any and all other actions necessary to effectuate the Annexation Agreements.

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

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

SECTION 2: Authority of City Manager to Execute Consent. The City Manager is hereby authorized to execute the Consent and to take any and all other actions necessary to effectuate the same. The form of the Consent is attached hereto as Exhibit A and incorporated herein for all purposes. Should the final executed version of the Consent be revised from the version attached as Exhibit A, such final executed version shall replace Exhibit A of this Resolution for all purposes.

SECTION 3. Effective Date. This Resolution is effective immediately upon its passage.

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

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on the 27th day of October, 2015.**

---

Eric Hogue, Mayor

**ATTEST:**

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Carole Ehrlich, City Secretary

**Exhibit A  
Consent**

CONSENT FOR ACCESS TO PROPERTY

Name: \_\_\_\_\_

Address of Property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, \_\_\_\_\_, consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (“EPA”) entering and having continued access to my property for the following purposes:

- the taking of such soil, water, and air samples as may be determined to be necessary;
- the sampling of any solids or liquids released, discharged, spilled, stored or disposed of on site;
- the drilling of holes and installation of monitoring wells for subsurface investigation;
- other actions related to the investigation of surface, subsurface, surface water, and/or ground water contamination;
- the taking of a response action, including, but not limited to, a removal action and/or spill response action, remedial investigation and feasibility study, an engineering evaluation and cost analysis, a remedial design and remedial action, including, but not limited to, the excavation and removal of any contaminated soil, the removal of any contaminated structures, drums, equipment and/or material, and the removal of any oil, liquids, solids or sludges from waters of the U.S.

I realize that these actions by EPA are undertaken pursuant to its response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA” or “Superfund”), codified at 42 U.S.C. Section 9601 et seq.

I acknowledge that I am the person authorized to grant consent for access. This written permission is given by me voluntarily with knowledge of my right to refuse and without threats or promises of any kind.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 6  
1445 ROSS AVENUE, SUITE 1200  
DALLAS TX 75202-2733

Mr. Arturo D. Rodriguez, Jr.  
Russell & Rodriguez, LLP  
1633 Williams Drive  
Building 2, Suite 200  
Georgetown, TX 78628

September 9, 2015

RE: Chemical Recycling Inc., Superfund Site, 802 Kirby Street, Wylie, Texas  
City of Wylie, Texas

Dear Mr. Rodriguez:

I am writing in response to your electronic correspondence to me, dated August 12, 2015, concerning the property referenced above (the "Property"). In your correspondence, you described your client's (the City of Wylie) intentions to acquire the Property as a result of tax delinquency and to assist the U.S. Environmental Protection Agency ("EPA") in gaining voluntary access to perform a time-critical removal action of lead-contaminated soil at the Property. Your correspondence requested a comfort/status letter from the EPA. The purpose of this comfort/status letter is to provide you with information the EPA has about the Property and applicable Agency policies, as of the date of this letter. We hope the information in this letter enables the City of Wylie to make informed decisions as it moves forward with the acquisition of the Property.

Under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, commonly referred to as Superfund), the EPA's mission is to protect human health and the environment from the risks posed by contaminated or potentially contaminated lands. In doing so, it is an Agency priority to return lands to productive reuse. The EPA views the City's intention to acquire and foreclose on the abandoned property as a positive step to achieve the EPA's mission.

### **Property Status**

Information on hazardous waste sites is contained in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). Site-specific documents and fact sheets, if available, can be accessed through CERCLIS at [www.epa.gov/superfund/sites/cursites/index.htm](http://www.epa.gov/superfund/sites/cursites/index.htm).

The Property, at 802 Kirby Street, Wylie, Texas, is situated within the Chemical Recycling Inc., Superfund Site ("Site"). This Site is located in CERCLIS, but is not on the National Priorities List (NPL).

For the reasons stated below, the EPA is addressing the Site under its Superfund authority.

## History and Status of the Site

The Chemical Recycling, Inc., Superfund Site includes a former reclamation facility of approximately five (5) acres that received spent halogenated and non-halogenated solvents for recycling. It generated still bottoms as a byproduct of its reclamation process and used the still bottoms to construct experimental roads on site.

In February, 1989, the EPA performed a Site Investigation and found the facility consisted of distillation processing equipment, twenty (20) bulk storage tanks and approximately 1,500 55-gallon steel drums, most of which may have contained still bottoms. The Site Investigation also found experimental roads constructed on the Site property made with spent solvents and still bottoms. In 1989, the EPA issued an Administrative Order on Consent (“AOC”) for a Time-Critical Removal Action in which multiple potentially responsible parties (“PRPs”) agreed to perform. The PRPs completed the removal action at the Site in 1990.

In the Summer of 2014, the EPA performed a Removal Site Evaluation (“RSE”). The results of the summer 2014 sampling event indicated elevated levels of lead in the soil, prompting the EPA to issue an Action Memorandum on April 20, 2015, for another Time-Critical Removal Action (2015 Action Memo). The 2015 Action Memo provides for the excavation and removal of lead-contaminated soils within the Site to the industrial-lead level of 800 ppm. More comprehensive information regarding the Site is available in the attached Action Memoranda.

## Involuntary Acquisition and Reuse of the Property

Based on the information provided to the EPA, the EPA understands that the City of Wylie intends to take involuntary acquisition of the Property. The EPA further understands the involuntary acquisition will assist in providing the EPA with voluntary access to address the need for a Time-Critical Removal Action. The City has expressed its intention to later sell the property for light industrial or commercial development after EPA completes the Time-Critical Removal Action, which is an appropriate and protective future use for the Property. The following paragraph discusses local government’s involuntary acquisition of contaminated properties.

Local governments play an important role in facilitating the cleanup and redevelopment of properties contaminated by hazardous substances. Therefore it is important to note that, while an “owner or operator” of contaminated property is generally liable under Section 107 of CERCLA, the statutory definition of these terms *does not include a municipality that acquires title to property involuntarily*, unless the municipality causes or contributes to the release or threat of release of hazardous substances from the property. In instances where a municipality takes title to a property through involuntary acquisition - tax delinquency proceedings, bankruptcy, abandonment, etc. - it is *exempted from CERCLA liability as an owner or operator* unless the municipality causes or contributes to the release or threat of release of hazardous substances from the property. The municipality can then lease, transfer, or sell the property to a third party without additional CERCLA liability concerns.

The EPA has made a determination to perform a Time-Critical Removal at the Property which, when completed, will enable the Property to be ready for light industrial or commercial land use subject to applicable local zoning ordinances and all otherwise applicable laws. Further information regarding involuntary municipal acquisitions of contaminated property is provided in the enclosed EPA memorandum entitled "Policy on Interpreting CERCLA Provisions Addressing Lenders and Involuntary Acquisitions by Government" and the "Municipal Immunity from CERCLA Liability for Property Acquired through Involuntary State Acquisition."

### **CERCLA's Exclusion to the "Owner/Operator" Definition**

Section 101(20)(A) of CERCLA provides in part as follows:

"The term 'owner or operator' means... in the case of any facility, title or control of which was conveyed due to bankruptcy, foreclosure, tax delinquency, abandonment, or similar means to a unit of State or local government, any person who owned, operated, or otherwise controlled activities at such facility immediately beforehand."

Section 101(20)(D) further clarifies the definition of "owner or operator" by adding the following specific exclusion to the definition:

"The term 'owner or operator' does not include a unit of State or local government which acquired ownership or control involuntarily through bankruptcy, tax delinquency, abandonment, or other circumstances in which the government involuntarily acquires title by virtue of its function as sovereign. The exclusion provided under this paragraph shall not apply to any State or local government which has caused or contributed to the release or threatened release of a hazardous substance from the facility, and such a State or local government shall be subject to the provisions of this chapter in the same manner and to the same extent, both procedurally and substantively, as any nongovernmental entity, including liability under section [107] of this title."

The exclusionary provision provides that a local entity who acquires title to the property through tax delinquency falls outside the definition of an "owner or operator" and is therefore protected from CERCLA liability.

### **Conclusion**

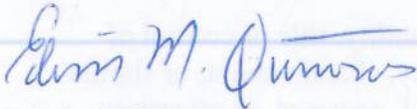
EPA generally issues comfort/status letters to facilitate the cleanup and reuse of contaminated or formerly contaminated properties. This comfort/status letter is intended to help the City of Wylie make informed decisions by providing it with the information that the EPA has about the Property and by identifying the statutory protections, resources and tools that may be potentially available at the Property.

This letter is not otherwise intended to limit or affect the EPA's authority under CERCLA or any other law or provide a release from CERCLA liability. The EPA encourages you to consult with legal counsel and the appropriate state, tribal or local environmental protection agency before

taking any action to acquire, clean up, or redevelop potentially contaminated property. It is the City of Wylie's responsibility to ensure that the proposed use of the Property complies with any federal, state, local, and/or tribal laws or requirements that may apply. The EPA recommends that you and your client consult with your own environmental professional to obtain advice on the compatibility of the proposed reuse.

The EPA remains dedicated to supporting the reuse of contaminated properties and hopes the information in this letter is useful to you and your client. If you have any additional questions or wish to discuss this information further, please feel free to contact me at (214) 665-8035 or by e-mail at [Quinones.Edwin@epa.gov](mailto:Quinones.Edwin@epa.gov).

Sincerely,



Edwin Quinones  
Assistant Regional Counsel

Enclosures (2)

cc: (Without Enclosures)

Texas Commission on Environmental Quality:  
Omar Valdez  
Monica Harris  
Charmaine Backens



# Wylie City Council

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>October 27, 2015</u>	<b>Item Number:</b>	<u>2</u> <i>(City Secretary's Use Only)</i>
<b>Department:</b>	<u>Animal Control</u>		
<b>Prepared By:</b>	<u>Shelia Patton</u>	<b>Account Code:</b>	<u>100-5251-52250</u>
<b>Date Prepared:</b>	<u>October 7, 2015</u>	<b>Budgeted Amount:</b>	<u>\$20,000</u>
		<b>Exhibits:</b>	<u>Ordinance</u>

### Subject

Consider, and act upon, Ordinance No. 2015-36, amending Ordinance No. 2009-12 (Consolidated Fee Ordinance) and Section V. (Impounding, Boarding, and Adoption Fees) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances; Providing for a repealing savings and severability clauses: providing for an effective date of this Ordinance.

### Recommendation

Motion to approve Ordinance No. 2015-36, an Ordinance of the City of Wylie, Texas amending Ordinance No. 2009-12 (Consolidated Fee Ordinance) and Section V. (Impounding, Boarding, and Adoption Fees) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances; Providing for a repealing savings and severability clauses: providing for an effective date of this Ordinance.

### Discussion

Currently the adoption fee is \$25.00 and a \$50.00 voucher fee to be paid by the adopter if the animal is not sterilized. This \$50.00 voucher is utilized by the adopter to assist with the cost of sterilization of the adopted animal at their veterinarian. After adoption citizens must get any and all necessary vaccines and sterilization and then provide proof of such to the Animal Control. This is inefficient for citizens, who have to make multiple trips back to the shelter, and animal shelter staff, who often have to chase down the required proof. This amendment will allow us to work with a low cost provider to have adoptable animals sterilized, microchipped, and vaccinated in advance of the adoption.

The suggested fee schedule includes a \$95.00 adoption fee for animals which are sterilized, microchipped and given age appropriate vaccines prior to adoption. This price includes services provided by the low cost provider to animals of the City of Wylie Animal Control prior to adoption such as transport, pulling retained baby teeth, open hernia repairs and undescended testicles during the sterilization process.

The suggested fee schedule also allows for same \$25.00 fee when animals are already sterilized at time of impoundment.

The suggested fee schedule allows for the same \$25.00 adoption fee and a \$50.00 voucher fee paid by adopters when puppies or kittens are too young to be sterilized or others that for may not qualify for sterilization at time of adoption.

The necessary funds were budgeted in this fiscal year budget to allow for this program.

**ORDINANCE NO. 2015-36**

**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2009-12 (CONSOLIDATED FEE ORDINANCE) AND SECTION V. (IMPOUNDING, BOARDING, AND ADOPTION FEES) OF APPENDIX C (WYLIE COMPREHENSIVE FEE SCHEDULE) OF THE WYLIE CODE OF ORDINANCES; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

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

WHEREAS, the Comprehensive Fee Ordinance includes fees for Impounding, Boarding and Adopting of animals: and

WHEREAS, the City Council has investigated and determined that it will be beneficial and advantageous to the citizens of the City of Wylie, Texas ("Wylie") to amend Ordinance No. 2009-12 (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances, as set forth herein. Section V (Impounding, Boarding and Adoption fees).

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

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

SECTION 2: Amendment to Section V (Impounding, Boarding and Adoption fees) of Ordinance No. 2009-12 (Consolidated Fee Ordinance) as follows;

V. Impoundment, Boarding and Adoption Fees

C. Adoption Fee.

Kittens, puppies and other animals **not** sterilized at time of adoption will include a \$50.00 voucher for sterilization.....\$75.00

Dogs and cats previously sterilized at time of impoundment .... \$25.00

Dogs and cats....sterilized, microchipped, age appropriate vaccines (by the City of Wylie).... \$95.00

(Ord. No. 2013-26, § 2, 6-25-2013)

SECTION 3: Penalty Provision. Any person, firm, corporation or entity that violates this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be

fined a sum not exceeding two thousand dollars (\$2,000.00) if the violation relates to the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars (\$500.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Savings/Repealing Clause. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

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

SECTION 6: Effective Date. This Ordinance shall be effective immediately upon its passage and publication as required by the City Charter and by law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 27th day of October, 2015.**

\_\_\_\_\_  
Eric Hogue, Mayor

**ATTESTED AND CORRECTLY  
RECORDED:**

\_\_\_\_\_  
Carole Ehrlich, City Secretary

*DATE(S) OF PUBLICATION: November 4<sup>th</sup>, 2015, WYLIE NEWS*