

Wylie City Council Regular Meeting

June 11, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Wylie Way Student.

PR2. In-Sync Exotics.

PR3. Municipal Clerk's Office Achievement of Excellence Award.

PR4. Juneteenth 2025.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of May 27, 2025 Regular City Council Meeting minutes.
- B. Consider, and act upon, a Final Plat, being a Replat of Lot 1R, Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, located at 601 Sanden Blvd.
- C. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W. FM 544.
- D. Consider, and act upon, Ordinance No. 2025-22 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor- Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W. FM 544 (ZC 2025-04).
- E. Consider, and act upon, Ordinance No. 2025-23 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).
- F. Consider, and act upon, the approval of the purchase of a Higher Ground 911 recording maintenance agreement from Commercial Electronics in an estimated amount of \$96,394.25, and authorize the City Manager to execute all necessary documents.

REGULAR AGENDA

- [1.](#) Interview applicants for Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2027.
- [2.](#) Consider, and act upon, appointments to fill the Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2026/2027.
- [3.](#) Consider, and act upon, the recommendations of the 2025 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2025 and end June 30, 2026/27/28.
- [4.](#) Consider, and act upon, Ordinance No. 2025-24 approving the terms and conditions of an Interlocal Boundary Adjustment Agreement between the City of Wylie and the City of Lucas; authorizing the Mayor to execute the Interlocal Boundary Adjustment Agreement on behalf of the City of Wylie; clarifying that the property as described in the Interlocal Boundary Adjustment Agreement released from Lucas' extraterritorial jurisdiction and incorporated into Wylie's extraterritorial jurisdiction; providing a repealing/savings clause, severability clause, and an effective date.

WORK SESSION

[WS1.](#) Discuss Fiscal Year 2026 General Fund Budget.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 6, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.

§ 551.087 – Discussing certain economic development matters.

§ 551.073 – Discussing prospective gift or donation to the City.

§ 551.076 – Discussing deployment of security personnel or devices or security audit.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of May 27, 2025 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

May 27, 2025 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:00 p.m. The following City Council members were present: Junior Mayor Eliana Butler, Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Sid Hoover, Councilman Scott Williams, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Finance Director Melissa Brown; Assistant Police Chief Tommy Walters; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Operations Director James Brown; Engineering Project Manager Jenneen Elkhali; Public Works Director Tommy Weir; Purchasing Manager Chris Rodriguez; WEDC Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Dave Strang led the Invocation, and Councilman Pickens led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor - Eliana Butler.

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

PR2. EMS Week.

Mayor Porter presented a proclamation proclaiming May 18-24, 2025 as National EMS Week in Wylie, Texas. Fire Department staff were present to accept the Proclamation.

PR3. National Correctional Officers Week.

Mayor Porter presented a proclamation proclaiming May 4-10, 2025 as National Correctional Officers Week in Wylie, Texas. Police Department staff were present to accept the Proclamation.

PR4. Mental Health Awareness Month.

Mayor Porter recognized the month of May as Mental Health Awareness Month in Wylie, Texas.

PR5. Public Works Week.

Mayor Porter presented a proclamation proclaiming May 18-24, 2025 as National Public Works Week in Wylie, Texas. Public Works staff were present to accept the Proclamation.

PR6. Wylie Way Students (K-12).

Mayor Porter, WISD Board Member Stacie Smith, and WISD Superintendent Dr. David Vinson presented a medallion to students demonstrating “Shining the Wylie Way.” Every nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

PR7. Military Appreciation Month.

Mayor Porter presented a proclamation proclaiming the month of May as Military Appreciation Month in Wylie, Texas. Past and present members of the military were present to accept the Proclamation.

PR8. Frontline Workers Month.

Mayor Porter recognized the month of May as Frontline Workers Month.

PR9. Asian Americans and Pacific Islanders Month.

Mayor Porter recognized the month of May as Asian Americans and Pacific Islanders Month.

Mayor Porter recessed the Council into a break at 7:03 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:10 p.m.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

There were no persons present wishing to address the Council on non-agenda items.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of May 13, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2025.**
- C. Consider, and act upon, the City of Wylie Monthly Investment Report for April 30, 2025.**
- D. Consider, and act upon, Ordinance No. 2025-21 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.**
- E. Consider, and act upon, approval of the Hope Under the Stars fundraiser Event at Olde City Park on October 11, 2025.**
- F. Consider, and act upon, a Final Plat creating Lots 1 and 2, Block A of Stinnett Place on 2.593 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1275 E. FM 544.**
- G. Consider, and act upon, a Final Plat of Lot 1, Block A of Birmingham and 78 Addition, establishing one commercial lot on 1.038 acres, generally located at 240 S. State Highway 78.**

- H. Consider, and place on file, the Animal Shelter Advisory Board report to City Council.
- I. Consider, and act upon, the award of contract #W2025-114 to Musco Sports Lighting, LLC. for the installation of pickleball court lighting in the estimated amount of \$59,219.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.
- J. Consider, and act upon, Resolution No. 2025-11(R) authorizing the City of Wylie to enter into an Interlocal Cooperative Purchasing Agreement with the City of Mesquite, and authorizing the City Manager to execute any and all necessary documents.
- K. Consider, and act upon, the approval of Consulting Services Agreement No. W2025-115 for Wylie Fire Rescue with the Center for Public Safety Management, LLC in an estimated amount of \$63,600 for Strategic Planning Services, and authorizing the City Manager to execute any and all documents.
- L. Consider, and act upon, Resolution No. 2025-12(R) authorizing the City of Wylie to submit a grant application to the Motor Vehicle Crime Prevention Authority for the 2026 Motor Vehicle Crime Prevention Authority Grant Program and providing an effective date.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

- 1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2027.

Council Comments

Board of Review applicants Muhammad Inzamam ul haq, Pete Maziarz, Nasar Mohammad, and Brian Tipton were present to be interviewed by the City Council.

Council Action

No action was taken regarding this item.

- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor- Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W. FM 544 (ZC 2025-04).

Staff Comments

Community Services Director Haskins addressed the Council, giving a brief presentation and answering questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 8:01 p.m., asking anyone present wishing to address the Council to come forward.

There were no persons present wishing to address the Council.

Mayor Porter closed the public hearing at 8:01 p.m.

Council Action

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

3. **Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).**

Staff Comments

Community Services Director Haskins and Wade Harden, representing Flytrex, addressed the Council, giving a brief presentation and answering questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 8:16 p.m., asking anyone present wishing to address the Council to come forward.

There were no persons present wishing to address the Council.

Mayor Porter closed the public hearing at 8:16 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve Item 3 as presented. A vote was taken and the motion passed 7-0.

4. **Consider, and act upon, the award of bid #W2025-87-2 for Stone Road Maintenance Activities from W.A. Allen to Bennett Road to Texas Materials Group in the total amount of \$6,809,012 and authorizing the City Manager to execute any and all necessary documents.**

Staff Comments

Purchasing Manager Rodriguez and Public Works Director Weir addressed the Council, giving a brief presentation and answering questions from the Council.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item 4 as presented. A vote was taken, and the motion passed 7-0.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:27 p.m.

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

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

- ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.**

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, 2025-3d, 2025-4a, 2025-4b, 2025-4c, 2025-4d, 2025-4e, and 2025-4f.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 9:37 p.m.

READING OF ORDINANCES

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

City Secretary Storm read the caption of Ordinance No. 2025-21 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Hoover, to adjourn the meeting at 9:38 p.m. A vote was taken and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat, being a Replat of Lot 1R, Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, located at 601 Sanden Blvd.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Sanden International (USA) Inc

APPLICANT: Roome Land Surveying

The applicant has submitted a Replat to create Lots 1R-1, 1R-2, 1R-3, and 1R-4, Block A of Sanden Addition on 33.665 acres. The property is located at 601 Sanden Blvd. and is zoned Light Industrial.

Lot 1R, Block A of Sanden Addition currently contains the Sanden International manufacturing service and was replatted in 2022. The purpose of this Replat is to create four lots out of Lot 1R, Block A of Sanden Addition for the purpose of marketing and selling the individual lots for separate development.

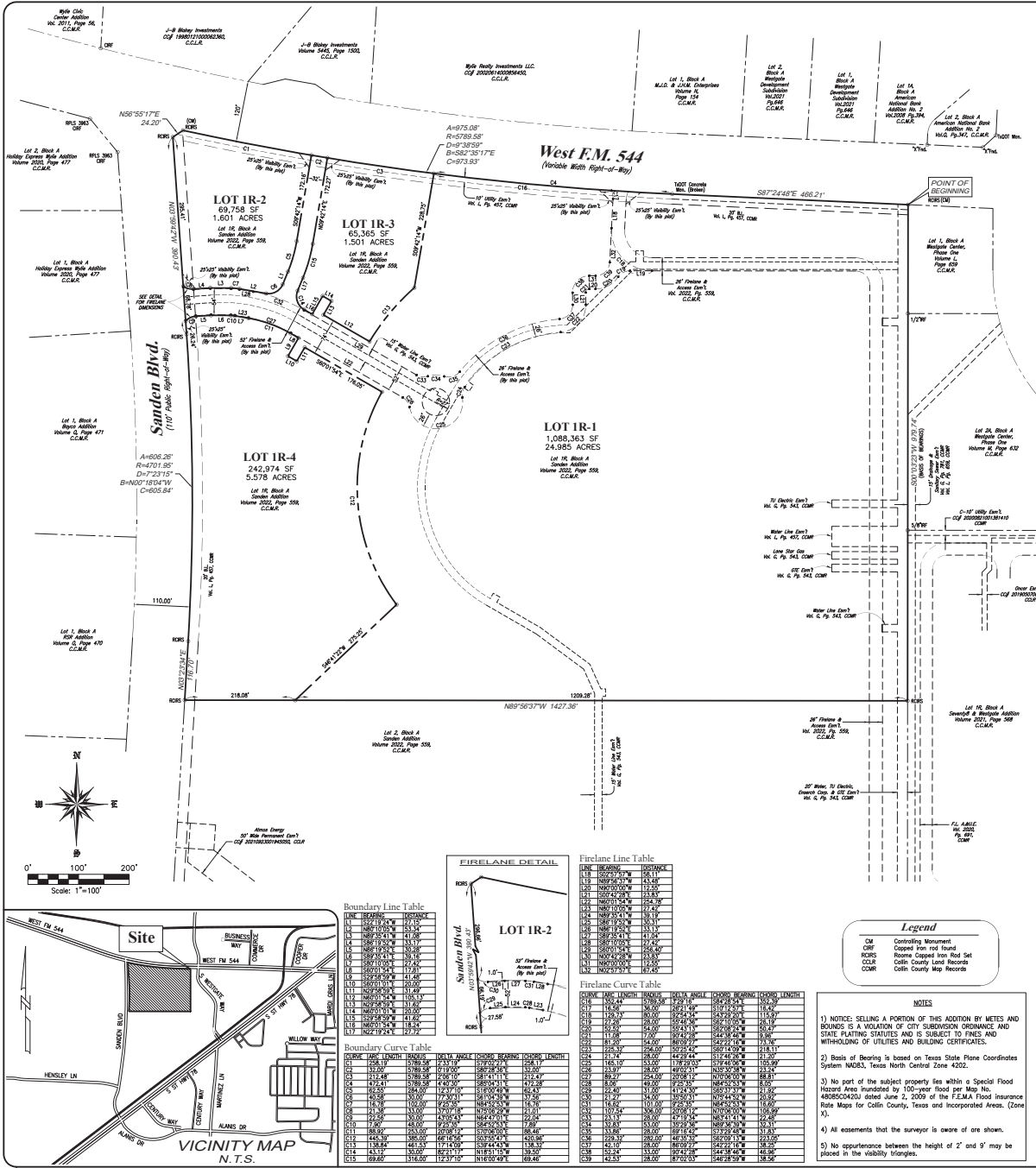
The plat is dedicating access, fire lane, and visibility easements for the existing driveways on the property which includes an access point from Sanden Blvd. and from FM 544.

Amended Plats shall be required for the individual lots once the site plans are submitted for fire lane, access, visibility, and utility easement dedication.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code. Approval is subject to additions and alterations as required by the City Engineering Department.

P&Z Recommendation

The Commission voted 5-0 to recommend approval.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Sanden International (USA) Inc., is the owner of a tract of land situated in the State of Texas, County of Collin and City of Wylie, being a part of the Duke Strickland Survey, Abstract No. 841, being all of Lot 1R, Block A, of Sanden Addition as recorded under Volume 2022, Page 559, of the Collin County Map Records, with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set in the south right-of-way line of West F.M. 544 (variable width right-of-way), marking the northwest corner of Lot 1, Block A of Westgate Center Phase One as recorded in Volume L, Page 659, of the Collin County Map Records, the northeast corner of Lot 1R and the herein described premises;

THENCE with the west line of Lot 1 of Westgate Center Phase One, the west line of Lot 2A, Block A of Westgate Center Phase One as recorded in Volume M, Page 632, of the Collin County Map Records, the west line of Lot 1R, Block A of Seventy8 & Westgate Addition as recorded in Volume 2021, Page 568, of the Collin County Map Records, and the east line of Lot 1R, South 07°03'23" West, 979.74 feet to a Roome capped iron rod set marking the northeast corner of Lot 2 of said Sanden Addition, the southeast corner of Lot 1R and said premises;

THENCE with the north line of Lot 2 of said Sanden Addition and the south line of Lot 1R of said Sanden Addition, North 89°56'37" West, 1,427.36 feet to a Roome capped iron rod set in the east right-of-way line of Sanden Boulevard, marking the northwest corner of Lot 2, the southwest corner of Lot 1R and said premises;

THENCE with the east right-of-way line of Sanden Boulevard and the west line of Lot 1R as follows: North 03°23'34" East, 116.70 feet to a Roome capped iron rod set marking the beginning of a curve to the left, northwesterly along said curve to the left having a central angle of 07°23'15", for an arc distance of 606.26 feet, with a radius of 4,701.95 feet (chord = North 07°18'04" West, 605.84 feet) to a Roome capped iron rod set marking the end of said curve; North 03°59'42" West, 390.43 feet marking the southwest corner of a corner clip, an exterior corner of Lot 1R and said premises;

THENCE along said corner clip, North 58°55'17" East, 24.20 feet to a Roome capped iron rod set in the south right-of-way line of West F.M. 544, marking the northeast corner of said corner clip, an exterior corner of Lot 1R and said premises;

THENCE with the south right-of-way line of West F.M. 544 and the north line of Lot 1R as follows: southeasterly along a curve to the left having a central angle of 09°38'59", for an arc distance of 975.08 feet, with a radius of 5,789.58 feet (chord = South 82°35'17" East, 973.93 feet), to a broken 1/4001 Concrete Monument marking the end of said curve; South 87°24'48" East, 466.21 feet to the place of beginning and containing 33.665 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for
the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

APPROVAL FOR CONSTRUCTION

Mayor, City of Wylie, Texas

ACCEPTED

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing replat of the Sanden Addition Lots 1R-2, 1R-3 & 1R-4, Block A, subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alleys, park, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 202__.

City Secretary
City of Wylie, Texas

THE PURPOSE OF THIS REPLAT
IS TO CREATE FOUR LOTS
FROM ONE LOT

Submitted: April 21, 2025
Reviewed: May 2, 2025
Revised: May 12, 2025

DRAWN:
Sanden International (USA) Inc.
601 Sanden Blvd
Wylie, TX 75098
(972) 423-4372
Attn: Daniel Kleas
daniel.kleas@sanden.com

SURVEYOR:
Roome Land Surveying
2000 Ave G, Suite 800
Plano, Texas 75074
(972) 423-4372
info@roomeinc.com
Attn: Fred Bemenderfer

OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Sanden International (USA) Inc., does hereby adopt this plat designated therein above described property as Sanden Addition Lots 1R-1, 1R-2, 1R-3 & 1R-4, Block A, in addition to the City of Wylie, Texas, on does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

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

WITNESS, my hand, this _____ day of _____, 2025.

Sanden International (USA) Inc.
Daniel Kleas (Facilities Manager)

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for
the State of Texas

Replat
Sanden Addition
Lots 1R-1, 1R-2,
1R-3 & 1R-4, Block A
33.665 Acres
Being a replat of Sanden Addition
recorded in Volume 2022, Page 559, CCMR
4 Industrial Lots
Zoned Light Industrial
Duke Strickland Survey, Abstract No. 841
City of Wylie, Collin County, Texas
April 2025

Roome
Land Surveying
2000 Ave G, Suite 800
Plano, Texas 75074
(972) 423-4372
info@roomeinc.com
Attn: Fred Bemenderfer



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W. FM 544.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Katie Young, Kathy Young & John Young

APPLICANT: TND Geomatics

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Young Addition on 0.422 acres. The property is located at 2803 W. FM 544. The purpose of the Preliminary Plat is to create one lot for the continued development of an existing development.

The original structure on the property was constructed prior to 1985 and is considered to be legally non-conforming. Modifications to the site require a site plan review and platting of the property as the site has never been platted. Expansion of the non-conforming structure is not allowed per Section 9.5 of the Zoning Ordinance; however, the applicant is only proposing to add concrete parking space. Full compliance of the site design standards will be required in the site plan review.

The preliminary plat document contains a fire lane and access easement which incorporate existing driveway approaches to W. FM 544.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code. Approval is subject to additions and alterations as required by the City Engineering Department.

P&Z Recommendation

The Commission voted 5-0 to recommend approval.



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance 2025-22 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor-Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W. FM 544 (ZC 2025-04).

Recommendation

Motion to approve the Item as presented.

Discussion

On May 27, 2025 City Council approved the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor- Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W. FM 544 (ZC 2025-04).

Final approval of Zoning Case 2025-04 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

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

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

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-04, FROM COMMERCIAL CORRIDOR (CC) TO COMMERCIAL CORRIDOR-SPECIAL USE PERMIT (CC-SUP) ON 1.47 ACRES TO ALLOW FOR A SMOKING ESTABLISHMENT (ZC 2025-04); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

SECTION 2: That a Zoning Exhibit and Special Use Permit Conditions are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

SECTION 3: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 6: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7: This ordinance shall be in full force and effect from and after its adoption by the City

Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION 8: The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 11 day of June, 2025.

Matthew Porter, Mayor

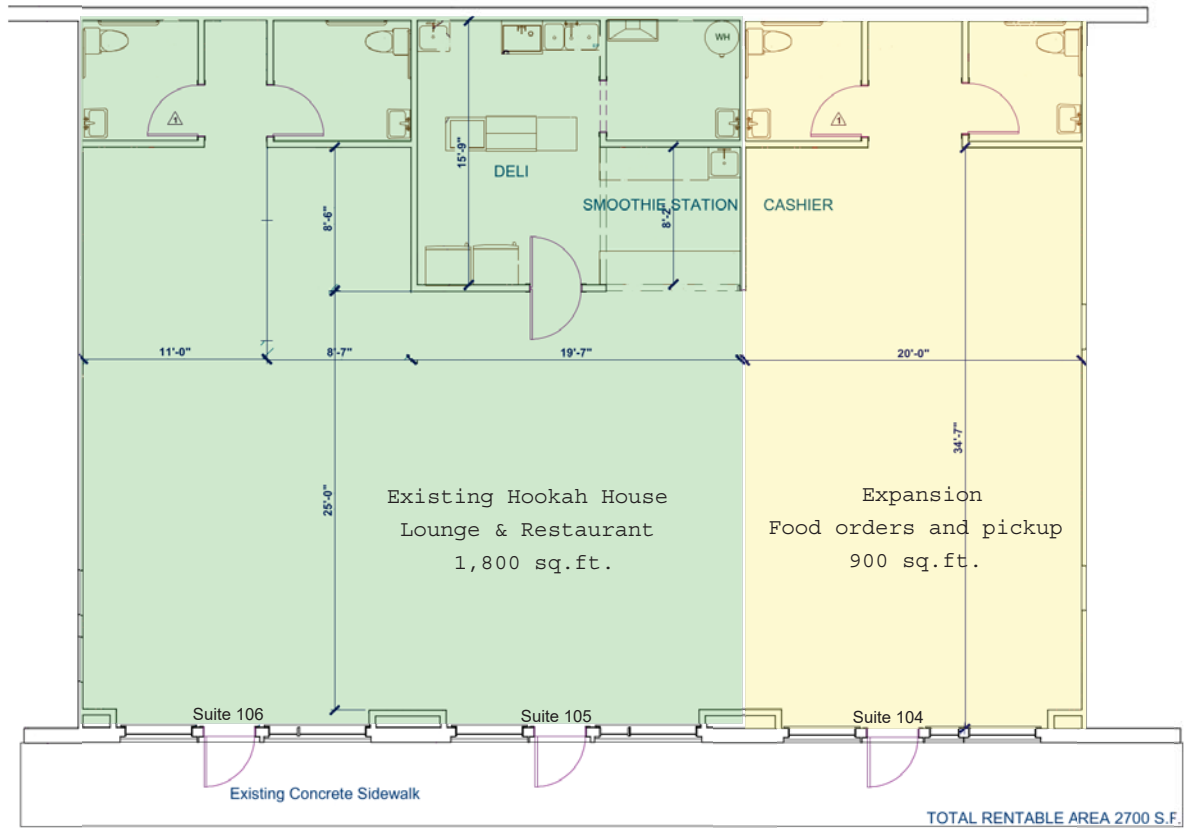
ATTEST:

Stephanie Storm, City Secretary

DATE OF PUBLICATION: June 19, 2025 in *The Wylie News*

Exhibit "A"
Legal Description

2771 West Farm to Market Road 544, Wylie, Texas, being all of Lot 2, Block A of the A&W Properties No.2 Addition to the City of Wylie, Collin County, Texas.



1 SCALE: 1/4"=1'-0"



Project Name:
Hookah House Lounge & Cafe
2771 FM 544 Wylie, Texas 75098



JV CADD, LLC
Commercial Architecture/Design/Construction
JOHN A. VILLARREAL
PROJECT CONSULTANT

P.O. Box 1264 Wylie, Texas 75098 972-442-2135 jvcadd@aol.com

Drawn By:
JV
Checked By:
JV

Project
20-118
Date
AUGUST 20, 2020
Scale
As Indicated

Sheet

A2

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Hookah House

EXHIBIT "C"

Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a smoking establishment use within the Commercial Corridor district.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Hookah House development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a Smoking Establishment use within the Commercial Corridor district.
2. All on-site smoking shall be conducted inside the establishment.
3. The Smoking Establishment use is further limited to the manufacture, selling, and smoking of hookah products only, such as tobacco, flavored tobacco, and herbal shisha, as generally defined.



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-23 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).

Recommendation

Motion to approve the Item as presented.

Discussion

On May 27, 2025 City Council approved the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).

Final approval of Zoning Case 2025-05 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

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

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

ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-05, FROM COMMERCIAL CORRIDOR (CC) TO COMMERCIAL CORRIDOR - SPECIAL USE PERMIT (CC-SUP) ON 0.47 ACRES TO ALLOW FOR A DRONE DELIVERY SERVICE (ZC 2025-05); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

SECTION 2: That a Zoning Exhibit and Special Use Permit Conditions are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

SECTION 3: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 6: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a

whole.

SECTION 7: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION 8: The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 11 day of June, 2025.

Matthew Porter, Mayor

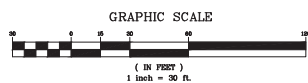
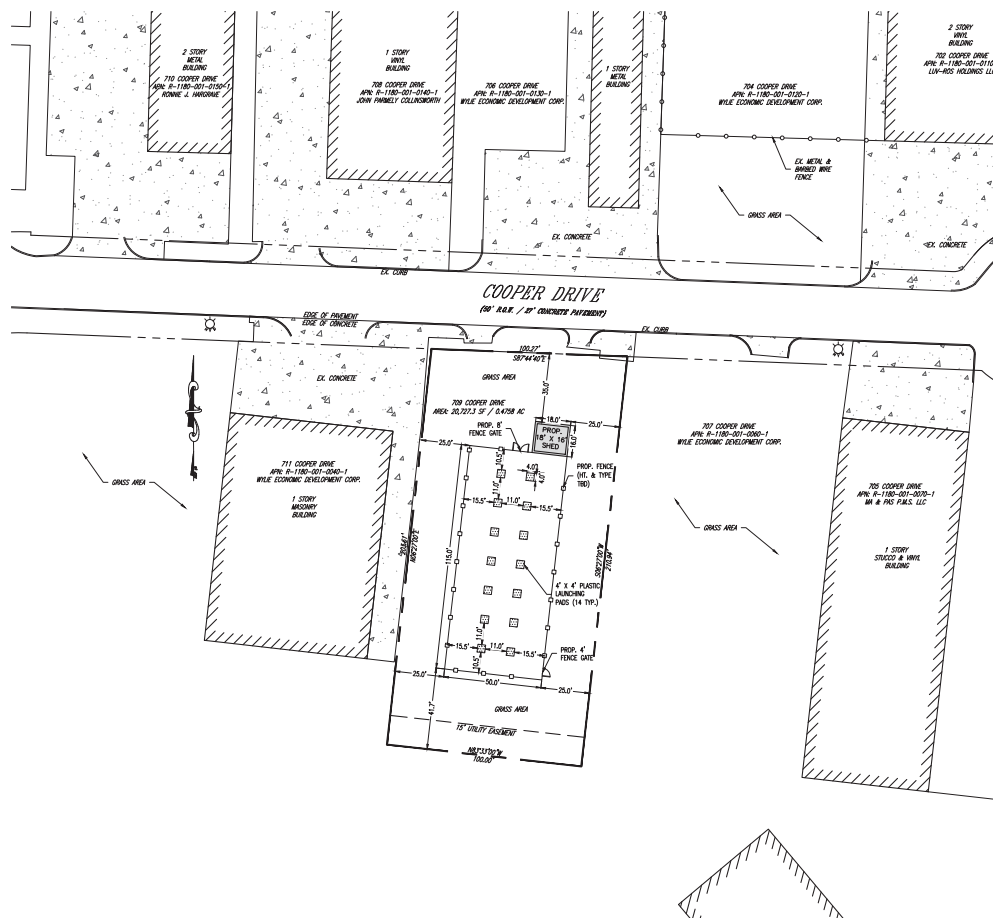
ATTEST:

Stephanie Storm, City Secretary

DATE OF PUBLICATION: June 19, 2025 in The Wylie News

Exhibit "A"
Legal Description

709 Cooper Drive, Wylie, Texas, being all of Lot 5, Block A of the Wylie Industrial Park Addition to the City of Wylie, Collin County, Texas.



GENERAL NOTES:

- THIS PLAN REFERENCE: P.O. BOX 8671, GUNNERSBY, TX 76049
PLAN DATED: 05-02-2005
- OWNER: WYLE ECONOMIC DEVELOPMENT CORPORATION
250 S. HIGHWAY 78, WYLE, TX 75088
- APPLICANT: FLYTREX
4400 N. BARRANCA AVE., #3333, CERRITA, CA 91733
ATTN: WYLE HADEN
PH: (916) 832-2588
EM: WADEN@FLYTREX.COM
- PROJECT LOCATION: 700 COOPER DRIVE (APN: R-1180-001-0000-1)
CITY OF WYLE, COLLIN COUNTY,
STATE OF TEXAS, 75088
- EXISTING USE: VACANT LOT
PROPOSED USE: 288 SF SHED, WITH 5,750 SF FENCED AREA CONTAINING 14 4' x 4' PLASTIC DRONE LAUNCHING MATS
- LOT AREA: 20,727.3 SF / 0.4708 AC TOTAL LOT AREA
IMPROVED COVERING:
EXISTING: 0.1%
PROPOSED: 1% - 1.26%
- DEVELOPMENT SCHEDULE: SPRING 2025 - CONSTRUCTION TO BEGIN UPON OBTAINING REQUIRED PERMITS AND APPROVALS
- THIS LOT IS NOT IN THE 100 YEAR FLOOD HAZARD ZONE, ZONE A, ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48082C DATED 0, DATED 1/19/96. THIS LOT IS CLEAN X. LOCAL DRAINAGE WAS NOT INVESTIGATED.
- ADJOINING PARCEL INFORMATION SHOWN PURSUANT TO TAX RECORDS
- NO PROPOSED WATER OR SEWER UTILITY CONNECTIONS ARE PROPOSED FOR THIS PROJECT

LEGEND & ABBREVIATIONS

---	PROPERTY BOUNDARY
---	ADJOINER BOUNDARY
---	RIGHT OF WAY LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING PRELINE
---	EXISTING FENCE
---	ON --- EXISTING OVERHEAD WIRE
---	G --- APPROPRIATE UNDERGROUND GAS LINE
---	M --- APPROPRIATE UNDERGROUND WATER LINE
---	C --- APPROPRIATE UNDERGROUND CABLE LINE
---	E --- APPROPRIATE UNDERGROUND ELECTRIC LINE
---	S --- APPROPRIATE UNDERGROUND SANITARY LINE
---	---
---	EXISTING CURB
---	EXISTING DEPRESSION CURB (DC)
---	EXISTING SIGN
---	EXISTING UTILITY POLE (UP)
---	CONDUIT - TRANSFORMER
---	LIGHT - METER - BOX
---	OUT WIRE
---	LANDSCAPE AREA
---	LAMP POST
---	STORM MANHOLE
---	SANITARY MANHOLE
---	COMMUNICATION MANHOLE
---	ELECTRIC MANHOLE
---	WATER MANHOLE
---	UNKNOWN MANHOLE
---	TANK LID
---	STORM INLET
---	GRS METER
---	WATER METER
---	TRANSFORMER BOX
---	ELECTRIC VAULT
---	GRS VAULT
---	WATER VAULT
---	CLEAN OUT
---	MONITORING WELL
---	CONCRETE MONUMENT FOUND
---	IRON PIN FOUND
---	IRON PIPE FOUND
---	NAIL FOUND
---	STONE FOUND
---	REINFORCEMENT
---	STONE PLANE
---	DEED
---	PROP. FENCE



FLYTREX

Cornerstone
Consulting Engineers & Design Services, Inc.
1176N. Irving Street, Allentown, PA 18109
Phone: 610-820-8200 Fax: 610-820-3706
WWW.CORNERSTONE-PA.COM

Philadelphia, PA
Orlando, FL
Leesburg, VA
Dallas, TX

REV	BY	DATE	REVISIONS
1	JB	4/20/2021	REVISED FOR CITY OF WYLE COMMENTS

JOHN B. ANDERSON

TEXAS PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 134145

PROJECT LOCATION

709 COOPER DRIVE
CITY OF WYLE,
COLLIN COUNTY, TEXAS
75088PREPARED FOR:
FLYTREX

TITLE

SITE ZONING EXHIBIT

PLOT: P 25-0209 DATE: 05-17-2025
CAD/DL: 25-0209 0209.DWG MJD
SCALE: AS NOTED 1300.DWG BJ

SHEET 1 OF 1

REVISION: 1

EXHIBIT "C"

Flytrex
Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a drone delivery use within the Commercial Corridor district.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the drone delivery development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. The development will have an approximately 115' X 50' area (as depicted on Exhibit B) with 4' X 4' plastic launch pads screened by an ornamental metal fence at a minimum of 6' in height.
2. A maximum of 14 drones shall be allowed to be operating from the site.
3. A maximum 18' X 16' storage shed shall be allowed on site.
4. Hours of operation shall be limited to between 8:00am and 9:30pm
5. All aircraft "drones" utilized shall be approved by the Federal Aviation Administration (FAA) for commercial delivery.
6. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the Drone Delivery development. Approval of the Special Use Permit shall act as site plan approval.
7. Should the proposed use cease operations for more than 180 days, the SUP shall expire and the zoning shall revert to the base Commercial Corridor zoning.



Wylie City Council

AGENDA REPORT

Department: Purchasing Department
Prepared By: Christopher Rodriguez

Account Code: 100-5241-54810

Subject

Consider, and act upon, the approval of the purchase of a Higher Ground 911 recording maintenance agreement from Commercial Electronics in an estimated amount of \$96,394.25, and authorize the City Manager to execute all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The City of Wylie's 911 Communications Center is required to record and maintain phone and radio recordings for police, fire, and EMS. At the April 8, 2025 City Council meeting, Council approved the purchase of new recorder software and equipment through Commercial Electronics for Higher Ground due to the current software nearing end of life and is no longer meeting the needs of our growing Center and Next Generation 911 Requirements.

This expense covers the purchase with Commercial Electronics for a 4-year maintenance contract, which includes a 7.5% discount for a multi-year contract. The City was awarded a state grant, Proposition 8- Next Generation 911 Service Fund (Prop 8), in April 2024 to assist emergency communications districts (ECD) with the additional cost of NG911 implementation. These funders were received from the state during FY 24-25 and will be used to fund the recording system, as well as the maintenance contract.

Staff recommends the purchase of the Higher Ground recording maintenance agreement in the estimated amount of \$96,394.25 from Commercial Electronics as a sole source procurement. Pursuant to Texas Local Government Code Section 252.022(a)(7)(A), this purchase is exempt from competitive bidding because the maintenance services are proprietary and only available through Commercial Electronics, the sole authorized reseller and service provider for HigherGround products in Texas. HigherGround, the OEM, is an independent company and has designated Commercial Electronics as its exclusive provider for sales and support in this region.

Wylie Agreement No. 2025-111



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Mary Bradley

Account Code: _____

Subject

Interview applicants for Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2027.

Recommendation

No action taken.

Discussion

Per Ordinance No. 2022-01, prospective Board of Review applicants will be interviewed by the entire City Council.

Applicants:

~~James Hart~~ (withdrew)

Muhammad Inzamam ul haq (interviewed 5/27)

James Koch

Pete Maziarz (interviewed 5/27)

Nasar Mohammad (also applied for Planning and Zoning Commission and Wylie Economic Development Corporation) (interviewed 5/27)

Philip Timmons

Brian Tipton (interviewed 5/27)

~~Valerie Warrior~~ (not eligible; lives outside City limits)

Mandi Wilson

Board of Review Application

Personal Information

First Name *

Muhammad

Last Name *

Inzamam ul haq

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

3

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

As a dedicated resident of Wylie and Vice President of my HOA, I am passionate about serving our community with fairness and integrity. I would like to serve on the Board of Review to help ensure transparency, accountability, and balanced decision-making that reflects the best interests of all residents. My active involvement in local affairs gives me a strong understanding of our city's values and needs.

Board of Review Application

Personal Information

First Name *

James

Last Name *

Koch

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

10

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Insurance Fraud Investigator

Work experience that may be beneficial to the board you are applying for.

Have approximately 14 years of law enforcement experience and 11 years of insurance fraud investigation

Board/Commission Service

Currently serve on a board/commission *

☒ Yes ☐ No

Board/commission currently serving on *

Board of Review

Length of service on board/commission *

2 Terms (4 years)

Why you would like to serve as a Board of Review member: *

I have served for 2 consecutive terms and would love to continue my service to the residents of Wylie and the City Council.

Board of Review Application

Personal Information

First Name *

pete

Last Name *

maziarz

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

3

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

employee - tractor supply - wylie

Work experience that may be beneficial to the board you are applying for.

City of Aurora Illinois 6th ward Alderman's committee- 2001-2013

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I like to think that I am a level-headed thinker who makes rational decisions for the betterment of the city and the area that I serve.

Board of Review Application

Personal Information

First Name *

Nasar

Last Name *

Mohammad

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

1

Voter Status

Registered Voter *

☐ Yes ☒ No

Employment Information

Occupation

Service Delivery Manager

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Would like to give back to the community with my background and experience in managing teams

Board of Review Application

Personal Information

First Name *

Philip

Last Name *

Timmons

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

13

Months *

6

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Master Electrician, Electrical Engineer, Professor, Engineering - Collin College

Work experience that may be beneficial to the board you are applying for.

If you need help for the Electrical slot, or help on Plans Review.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Only if you need the help. Otherwise, all good by me.

Board of Review Application

Personal Information

First Name *

Brian

Last Name *

Tipton

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

10

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Vice President NTT DATA

Work experience that may be beneficial to the board you are applying for.

Over 25 years leadership experience doing strategic planning, hiring, budgets, contract reviews.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I would like to be involved in my community.

Board of Review Application

Personal Information

First Name *

Mandi

Last Name *

Wilson

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

10

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Estate manager

Work experience that may be beneficial to the board you are applying for.

I live in the historic district.

I was a member of the Historic Review Commission in 2016.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

As a resident of the historic district, I would like to see it restored/maintained.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Mary Bradley

Account Code: _____

Subject

Consider, and act upon, appointments to fill the Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2026/2027.

Recommendation

Motion to approve, _____ (one-year term), _____, and _____, and alternates _____ and _____ for the Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2026/2027.

Discussion

Per Ordinance No. 2022-01, prospective Board of Review applicants will be interviewed by the entire City Council.

Applicants:

~~James Hart~~ (withdrew)

Muhammad Inzamam ul haq (interviewed 5/27)

James Koch

Pete Maziarz (interviewed 5/27)

Nasar Mohammad (also applied for Planning and Zoning Commission and Wylie Economic Development Corporation) (interviewed 5/27)

Philip Timmons

Brian Tipton (interviewed 5/27)

~~Valerie Warrior~~ (not eligible; lives outside City limits)

Mandi Wilson

Board of Review Application

Personal Information

First Name *

Muhammad

Last Name *

Inzamam ul haq

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

3

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

As a dedicated resident of Wylie and Vice President of my HOA, I am passionate about serving our community with fairness and integrity. I would like to serve on the Board of Review to help ensure transparency, accountability, and balanced decision-making that reflects the best interests of all residents. My active involvement in local affairs gives me a strong understanding of our city's values and needs.

Board of Review Application

Personal Information

First Name *

James

Last Name *

Koch

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

10

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Insurance Fraud Investigator

Work experience that may be beneficial to the board you are applying for.

Have approximately 14 years of law enforcement experience and 11 years of insurance fraud investigation

Board/Commission Service

Currently serve on a board/commission *

☒ Yes ☐ No

Board/commission currently serving on *

Board of Review

Length of service on board/commission *

2 Terms (4 years)

Why you would like to serve as a Board of Review member: *

I have served for 2 consecutive terms and would love to continue my service to the residents of Wylie and the City Council.

Board of Review Application

Personal Information

First Name *

pete

Last Name *

maziarz

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

3

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

employee - tractor supply - wylie

Work experience that may be beneficial to the board you are applying for.

City of Aurora Illinois 6th ward Alderman's committee- 2001-2013

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I like to think that I am a level-headed thinker who makes rational decisions for the betterment of the city and the area that I serve.

Board of Review Application

Personal Information

First Name *

Nasar

Last Name *

Mohammad

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

1

Voter Status

Registered Voter *

☐ Yes ☒ No

Employment Information

Occupation

Service Delivery Manager

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Would like to give back to the community with my background and experience in managing teams

Board of Review Application

Personal Information

First Name *

Philip

Last Name *

Timmons

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

13

Months *

6

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Master Electrician, Electrical Engineer, Professor, Engineering - Collin College

Work experience that may be beneficial to the board you are applying for.

If you need help for the Electrical slot, or help on Plans Review.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Only if you need the help. Otherwise, all good by me.

Board of Review Application

Personal Information

First Name *

Brian

Last Name *

Tipton

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

10

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Vice President NTT DATA

Work experience that may be beneficial to the board you are applying for.

Over 25 years leadership experience doing strategic planning, hiring, budgets, contract reviews.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I would like to be involved in my community.

Board of Review Application

Personal Information

First Name *

Mandi

Last Name *

Wilson

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

10

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Estate manager

Work experience that may be beneficial to the board you are applying for.

I live in the historic district.

I was a member of the Historic Review Commission in 2016.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

As a resident of the historic district, I would like to see it restored/maintained.

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, REPEALING ORDINANCE NO. 2014-19, CREATING A CODE OF CONDUCT; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Wylie ("City" or "Wylie") desires for all of its citizens to have confidence in integrity, independence, and impartiality of those who act on their behalf in government;

WHEREAS, the City of Wylie previously adopted Ordinance No. 2014-19, establishing a Code of Ethics; and

WHEREAS, the City of Wylie desires to create a Code of Conduct and repeal Ordinance No. 2014-19, as of the Effective Date of this Ordinance.

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

Section 1. Creation of Code of Conduct

The City of Wylie creates this Code of Conduct (the "Code") and repeals Ordinance No. 2014-19, as of the Effective Date of this Ordinance.

Section 2. Policy

The proper operation of democratic local government requires that City Officials be independent, impartial and responsible to the people; that local government decisions and policy be made in the proper channels of the government structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its City Officials. It is the policy of the City of Wylie that its City Officials meet the standards of conduct established in this Ordinance. Conduct not regulated herein is not subject to this Code.

Section 3. Definitions

Administrative Board means any board, commission, or other organized body: (1) that has, by law, final decision-making authority on matters within its jurisdiction and that is either: (a) established under the City Charter, by City ordinance, or by appointment by the City Council or the Mayor; or (b) whose members are all council members or are appointed or confirmed by the City Council; or, (2) created as a non-profit economic development corporation by the City Council under the authority of the Development Corporation Act of 1979, as amended.

Advisory Board means a board, commission, or other organized body other than an Administrative Board, that was created by an act of the City Council whose members are appointed or confirmed by the City Council or by an act of the Mayor and are charged with making recommendations to the City Council on matters within its jurisdiction.

Board of Review means the body charged with reviewing and acting on Complaints under this Ordinance.

City Official or Official means the Mayor; a member of the City Council, members of Administrative Boards, and Advisory Boards, appointed by the Mayor or City Council.

Code of Conduct means this Code of Conduct ("Code"). Only a City Official may be held responsible for violations of the Code.

Economic Interest means a legal or equitable property interest in land, chattels, and intangibles, and contractual rights having a value of more than fifty thousand dollars (\$50,000.00). Service by a City Official as an Officer, director, advisor, or otherwise active participant in an educational, religious, charitable, fraternal, or civic organization does not create for that City Official an "Economic Interest" in the property of the organization.

Official Action means:

- (1) Any affirmative act (including the making of a recommendation) within the scope of, or in violation of, an Official's duties; or
- (2) Any failure to act, if the Official is under a duty to act.

Section 4. Covered officials

The rules of conduct contained below apply generally to City Officials unless otherwise specified.

Section 5. City Officials required to comply with both state and local law

When a City Official's conduct is regulated by a provision of this Ordinance and a similar provision of state law, and it is possible to comply with the requirements of both, a City Official shall comply with both.

Section 6. Education

The City shall provide training and educational materials to City Officials on their obligations under state law and this Ordinance. Such training shall include at least one formal classroom session in each calendar year. All City Officials shall annually attend the formal training session offered by the City or equivalent training sessions conducted by the City Attorney, the Texas Municipal League, or similar organizations. The City also shall prepare and distribute written materials on the subject to each City Official at the time of his or her election or appointment to office.

Section 7. Standards of Conduct for City Officials

(A) Appearance on behalf of private interests of others

- (1) A member of the City Council shall not appear before the City Council, an Administrative Board or an Advisory Board for the purpose of representing the interests of another person or entity. However, a member of the City Council may, to the extent as otherwise permitted by law, appear before any such body to represent the member's own interests or the interests of the member's spouse or minor children.
- (2) A City Official who is not a member of the City Council shall not appear before the body on which he or she serves for the purpose of representing the interests of another person or entity, and shall not appear before any other body for the purpose of representing the interests of another person or entity in connection with an appeal from a decision of the

body on which the City Official serves. However, the City Official may, to the extent as otherwise permitted by law, appear before any such body to represent the City Official's own interests or the interests of the City Official's spouse or minor children.

(B) Misuse and disclosure of confidential information

- (1) It is a violation of this Code for a City Official to violate Texas Penal Code § 39.06 (Misuse of Official Information).
- (2) A City Official shall not disclose to the public any information that is deemed confidential and/or privileged under any federal, state, local law, or Council rules, unless authorized by law.

(C) Restrictions on political activity and political contributions

- (1) No City Official shall use state or local funds or other resources of the City to electioneer for or against any candidate, measure, or political party.
- (2) A City Official shall not directly or indirectly induce, or attempt to induce, any City employee:
 - a. To participate in an election campaign (beyond merely encouraging another to vote), to participate in a political fundraising activity, or to contribute to a political candidate or political committee;
 - b. To engage in any other activity relating to a particular candidate, party or issue that is not directly related to a legitimate function of City government; or
 - c. To refrain from engaging in any lawful political activity after working hours.

(D) Use of cell phones or electronic devices by appointed or elected officials during meetings of Administrative Boards and Advisory Boards, of which they are a member

City Officials shall refrain from communicating on cell phones or electronic devices during a City meeting at which the City Official is attending as a member of that Administrative Board or Advisory Board, except as provided below. However, City Officials may access agendas and information relevant to a past, current, and/or future agenda. Cell phones shall be turned off or put on vibrate during meetings. Should it be necessary to use a cell phone, City Officials shall step down from the dais. Text messaging, emails, and other electronic or written communications shall not be sent during a meeting unless it is an emergency.

(E) Conflicts of Interest

A City Official must not use, or attempt to use, his or her official position or office, or take or fail to take any action, or influence, or attempt to influence, others to take or fail to take any action, in a manner which he or she knows, or has reason to believe, may result in a personal, financial benefit, or Economic Interest not shared with a substantial segment of the City's population, for any of the following persons or entities:

- (1) The Official;
- (2) The Official's relative, or the employer or business of the relative;
- (3) A person with which the Official has a financial or business relationship, including but not limited to:
 - a. A business of the Official, or the Official's spouse or domestic partner, or someone who works for such outside employer or business; or
 - b. A client or substantial customer.

- (4) A nongovernmental civic group, social, charitable, or religious organization of which the Official, or the Official's spouse or domestic partner, is an officer or director; or
- (5) A public or private business entity for which the Official, or his or her relative serves as a director, general partner, or officer, or in any other policy-making position except when so appointed to the position by the City.

(F) Compliance with Texas Local Government Code Chapters 171 and 176

It is a violation of this Code for a City Official to violate Texas Local Government Code, §§ 171 and 176 and Texas Penal Code § 36.08

(G) Prohibitions - Granting Special Privileges and Use of City Supplies and Equipment

It is a violation of this Code for a City Official:

- (1) To use his official position to secure special privileges or exemptions for himself or others;
- (2) To grant any special consideration, treatment or advantage to any citizen, individual, business organization or group beyond that which is normally available to every other citizen, individual, business organization or group. This shall not prevent the granting of fringe benefits to City employees as a part of their contract of employment or as an added incentive to the securing or retaining of employees; or
- (3) To use City supplies, equipment or facilities for any purpose other than the conduct of official City business, unless otherwise provided for by law, ordinance or City policy.

Section 8. Board of Review

(A) Creation and appointment

There is hereby created a Board of Review ("BOR") to consist of five (5) members and two (2) alternates.

- (1) The BOR shall review Complaints regarding alleged violation(s) of the Code ("Complaints"), review applicable waivers regarding the alleged violation(s), and determine if a Complaint should be dismissed under the criteria, as outlined herein.
- (2) Prospective BOR members shall be interviewed and appointed by a majority of the City Council present at a duly called meeting.

(B) Qualifications

- (1) All members must live within the City of Wylie city limits and be at least 18 years of age;
- (2) BOR members may not be:
 - a. The spouse or the domestic partner of the individual filing the Complaint ("Complainant") or the individual who is the subject of the Complaint ("Respondent") is the spouse or domestic partner.
 - b. Serving on any other Council appointed Board or Commission during their term on the BOR;
 - c. A City Council member or City of Wylie employee, or the spouse or domestic partner of a City Council member or City of Wylie employee;
 - d. An elected public official; or
 - e. A candidate for elected public office at the time of their term on the BOR.

(C) Terms of appointment / Limitations

- (1) BOR members may serve only one (1) term of two (2) consecutive years.
- (2) BOR members shall serve until any Complaints pending during their appointed term have been fully adjudicated by the BOR.
- (3) If a person selected to serve on the BOR pursuant to this subsection cannot fulfill his or her duties as a member of the BOR due to illness, travel, disqualification under the terms outlined above, or another bona fide reason, or otherwise refuses to serve on the BOR, that person shall be requested to confirm that fact with the City Secretary in writing within 15 calendar days of receipt of the service notification. In this event, the City Secretary shall repeat the process outlined herein until a substitute has been selected.

(D) Training / Removal

- (1) BOR members must attend training regarding the role and responsibilities of service on the BOR prior to handling a Complaint. The unexcused absence of any member of the BOR from three (3) consecutive meetings, unless the BOR has excused the absence for good and sufficient reasons, as determined by the BOR, shall constitute a resignation from the BOR.
- (2) A BOR member serves at the pleasure of the City Council and may be removed before the expiration of the member's term by the City Council in its sole discretion. Before removing a member, the BOR shall specify the cause for a recommendation of removal and shall give the BOR member the opportunity to present the member's defense to removal. The recommendation for the City Council to remove a BOR member shall be brought to the City Council for an official vote.

(E) Consultation with City Attorney

The City Attorney is authorized to issue to any City Official, upon reasonable request, formal written opinions regarding the applicability of the provisions of the conduct laws to an action the City Official is considering taking in the future. The BOR and/or the City Council may consult with the City Attorney or a designee of the City Attorney regarding legal issues which may arise in connection with this section and may request advisory assistance from the City Attorney in conducting hearings during any stage of the process. The City Attorney serves as legal counsel for the City Council and not any individual City Council member.

(F) Reviewing Attorney

- (1) The City Council shall approve a list of three (3) independent private attorneys recommended by the City Attorney who may individually serve as a "Reviewing Attorney" for Complaints filed under this section. The Reviewing Attorney shall be chosen by the City Manager by lot.
- (2) To be qualified, the Reviewing Attorney must be an attorney in good standing with the State Bar of Texas, have been licensed to practice in the State of Texas for at least ten (10) consecutive years, and have at least five (5) years of experience working with municipalities in Texas. The Reviewing Attorney may not be:
 - a. A City Council member or City of Wylie employee, or the spouse or domestic partner of a City Council member, Board member or City of Wylie employee;
 - b. An elected public official; or
 - c. A candidate for elected public office at the time of their service.

(G) Complaint Process

- (1) **Filing Complaints.** Any citizen of Wylie who believes that there has been a violation of the Code may file a sworn Complaint with the City Secretary. The Complaint shall:
 - a. Identify the person or persons who allegedly committed the violation;
 - b. Provide a statement of the facts on which the Complaint is based;
 - c. To the extent possible, identify the rule or rules allegedly violated; and
 - d. Be sworn to in the form of an affidavit and be based on personal knowledge of the affiant and be subject to the laws of perjury.
 - e. The Complainant may also recommend other sources of evidence that the Reviewing Attorney should consider and may request a hearing.
 - f. Complaints arising out of an event or a series of related events shall be addressed in one complaint. Complainants shall not file separate or serial complaints arising from any event or series of events that have been or could have been addressed in a previous Complaint. When two or more Complaints are sufficiently similar in nature and remedy sought to permit their resolution through one proceeding, the City may consolidate the complaints.
- (2) **Confidentiality.** No City Official shall reveal information relating to the filing or processing of a Complaint, except as required for the performance of Official duties. Documents relating to a Complaint will be maintained by the City Secretary in accordance with applicable records retention laws and are confidential, to the extent permitted by law.
- (3) **Notice / Timelines / Representation**
 - a. Days, as used herein, is defined as City business days.
 - b. All timelines provided herein must be followed, subject only to extensions approved in writing by the City Manager based on the individual circumstances surrounding the review of the Complaint.
 - c. A Complaint must be filed with the City Secretary within six (6) months of the date the Complainant knew, or with reasonable diligence should have known, of the events or series of events giving rise to the Complaint. The City Secretary shall not accept or process any Complaint that is filed more than six (6) months after the date of the violation alleged in the Complaint. Complaints not filed within this timeframe are barred and will be dismissed as untimely.
 - d. Within three (3) business days of receiving a Complaint, the City Secretary shall provide a copy of the full Complaint to the City Official who is the subject of the Complaint ("Respondent"), the City Attorney, the City Manager, and the Reviewing Attorney.
 - e. If the City Manager is not available or is implicated, the City Secretary will provide copies, as outlined herein.
 - f. The Reviewing Attorney, BOR, and/or City Council shall allow any person who is the subject of a Complaint to designate a representative if he or she wishes to be represented by someone *else* and to present evidence, according to rules adopted by the City Council.
- (4) **Frivolous Complaint**
 - a. For purposes of this section, a "frivolous complaint" is a sworn Complaint that is groundless and brought in bad faith or groundless and brought for the purpose of harassment.
 - b. By a vote of at least two-thirds of those present, the City Council may order a Complainant to show cause why the Complaint filed by the Complainant is not frivolous.
 - c. In deciding if a Complaint is frivolous, the City Council will be guided by Rule 13 of the Texas Rules Civil Procedure, and may also consider:

- i. The timing of the sworn Complaint with respect to when the facts supporting the alleged violation became known or should have become known to the Complainant, and with respect to the date of any pending election in which the Respondent is a candidate or is involved with a candidacy, if any;
 - ii. The nature and type of any publicity surrounding the filing of the sworn Complaint, and the degree of participation by the Complainant in publicizing the fact that a sworn Complaint was filed;
 - iii. The existence and nature of any relationship between the Respondent and the Complainant before the Complaint was filed;
 - iv. If Respondent is a candidate for election to office, the existence and nature of any relationship between the Complainant and any candidate or group opposing the Respondent;
 - v. Any evidence that the Complainant knew or reasonably should have known that the allegations in the Complaint were groundless; and
 - vi. Any evidence of the Complainant's motives in filing the Complaint.
 - d. Notice of an order to show cause shall be given to the Complainant, with a copy to the Respondent, and shall include:
 - i. An explanation of why the Complaint against a Respondent appears to be frivolous; and
 - ii. The date, time, and place of the hearing to be held under this section.
 - e. Before making a determination that a sworn Complaint against a Respondent is frivolous, the City Council shall hold a hearing at which the Complainant may be heard and accompanied by his or her retained counsel.
 - f. By a record vote of at least a simple majority of those present after the hearing under this section, the City Council may determine that a Complainant filed a frivolous Complaint and may recommend sanctions against that Complainant.
 - g. Before imposing a sanction for filing a frivolous Complaint, the City Council shall consider the following factors:
 - i. The seriousness of the violation, including the nature, circumstances, consequences, extent, and gravity of the violation;
 - ii. The sanction necessary to deter future violations; and
 - iii. Any other matters that justice may require.
 - h. The City Council may impose the following sanctions:
 - i. A civil penalty of not more than \$500;
 - ii. Imposition of attorneys' fees incurred by Respondent;
 - iii. Any other sanction permitted by law; and/or
 - iv. The City Council may notify the appropriate regulatory or supervisory agency for their appropriate action. This may include a referral for criminal prosecution if the facts so warrant.
- (5) Review of Complaint
- a. Within seven (7) business days of receiving the Complaint from the City Secretary, the Reviewing Attorney shall issue a written advisory opinion, dismissing or referring the Complaint to the BOR:
 - i. Dismiss the Complaint if:
 - 1. The deadline for filing a Complaint has passed;
 - 2. The accused is not subject to the Code;
 - 3. The conduct alleged is not regulated under the Code;
 - 4. The Complaint is not completed as defined herein or signed and sworn to by the person filing the Complaint in the form of an affidavit; or

5. The person who is the subject of the Complaint had obtained a waiver permitting the conduct.
 - ii. Dismissal of a Complaint under this provision is final and non-appealable.
 - iii. If the Reviewing Attorney dismisses the Complaint, the Reviewing Attorney shall forward a copy of the dismissal to the Complainant, Respondent, City Council, and the Board on which the Respondent is a member, if applicable.
 - b. If the Reviewing Attorney does not dismiss the Complaint, as provided herein, the Reviewing Attorney shall refer the Complaint and the advisory opinion to the BOR for review under this provision. The Reviewing Attorney's referral of the Complaint and advisory opinion to the BOR does not mean that any of the allegations of the Complaint are true or false or that any current City Official has or has not violated the Code.
 - c. If the Complaint is referred to the BOR for review, the Reviewing Attorney shall also copy his or her advisory opinion to the Complainant, the City Manager, and the City Attorney within seven (7) business days of receipt of the Complaint. For Complaints not dismissed by the Reviewing Attorney, and subsequently referred to the BOR, the notice to the Respondent will include notice of the Respondent's option to file a written response to the advisory opinion with the City Secretary within seven (7) business days of receipt of the opinion from the Reviewing Attorney. The City Secretary will forward the Respondent's written response to the BOR with the Complaint and the Reviewing Attorney's advisory opinion.
- (6) Board of Review Process.
- a. The BOR shall meet within forty-five (45) days of receiving a referral of a Complaint from the Reviewing Attorney, unless extended by the City Council. The BOR will review the Complaint, the Reviewing Attorney's advisory opinion, the Respondent's response (if any), and applicable City policies, ordinances, and/or other related information (the "BOR Record").
 - b. The BOR may dismiss a Complaint as provided below or, if not dismissed, refer the Complaint to the City Council for consideration as outlined herein.
- (7) The BOR Review and City Council Review / Hearing
- a. The BOR may dismiss a Complaint if:
 - i. The alleged violation is a minor or de minimis violation;
 - ii. The Complaint *is*, on its *face*, frivolous, groundless, or brought for purposes of harassment;
 - iii. The matter has become moot because the Respondent is no longer an elected official or Administrative Board or Advisory Board member; or
 - iv. The Respondent came into voluntary compliance.
 - c. The determination regarding whether a complaint is frivolous and subject to sanctions will be addressed by the City Council as outlined in Section 8(G)(3) herein.
 - d. The BOR will conduct its review of a Complaint not dismissed pursuant to paragraph 3.a.i. of this section at meetings which are open to the public.
 - e. The rules shall require the dismissal and the reason for dismissal to be submitted by the BOR in writing and available to the public within forty-five (45) days of considering the Complaint under paragraph 4.b. above, unless extended by the City Council. A dismissal under this provision by the BOR is final and non-appealable.
 - f. If the BOR does not dismiss the Complaint, the BOR will refer the Complaint, BOR Record to the City Council within forty-five (45) business days of considering the Complaint, unless extended by the City Council.

(7) City Council Review / Hearing

- a. Not later than 15 business days after the BOR forwards a Complaint to the City Council for consideration, or 15 business days after the BOR's deadline to issue a decision, the City Secretary shall notify in writing the City Council, the Complainant and the Respondent of the date, time and location of a hearing on the Complaint. Such written notice shall be sent to the Complainant and the Respondent by email, mail, and/or certified mail, return receipt requested. If the hearing is not held within 45 business days after receipt of the Complaint, the City Secretary shall notify both the Complainant and the Respondent of the reasons for the delay.
- b. All hearings shall be conducted in accordance with the Texas Open Meetings Act, Tex. Government Code Chapter 551. The City Council shall have the right to hold the hearing in open or closed session as permitted by applicable laws and regulations. Additionally, the City Council shall establish time limits and other rules of procedure for a hearing and relating to the participation of any person in the hearing. Subject to the rules of procedure established by the City Council for the hearing:
 - i. Both the Complainant and the Respondent shall have the right to a full and complete hearing with the opportunity to call witnesses and present evidence on his/her behalf.
 - ii. All proceedings of the hearing shall be recorded by audio recording if a court reporter is not used, or reduced to writing by a court reporter if present for the hearing. If a court reporter is not used, the audio recording shall be filed with the City Secretary within such time as specified by the City Council. If a court reporter is used, the court reporter's transcript of the hearing shall be filed with the City Secretary within such time as is specified by the City Council.
 - iii. The procedures established by the City Council shall allow the Complainant and the Respondent sufficient time to examine and respond to any evidence not presented to them in advance of the hearing.
 - iv. The rules shall require the City Council to schedule the hearing at a time that is reasonably convenient to both the person who submitted the Complaint and the subject of the Complaint.
- g. The City Council shall consider the BOR Record, the Complaint, the Respondent's response (if any), and the advisory opinion of the Reviewing Attorney, and evidence submitted in the course of the hearing. The final action, decision, or vote of the council with regard to the Complaint shall be taken or made only in a meeting that is open to the public. The City Council shall base its finding of whether a violation occurred on a preponderance of the evidence. Only members of the City Council present for the hearing may participate in its decision.
- h. The City Council shall consider, when it makes findings and recommendations, the severity of offense; the presence or absence of any intention to conceal, deceive, or mislead; whether the violation was deliberate, negligent, or inadvertent; and whether the incident was isolated or part of a pattern.
- i. The City Council shall dismiss a Complaint if the Complainant does not appear at the hearing and if, in the opinion of the City Council, it would be unfair to the Respondent to proceed without the Respondent having the opportunity to question and address the issues raised in the Complaint.
- j. A City Council member may not participate in the Complaint review process and/or hearing if the member is the subject of the Complaint or is the Complainant, or if the Respondent or Complainant is related to the City Council member within a prohibited level of affinity or consanguinity.

- k. The decision of the City Council is final and non-appealable.

(H) Findings / Consequences

- (1) City Officials deemed to be in violation of the Code are subject to consequences, including but not limited to the following:
 - a. Censure - If the violation did not involve a matter of public concern and the City Council finds that a violation of this Code occurred, the City Council may issue a censure of the City Official, to the extent permitted by law.
 - b. Letter of Notification - The City Council may issue a letter of notification if the City Council finds that a violation of this Code was clearly unintentional. A letter of notification must advise the City Official of any steps to be taken to avoid future violations.
 - c. Letter of Admonition - The City Council may issue a letter of admonition if the City Council finds that a violation of this Code was minor, but where the circumstances call for a more substantial response than a letter of notification.
 - d. Reprimand - To the extent permitted by law, City Council may issue a reprimand if the City Council finds that a violation of this Code was not minor and was committed intentionally or through reckless disregard.
 - e. Removal from Leadership Position - In addition to, or in place of, the consequences outlined above, the City Council may remove a City Official from any leadership position held by that City Official as a member of the body in which the City Official serves.
 - f. Removal from Administrative Boards and Advisory Boards - In addition to, or in place of, the consequences outlined above, the City Council may remove an appointed City Official from Administrative Boards and Advisory Boards.

Section 9. Other Obligations

This Code is cumulative of, and supplemental to, applicable state and federal laws and regulations. Compliance with the provisions of this Code shall not excuse or relieve any person from any obligation imposed by state or federal law regarding conduct, financial reporting, lobbying activities, or any other issue addressed herein.

Even if a City Official is not prohibited from taking official action by this Code, action may be prohibited by duly promulgated personnel rules, which may be more stringent.

Section 10. Effective Date

This Code shall take effect on January, 11, 2022, following its adoption and publication as required by law (the "Effective Date").

Section 11. Distribution and Training

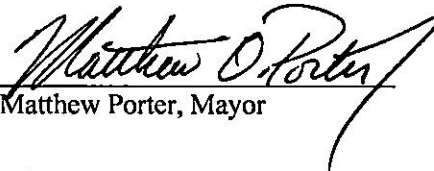
- (A) Every person shall be provided reasonable opportunity to review this Code as a condition of their candidacy and/or application to be a City Official. At the time of application for a position of City Official, every applicant shall be furnished with a copy of this Code.
- (B) Individuals seated as City Officials on the Effective Date of this Ordinance shall be bound by it and shall sign a written acknowledgement of receipt and understanding of this Code within 30 days of the Effective Date. All City Officials elected, appointed or retained following the Effective Date of this Code shall sign a written acknowledgement of receipt and understanding of this Code before

- performing any of the duties or functions of the City Official's position.
- (C) The City Attorney or City Manager as designated by the City Council shall develop educational materials and conduct educational programs for the City Officials on the provisions of this Code, the City Charter, and Chapters 171 and 176 of the Texas Local Government Code. Such materials and programs shall be designed to maximize understanding of the obligations imposed by these conduct laws.

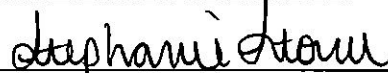
Section 12. Severability

If any provision of this Code is found by a court of competent jurisdiction to be invalid or unconstitutional, or if the application of this Code to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Code which can be given effect without the invalid or unconstitutional provision or application.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 11th day of January, 2022.


Matthew Porter, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**


Stephanie Storm



Date of publication in *The Wylie News* – January 19, 2022



The Farmersville Times • Murphy Monitor • The Princeton Herald • The Sachse News • THE WYLIE NEWS

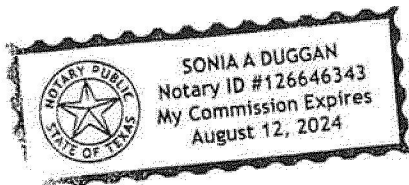
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Chad Engbrock, publisher of C & S Media, dba *The Wylie News*, a newspaper regularly published in Collin County, Texas and having general circulation in Collin County, Texas, and being in compliance with Section 2051.044, Texas Government Code (a); (1), (2), (3) and (4), who being by me duly sworn, deposed and says that the foregoing attached:

City of Wylie
Legal Notice – Ordinance No. 2022-01 & Ordinance No. 2021-55
was published in said newspaper on the following date(s), to-wit:
January 19, 2022

Chad Engbrock, Publisher

Subscribed and sworn before me on this, the 20th day of January, 2022, to certify which witness my hand and seal of office.



Notary Public in and for
The State of Texas

My commission expires 08/12/2024.

**Ordinance
No. 2021-55**

An Ordinance Of The City Of Wylie, Texas, Amending Chapter 110 (Traffic And Vehicles) Of Article Vi. (Stopping, Standing, And Parking) Of Section 110-173 (Stopping, Standing, Or Parking Prohibited In Certain Places) Of The Wylie Code Of Ordinances; Creating Section 110-173 (G) Prohibiting The Stopping, Standing, Or Parking Of A Vehicle Along The North Side Of Cloudcroft Dr. From S. Ballard Ave. East To The West Property Line Of 115 Cloudcroft (Approximately 582 Feet) And The South Side Of Cloudcroft Dr. From S. Ballard Ave. East To The Point Of Intersection With Vail Ln. (Approximately 560 Feet) And On Both Sides Of Stoneybrook Dr. From S. Ballard Ave. West To The Point Of Intersection With Willow Way (Approximately 360 Feet) During Those Times Set Forth In This Ordinance; Establishing An Offense; Providing For A Penalty For The Violation Of This Ordinance; Providing For Repealing, Savings And Severability Clauses; Providing For An Effective Date Of This Ordinance; And Providing For The Publication Of The Caption Hereof.

38-1t-86li

CITY OF WYLIE**Ordinance
No. 2022-01**

An Ordinance Of The City Of Wylie, Texas, Repealing Ordinance No. 2014-19, Creating A Code Of Conduct; Providing For A Penalty For The Violation Of This Ordinance; Providing For Repealing, Savings, And Severability Clauses; Providing For An Effective Date Of This Ordinance; And Providing For The Publication Of The Caption Hereof.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, the recommendations of the 2025 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2025 and end June 30, 2026/27/28.

Recommendation

Motion to approve the recommendations as presented.

Discussion

Article 8, Section 1A of the City Charter authorizes the City Council to appoint members to serve on boards, commissions and committees to help carry out the functions and obligations of the City and to make recommendations to the City Council. The City Council has prescribed the purpose, composition, function, duties, accountability, and the tenure of each board, commission, and committee.

An interview panel, consisting of three council members, conducted interviews of all applicants. All applicants were contacted to schedule an informal meeting, in open session with the Boards and Commission Council Interview Panel. Council members appointed by the Wylie City Council for 2025 are Mayor *pro tem* Gino Mulliqi, Chair; Councilman David R. Duke, and Councilman Dave Strang. The Panel met with applicants on Wednesday, May 28, 2025 and Thursday, May 29, 2025 to conduct interviews and deliberate their choices to recommend to the full council.

The 2025 Boards and Commission Council Interview Panel have attached their recommendations for Council consideration and action.

In addition to the applicant positions recommended, the panel has recommended replacements should a vacancy occur for some of the positions. Vacant positions during the year will be filled with current applicants as those vacancies occur.

PLACE	NAME	SEEKING RE-APPOINTMENT	APPLICANT AWARDED POSITION
ANIMAL SHELTER ADVISORY BOARD			
1	Jeff Forrester	N	
4	Amber Porter	Y	Amber Porter
6	Laurie Black	Y	Michael Schwerin
7	Joe Webb	N	Tracy Vu
R1			Whitney McDougall
CONSTRUCTION CODE BOARD			
4	Bryan Rogers	N	Nathan Cole
5	James Byrne	N	Jorge Castro
6	Brian Ortiz	Y	Brian Ortiz
7	Bruce Moilan	N	Binu Mathew
Alt 2	Justin Grayczyk	N	Donlene Jimenez
HISTORIC REVIEW COMMISSION			
1	Kali Patton	Y	Kali Patton
2	Krisleigh Hoermann	Y	Krisleigh Hoermann
3	Sandra Stone	Y	Sandra Stone
7	Kevin Hughes	N	Bekka Herpeche
R1			Jacob Hodge
LIBRARY BOARD			
1	Roberta Schaafsma	N	Mallory Morris
2	Monica Munoz	Y	Monica Munoz
3	Zachary Todd	Y	Zachary Todd
4	Irene Chavira	N	Sarah Sponsel
R1			Jorge Castro
PARKS & RECREATION BOARD			
2	Scott Hevel	Y	Scott Hevel
3	Brian Arnold	Y	Brian Arnold
4 (1-yr term)	Gerald Dyson	N	Matthew Busick
5	Gloria Suarez	N - termed out	Elizabeth Troncoso
7	Tarah Harrison	Y	Tarah Harrison
R1			Valerie Warrior
PARKS & RECREATION 4B BOARD			
1	Scott Williams		
2	David R. Duke		
7	Scott Hevel	N - termed out	Tarah Harrison
R1			Bryan Rogers
R2			Matthew Soto
PLANNING & ZONING COMMISSION			
2	Joshua Butler	Y	Joshua Butler
3	Zeb Black	Y	Zeb Black
6	Joe Chandler	Y	Joe Chandler

2025 Interview Panel Final Recommendations

R1			Michael Schwerin
R2			Matthew Busick
PUBLIC ARTS ADVISORY BOARD			
1	Esther Bellah	N	Robert Heath
2	Cassie Dyson	N	Eliza Clement
3	Afshan Khan	Y	Afshan Khan
R1			Joel Walters
R2			Emma Tapley-Stafford
WYLIE ECONOMIC DEVELOPMENT BOARD			
1	Melisa Whitehead	Y	Melisa Whitehead
2	Whitney McDougall	Y	Alan Dayton
ZONING BOARD OF ADJUSTMENTS			
1	Aaron Lovelace	N	Senedu Asfaw
3	I-isha Hudson	N	Nathan Cole
5	Hamza Fraz	Y	Freddy A Nana Yodou
Alt 2	Jon Ennis	N	Meera Gayle

RESOLUTION NO. 2006-17(R)**A RESOLUTION OF THE CITY OF WYLIE, TEXAS ADOPTING PROCEDURES FOR THE WYLIE BOARDS AND COMMISSION INTERVIEW PROCESS AND THE APPOINTMENT OF THE 2006-07 BOARDS AND COMMISSION INTERVIEW PANEL.**

WHEREAS, the City of Wylie has nine boards and commissions comprised of a total of 54 members serving staggered two year terms; and

WHEREAS, each year the City of Wylie receives applications from residents for consideration of appointment to City of Wylie Boards and Commissions; and

WHEREAS, applicants for the board and commission members are interviewed by a Selection Panel consisting of three council members; and

WHEREAS, it has been deemed that guidelines be set for the Selection Panel, the application process, the interview process, and the appointment process of the City of Wylie Boards and Commissions.

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

SECTION 1: That the City Council of the City of Wylie will appoint a three (3) member Selection Panel each year comprised of three (3) Council Members.

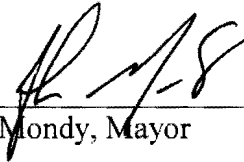
SECTION 2: That applications and scheduling of applicants to be interviewed by the Selection Panel will be completed by the City Secretary and provided to the City Council.

SECTION 3: That the interview process will be held in the City of Wylie Council Chambers and notifications of the interview dates will be posted for the public to attend.

SECTION 4: That City Council can provide a series of questions to the Selection Panel for the applicants to address during their interview.


SECTION 5: Recommendations by the Selection Panel will be made in open session and the recommendations will be presented to Council for discussion and approval.

DULY PASSED AND APPROVED by the Wylie City Council on this 23rd day of May 2006.



John Mondy, Mayor

ATTEST:



Carole Ehrlich, City Secretary





Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Renae' Ollie

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-24 approving the terms and conditions of an Interlocal Boundary Adjustment Agreement between the City of Wylie and the City of Lucas; authorizing the Mayor to execute the Interlocal Boundary Adjustment Agreement on behalf of the City of Wylie; clarifying that the property as described in the Interlocal Boundary Adjustment Agreement released from Lucas' extraterritorial jurisdiction and incorporated into Wylie's extraterritorial jurisdiction; providing a repealing/savings clause, severability clause, and an effective date.

Recommendation

Motion to approve the Item as presented.

Discussion

With the approval of Resolution No. 2025-10(R) to include the City's extraterritorial jurisdiction in the proposed Collin County Emergency Services District No. 1, staff is requesting for Council to consider incorporating Lucas' ETJ into Wylie's ETJ. There are approximately 320 acres, 970 single-family lots, and 50 open space and/or non-residential lots currently platted within Lucas' ETJ.

Several benefits exist if the boundary adjustment is established.

1. The adjustment would shift survey lines where there are no lots split between jurisdictions.
2. While Wylie Fire serves all of Inspiration, the Subdivision lies within Lucas, Wylie, and St Paul's ETJ.
3. Should Collin County ESD #1 be passed by voters, the contracted fire/EMS services amount paid by the residents/ESD in our ETJ would be the same.
4. Should Collin County ESD #1 be passed by voters, the contracted fire/EMS services contract would be universal for the residents in our ETJ.

No property taxes are collected for properties in the ETJ.

For municipalities to exchange or amend ETJ boundaries, the Texas Local Government Code (LGC) requires both cities to sign a Boundary Agreement, with the agreement being approved by Ordinance. Both the Boundary Agreement and the Ordinance authorizing the Mayor to execute the agreement are attached. Only Lucas and Wylie's ETJ is the subject of this request.

The City Council of the city of Lucas approved the agreement and adopted the Ordinance on June 5, 2025.

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITY OF WYLIE AND THE CITY OF LUCAS; AUTHORIZING THE MAYOR TO EXECUTE THE BOUNDARY ADJUSTMENT AGREEMENT ON BEHALF OF THE CITY OF WYLIE; CLARIFYING THAT THE PROPERTY AS DESCRIBED IN THE INTERLOCAL BOUNDARY ADJUSTMENT AGREEMENT RELEASED FROM LUCAS' EXTRATERRITORIAL JURISDICTION AND INCORPORATED INTO WYLIE'S EXTRATERRITORIAL JURISDICTION; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") desires to enter into an Interlocal Boundary Adjustment Agreement between the City of Wylie, Texas ("Wylie") and the City of Lucas, Texas ("Lucas"), as set forth in Exhibit 1, attached hereto and incorporated herein for all purposes (collectively, the "Property") ; and

WHEREAS, the City Council finds that it would be advantageous and beneficial to Wylie and its citizens to approve the Interlocal Boundary Adjustment Agreement and to confirm that the property described in the Interlocal Boundary Adjustment Agreement is released from Lucas' extraterritorial jurisdiction and incorporated into Wylie's extraterritorial jurisdiction in order to promote orderly delivery of municipal fire services within such property; and

WHEREAS, the City Council finds that all legal notices, procedures and other requirements for approving the Interlocal Boundary Adjustment Agreement have been performed and completed in the manner and form required by law.

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: Approval of Interlocal Boundary Agreement. The City Council hereby approves the terms and conditions of the Interlocal Boundary Adjustment Agreement attached as Exhibit 1. The Mayor is authorized and directed to execute, on behalf of Wylie, the Interlocal Boundary Adjustment Agreement attached as Exhibit 1.

SECTION 3: Official Map and Boundaries Amended. Upon adoption of this Ordinance and the mutual execution of the Boundary Agreement, the official map and boundaries of Wylie shall be amended, if necessary, in accordance with the Interlocal Boundary Agreement. A certified copy of this Ordinance with the mutually executed Interlocal Boundary Adjustment Agreement shall be filed in the County Clerk's Office of Collin County, Texas.

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

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

SECTION 6: Effective Date. This Ordinance shall become effective from and after its adoption.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 11 day of June, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Exhibit 1
Interlocal Boundary Adjustment Agreement

[7 pages attached hereto]

STATE OF TEXAS §

COUNTY OF COLLIN §

**INTERLOCAL BOUNDARY ADJUSTMENT AGREEMENT BETWEEN
THE CITIES OF LUCAS AND WYLIE**

WHEREAS, the City of Lucas, Texas (“Lucas”), is a Home Rule municipality created pursuant to state law, and located in Collin County, Texas; and

WHEREAS, the City of Wylie, Texas (“Wylie”), is a Home Rule municipality created pursuant to state law, and located in Collin County, Texas; and

WHEREAS, both Lucas and Wylie (collectively, “Parties”) are empowered to enter into agreements concerning their respective extraterritorial jurisdiction (“ETJ”) boundaries and corporate limit boundaries by, but necessarily limited to, the authority granted them pursuant to Chapter 791 of the Texas Government Code, known as the Interlocal Cooperation Act and Chapter 43 of the Texas Local Government Code, to enter into agreements with one another to perform governmental functions such as the determination of ETJ boundaries and corporate limit boundaries; and

WHEREAS, Lucas and Wylie are empowered pursuant to Section 42.023 of the Texas Local Government Code to reduce their respective ETJ boundaries by ordinance or resolution; and

WHEREAS, Wylie is empowered pursuant to Section 43.003 of the Texas Local Government Code to fix its ETJ boundaries and corporate limit boundaries and to exchange area with other municipalities; and

WHEREAS, the Parties are empowered pursuant to Section 43.015 of the Local Government Code to make mutually agreeable changes in the boundaries of areas that are less than 1,000 feet in width; and

WHEREAS, Lucas and Wylie share common boundaries; and

WHEREAS, Lucas and Wylie have identified an area that is within Lucas’ ETJ, consisting of approximately Three Hundred and Twenty (320) acres of land, the depiction of which is attached hereto ***Exhibit A*** and incorporated herein for all purposes (collectively, the “Property”); and

WHEREAS, the Parties desire to identify a mutually agreeable ETJ boundary between the two communities, and provide a mechanism designed to ensure, to the extent legally permissible,

that both cities have agreed upon boundaries upon which they can rely so that each city may have certainty in its respective planning and development decisions for these areas; and

WHEREAS, the Parties agree that it is in the best interests of the residents of their respective communities to establish a mutually agreeable ETJ boundary; and

WHEREAS, the Parties have determined that this Boundary Adjustment Agreement Between the Cities of Lucas and Wylie (“Agreement”) is in each party’s best interests, as well as in the best interests of their respective citizens, and that this Agreement concerns only the Property.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein made and the benefits to each party resulting here from, and the recitals set forth above which are made contractual provisions of this Agreement, Lucas and Wylie do hereby contract, covenant and agree as follows with respect to the Property:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the Parties.

SECTION 2. TERM.

This Agreement shall become effective upon the date of the last party to execute this Agreement (the “Effective Date”) and shall remain in effect in perpetuity, to the extent authorized by law, until and unless terminated by agreement of the Parties.

SECTION 3. AGREEMENT

The Parties hereby agree to establish and recognize the new extraterritorial jurisdiction boundary delineated by the dashed boundary lines as shown in *Exhibit B* as attached hereto. Lucas, through this Agreement, hereby releases, relinquishes, waives, and discontinues any claim, jurisdiction, or entitlement to the Property as being within Lucas’ ETJ as a result of the herein described boundary adjustment, to the extent that any such claim, jurisdiction, or entitlement existed as of the Effective Date of this Agreement.

SECTION 5. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

A. The persons signing this Agreement on behalf of the cities have been duly authorized and empowered to do so by a vote of their respective governing bodies and the passage of an appropriate ordinance. The adoption of any such ordinance or the performance of any other

action hereunder shall be contingent, and neither shall be deemed effective nor enforceable by one of the parties against the other, unless and until such time as both parties have adopted such an ordinance or taken such other necessary acts as mirror the other's acts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

B. This Agreement may not be assigned. It embodies the entire agreement between the Parties and may not be amended except in writing.

C. In the event that one or more of the provisions contained in this Agreement for any reason shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

D. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Collin County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.

E. This Agreement shall supersede and replace any and all prior agreements between the Parties regarding the matters addressed in this Agreement to the extent of any conflict between this Agreement and any such prior agreements.

F. The Parties agree that Lucas shall have no obligations to provide municipal services to or otherwise exert jurisdiction over the Property, it being the parties' intent that Wylie has the right and obligation to provide municipal services to the Property, subject to ordinances and regulations of Wylie and Texas law.

G. Lucas hereby waives all of its jurisdiction, if any, in or to the Property. It is expressly agreed and understood that this waiver shall operate only in favor of the parties to this Agreement and shall not constitute a waiver of any right, including ETJ rights, which either party may be able to assert against any other municipality. The Parties agree that nothing in this Agreement releases, relinquishes, diminishes, waives or lessens in any way the rights that either party may have, at law or in equity, to challenge or contest any other annexations, attempted annexations or jurisdictional claims made by the other party, not related to the Property.

H. This Agreement is for the benefit of the parties, and does not and shall not confer or extend any benefit or privilege to any third party.

EXECUTED this the _____ day of _____ 2025.

ATTEST:

CITY OF LUCAS, TEXAS

Toshia Kimball, City Secretary

John Whitsell, City Manager

ATTEST:

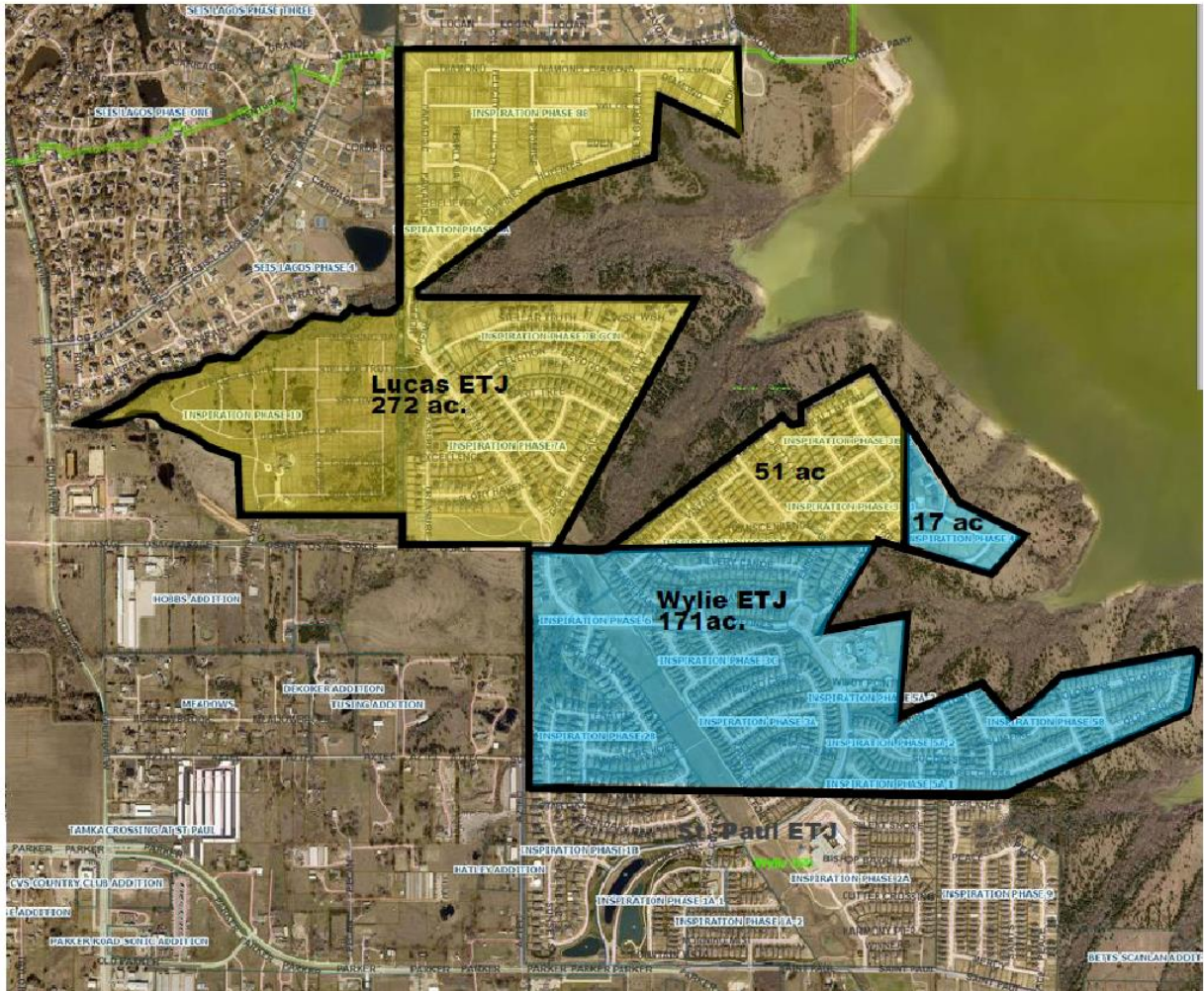
CITY OF WYLIE, TEXAS

Stephanie Storm, City Secretary

Matthew Porter, Mayor

EXHIBIT A

CURRENT INSPIRATION ETJ BOUNDARY MAP & Legal Descriptions



Subdivision	ETJ	Total SF Lots	Total Open Space Lots	Total Acreage	Lucas Acreage	Lucas SF Lots	Lucas Open Space Lots	Wylie Acres Only*	Wylie SF Lots	Wylie Open Space Lots
Inspiration Phase 3B-1	Lucas/Wylie	199	8	58.977	30.377	87	2	28.6	112	4
Inspiration Phase 3B-2	Lucas/Wylie	48	1	14.143	13.200	42	1	0.943	4	0
Inspiration Phase 3B-3	Lucas	10	0	8.017	8.017	10	0	0	0	0
Inspiration Phase 3C	Wylie	54	3	16.431				16.431	54	3
Inspiration Phase 4A	Wylie/Lucas	29	4	16.832	11.132	6	4	5.7	23	0
Inspiration Phase 4B	Wylie	19	1	8.85				8.85	19	1
Inspiration Phase 5A-2	Wylie	30	4	7.753				7.753	30	4
Inspiration Phase 5A-3	Wylie	5	2	3.125				3.125	5	2
Inspiration Phase 5B	Wylie	170	7	39.465				39.465	170	7
Inspiration Phase 6	Wylie	29	6	21.561				21.561	29	6
Inspiration Phase 7A	Lucas	152	7	65.205	65.205	152	7	0	0	0
Inspiration Phase 7B	Lucas	106	7	35.834	35.834	106	7	0	0	0
Inspiration Phase 8A	Lucas	38	6	13.961	13.961	38	6	0	0	0
Inspiration Phase 8B	Lucas	231	13	74.914	74.914	231	13	0	0	0
Inspiration Phase 10	Lucas	287	8	73.159	73.159	287	8	0	0	0
		1414	75	454.227	323.799	968	48	130.428	446	27

EXHIBIT B

NEW WYLIE INSPIRATION ETJ BOUNDARY MAP

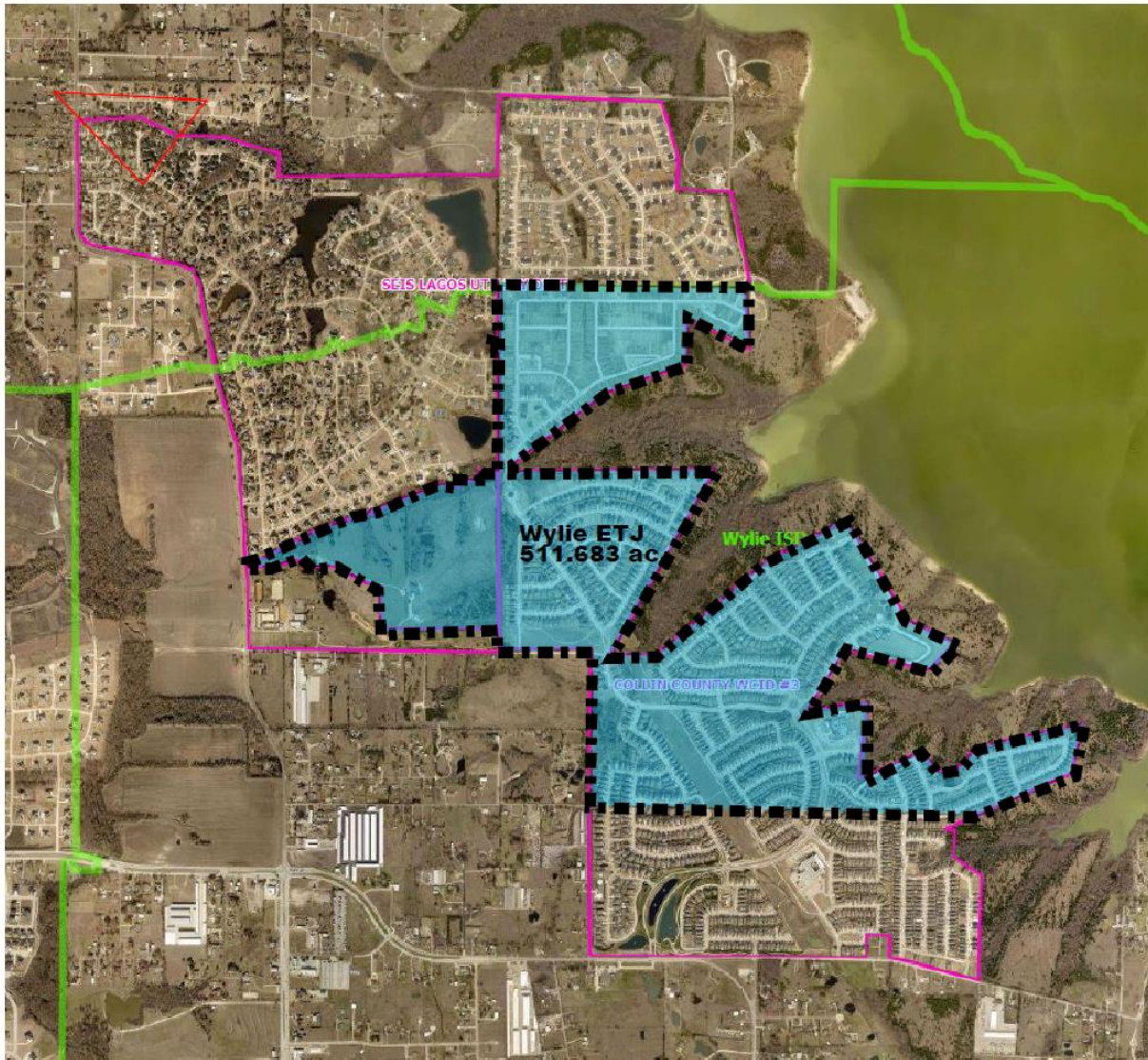


EXHIBIT B

NEW WYLIE INSPIRATION ETJ LOT BREAKDOWN

<u>Subdivision</u>	<u>ETJ</u>	<u>Ttl Lots</u>	<u>Ttl Acreage</u>
Inspiration Phase 2B	Wylie	58	19.8
Inspiration Phase 3A	Wylie	110	37.1
Inspiration Phase 3B-1	Wylie	205	56.977
Inspiration Phase 3B-2	Wylie	47	14.143
Inspiration Phase 3B-3	Wylie	19	6.017
Inspiration Phase 3C	Wylie	57	16.431
Inspiration Phase 4A	Wylie	33	16.832
Inspiration Phase 4B	Wylie	20	8.85
Inspiration Phase 5A-1	Wylie	2	0.556
Inspiration Phase 5A-2	Wylie	34	7.753
Inspiration Phase 5A-3	Wylie	7	3.125
Inspiration Phase 5B	Wylie	177	39.465
Inspiration Phase 6	Wylie	35	21.561
Inspiration Phase 7A	Wylie	159	65.205
Inspiration Phase 7B	Wylie	113	35.834
Inspiration Phase 8A	Wylie	44	13.961
Inspiration Phase 8B	Wylie	244	74.914
Inspiration Phase 10	Wylie	295	73.159
		1659	511.683

4929-6846-9575, v. 1



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Discuss Fiscal Year 2026 General Fund Budget.

Recommendation

Discussion

Discussion

Discuss General Fund Budget.

Budget Work Session Fiscal Year 2025-2026

June 11, 2025

Proposed Revenue Assumptions

Certified Total Estimated Value as of April 30: \$8,090,102,533

Certified Estimated Value of New Construction as of April 30: \$184,305,381 (equates to \$1,011,953 in revenue)

Proposed Sales Tax Revenue is an 8% increase over FY 2025 Budgeted/Projected (6-month actuals at 50%)

Assumes an estimated voter approval rate of .549063 which includes the 3.5% revenue cap

Includes \$1.8 million for EMS revenue

Projecting a 5% increase for trash revenue

Items Included in Proposed Base Budget

	<u>Amount</u>
10% increase in health insurance	\$425,313
3% average merit increase for the General Employees (effective January 2026)	\$328,991
Public Safety step increase	<u>\$266,168</u>
Total	\$1,020,472

Notable Change to Expenditures:

Does not include mid year market adjustment for public safety

Factors To Consider

\$14,000,000 issuance of 2021 bonds - estimated 1.4 cent increase to the tax rate in 2027

\$5.1 million issuance of PPFCOs - estimated half cent increase to the tax rate in 2027

- Quint
- Ambulance
- Traffic Cabinet Standardization
- School Zone Lights
- GPS Opticoms

Stormwater Fee Fund

Recommending no draw down of General Fund Fund Balance

Revenues vs Base Budget Expenditures

Base budget expenditures are growing at a higher rate than revenues

\$250,000 funding available for new requests

Currently discussing ways to reduce base budget