

Wylie City Council Regular Meeting

July 09, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Eagle Scout - Amelia King.

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of June 25, 2024 Regular City Council Meeting minutes.
- B. Consider, and act upon, Ordinance No. 2024-20 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- C. Consider, and act upon a Preliminary Plat for Ladera Wylie, creating one lot on 47.374 acres, located at 2301 Country Club Road.

REGULAR AGENDA

- 1. Consider, and act upon, the award of contract #W2024-67-I to LMC Corporation for repairs and improvements of the Thomas and Mattie Brown House exterior, in the estimated amount of \$89,791.84, through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

WORK SESSION

WS1. Discuss Fiscal Year 2024-25 General Fund, Utility Fund, and 4B Fund Budgets.

WS2. Discuss the FY 2024-25 WEDC Budget.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

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

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

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

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

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

(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-5c, 2023-9b, 2023-11b, 2024-1c, 2024-2d, 2024-4c, 2024-4e, and 2024-5a.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on July 5, 2024 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 June 25, 2024 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

June 25, 2024 – 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: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Assistant Fire Chief Brian Ritter; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Public Works Director Tommy Weir; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; Community Services Director Jasen Haskins; Library Director Ofilia Barrera; Wylie Economic Development Corporation Executive Director Jason Greiner; Finance Director Melissa Brown; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation and Councilman Mulliqi led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Keith Self Recognize the Police Department.

Michelle Bishop and Susan Fischer, representing Congressman Self's office, recognized and presented Congressional Certificates of Recognition to the Wylie Police Department 2023 Award Winners.

PR2. Presentation for Outgoing Wylie Board and Commission Members.

Mayor Porter and Mayor *pro tem* Forrester presented gifts of appreciation to outgoing board and commission members thanking them for their service. Outgoing board and commission members present included Laurie Sargent and Craig Allen.

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

Associate Municipal Court Judge Feil administered the Oath of Office to the newly appointed board and commission members in attendance.

PR4. National Park and Recreation Month.

Mayor Porter proclaimed the month of July as National Park and Recreation Month in Wylie, Texas. Parks and Recreation Board and staff members were present to accept the proclamation. Staff announced the Fall schedule would be released on September 1st for registration.

Mayor Porter convened the Council into a break at 6:31 p.m.

Mayor Porter reconvened the Council into Regular Session at 6:34 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.

No persons were present wishing to address the Council.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of June 11, 2024 Regular City Council Meeting minutes.**
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2024.**
- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2024.**
- D. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2024.**
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2024.**
- F. Consider, and act upon, approval of the Connection Point Church Third Annual Run for the Fatherless 5K and Fun Run event in Founders Park on November 23, 2024.**
- G. Consider, and act upon, the award of contract #W2024-65-I to Fuquay, Inc. for repairs/rehabilitation of 12 Manholes, in the estimated amount of \$73,368.00, through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.**

Council Action

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

REGULAR AGENDA

- 1. Consider, and act upon, an appointment to fill a Board of Review vacancy for a term to begin July 1, 2024 and end June 30, 2026.**

Council Comments

Mayor Porter stated one of the individuals, Krishna Upadhyaya, who had been selected for this Board at the prior meeting withdrew from consideration upon being contacted. Councilman Strang stated he had concerns with the only remaining eligible applicant as he is not present this evening for an interview and did not complete his application leaving some crucial areas blank. Mayor *pro tem* Forrester agreed that at this point it would be hard to place an individual on the Board of Review when the comments on the application do not relate to the Board of Review, but rather the growth and development within the City, and added it would behoove the Council to re-open the application for applicants for the next couple of weeks. City Secretary Storm replied if Council decides to table the item to allow applicants to apply, the item would have to come back for consideration within three meetings, and added there are two alternates on this board if Council desires to move an alternate to the open position.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to table Item 1 for three meetings and reopen the application. A vote was taken and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 6:40 p.m.

WS1. Discuss the Fiscal Year 2025 General Fund Budget.

City Manager Parker addressed Council presenting the proposed revenue assumptions including the certified total estimated value as of April 30th of \$7,271,454,376, the certified estimated value of new construction as of April 30th of \$212,108,718 (equates to \$1,240,715 in revenue), proposed sales tax is a 10 percent increase over FY 2024 budgeted/projected (6-month actuals at 53 percent), assumes an estimated voter approval rate of .580111 which includes the 3.5 percent revenue cap plus the incremental rate, includes \$1.5 million for EMS revenue, and includes reimbursement grants of \$1.9 million which are offset with expense.

Parker reviewed the items included in the proposed base budget which include a 10 percent increase in health insurance for \$393,227, a three percent average merit increase for the General employees (effective January 2025) for \$309,819, five percent pay plan adjustments for Police and Fire (effective mid-year 2025) for \$508,418, and Public Safety step increase for \$262,453 resulting in a total of \$1,473,917. Parker added a notable change to expenditures for the reclassification of select positions from General Fund Parks to 4B Parks for \$750,000.

Parker reviewed the General Fund summary with an estimated beginning fund balance on October 1, 2024 of \$24,001,674, proposed revenues for FY25 (with a tax rate of .580111) of \$65,573,508, proposed expenditures for the base budget for FY25 of \$64,041,605, recommended requests (recurring expense) of \$537,703, new/replacement equipment one time uses of \$994,200, and the use of fund balance of \$2,232,100 resulting in an estimated ending fund balance for September 30, 2025 of \$21,769,574 which would result in the fund balance being 33 percent of expenditures.

Parker reviewed the new General Fund recommendations including a Facilities Operations Support Technician for \$73,838, a Police Crossing Guard for \$22,323, a Police Records Clerk for \$68,345, an Emergency Communications Public Safety Data Analyst for \$86,274, a Code Enforcement Code Compliance Officer for \$129,554 (including vehicle and equipment), a Streets Equipment Operator II (Traffic) for \$78,643, and a Streets Equipment Operator II (Streets) for \$78,727 totaling \$537,703 in personnel. The non-personnel includes Facilities building automation system controls for \$125,000, Police camera replacement for \$300,000, Police advanced body scan for \$58,200, Fire replacement Holmatro extrication tools for \$45,000, Police replacement vehicles for \$216,000, and Streets 2023 HSIP Call For Projects-FM 544 Street Lighting and Signal Coordination for \$250,000 total \$994,200. The total for new General Fund personnel and non-personnel recommendations is \$1,531,903.

Parker reviewed the use of the General Fund Fund Balance which includes a Police armored vehicle for \$170,000, Police vehicle equipment FY23/24 for \$662,000, Fire replacement fleet Unit #276 for \$140,000, Fire replacement fleet Unit #285-Support for \$110,000, EMS replacement ambulance for \$450,000, four EMS automated CPR devices for \$120,000, Animal Control vehicle replacement for \$91,100, two Code Enforcement vehicle replacements for \$74,000, Streets PTZ camera (Stormwater) for \$60,000, Streets skid loader/trailer (Stormwater) for \$75,000, Streets utility truck (Traffic) for \$72,000, Streets six-yard dump truck and sander (Stormwater) for \$172,000, Streets 15k lb two post lift (Fleet) for \$16,000, and Streets flashing pedestrian crossing at Hensley and Cornerstone for \$20,000 totaling \$2,232,100.

Council comments and questions included: is the City estimating an increase in revenue of 10 percent for sales tax, asked if the expenses for the \$1.9m reimbursement grants were in last year's budget, is the proposed crossing guard for the new school included, confirmed the main focus of the Public Safety Data Analyst position, can the personnel and non-personnel costs be split out for the new positions, what was the grant amount awarded for the FM street

lighting and signal coordination and is the cost from an RFP or an estimated cost, and confirmed the traffic utility truck is normal and not a bucket truck.

WS2. Discuss the currently proposed Downtown Project lane, parking, and sidewalk configuration.

City Engineer Porter addressed the Council presenting the Wylie Downtown Project – Phase 1 including project history, Phase 1 - project overview, progress to date, review lane configuration options, and next steps.

Council comments and questions included: will the proposed lighting and trees interfere with the Fire Department's apparatus down Ballard Street, would like to continue to look at the original single-lane plan with gaining as much real estate from the front of the buildings to the street and would explore improving the alleys to serve emergency vehicles, why was the fire lane issue was not previously brought up in earlier discussions, what will be the parking fix downtown, and have concerns with one lane and blocking traffic when getting into a space.

Council directed staff to meet with the downtown stakeholders to review the new options, gather their feedback, and bring that information back to the Council at a future work session.

WS3. Discuss the future format for City Council and Board and Commission Meeting Minutes.

City Secretary Storm addressed the Council requesting their direction on changing the format from discussion to action item minutes for Council and Board and Commission meetings effective July 1, 2024. Storm stated that most surrounding cities do action items, and currently, all City Council and Board and Commission meetings with the exception of the WEDC, are live-streamed and available on demand on the City website indefinitely.

Council directed staff to move forward with action item minutes starting July 1, 2024 for City Council and Board and Commission meetings.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:05 p.m.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 8:06 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: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2024-20 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

Recommendation

Motion to approve the Item as presented.

Discussion

A budget amendment to cover unanticipated expenses, including \$17,500 for Collin Park concerts on the lake and \$15,477 in attorney fees for the recovery of unpaid hotel/motel taxes.

This amendment will increase the Hotel Occupancy budgeted expenditures by \$32,977.

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2023-39, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2023-2024; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council heretofore adopted Ordinance No. 2023-39 setting forth the Budget for Fiscal Year 2023-2024 beginning October 1, 2023, and ending September 30, 2024; and,

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

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

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

WHEREAS, the City Council has determined that the proposed amendments to the FY 2023-2024 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

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

SECTION I: The proposed amendments to the FY 2023-2024 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2024-20, are completely adopted and approved as amendments to the said FY 2023-2024 Budget.

SECTION II: All portions of the existing FY 2023-2024 Budget and Ordinance No. 2023-39, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

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

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

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

SECTION VI: The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue,

nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 9th day of July 9, 2024.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
Hotel Occupancy Fund

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit	Description
161	5651	56040	Special Services	17,500.00		Collin Parks Concerts
161	5651	56040	Special Services	15,477.00		Attorney Fees
			Hotel Occupancy Fund	32,977.00	0.00	



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for Ladera Wylie, creating one lot on 47.374 acres, located at 2301 Country Club Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: GM Civil Engineering & Surveying

The applicant has submitted a Preliminary Plat for Ladera Wylie, an age restricted condominium residential community on 47.374 acres. Zoning for the development was approved by the City Council in May 2024 as Planned Development Ordinance No. 2024-17.

The preliminary plat shows the construction of eight private streets to serve a maximum of 168 residential units with gated access.

The development is to be completed in two phases due to the development requiring a flood map revision (LOMR) from the Federal Emergency Management Agency (FEMA). Additionally, all park land dedication has been reserved until the consideration of the Final Plat in order for the Parks Board to provide a recommendation and staff to work with the developer on the details of the dedication, such as City trail connections.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots and easements are to be maintained by the Condominium Owners Association.

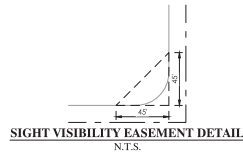
As presented, the preliminary plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance No. 2024-17. Approval is subject to additions and alterations as required by the City Engineering Department.

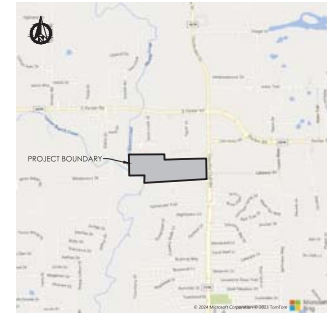
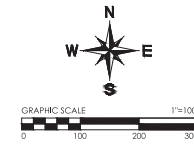
The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

P&Z Recommendation

The Commission voted 5-0 to recommend approval.



CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00	21.85	2°30'15"	N87°41'32"E	21.85
C2	250.00	90.40	20°43'08"	N78°05'11"E	89.91
C3	250.00	90.40	20°43'08"	N78°05'11"E	89.91
C4	250.00	47.99	10°59'54"	S88°03'19"E	47.92
C5	250.00	47.99	10°59'54"	S88°03'19"E	47.92
C6	250.00	13.10	3°00'10"	N02°03'11"W	13.10
C7	250.00	47.99	10°59'54"	S01°56'41"W	47.92
C8	200.00	38.39	10°59'54"	S01°56'41"W	38.33
C9	250.00	90.40	20°43'08"	N13°54'49"W	89.91
C10	250.00	90.40	20°43'08"	N13°54'49"W	89.91



LINE #	BEARING	DISTANCE
L1	S00°59'12"E	211.73
L2	N88°56'59"E	349.14
L3	N86°50'44"E	603.43
L4	N65°43'37"E	709.77
L5	N86°50'44"E	132.70
L6	S03°53'16"E	149.01
L7	N86°50'44"E	1009.18
L8	S82°53'22"E	56.70
L9	N86°50'44"E	583.31
L10	N00°53'16"W	339.51
L11	N00°53'16"W	92.94
L12	S86°24'44"W	147.02
L13	S03°53'16"E	277.05
L14	S07°23'38"W	128.00
L15	S03°53'16"E	98.40
L16	N24°14'23"W	271.50
L17	N03°53'16"E	15.49
L19	N03°53'16"W	194.66

LEGEND
P.A.E.U.E.
U.E.
B.L.
S.V.E.

PRELIMINARY PLAT
LADERA WYLIE
OF
47.374 ACRES
1 HOA LOT
SITUATED IN THE
W. PATTERSON SURVEY, ABSTRACT No. 716
CITY OF WYLIE, COLLIN COUNTY, TEXAS

DEVELOPED BY:

Ladera
active adult life.

361 W. BYRON NELSON BLVD STE 104
ROCKFORD, IL 60087
EMAIL: JOHN@LADERAGROUPS.COM
PHONE: 817-235-4381

PREPARED BY:

GMcivil
Engineering & Surveying
2359 SW Grapevine Pkwy, Grapevine, Texas 76051
817-235-0033
Tel: 817-235-4384 | Fax: 817-235-4381

SHEET 1 of 2

JOB NO.: 24001 - DATE: 6/19/2024 - SURVEYED ON THE GROUND: 07/12/2024

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF _____ §
WHEREAS, Alfred Edm Monroe is the owner of all that certain lot, tract, or parcel of land, situated in a portion of the W. Patterson Survey, Abstract No. 274, City of Wylie, Collin County, Texas, being said lot that certain called 9.61 acre tract described as Tract 1, a called 26.44 acre tract described as Tract 2 and a called 43 acre tract described as Tract 3 in a deed to Alfred Edm Monroe recorded in Volume 1569, Page 328 of the Deed Records of Collin County, Texas (DRCTC), and being more completely described as follows, to-wit:

BEGINNING at a TXDOT monument found for the Southeast corner of a called 9 acre tract described in a deed to Palma Properties LLC recorded in Instrument No. 20190724000874000 (DRCTC), being in the North line of said 9.61 acre tract, and being in the West right-of-way line of Country Club Road (variable width right-of-way) recorded in Instrument No. 2009070300845140 and Inst. No. 20081217001420460 (DRCTC);

THENCE South 01 deg. 16 min. 37 sec. East departing said North line and continue along the said West right-of-way line, a distance of 486.39 feet to a 1/2" capped iron rod set stamped "GM/Civil", hereinafter referred to as 1/2" capped iron rod set;

THENCE South 00 deg. 59 min. 12 sec. East along said West right-of-way line, a distance of 211.73 feet to a 1/2" capped iron rod set in North line of Lot 1, Block A of Rita Smith Elementary School recorded in Volume 2007, Page 49 of the Plat Records of Collin County, Texas (PRCCT); from which a 1/2" iron rod found bears North 13 deg. 32 min. 40 sec. West - 12.00 feet;

THENCE South 86 deg. 26 min. 44 sec. West departing said West right-of-way line and continue along said North line, a distance of 2,129.99 feet to a 1/2" capped iron rod set for the Northwest corner of said Lot 1, Block A, being in the West line of said 43 acre tract and being in the East line of Lot 20, Block 8 of Crestview Estates, Phase III recorded in Volume 2015, Page 43 (PRCCT);

THENCE North 02 deg. 37 min. 05 sec. East along said East and West lines, of 104.74 feet pass a 5/8" iron rod found 1.40 feet left of the property line, continue a total distance of 557.41 feet to a 5/8" iron rod found for an all corner of said 43 acre tract and being the Northeast corner of said Lot 20, Block 8;

THENCE South 89 deg. 06 min. 19 sec. West along the South line of said 43 acre tract, the North line of said Lot 20, Block 8 and the North line of Kingsbridge, Phase I recorded in Volume 2015, Page 43 (PRCCT), a distance of 522.23 feet to a 1/2" iron rod found for the most westerly Southwest corner of said 43 acre tract, and an all corner of said Kingsbridge, Phase I;

THENCE North 01 deg. 04 min. 37 sec. West along an East line of said Kingsbridge, Phase I, the East line of Lot 5, Block C of Kingsbridge recorded in Volume 2015, Page 126 (PRCCT), and the West line of said 43 acre tract, a distance of 306.45 feet to a 3/4" iron rod found in a barbed wire fence, from which another 3/4" iron rod found bears North 84 deg. 02 min. 14 sec. West - 0.78 feet;

THENCE North 01 deg. 22 min. 41 sec. West along the East line of said Lot 5, Block C, the West line of said 43 acre tract, and the West line of said 9.61 acre tract, a distance of 412.02 feet to a 3/8" iron rod found for the Northwest corner of said 9.61 acre tract and the Southwest corner of a called 1.485 acre tract described in a deed to Michael C. Rains & Katherine M. Rains recorded in Volume 4013, Page 731 (DRCTC);

THENCE North 89 deg. 43 min. 47 sec. East departing said East line and continue along the North line of said 9.61 acre tract and the South line of said 1.485 acre tract, of 204.92 feet pass a 3/8" iron rod found for the Southwest corner of said 1.485 acre tract and the Southwest corner of a called 1.389 acre tract described in a deed to Katherine Yvonne Pogue & Douglas Randall Pogue recorded in Instrument No. 2012040300038790 (DRCTC), continue along said North line and the South line of said 1.389 acre tract, continue along said North line, of 714.92 feet pass a 3/8" iron rod found for the Southeast corner of a called 1.140 acre tract described in a deed to Keith Sourgis & Susan Sourgis recorded in Instrument No. 2012100001274120 (DRCTC) and the Southwest corner of a called 1.121 acre tract described in a deed to Clinton A. Monroe & Christine A. Monroe recorded in Instrument No. 20180906001124490 (DRCTC), continue along said North line and the South line of said 1.121 acre tract, of 869.92 feet to a 1/2" iron rod found for the Southeast corner of said 1.121 acre tract and the Southwest corner of a called 1.227 acre tract described in a deed to Michael P. Lundeen recorded in Instrument No. 1992315000186050 (DRCTC), continue along said North line and the South line of said 1.227 acre tract a total distance of 214.33 feet to a 1/2" capped iron rod set for the most northerly Northeast corner of said 9.61 acre tract, the Southeast corner of a called 1.220 acre tract described in a deed to John E. Minick & Janet Minick recorded in Volume 1493, Page 100 (DRCTC) and being in the West line of a called 3.3762 acre tract described in a deed to Brandon A. Thomas & Christine M. Thomas recorded in Instrument No. 20190724000878010 (DRCTC), from which a 1/2" iron rod found (bearing) bears North 31 deg. 53 min. 30 sec. West - 1.74 feet and from which a 1/2" iron rod found for the Northwest corner of said 3.3762 acre tract bears North 01 deg. 16 min. 55 sec. West - 81.14 feet;

THENCE South 01 deg. 16 min. 55 sec. East along the East line of said 9.61 acre tract and said West line, a distance of 182.40 feet to a point for corner for an all corner of said 9.61 acre tract and the Southwest corner of said 3.3762 acre tract;

THENCE North 87 deg. 45 min. 50 sec. East along the North line of said 9.61 acre tract and the South line of said 3.3762 acre tract, of 49.20 feet pass a 1/2" iron rod found for reference to the previously mentioned point for corner, continue a total distance of 530.16 feet to a 1/2" iron rod found for the most southerly Southeast corner of said 3.3762 acre tract and the Southwest corner of a called 2.23 acre tract described in a deed to John Michael Polotschink & Janice J. Polotschink recorded in Volume 869, Page 353 (DRCTC);

THENCE North 88 deg. 34 min. 00 sec. East along said North line and the South line of said 2.23 acre tract, a distance of 417.09 feet to a 400 rod found for the Southwest corner of said 2.23 acre tract and the Southwest corner of a called 8.538 acre tract described in a deed to Bradley A. Wells & Blabeth E. Wells recorded in Volume 8833, Page 5043 (DRCTC);

THENCE North 88 deg. 54 min. 40 sec. East along said North line and the South line of said 8.538 acre tract, a distance of 281.87 feet to a 1" iron pipe found for the Southeast corner of said 8.538 acre tract;

THENCE North 89 deg. 11 min. 28 sec. East along said North line, a distance of 190.39 feet to the POINT OF BEGINNING, containing 2,063.613 square feet or 47.374 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that _____, acting herein by and through his [his] duly authorized officers, does hereby adopt this plat designating the herein above described property as _____ on addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and ways, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, inspecting, patching, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all differing ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 20____.

Authorized Signature of Owner _____

Printed Name and Title _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone 140021, North American Datum of 1983 as delivered from GPS observation. The combined scale factor for this is 0.9998307. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to Texas State grid. Elevations shown were derived from GPS observation and calibrated to City of Wylie Monument CM 4 having a published elevation of 562.912 feet (NAVD88).
2. The surveyed property is located within an area having Flood Zone Classification "X" (shaded), A, X-147 by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48063C04131, with a date of identification of June 2, 2009, for Community No. 480759, in Collin County, State of Texas, which is the current Flood Insurance Rate map for the community in which the property is situated. Approximate location of floodplain and/or roadway lines are shown on the survey.
3. All 1/2" iron rod set with yellow plastic cap stamped "GM/Civil" unless otherwise noted.
4. Owner or Owner's representative responsible for maintenance of all easement areas.

SURVEYOR CERTIFICATION:

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

John N. Rogert
Registered Professional Land Surveyor No. 6372
GM/Civil
6559 SW Grapevine Pkwy.
Grapevine, TX 76031
Metro (817) 329-4373

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas _____ Date _____

ACCEPTED

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the ____ day of _____, 20____, subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 20____, and the Council, by formal action, then and there occupied the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter subscribed. Witness my hand this ____ day of _____, A.D., 20____.

City Secretary _____
City of Wylie, Texas

DEVELOPED BY:



361 W BYRON NELSON BLVD STE 104
IRVING, TX 76039
EMAIL: JCHW@INTEGRITYGROUPS.COM
PHONE: 817-235-4281

PREPARED BY:



361 W BYRON NELSON BLVD STE 104
IRVING, TX 76039
EMAIL: JCHW@INTEGRITYGROUPS.COM
PHONE: 817-235-4281

PRELIMINARY PLAT
LADERA WYLIE
OF
47.374 ACRES
1 HOA LOT
SITUATED IN THE
W. PATTERSON SURVEY, ABSTRACT No. 716
CITY OF WYLIE, COLLIN COUNTY, TEXAS

SHEET 2 of 2



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation

Prepared By: Amy Cortez

Account Code: 112-5612-54910

Subject

Consider, and act upon, the award of contract #W2024-67-I to LMC Corporation for repairs and improvements of the Thomas and Mattie Brown House exterior, in the estimated amount of \$89,791.84, through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Parks and Recreation Department seeks approval from the City Council to award a contract to LMC Corporation for the exterior painting and repairs of the Thomas and Mattie Brown House.

This project will include removing and replacing damaged ceiling board, trim at column header, and damaged or rotted siding; power wash all previously painted surfaces, sand and scrape any loose paint and sealants; prep and paint previously painted surfaces; seal and caulk all windows and door frames, paint all previously painted surfaces with client specified colors; repair two windows to match existing windows (re-using the glass); and provide and install handrails to the front and back stairs to match existing handrails on accessibility ramp.

Staff recommends the award of contract #W2024-67-I Thomas and Mattie Brown House to LMC Corporation in the amount of \$89,791.84 as providing the best value to the City. The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization under Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code, and by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

Wylie Agreement #W2024-67-I/Buyboard Contract #728-24



Wylie City Council

AGENDA REPORT

Department: Finance

Prepared By: Melissa Brown

Account Code: _____

Subject

Discuss Fiscal Year 2024-25 General Fund, Utility Fund, and 4B Fund Budgets.

Recommendation

Discussion

Discussion

Discuss with City Council the Fiscal Year 2024-25 General Fund, Utility Fund, and 4B Fund Budgets.

Budget Work Session Fiscal Year 2024-2025

July 9, 2024

Proposed General Fund Revenue Assumptions

Certified Total Estimated Value (Freeze Adjusted) as of April 30: \$7,271,454,376

Certified Estimated Value of New Construction as of April 30: \$211,652,279 (equates to \$1,128,382 in revenue)

Proposed Sales Tax Revenue is a 10% increase over FY 2024 Budgeted/Projected (6 month actuals at 53%)

Assumes an estimated voter approval rate of .580111 which includes the 3.5% revenue cap plus the full unused incremental rate

Includes \$1.5 million for EMS revenue

Includes reimbursement grants of \$1.9 million, offset by program expenditures

Items Included in Proposed Base Budget

	<u>Amount</u>
10% increase in health insurance	\$393,227
3% average merit increase for General Employees (effective January 2025)	\$309,819
5% pay plan adjustments for Police and Fire (effective Mid-Year 2025)	\$508,418
Public Safety step increase	<u>\$262,453</u>
Total General Fund	\$1,473,917

10% increase in health insurance	\$32,486
3% average merit increase for General Employees (effective January 2025)	<u>\$48,240</u>
Total 4B Sales Tax	\$80,726

10% increase in health insurance	\$53,928
3% average merit increase for General Employees (effective January 2025)	<u>\$86,553</u>
Total Utility Fund	\$140,481

Notable Change to Expenditures:

Reclassification of select positions from GF Parks to 4B Parks	(\$750,000)
--	-------------

General Fund Summary

Estimated Beginning Fund Balance - 10/01/24	\$ 24,001,674 (a)
Proposed Revenues FY25 (@ .580111)	65,783,508
Proposed Expenditures Base Budget FY25	(64,041,308)
Recommended Requests (Recurring Expense)	(470,654)
New/Replacement Equipment (One-Time Uses)	(1,061,250)
Use of Fund Balance	<u>(2,432,100)</u>
Estimated Ending Fund Balance 09/30/25	\$ 21,779,870 (b)

a) Assumes 2% of expenditures unspent in FY 2024

b) Estimated Ending Fund Balance is 33% of expenditures

New Recommendations - General Fund

Dept	Description	Amount
Personnel (Recurring)		
5132 - Facilities	Operations Support Technician	72,018
5211 - Police	Crossing Guard	19,523
5211 - Police	Records Clerk	63,245
5241 - Emergency Comm	Public Safety Data Analyst	83,104
5313 - Code Enforcement	Code Compliance Officer	76,634
5411 - Streets	Equipment Operator II (Traffic)	78,023
5411 - Streets	Equipment Operator II (Streets)	78,107
Total		\$ 470,654
New/Replacement Equipment (One-Time Uses)		
	Recommended Personnel one time expenses (computers, phone, etc.)	14,130
5132 - Facilities	Building Automation System Controls	125,000
5211 - Police	Advanced Body Scan	58,200
5211 - Police	Replacement Vehicles	216,000
5211 - Police	Camera Replacement	300,000
5231 - Fire	Replacement Holmatro Extrication Tools	45,000
5313 - Code Enforcement	Code Compliance Officer Vehicle and other expenses	52,920
5411 - Streets	2023 HSIP Call For Projects - FM 544 Street Lighting and Signal Coordination	250,000
Total		\$ 1,061,250
Total Recommendations		\$ 1,531,904

Use of Fund Balance - General Fund

Dept	Description	Amount
5211 - Police	Armored Vehicle	170,000
5211 - Police	Vehicle Equipment FY 23/24	662,000
5231 - Fire	Replace Fleet Unit #276	140,000
5231 - Fire	Replacement Fleet #285 - Support	110,000
5261 - EMS	Replacement Ambulance	450,000
5261 - EMS	Automated CPR Devices X 5	120,000
5251 - Animal Control	Animal Services Vehicle Replacement	91,100
5313 - Code Enforcement	Code Enforcement Vehicle Replacement (2)	74,000
5411 - Streets	15k Lb 2 Post Lift (Fleet)	16,000
5411 - Streets	Flashing Pedestrian Crossing at Hensley and Cornerstone	20,000
5411 - Streets	PTZ Camera (Stormwater)	60,000
5411 - Streets	Utility Truck (Traffic)	72,000
5411 - Streets	Skid Loader / Trailer (Stormwater)	75,000
5411 - Streets	6 Yard Dump Truck & Sander (Stormwater)	172,000
5411 - Streets	EECBG Street Light Retrofits	200,000 (a)
Total		\$ 2,432,100

a) Funded by \$200,000 grant revenue (budget neutral)

Utility Fund Summary

Estimated Beginning Fund Balance - 10/01/24	\$ 31,239,765
Proposed Revenues FY25	31,712,578 (a)
Proposed Expenditures Base Budget FY25	(29,414,970)
Recommended Requests (Recurring Expense)	(336,584)
New/Replacement Equipment (One-Time Uses)	<u>(2,788,570)</u>
Estimated Ending Fund Balance 09/30/25	\$ 30,412,219 (b)

a) Assumes 5% water rate increase and 5.5% sewer rate increase per the 2023 rate study

b) Policy requirement is 90 days of operating expenditures. Estimated Ending Fund Balance is 390 days

New Recommendations - Utility Fund Personnel (Recurring)

Dept	Description	Amount
5711 - Utility Administration	Training Coordinator	87,542
5712 - Utilities - Water	GIS Analyst	93,646
5714 - Utilities - Sewer	Fleet Technician	72,370
5715 - Utility Billing	Utility Technician	83,026
Total		\$ 336,584

New Recommendations - Utility Fund

Dept	Description	Amount
New/Replacement Equipment (One-Time Uses)		
5711 - Utility Administration	Recommended Personnel one-time expenses (computers, phone, etc.)	7,810
5715 - Utility Billing	Utility Technician Vehicle and other expenses	60,260
5712 - Utilities - Water	Chlorine Analyzers	60,000
5712 - Utilities - Water	Concrete Saw	65,000
5712 - Utilities - Water	Water Quality Vehicle	66,000
5712 - Utilities - Water	On Call Replacement	72,500
5712 - Utilities - Water	Skid Steer Replacement	75,000
5712 - Utilities - Water	Air Compressor	80,000
5712 - Utilities - Water	Hilltop Land Waterline Replacement Design	100,000
5712 - Utilities - Water	Water Valve Exercise Trailer	130,000
5712 - Utilities - Water	Excavator Replacement	150,000
5712 - Utilities - Water	Dogwood Drive Waterline Replacement	1,500,000
5714 - Utilities - Sewer	315 Replacement	67,000
5714 - Utilities - Sewer	Skid Steer Replacement	75,000
5714 - Utilities - Sewer	Concrete Saw / Trailer	80,000
5714 - Utilities - Sewer	Bypass Pumping Infrastructure	200,000
Total		\$ 2,788,570
Total Recommendations		\$ 3,125,154

4B Sales Tax Fund Summary

Estimated Beginning Fund Balance - 10/01/24	\$ 4,635,867	
Proposed Revenues FY25	6,214,492	(a)
Proposed Expenditures Base Budget FY25	(5,816,396)	
Recommended Requests (Recurring Expense)	(189,557)	
New/Replacement Equipment (One-Time Uses)	<u>(2,723,490)</u>	
Estimated Ending Fund Balance 09/30/25	\$ 2,120,916	(b)

a) Total includes sales tax revenue and service fee revenues from the Recreation Center

b) Policy requirement is 25% of budgeted sales tax revenue ($\$4,990,217 \times 25\% = \$1,247,554$)

New Recommendations - 4B Sales Tax Fund Personnel (Recurring)

Dept	Description	Amount
5613 - 4B Community Park Center	Transition Part-Time GSS to Full-Time - CPC	39,867
5614 - 4B Parks	Equipment Operator I - Irrigation	69,918
5625 - 4B Recreation Center	Transition Part-Time GSS to Full-Time (A)	39,886
5625 - 4B Recreation Center	Transition Part-Time GSS to Full-Time (B)	39,886
Total		\$ 189,557

New Recommendations - 4B Sales Tax Fund

Dept	Description	Amount
New/Replacement Equipment (One-Time Uses)		
5613 - 4B CPC	Ford Transit - CPC	75,000
5613 - 4B CPC	Transition Part-Time GSS to Full-Time - CPC	750
5614 - 4B Parks	Equipment Operator I - Irrigation	2,240
5614 - 4B Parks	Ride On Broadcaster - Parks / Athletics	20,000
5614 - 4B Parks	Replace - Front Loader Tractor - Parks / Athletics	40,000
5614 - 4B Parks	Plans - Conceptual Drawings - Braddock Park	44,000
5614 - 4B Parks	Replace - Playground - Sage Creek Park	60,000
5614 - 4B Parks	Replace - One-ton Unit #278 - Parks / Athletics	70,000
5614 - 4B Parks	Replace - Playground - Riverway Park	70,000
5614 - 4B Parks	Parks and Public Works Master Plan	75,000
5614 - 4B Parks	Replace - Spray Rig - Parks / Athletics	80,000
5614 - 4B Parks	Plans - Parking - Community Park	120,000
5614 - 4B Parks	Plans - Parking - Founders Park/Pirate Cove	145,000
5614 - 4B Parks	Playground Shade - Founders Park / Pirate Cove	200,000
5614 - 4B Parks	Construction - Parking - Community Park / South	300,000
5614 - 4B Parks	Construction - Pickleball, Shade, Lights - Community Park	420,000
5614 - 4B Parks	Renovation - South Field Drainage and Irrigation - Founders Park / South Field	1,000,000
5625 - 4B Rec Center	Transition Part-Time GSS to Full-Time (2)	1,500
Total		\$ 2,723,490
Total Recommendations		\$ 2,913,047



Wylie City Council

AGENDA REPORT

Department: WEDC
 Prepared By: Jason Greiner

Account Code: _____

Subject

Discuss the FY 2024-25 WEDC Budget.

Recommendation

Discussion.

Discussion

Staff will lead a discussion regarding the FY24-25 WEDC Budget.

Attachments include:

- WEDC Narrative
- WEDC Department Overview
- WEDC Fund Balance Summary
- WEDC Debt Service Detail

WYLIE ECONOMIC DEVELOPMENT CORPORATION

The Wylie citizens, as authorized by the Texas State Legislature, created the Wylie Economic Development Corporation (WEDC) via the passage of a half-cent sales tax increase in 1990. Funds received by the WEDC are used solely to enhance and promote economic development within the Wylie community.

	BUDGET	BUDGET	BUDGET	BUDGET
STAFFING	2021-2022	2022-2023	2023-2024	2024-2025
Executive Director	1.0	1.0	1.0	1.0
Assistant Director			1.0	1.0
Director of Business Retention	1.0	1.0	1.0	1.0
Senior Assistant	1.0	1.0		
Administrative Assistant		1.0	1.0	1.0
Office Manager			1.0	1.0
Mkt & Comms Coordinator			.5	
TOTAL	3.0	4.0	5.5	5

The primary objectives of the WEDC are to increase local employment opportunities while enhancing and diversifying the City of Wylie's tax base. The WEDC currently employs five full-time professional staff members who report directly to the Executive Director, and the Director reports to a 5-member Board of Directors appointed by the Wylie City Council. Ex-Officio Members of the Board include the sitting Mayor and current City Manager. Meetings typically occur on the third Wednesday of each month at 7:30 a.m. and on an as-needed basis at the WEDC's office located at 250 S. Highway 78.

The Wylie City Council provides oversight of the WEDC via approval of Bylaws, appointment of Board Members, approval of annual budgets, review of monthly expenditures and project approval. The City of Wylie Finance Department processes all financial functions of the WEDC and coordinates an annual Financial Audit by an independent, third-party firm.

WEDC Board of Directors	Current Appointment	Term Expires
Melisa Whitehead, President	06/2022	06/2025
Demond Dawkins, Vice President	06/2024	06/2027
Blake Brininstool, Treasurer	06/2024	06/2027
Whitney McDougall, Secretary	07/2023	06/2025
Harold Smith, Board Member	06/2024	06/2026

Budget Overview FY 2024-2025

Department Executive Summary

Wylie EDC

FY 2025 Budget Notes

Notable increases/decreases from FY 2024 base budget:

For FY25, the WEDC estimates \$17,587,840 in available resources which includes a beginning fund balance of \$8,371,292. Staff estimates the following WEDC Revenues: \$4,990,217 in Sales Tax Receipts, \$4,109,530 in proceeds from the Sale of WEDC-owned properties, \$4,800 in Rental Income and \$112,000 in allocated interest earnings.

Expenses for FY25 are estimated at \$13,972,554. Personnel Services are up from \$629,900 to \$667,517, Incentives are down from \$1,929,250 to \$1,764,250, Debt Service stayed the same at \$1,231,998, and the WEDC's Capital Outlay (Land/Purchase) has \$1,000,000 budgeted. As City Council will recall, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to Special Services. These expenses have always been accounted for in Capital Outlay, however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more adequately track the taxable vs. non-tax nature of these expenses for reporting purposes due to the Series 2022 Note in the amount of \$8.1MM.

Notable Changes:

- Personnel Services: Up from \$629,900 to \$667,517
- Special Services:
 - SpecServ Misc: up from \$37,270 to \$67,270
 - SpecServ Real Estate: down from \$234,500 to \$71,000
 - SpecServ Infrastructure: down from \$10,324,000 to \$8,040,667
 - Includes remaining infrastructure investment for the 544 Gateway Addition, Cooper Plaza, and the Eubanks Gas Line Extension
- Travel & Training: up from \$73,000 to \$92,500
- Dues & Subscriptions: up from \$60,733 to \$91,053
- Audit & Legal: up from \$23,000 to \$53,000

Staff estimates the FY25 ending fund balance of \$3,615,285.

Once approved by the WEDC Board of Directors, this budget will come back to City Council for final approval at the July 23rd City Council Meeting.

Prepared by: Wylie EDC

City of Wylie
Fund Summary

Wylie Economic Development Corporation

Audited Wylie Economic Development Corp Ending Balance - 9/30/23	\$ 12,625,715
Projected '24 Revenues	<u>4,846,361</u>
Available Funds	17,472,076
Projected '24 Expenditures	<u>(9,100,784)</u>
Estimated Ending Fund Balance 09/30/24	\$ 8,371,292
 Estimated Beginning Fund Balance - 10/01/24	 \$ 8,371,292
Proposed Revenues '25	9,216,547 a)
Proposed Expenditures '25	<u>13,972,554</u>
Estimated Ending Fund Balance 9/30/25	\$ 3,615,285

a) Proposed Sales Tax is 10% higher than FY24 and includes \$4.1MM in Gain/Loss Sale of Property.

FY2024-2025 WEDC Debt Service Detail

Jarrard Loan #6088461

\$79,695.52

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
94	10/22/2024	\$298.86	\$2,810.29	\$3,109.15	\$76,885.23
95	11/22/2024	\$288.32	\$2,820.83	\$3,109.15	\$74,064.40
96	12/22/2024	\$277.74	\$2,831.41	\$3,109.15	\$71,232.99
97	1/22/2025	\$267.12	\$2,842.03	\$3,109.15	\$68,390.96
98	2/22/2025	\$256.47	\$2,852.68	\$3,109.15	\$65,538.28
99	3/22/2025	\$245.77	\$2,863.38	\$3,109.15	\$62,674.90
100	4/22/2025	\$235.03	\$2,874.12	\$3,109.15	\$59,800.78
101	5/22/2025	\$224.25	\$2,884.90	\$3,109.15	\$56,915.88
102	6/22/2025	\$213.43	\$2,895.72	\$3,109.15	\$54,020.16
103	7/22/2025	\$202.58	\$2,906.57	\$3,109.15	\$51,113.59
104	8/22/2025	\$191.68	\$2,917.47	\$3,109.15	\$48,196.12
105	9/22/2025	\$180.74	\$2,928.41	\$3,109.15	\$45,267.71
		\$2,881.99	\$34,427.81	\$37,309.80	

(Payout Complete Dec FY 26-27; 120 Payments Total)

Government Capital Loan (Series 2021: No. 9624 Effective 10/5/21)

\$7,246,324.61

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
36	10/5/2024	\$21,014.34	\$25,925.51	\$46,939.85	\$7,220,399.10
37	11/5/2024	\$20,939.16	\$26,000.69	\$46,939.85	\$7,194,398.41
38	12/5/2024	\$20,863.76	\$26,076.09	\$46,939.85	\$7,168,322.32
39	1/5/2025	\$20,788.13	\$26,151.72	\$46,939.85	\$7,142,170.60
40	2/5/2025	\$20,712.29	\$26,227.56	\$46,939.85	\$7,115,943.04
41	3/5/2025	\$20,636.23	\$26,303.62	\$46,939.85	\$7,089,639.42
42	4/5/2025	\$20,559.95	\$26,379.90	\$46,939.85	\$7,063,259.52
43	5/5/2025	\$20,483.45	\$26,456.40	\$46,939.85	\$7,036,803.12
44	6/5/2025	\$20,406.73	\$26,533.12	\$46,939.85	\$7,010,270.00
45	7/5/2025	\$20,329.78	\$26,610.07	\$46,939.85	\$6,983,659.93
46	8/5/2025	\$20,252.61	\$26,687.24	\$46,939.85	\$6,956,972.69
47	9/5/2025	\$20,175.22	\$26,764.63	\$46,939.85	\$6,930,208.06
		\$247,161.65	\$316,116.55	\$563,278.20	

(Loan is Eligible for Principal Reduction 11/2026)

Government Capital Loan (Series 2022: Effective 7/20/22)

\$7,556,077.29

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
27	10/20/2024	\$30,224.31	\$22,393.16	\$52,617.47	\$7,533,684.13
28	11/20/2024	\$30,134.74	\$22,482.73	\$52,617.47	\$7,511,201.40
29	12/20/2024	\$30,044.81	\$22,572.66	\$52,617.47	\$7,488,628.74
30	1/20/2025	\$29,954.51	\$22,662.96	\$52,617.47	\$7,465,965.78
31	2/20/2025	\$29,863.86	\$22,753.61	\$52,617.47	\$7,443,212.17
32	3/20/2025	\$29,772.85	\$22,844.62	\$52,617.47	\$7,420,367.55
33	4/20/2025	\$29,681.47	\$22,936.00	\$52,617.47	\$7,397,431.55
34	5/20/2025	\$29,589.73	\$23,027.74	\$52,617.47	\$7,374,403.81
35	6/20/2025	\$29,497.62	\$23,119.85	\$52,617.47	\$7,351,283.96
36	7/20/2025	\$29,405.14	\$23,212.33	\$52,617.47	\$7,328,071.63
37	8/20/2025	\$29,312.29	\$23,305.18	\$52,617.47	\$7,304,766.45
38	9/20/2025	\$29,219.07	\$23,398.40	\$52,617.47	\$7,281,368.05
		\$356,700.40	\$274,709.24	\$631,409.64	

(Loan is Eligible for Principal Reduction in 8/2027)

Interest Total FY 24-25 \$606,744.04
Principal Total FY 24-25 \$625,253.60
Debt Service Total FY 24-25 \$1,231,997.64

Total Principal Balance EOY 24-25 \$14,256,843.82

Account	2023 Actual	2024 Budget	2024 Base Budget	2024 YTD Actual	2024 Projected	2025 Base Budget	2025 Base vs 2024 Base \$	2025 Base vs 2024 Base %	2025 Proposed	2025 Adopted
Fund: 111 - WYLIE ECONOMIC DEVELOPMENT CORP	\$ (5,186,103)	\$ (7,354,381)	\$ (7,354,381)	\$ (2,885,090)	\$ (4,846,361)	\$ (9,216,547)	\$ (1,862,166)	25%	\$ (9,216,547)	\$ (9,216,547)
Department: 4000 - REVENUES	\$ (5,186,103)	\$ (7,354,381)	\$ (7,354,381)	\$ (2,885,090)	\$ (4,846,361)	\$ (9,216,547)	\$ (1,862,166)	25%	\$ (9,216,547)	\$ (9,216,547)
Category: 400 - Taxes	\$ (4,611,796)	\$ (4,536,561)	\$ (4,536,561)	\$ (2,779,886)	\$ (4,536,561)	\$ (4,990,217)	\$ (453,656)	10%	\$ (4,990,217)	\$ (4,990,217)
Type: Revenue	\$ (4,611,796)	\$ (4,536,561)	\$ (4,536,561)	\$ (2,779,886)	\$ (4,536,561)	\$ (4,990,217)	\$ (453,656)	10%	\$ (4,990,217)	\$ (4,990,217)
111-4000-40210 - SALES TAX	\$ (4,611,796)	\$ (4,536,561)	\$ (4,536,561)	\$ (2,779,886)	\$ (4,536,561)	\$ (4,990,217)	\$ (453,656)	10%	\$ (4,990,217)	\$ (4,990,217)
Category: 430 - Intergovernmental	-	-	-	-	-	-	-	-	-	-
Type: Revenue	-	-	-	-	-	-	-	-	-	-
111-4000-43518 - 380 AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
Category: 460 - Interest Income	\$ (381,356)	\$ (112,000)	\$ (112,000)	\$ (349,660)	\$ (350,000)	\$ (112,000)	\$ -	0%	\$ (112,000)	\$ (112,000)
Type: Revenue	\$ (381,356)	\$ (112,000)	\$ (112,000)	\$ (349,660)	\$ (350,000)	\$ (112,000)	\$ -	0%	\$ (112,000)	\$ (112,000)
111-4000-46110 - ALLOCATED INTEREST	\$ (381,356)	\$ (112,000)	\$ (112,000)	\$ (349,660)	\$ (350,000)	\$ (112,000)	\$ -	0%	\$ (112,000)	\$ (112,000)
Category: 480 - Miscellaneous Income	\$ (192,951)	\$ (2,705,820)	\$ (2,705,820)	\$ 244,456	\$ 40,200	\$ (4,114,330)	\$ (1,408,510)	52%	\$ (4,114,330)	\$ (4,114,330)
Type: Revenue	\$ (192,951)	\$ (2,705,820)	\$ (2,705,820)	\$ 244,456	\$ 40,200	\$ (4,114,330)	\$ (1,408,510)	52%	\$ (4,114,330)	\$ (4,114,330)
111-4000-48110 - RENTAL INCOME	\$ (116,558)	\$ (48,600)	\$ (48,600)	\$ (29,981)	\$ (4,800)	\$ (4,800)	\$ 43,800	-90%	\$ (4,800)	\$ (4,800)
111-4000-48410 - MISCELLANEOUS INCOME	\$ (996)	\$ (1,250)	\$ (1,250)	\$ (1,947)	\$ -	\$ -	\$ 1,250	-100%	\$ -	\$ -
111-4000-48430 - GAIN/(LOSS) SALE OF CAP ASSETS	\$ (75,397)	\$ (2,655,970)	\$ (2,655,970)	\$ 276,384	\$ 45,000	\$ (4,109,530)	\$ (1,453,560)	55%	\$ (4,109,530)	\$ (4,109,530)
Category: 490 - Other Financing Sources	-	-	-	-	-	-	-	-	-	-
Type: Revenue	-	-	-	-	-	-	-	-	-	-
111-4000-49325 - BANK NOTE PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -
111-4000-49600 - INSURANCE RECOVERIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -
	\$ (5,186,103)	\$ (7,354,381)	\$ (7,354,381)	\$ (2,885,090)	\$ (4,846,361)	\$ (9,216,547)	\$ (1,862,166)	25%	\$ (9,216,547)	\$ (9,216,547)

*YTD Actuals as of 7/3/2024

Account	2023 Actual	2024 Budget	2024 Base Budget	2024 YTD Actual	2024 Projected	2025 Base Budget	2025 Base vs 2024 Base \$	2025 Base vs 2024 Base %	2025 Proposed	2025 Adopted
Fund: 111 - WYLIE ECONOMIC DEVELOPMENT CORP	\$ 3,737,395	\$ 16,453,701	\$ 16,453,701	\$ 3,130,379	\$ 9,100,784	\$ 13,972,555	\$ (2,481,146)	-15%	\$ 13,972,555	\$ 13,972,555
Department: 5611 - WEDC	\$ 3,737,395	\$ 16,453,701	\$ 16,453,701	\$ 3,130,379	\$ 9,100,784	\$ 13,972,555	\$ (2,481,146)	-15%	\$ 13,972,555	\$ 13,972,555
Category: 510 - Personnel Services	\$ 471,211	\$ 654,900	\$ 654,900	\$ 408,224	\$ 629,900	\$ 667,517	\$ 12,617	2%	\$ 667,517	\$ 667,517
Type: Expense	\$ 471,211	\$ 654,900	\$ 654,900	\$ 408,224	\$ 629,900	\$ 667,517	\$ 12,617	2%	\$ 667,517	\$ 667,517
Category: 520 - Supplies	\$ 9,335	\$ 8,300	\$ 8,300	\$ 5,363	\$ 8,300	\$ 8,300	\$ -	0%	\$ 8,300	\$ 8,300
Type: Expense	\$ 9,335	\$ 8,300	\$ 8,300	\$ 5,363	\$ 8,300	\$ 8,300	\$ -	0%	\$ 8,300	\$ 8,300
Category: 540 - Materials for Maint	\$ 5,549	\$ 10,150	\$ 10,150	\$ 2,626	\$ 10,150	\$ 10,150	\$ -	0%	\$ 10,150	\$ 10,150
Type: Expense	\$ 5,549	\$ 10,150	\$ 10,150	\$ 2,626	\$ 10,150	\$ 10,150	\$ -	0%	\$ 10,150	\$ 10,150
Category: 560 - Contractual Services	\$ 2,019,302	\$ 13,548,353	\$ 13,548,353	\$ 1,845,895	\$ 7,220,436	\$ 11,054,590	\$ (2,493,763)	-18%	\$ 11,054,590	\$ 11,054,590
Type: Expense	\$ 2,019,302	\$ 13,548,353	\$ 13,548,353	\$ 1,845,895	\$ 7,220,436	\$ 11,054,590	\$ (2,493,763)	-18%	\$ 11,054,590	\$ 11,054,590
111-5611-56030 - INCENTIVES	\$ 855,812	\$ 1,929,250	\$ 1,929,250	\$ 1,015,000	\$ 1,179,250	\$ 1,764,250	\$ (165,000)	-9%	\$ 1,764,250	\$ 1,764,250
111-5611-56040 - SPECIAL SERVICES (SS)	\$ 12,167	\$ 37,270	\$ 37,270	\$ 25,455	\$ 67,270	\$ 67,270	\$ 30,000	80%	\$ 67,270	\$ 67,270
111-5611-56041 - SS-REAL ESTATE	\$ 336,302	\$ 234,500	\$ 234,500	\$ 130,699	\$ 234,500	\$ 71,000	\$ (163,500)	-70%	\$ 71,000	\$ 71,000
111-5611-56042 - SS-INFRASTRUCTURE	\$ 51,143	\$ 10,324,000	\$ 10,324,000	\$ 6,101	\$ 4,683,333	\$ 8,040,667	\$ (2,283,333)	-22%	\$ 8,040,667	\$ 8,040,667
111-5611-56080 - ADVERTISING	\$ 133,089	\$ 226,125	\$ 226,125	\$ 94,215	\$ 226,125	\$ 226,125	\$ -	0%	\$ 226,125	\$ 226,125
111-5611-56090 - COMMUNITY DEV	\$ 61,566	\$ 66,200	\$ 66,200	\$ 35,357	\$ 64,950	\$ 74,450	\$ 8,250	12%	\$ 74,450	\$ 74,450
111-5611-56110 - COMMUNICATIONS	\$ 5,669	\$ 7,900	\$ 7,900	\$ 3,635	\$ 7,900	\$ 7,900	\$ -	0%	\$ 7,900	\$ 7,900
111-5611-56180 - RENTAL	\$ 27,000	\$ 27,000	\$ 27,000	\$ 20,250	\$ 27,000	\$ 27,000	\$ -	0%	\$ 27,000	\$ 27,000
111-5611-56210 - TRAVEL & TRAINING	\$ 56,489	\$ 73,000	\$ 73,000	\$ 50,953	\$ 77,000	\$ 92,500	\$ 19,500	27%	\$ 92,500	\$ 92,500
111-5611-56250 - DUES & SUBSCRIPTIONS	\$ 53,399	\$ 60,733	\$ 60,733	\$ 57,853	\$ 60,733	\$ 91,053	\$ 30,320	50%	\$ 91,053	\$ 91,053
111-5611-56310 - INSURANCE	\$ 6,449	\$ 6,800	\$ 6,800	\$ 5,653	\$ 6,800	\$ 6,800	\$ -	0%	\$ 6,800	\$ 6,800
111-5611-56510 - AUDIT & LEGAL SERVICES	\$ 28,282	\$ 23,000	\$ 23,000	\$ 26,509	\$ 53,000	\$ 53,000	\$ 30,000	130%	\$ 53,000	\$ 53,000
111-5611-56570 - ENGINEERING	\$ 389,189	\$ 530,175	\$ 530,175	\$ 372,684	\$ 530,175	\$ 530,175	\$ -	0%	\$ 530,175	\$ 530,175
111-5611-56610 - UTILITIES-ELECTRIC	\$ 2,746	\$ 2,400	\$ 2,400	\$ 1,530	\$ 2,400	\$ 2,400	\$ -	0%	\$ 2,400	\$ 2,400
Category: 570 - Debt Service	\$ 1,231,998	\$ 1,231,998	\$ 1,231,998	\$ 868,272	\$ 1,231,998	\$ 1,231,998	\$ -	0%	\$ 1,231,998	\$ 1,231,998
Type: Expense	\$ 1,231,998	\$ 1,231,998	\$ 1,231,998	\$ 868,272	\$ 1,231,998	\$ 1,231,998	\$ -	0%	\$ 1,231,998	\$ 1,231,998
Category: 580 - Capital Outlay	-	\$ 1,000,000	\$ 1,000,000	-	-	\$ 1,000,000	\$ -	0%	\$ 1,000,000	\$ 1,000,000
Type: Expense	-	\$ 1,000,000	\$ 1,000,000	-	-	\$ 1,000,000	\$ -	0%	\$ 1,000,000	\$ 1,000,000
	\$ 3,737,395	\$ 16,453,701	\$ 16,453,701	\$ 3,130,379	\$ 9,100,784	\$ 13,972,555	\$ (2,481,146)	-15%	\$ 13,972,555	\$ 13,972,555

*YTD Actuals as of 7/3/2024