

Wylie City Council Regular Meeting

March 24, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE (U.S. AND TEXAS FLAGS)

PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Students - Term 3.

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 March 10, 2026 Special Called Meeting with Economic Development Corporation and the Regular Called City Council Meeting minutes.
- B. Consider, and act upon, the award of a Professional Services Project Order (PSPO) #W2026-47 for the AWIA Risk and Resilience Assessment and Emergency Response Plan Development to Freese and Nichols, Inc. in the amount of \$115,109.00.
- C. Consider, and act upon, the approval of Purchase Agreement No. W2026-39 for EMS Medical Supplies in an estimated annual amount of \$130,000.00 from Bound Tree Medical, LLC for Wylie Fire Rescue through an interlocal agreement with the City of Midlothian, and authorizing the City Manager to execute any and all necessary documents.
- D. Consider, and act upon, the approval of the purchase, upfit, and delivery of a 2026 Ambulance for Wylie Fire Rescue in an estimated amount of \$645,000 through cooperative purchasing agreements, and authorizing the City Manager to execute any and all necessary documents.
- E. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2026.
- F. Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2026.
- G. Consider, and act upon, Resolution No. 2026-05(R) approving a Resolution of the Wylie Economic Development Corporation to obtain a loan in the principal amount of \$9,600,000.

- H. Consider, and act upon, Ordinance No. 2026-12 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.
- I. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2026.
- J. Consider, and act upon, approval of the 1Lt Robert F. Welch III Charity non-profit group, to hold their annual 1Lt Robert F. Welch III Run for our Heroes 5K/Walk Event at Olde City Park on April 25, 2026.
- K. Consider, and act upon, approval of the Juneteenth of Wylie Organization non-profit group, to hold their annual Juneteenth Festival of Wylie Event at Olde City Park on June 13, 2026.
- L. Consider, and act upon, approving the Amended and Restated Bylaws of the Parks and Recreation Board; approving new qualifications for membership on the Parks and Recreation Board, including residency, voter registration, and employment restrictions, and other updates.
- M. Consider, and act upon, Ordinance No. 2026-13, amending Chapter 18 (Animals), Article IV (Animal Shelter Advisory Board), Section 18-123(c) (Number of Members; Qualified Appointment; Terms) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, relating to the term limit holdover provision.
- N. Consider, and act upon, Resolution No. 2026-06(R) amending Resolution No. 2022-15(R) Adopting Rules of Procedures for the Board of Review.
- O. Consider, and act upon, Ordinance No. 2026-14 for a change in zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N. Highway 78 (ZC 2026-01).
- P. Consider, and place on file, the Animal Shelter Advisory Board report to the City Council.

REGULAR AGENDA

- 1. **Tabled from 02-24-2026**
Remove from table and consider.

Hold a public hearing, consider, and act upon, authorizing a donation by the City of Wylie to Hope for the Cities in an amount not to exceed \$2,000.

- 2. Present, and place on file, the Wylie Economic Development Corporation 2025 Annual Report.

WORK SESSION

- WS1. Discuss Fiscal Year 2027 Budget Kickoff.

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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, 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: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9a, 2025-10f, and 2026-2k.

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 March 18, 2026, 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 March 10, 2026 Special Called Meeting with Economic Development Corporation and the Regular Called City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Special Called Meeting with Economic Development Corporation Minutes

March 10, 2026 – 5:15 PM

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



CALL TO ORDER

Mayor Matthew Porter called the special meeting with the Economic Development Corporation to order at 5:16 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi. The following Economic Development Corporation Board members were present: Melisa Whitehead, Demond Dawkins, Blake Brininstool, and Harold Smith. Councilman Todd Pickens, Councilman Scott Williams, and Board member Alan Dayton were absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Economic Development Corporation Executive Director Jason Greiner; and City Secretary Stephanie Storm.

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 City Council or the Economic Development Corporation.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 5:19 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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Brown, State Hwy 78/Kreymer, 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: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-5a, 2024-12c, 2025-1a, 2025-1i, 2025-4a, 2025-4d, 2025-5h, 2025-6a, 2025-6e, 2025-7b, 2025-7d, 2025-8a, 2025-8i, 2025-9a, 2025-10c, 2025-10e, 2025-10f, 2025-11g, 2026-1c, 2026-2a, 2026-2b, 2026-2c, and 2026-2h.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 6:16 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to authorize the WEDC to enter into a Performance Agreement with Project 2026-1c in an amount not to exceed \$20,000. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to authorize the WEDC to enter into a Performance Agreement with Project 2024-12c in an amount not to exceed \$350,000. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

ADJOURNMENT

With no other business to conduct, the Mayor adjourned the special-called meeting at 6:18 p.m.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Wylie City Council Regular Meeting Minutes

March 10, 2026 – 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 6:25 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi. Councilman Todd Pickens and Councilman Scott Williams were absent.

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; Police Chief Anthony Henderson; Operations Director James Brown; Parks and Recreation Director Carmen Powlen; Assistant Library Director Lisa Galletta; Finance Director Melissa Brown; Assistant Public Works Director Lavonte Childs; Community Services Director Jasen Haskins; Purchasing Manager Chris Rodriguez; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the invocation, and Mayor *Pro Tem* Mulliqi led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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Alexis Tapp, representing the Wylie Historical Society, addressed the City Council to share updates on society initiatives. She reported that the society is partnering with Wylie ISD to record video interviews for the society's archives. Tapp also announced that Tracy Lawson, curator of the Brown House, will serve as the keynote speaker at the society's 2026 Spring Luncheon on March 28 at 11:00 a.m. at St. Anthony's Pondant Hall, and encouraged the public to attend. Additionally, she announced that the next historic marker dedication in Wylie will be held on April 19 at the Housewright House, which will be recognized as a Recorded Texas Historic Landmark. She thanked the Council and encouraged community members to attend the upcoming events.

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 February 24, 2026 Regular City Council Meeting minutes.**
- B. **Consider, and act upon, Ordinance No. 2026-09, an ordinance of the City Council of the City of Wylie, Texas, declaring unopposed candidates in the May 2, 2026, General City Election, elected to office; canceling the election; providing a severability clause; and providing an effective date.**

- C. Consider, and act upon, accepting a donation to the City in the amount of \$5,779 from the Catholic Foundation of the Estate of Rita and Truett Smith.
- D. Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 8, creating 102 single-family residential lots and six open space lots on 43.113 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.
- E. Consider, and act upon, Ordinance No. 2026-10, amending Chapter 2 (Administration), Article III (Officers), Division 1 (Generally), Section 2-42 (City Manager Authorized To Execute Certain Documents, Agreements, Contracts) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, to authorize the City Manager to execute contracts and/or purchases up to \$100,000.00.
- F. Consider, and act upon, the approval of the 2026 Procurement Manual.
- G. Consider, and act upon, the approval of Purchase No. W2026-49 for the purchase of three (3) vehicles for the Public Works Department from Caldwell County Chevrolet in an estimated amount of \$177,394.00 through a cooperative purchasing agreement with BuyBoard and authorizing the City Manager to execute all necessary documents.
- H. Consider, and act upon, the approval of an agreement with Dell Technologies for the purchase of computers and related hardware in the estimated annual amount of \$90,000 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorize the City Manager to execute all necessary documents.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

REGULAR AGENDA

- 1. **Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N. Highway 78 (ZC 2026-01).**

Staff Comments

Community Services Director Haskins presented the Item and answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:35 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:36 p.m.

Council Comments

Michael Thomas, the applicant, answered questions from the Council.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Hoover, to approve Item 1 as presented. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

2. **Consider, and act upon, Ordinance No. 2026-11, amending Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Article XI (Fire Department), Sections J, K, L, and M (Ambulance Service Fees); providing a savings/repealing clause, severability clause, penalty clause and an effective date; and providing for the publication of the caption hereof.**

Staff Comments

Fire Chief Blythe presented the Item and answered questions from the Council.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to approve Item 2 as presented. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

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 captions of Ordinance Nos. 2026-09, 2026-10, and 2026-11 into the official record.

ADJOURNMENT

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to adjourn the meeting at 6:52 p.m. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 611-5712-56040
Prepared By: Christopher Rodriguez

Subject

Consider, and act upon, the award of a Professional Services Project Order (PSPO) #W2026-47 for the AWIA Risk and Resilience Assessment and Emergency Response Plan Development to Freese and Nichols, Inc. in the amount of \$115,109.00.

Recommendation

Motion to approve the Item as presented.

Discussion

Section 2013 of the American Water Infrastructure Act (AWIA) of 2018 requires community water systems that serve more than 3,300 people, to complete a risk and resilience assessment and develop an Emergency Response Plan every five (5) years. The Risk and Resilience assessments evaluate the vulnerabilities, threats, and consequences of potential hazards. The City of Wylie is required to complete the Risk and Resilience Assessment phase by June 30, 2026, and Emergency Response Plan must be completed by December 31, 2026, and submit recertification documents to The EPA for reviewed, any revisions and approval.

For this project, the City reviewed and ranked the engineering firms who were awarded a Master Agreement for Professional Services (MAPES) under contract #W2021-8-E-M (Engineering Studies and Analysis). Review team staff deemed Freese and Nichols, Inc. to be the most qualified firm based on their submittal showing the most comprehensive experience in water/wastewater master planning and water studies. The project was approved for budget year 2025-2026, and the estimated time frame for completion of this project is 200 business days.

Staff recommends the award of a Professional Services Project Order (PSPO) #W2026-47 to Freese and Nichols, Inc. in the amount of \$115,109.00, as being the most qualified firm under Government Code 2254 Professional and Consulting Services.

W2026-47



Wylie City Council

AGENDA REPORT

Department:	Purchasing	Account Code:	100-5231-52250 100-5261-52250
Prepared By:	Kirby Krol		

Subject

Consider, and act upon, the approval of Purchase Agreement No. W2026-39 for EMS Medical Supplies in an estimated annual amount of \$130,000.00 from Bound Tree Medical, LLC for Wylie Fire Rescue through an interlocal agreement with the City of Midlothian, and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Wylie Fire Rescue (WFR) is requesting approval of Purchase Agreement No. W2026-39 for EMS Medical Supplies to support the City's EMS Program.

Through this agreement, supplies purchased will consist of consumables, equipment, and medications to fully stock each ambulance for all aspects of emergency medical response services. The supply of these materials is essential to maintain day-to-day operations of the department, and crucial for life-saving interventions.

Utilizing group purchasing organizations and interlocal agreements offer the City bulk purchasing discounts and provide an economical solution to procuring these goods from a well-established and reliable vendor.

Staff recommends the approval of Purchase Agreement No. W2026-39 for EMS Medical Supplies in an estimated annual amount of \$130,000.00 from Bound Tree Medical, LLC through an interlocal agreement with the City of Midlothian, as it will provide 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 pursuant to 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.

City of Wylie Agreement No. 2026-39, City of Midlothian Contract No. 2025-28



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 451-5451-58510
Prepared By: Kirby Krol

Subject

Consider, and act upon, the approval of the purchase, upfit, and delivery of a 2026 Ambulance for Wylie Fire Rescue in an estimated amount of \$645,000 through cooperative purchasing agreements, and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Wylie Fire Rescue (WFR) is requesting approval for the purchase, upfit, and delivery of a new ambulance. This ambulance will replace a 2016 ambulance that the City acquired in used condition from the City of Plano.

The current unit is declining in reliability with an increase in maintenance costs. As a critical front-line asset for emergency response, the deteriorating condition of the current unit requires a modern replacement equipped with the latest standards and equipment upgrades.

Funding for this procurement was approved and appropriated by the City Council upon adoption of the budget for FY2026. The breakdown of the equipment acquisitions by vendor are listed below and represent full upfitting to City standards.

Equipment / Description	Vendor
2026 Horton Ambulance	Southern Emergency & Rescue Vehicle Sales (SERVS)
Mobile Radios	Motorola
LP35, Lucas Device	Stryker

An analysis done by WFR found the cooperative purchasing agreements to be the most economical way to procure from well-established and reliable vendors. Therefore, staff recommends the purchase, upfit, and delivery of a 2026 ambulance for Wylie Fire Rescue through a cooperative purchasing agreement, 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 pursuant to 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 No. 2026-54, BuyBoard Agreement No. 745-24 (Ambulance)

Wylie No. 2026-55, DIR Agreement No. DIR-CPO-5433 (Motorola Equipment)

Wylie No. 2026-56, Sourcewell Agreement No. 041823-STY (Stryker Equipment)



Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:** _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2026.

Recommendation

Motion to approve the Item as presented.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 41.67%
GENERAL FUND REVENUE SUMMARY					
TAXES	48,362,681	4,680,155	38,722,145	80.07%	A
FRANCHISE FEES	3,056,091	1,128,999	1,530,389	50.08%	B
LICENSES AND PERMITS	787,000	48,140	285,374	36.26%	C
INTERGOVERNMENTAL REV.	4,142,845	462,918	1,298,175	31.34%	D
SERVICE FEES	7,054,326	663,934	2,679,616	37.99%	E
COURT FEES	368,800	37,495	182,438	49.47%	
INTEREST INCOME	1,190,864	65,734	277,122	23.27%	F
MISCELLANEOUS INCOME	224,835	8,057	214,259	95.30%	
OTHER FINANCING SOURCES	2,950,992	11,686	2,912,766	98.70%	G
REVENUES	68,138,434	7,107,119	48,102,284	70.59%	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	929,417	NA	NA	NA	H
TOTAL REVENUES	69,067,851	7,107,119	48,102,284	69.64%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	111,092	15,143	55,432	49.90%	
CITY MANAGER	1,535,252	116,721	557,701	36.33%	
CITY SECRETARY	676,983	65,949	219,999	32.50%	
CITY ATTORNEY	300,000	17,708	45,982	15.33%	
FINANCE	1,592,728	83,713	774,939	48.65%	I
FACILITIES	1,203,949	89,866	404,246	33.58%	
MUNICIPAL COURT	745,967	57,190	245,926	32.97%	
HUMAN RESOURCES	1,015,855	68,434	330,402	32.52%	
PURCHASING	377,045	26,977	126,572	33.57%	
INFORMATION TECHNOLOGY	2,797,868	218,985	1,376,082	49.18%	J
POLICE	17,759,615	1,362,586	6,615,855	37.25%	
FIRE	15,265,791	1,124,426	5,811,467	38.07%	
EMERGENCY COMMUNICATIONS	3,393,851	153,114	1,064,017	31.35%	
ANIMAL CONTROL	1,035,538	68,256	300,536	29.02%	
EMERGENCY MEDICAL SERVICES	3,020,482	201,414	1,149,898	38.07%	
PLANNING	455,133	33,484	162,875	35.79%	
BUILDING INSPECTION	631,143	44,837	214,395	33.97%	
CODE ENFORCEMENT	377,036	21,630	115,164	30.54%	
STREETS	5,036,571	353,290	1,649,090	32.74%	
PARKS	2,664,408	162,407	804,072	30.18%	
LIBRARY	2,930,001	191,327	1,059,078	36.15%	
COMBINED SERVICES	6,378,077	734,023	2,388,802	37.45%	
TOTAL EXPENDITURES	69,304,385	5,211,481	25,472,528	36.75%	
REVENUES OVER/(UNDER) EXPENDITURES	-236,534	1,895,637	22,629,757	32.89%	
A. Property tax payments are at 96% for fiscal year 2025-26 compared to 97% for same time last year. Sales tax is on a 2 month lag and three months have been received. Sales tax is 1.9% lower than same time last year.					
B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority. FEC yearly payment has been received.					
C. Licenses and Permits are down 33% from same time last year.					
D. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements which are billed quarterly and Fire Services which are billed quarterly and annually.					
E. Service Fees: Trash fees billed in October are applicable towards FY 2024-25 revenue and four months have been received. The remaining fees are from other seasonal fees.					
F. Interest Rates have gone down since budget was developed in June.					
G. Yearly transfer from Utility Fund.					
H. Largest Carry Forward items: \$257,314 for Hail Damage Vehicle Repair, \$317,939 for Armored Vehicle, \$160,000 for Striping of Country Club, \$107,900 for 2023 TXDOT HSIP FM544 Program Signals and Lights, \$123,208 Dump Truck					
I. Annual appraisal and audit fees.					
J. Annual maintenance agreements					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 41.67%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	33,948,189	2,460,460	10,598,044	31.22%	K
INTEREST INCOME	1,138,074	57,406	402,306	35.35%	L
MISCELLANEOUS INCOME	70,000	1,610	8,170	11.67%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	35,156,263	2,519,476	11,008,520	31.31%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	117,464	NA	NA	NA	M
TOTAL REVENUES	35,273,727	NA	11,008,520	31.21%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	842,728	46,216	282,863	33.57%	
UTILITIES - WATER	3,624,606	197,604	844,973	23.31%	
CITY ENGINEER	1,769,861	108,718	318,567	18.00%	N
UTILITIES - SEWER	2,624,874	208,314	734,883	28.00%	
CUSTOMER SERVICE	1,898,070	117,658	736,252	38.79%	
COMBINED SERVICES	24,131,193	4,023,490	12,460,250	51.64%	O
TOTAL EXPENDITURES	34,891,332	4,701,999	15,377,787	44.07%	
REVENUES OVER/(UNDER) EXPENDITURES	382,394	-2,182,523	-4,369,269	-12.86%	

K. Most Utility Fund Revenue billed in October was applicable to FY 2024-25. Only four months have been received.

L. Interest Rates have gone down since the budget was developed in June.

M. Largest Carry Forward items: \$40,337 Dogwood Waterline Replacement Design, \$27,247 Stormwater Fee Study, \$90,000 SCADA Upgrades

N. Open Engineer Position

O. Annual transfer to the General Fund.



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2026.

Recommendation

Motion to approve the Item as submitted.

Discussion

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

City Of Wylie

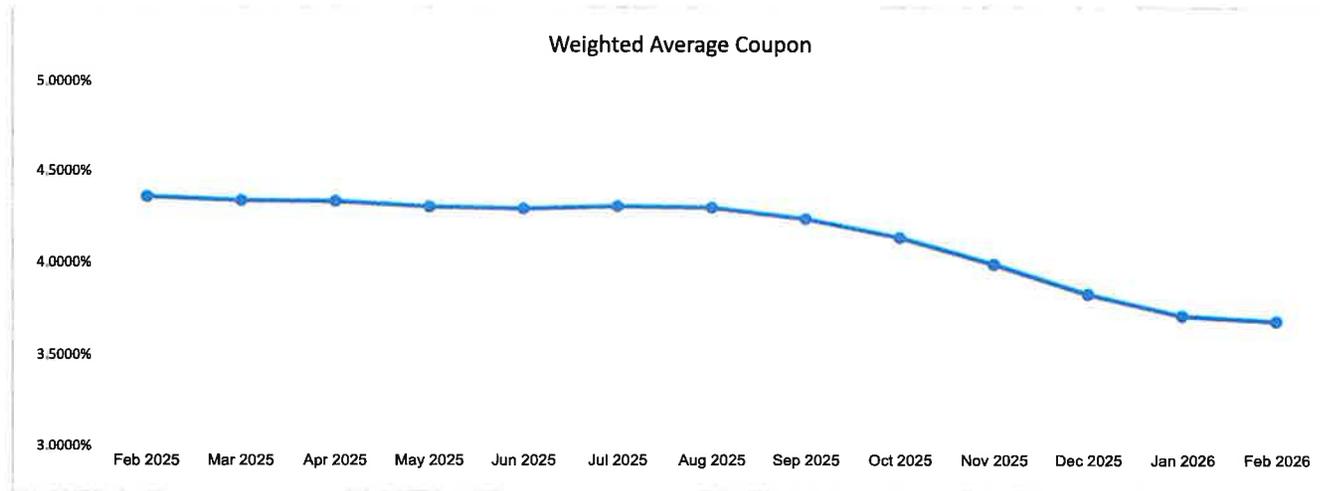
2025-2026 Investment Report February 28, 2026

Money Market Accounts:	MMA
Certificates of Deposit:	CCD
Treasury Bills:	T-Bills
Treasury Notes:	T-Notes
Government Agency Notes:	AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$18,176,370.71	MMA	3.6806%	Texpool	12/31/2006	NA
2	\$18,804,111.61	MMA	3.6770%	TexStar	3/15/2011	NA
	\$36,980,482.32					

Total

Weighted Average Coupon:	3.6788%	Money Markets:	\$36,980,482.32
Weighted Average Maturity (Days):	1.00	Certificates of Deposits:	\$0.00
			\$36,980,482.32



Melissa Buevon 3-10-26
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-05(R) approving a Resolution of the Wylie Economic Development Corporation to obtain a loan in the principal amount of \$9,600,000.

Recommendation

Motion to approve the Item as presented.

Discussion

WEDC evaluated options to borrow additional funds to finance the acquisition of additional land to promote economic development in the City of Wylie.

WEDC Resolution 2026-01(R) was approved by the WEDC Board on March 11, 2026, which authorizes the borrowing of funds by the WEDC Board, with ratification of the Resolution being presented to Council on March 24, 2026.

Loan Terms: 240 months at 6.56% interest rate with a 7-year rate adjustment and a 3-year call restriction. The target funding date is TBD.

Tentative Timeline for Funding:

- 3/11/26 WEDC - Pass authorizing Resolution (authorizing the borrowing) and FY 2025-2026 Budget Amendment to accept funds and approve modified budget
- 3/24/26 City Council action item - Pass Sales Tax Remittance Resolution (Ratifying WEDC action) and FY 2025-2026 Budget Amendment to accept funds and approve modified budget
- TBD/Early April Target Funding Date (wire transfer funds per Funding Memorandum)

As noted above, Council approval of WEDC Resolution 2026-01(R) provides Board authorization for the borrowing of funds for the loan in the principal amount of \$9,600,000. (This amount does not include issuance costs of \$144,000.)

RESOLUTION NO. 2026-05(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS (“CITY”), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE WYLIE ECONOMIC DEVELOPMENT CORPORATION (“CORPORATION”) REGARDING A LOAN IN THE AMOUNT NOT TO EXCEED \$9,600,000; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT.

WHEREAS, The Wylie Economic Development Corporation (the “Corporation”) has been duly created and organized pursuant to the provisions of Chapter 504, Local Government Code, as amended (formerly Section 4A of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended) (the “Act”) by the City of Wylie, Texas (the “City”); and

WHEREAS, pursuant to the Act, the Corporation is empowered to borrow money for the purpose of financing the cost of any “project” defined as such by the Act; and

WHEREAS, the Board of Directors of the Corporation has found and determined that (a) financing the costs to acquire real property (the “Project”) to promote economic development in the City is authorized under the Act and loan proceeds may be used for such financing pursuant to that certain Loan Agreement, dated as of March 30, 2026, (as amended, restated, supplemented and/or otherwise modified, the “Loan Agreement”) in the original principal amount not to exceed \$9,600,000 (the “Loan”) between the Corporation and Government Capital Corporation (the “Lender”); and

WHEREAS, the Corporation proposes to enter into a Sales Tax Remittance Agreement, dated as of March 30, 2026, (as amended, restated, supplemented and/or otherwise modified, the “Sales Tax Remittance Agreement”) with the City pursuant to which, among other things, the Corporation will pledge its sales tax revenues to the Lender to secure repayment of the Loan;

WHEREAS, the Act requires the City Council of the City approve the resolution of the Corporation providing for the execution and delivery of the Loan Agreement.

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

Section 1. The Resolution approving the Loan Agreement and authorizing the issuance of the Note (as defined in the Loan Agreement) authorized by the Corporation (the “Corporation Resolution”) on March 11, 2026, and submitted to the City Council this day, is hereby approved in all respects. The Note is being issued to finance the cost of the Project and to pay the Costs of Issuance (as defined in the Loan Agreement).

Section 2. The approvals herein given are in accordance with the Act, and the Note shall never be construed an indebtedness or pledge of the City, or the State of Texas (the “State”), within the meaning of any constitutional or statutory provision, and the owner of the Note shall never be paid in whole or in part out of any funds raised or to be raised by taxation (other than sales tax proceeds as authorized pursuant to Chapter 504 of the Act) or any other revenues of the Corporation, the City, or the State, except those revenues assigned and pledged by the Loan Agreement and the Sales Tax Remittance Agreement.

Section 3. The City hereby agrees to promptly collect and remit to the Corporation the Economic Development Sales and Use Tax (defined in the Loan Agreement) to provide for the prompt payment of the Note, and to assist and cooperate with the Corporation in the enforcement and collection of sales and use taxes imposed on behalf of the Corporation.

Section 4. The Sales Tax Remittance Agreement, with respect to the obligations of the City and Corporation during the time the Note is outstanding, is hereby reapproved as to form and substance. Furthermore, the Mayor and the City Secretary and the other officers of the City are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 5. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by V.T.C.A. Government Code, Chapter 551, as amended.

Section 6. This Resolution shall be in force and effect from and after its passage on the date shown below.

PASSED AND ADOPTED, this 24th day of March, 2026.

CITY OF WYLIE, TEXAS

By: _____
Matthew Porter, Mayor

ATTEST:

By: _____
Stephanie Storm, City Secretary

EXHIBIT A

Sales Tax Remittance Agreement

SALES TAX REMITTANCE AGREEMENT NOTE

This **SALES TAX REMITTANCE AGREEMENT** (as amended, restated, supplemented and/or otherwise modified, this “Agreement”) is made to be effective as of March 30, 2026, by and between the **CITY OF WYLIE, TEXAS**, a duly incorporated and existing home rule city operating and existing under the laws of the State of Texas (the “City”) and the **WYLIE ECONOMIC DEVELOPMENT CORPORATION**, a nonprofit development corporation organized and existing under the laws of the State of Texas, including Chapters 501, 502 and 504, Local Government Code, as amended (formally Section 4A of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended) (the “Corporation”).

R E C I T A L S

WHEREAS, the Corporation on behalf of the City is to finance the costs to acquire certain real property which the Corporation has found will promote new or expanded business enterprise in the City (the “Project”); and

WHEREAS, such financing contemplates the issuance of the Corporation’s promissory note in the principal amount of \$9,600,000 (the “Note”), and the proceeds are to be used by the Corporation to acquire the Project.

A G R E E M E N T

1. **Financing**: For and in consideration of the City’s covenants and agreements herein contained and subject to the terms contained herein, the Corporation hereby agrees to enter into a Loan Agreement dated of even date herewith (as same may be amended, restated, supplemented and/or otherwise modified, the “Loan Agreement”), with Government Capital Corporation (the “Lender”), and to execute the Note, and the Corporation hereby agrees and covenants that all proceeds of the loan evidenced by the Note shall be used solely to accomplish the Project and to pay all costs related thereto.

2. **Receipt and Transfer of Proceeds of Sales Tax**. The City agrees, in cooperation with the Corporation, to take such actions as are required to cause the “Sales Tax” received from the Comptroller of Public Accounts of the State of Texas for and on behalf of the Corporation to be deposited immediately upon receipt by the City to the credit of the Corporation.

3. **Modifications**. This Agreement shall not be changed orally, and no executory agreement shall be effective to waive, change, modify or discharge this Agreement in whole or in part unless such executory agreement is in writing and is signed by the parties against whom enforcement of any waiver, change, modification or discharge is sought and approved in writing by the Lender.

4. **Entire Agreement**. This Agreement contains the entire agreement between the parties pertaining to the subject matter hereof and fully supersedes all prior agreements and understandings between the parties pertaining to such subject matter.

5. **Counterparts.** This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

6. **Severability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

7. **Applicable Law.** This Agreement shall in all respects be governed by, and construed in accordance with, the substantive federal laws of the United States and the laws of the State of Texas.

8. **Captions.** The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define the text of any section or any subsection hereof.

9. **Capitalized Terms.** All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Loan Agreement.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date and year first above written.

WYLIE ECONOMIC DEVELOPMENT CORPORATION

By: _____
Blake Brininstool, President

ATTEST:

By: _____
Melisa Whitehead, Secretary

CITY OF WYLIE, TEXAS

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

CERTIFICATE FOR RESOLUTION

On March 11, 2026, we, the undersigned officers of Wylie Economic Development Corporation (the "Corporation"), hereby certify as follows:

1. The Board of Directors of the Corporation convened in a Special Called Meeting on March 11, 2026 at the designated meeting place, and the roll was called of the duly constituted officers and members of said Board of Directors, to wit:

<u>NAME</u>	<u>TITLE</u>
Blake Brininstool	President
Harold Smith	Vice President
Melisa Whitehead	Secretary
Alan Dayton	Treasurer
Demond Dawkins	Member
Matthew Porter	Mayor, Ex-Officio Member
Brent Parker	City Manager, Ex-Officio Member

and all of said persons were present, except the following absentees: n/a, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION NO. 2026-01(R)

RESOLUTION OF THE BOARD OF DIRECTORS OF WYLIE ECONOMIC DEVELOPMENT CORPORATION REGARDING A LOAN IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$9,600,000.

was duly introduced for the consideration of said Board of Directors and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

- AYES: All members of the Board of Directors shown present above voted "Aye" except as shown below.
- NOES: n/a
- ABSTAIN: n/a

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Directors' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Directors' minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; that each of the officers and members of said Board of Directors was duly and sufficiently notified officially and

personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said Meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the President of the Board of Directors of the Corporation has approved and hereby approves the aforesaid Resolution; that the President and the Secretary of said Corporation have duly signed said Resolution; and that the President and the Corporation Secretary of said Corporation hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

Signed on the date first written above.



Melisa Whitehead
Secretary, Board of Directors



Blake Brininstool
President, Board of Directors

RESOLUTION NO. 2026-01(R)

RESOLUTION OF THE BOARD OF DIRECTORS OF THE WYLIE ECONOMIC DEVELOPMENT CORPORATION REGARDING A LOAN IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$9,600,000.

WHEREAS, The WYLIE ECONOMIC DEVELOPMENT CORPORATION (*“Borrower”*) proposes to enter into a Loan Agreement dated as of March 30, 2026 (as amended, restated, supplemented and/or otherwise modified, the *“Loan Agreement”*), with Government Capital Corporation, as lender (*“Lender”*) to enable the Corporation to (1) finance the costs to acquire real property (the *“Project”*) in the City of Wylie, Texas (the *“City”*) for economic develop purposes, and (2) pay costs of issuing the loan, and as security for the payment of the principal of and interest thereon, the Borrower has agreed to pledge its Economic Development Sales and Use Tax. All capitalized terms used herein, but not otherwise defined herein, shall have the meaning ascribed to such term in the Loan Agreement.

WHEREAS, the proposed form of the Loan Agreement, the Note (as defined in the Loan Agreement) and the Sales Tax Remittance Agreement (as defined in the Loan Agreement) have been presented to this meeting.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WYLIE ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Board of Directors agrees to enter into the Loan Agreement, Note and the Sales Tax Remittance Agreement to finance the cost of the Property in the amount not to exceed \$9,600,000.00 at an interest rate of 6.560%, subject to adjustment as set forth in the Loan Agreement, and, in order to secure payment of the principal and interest on the Note, to pledge its Economic Development Sales and Use Tax.

Section 2. That any one or more of the Authorized Officers of the Borrower listed in Section 3 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of Borrower to the Lender the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement. The Loan Agreement, Note and Sales Tax Remittance Agreement shall be in substantially the form presented to this meeting with such changes as the signing officer shall determine to be advisable. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of the Borrower any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Loan Agreement, Note and Sales Tax Remittance Agreement; the execution thereof by any such Authorized Officer shall be conclusive as to such determination.

Section 3. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *“Authorized Officers”* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Borrower:

<u>Name</u>	<u>Title</u>
Blake Brininstool	President
Harold Smith	Vice-President
Melisa Whitehead	Secretary

Section 4. That there is hereby authorized the execution and delivery by the Authorized Officers or any one of them in the name of and on behalf of Borrower the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement in substantially the form presented to this meeting with such changes as the signing officer shall determine advisable, and the execution thereof shall be conclusive as to such determination.

Section 5. That this Resolution shall take effect immediately.

PASSED AND ADOPTED this 11th day of March, 2026.

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF WYLIE §

I, the undersigned, City Secretary of the City of Wylie, Texas DO HEREBY CERTIFY as follows:

1. On March 24, 2026, a regular meeting of the City Council of the City of Wylie, Texas, was held at a meeting place within the City; the duly constituted members of the Council being as follows:

- | | |
|----------------|---------------|
| Matthew Porter | Mayor |
| Gino Mulliqi | Mayor Pro-Tem |
| David Duke | Councilmember |
| Dave Strang | Councilmember |
| Todd Pickens | Councilmember |
| Scott Williams | Councilmember |
| Sid Hoover | Councilmember |

and all of said persons were present at said meeting, except the following: _____.
Among other business considered at said meeting, the attached resolution entitled:

RESOLUTION NO. 2026-05(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS (“CITY”), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE WYLIE ECONOMIC DEVELOPMENT CORPORATION (“CORPORATION”) REGARDING A LOAN IN THE AMOUNT NOT TO EXCEED \$9,600,000; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT.

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the resolution, and upon a motion made and seconded, the resolution was duly passed and adopted by the Council to be effective immediately by the following vote:

AYES: All members of the City Council shown present above voted “Aye”, except as noted below,

NOES: _____

ABSTAIN: _____

all as shown in the official Minutes of the City Council for the meeting held on the aforesaid date.

2. The attached resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council on the date of the aforesaid meeting are those persons shown above and, according to the records of my office, advance notice of the time, place and purpose of said meeting was given to each member of the Council; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the above-entitled resolution, was posted and given in advance thereof in compliance with the provisions of V.T.C.A., Chapter 551, Government Code, as amended.

IN WITNESS WHEREOF, I have hereunto signed my name officially on the date first written above.

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:** See Exhibit A
Prepared By: Melissa Brown

Subject

Consider, and act upon, Ordinance No. 2026-12 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

Recommendation

Motion to approve the Item as presented.

Discussion

The WEDC amendment detailed below will adjust the budget to reflect a loan approved by the WEDC Board on March 11, 2026 and presented to/ratified by City Council on March 24, 2026. The WEDC amendments detailed below adjust the budget to account for the receipt of loan proceeds from the WEDC 2026 Note and Board-authorized real estate transactions.

(Note: Loan proceeds do not include the 1.5% loan issuance cost of \$144,000. This will be paid separately via budget transfer from 111-5611-58110 Land to 111-5611-56040 Special Services.)

Revenues

111-4000-49325 Bank Note Proceeds

Receipt of Loan Proceeds: \$ 9,600,000

Expenses

111-5611-58110 Land-Purchase Price

Land Acquisition \$ 9,600,000

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2025-32, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2025-2026; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council heretofore adopted Ordinance No. 2025-32 setting forth the Budget for Fiscal Year 2025-2026 beginning October 1, 2025, and ending September 30, 2026; 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 2025-2026 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 2025-2026 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2026-12, are completely adopted and approved as amendments to the said FY 2025-2026 Budget.

SECTION II: All portions of the existing FY 2025-2026 Budget and Ordinance No. 2025-32, 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 24th day of March, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
WEDC Land Purchase March 2026

Exhibit A

<u>Fund</u>	<u>Department</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Description</u>
111	4000	49325	Bank Note Proceeds		9,600,000.00	Receipt of Loan Proceeds
111	5611	58110	Land Purchase Price	9,600,000.00		Land Acquisition
			Total WEDC	9,600,000.00	9,600,000.00	



Wylie City Council

AGENDA REPORT

Department: Wylie Economic Development
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2026.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on March 11, 2026.

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,389,434.00	5,389,434.00	551,977.23	1,349,504.12	-4,039,929.88	74.96 %
Category: 400 - Taxes Total:		5,389,434.00	5,389,434.00	551,977.23	1,349,504.12	-4,039,929.88	74.96%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	12,749.02	102,315.27	92,315.27	1,023.15 %
Category: 460 - Interest Income Total:		10,000.00	10,000.00	12,749.02	102,315.27	92,315.27	923.15%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	400.00	9,500.00	-13,300.00	58.33 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	104,246.04	-2,794,066.96	96.40 %
Category: 480 - Miscellaneous Income Total:		2,921,113.00	2,921,113.00	400.00	113,746.04	-2,807,366.96	96.11%
Revenue Total:		8,320,547.00	8,320,547.00	565,126.25	1,565,565.43	-6,754,981.57	81.18%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	40,331.88	193,839.11	355,204.92	64.70 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,533.78	31,435.12	58,010.58	64.86 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	5,584.87	26,792.10	64,035.35	70.50 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	84.78	423.90	1,607.56	79.13 %
111-5611-51440	FICA	34,232.30	34,232.30	2,398.17	11,723.53	22,508.77	65.75 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	560.85	2,741.81	5,264.13	65.75 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	75.91	313.62	388.38	55.32 %
Category: 510 - Personnel Services Total:		777,930.90	777,930.90	55,570.24	270,752.71	507,178.19	65.20%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	485.31	1,410.51	3,589.49	71.79 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	479.03	1,292.98	1,707.02	56.90 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	964.34	2,896.97	5,403.03	65.10%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	0.00	112,500.00	1,397,500.00	92.55 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	157.50	882.50	86,387.50	98.99 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	0.00	3,255.40	217,744.60	98.53 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	342,115.77	601,152.90	2,598,847.10	81.21 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	47,141.23	83,320.91	192,804.09	69.82 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	1,741.34	24,823.21	49,626.79	66.66 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	487.76	1,909.07	5,990.93	75.83 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	13,000.00	37,000.00	74.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	1,775.27	19,693.43	75,806.57	79.38 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	6,080.68	50,924.17	40,128.83	44.07 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,161.16	4,638.84	68.22 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	10,093.28	42,906.72	80.96 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	28,097.37	149,118.49	811,181.51	84.47 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	229.33	712.07	1,687.93	70.33 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,635,798.00	431,826.25	1,073,546.59	5,562,251.41	83.82%

Budget Report

For Fiscal: 2025-2026 Period Ending: 02/28/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	818,019.85	818,019.85	68,219.76	338,498.99	479,520.86	58.62 %
111-5611-57415 INTEREST EXPENSE	1,065,228.95	1,065,228.95	85,049.37	427,846.66	637,382.29	59.84 %
Category: 570 - Debt Service & Capital Replacement Total:	1,883,248.80	1,883,248.80	153,269.13	766,345.65	1,116,903.15	59.31%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	3,228,180.39	0.00	2,266,681.38	961,499.01	29.78 %
111-5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-2,266,681.38	2,266,681.38	0.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	3,228,180.39	0.00	0.00	3,228,180.39	100.00%
Expense Total:	10,315,427.70	12,543,608.09	641,629.96	2,113,541.92	10,430,066.17	83.15%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	-76,503.71	-547,976.49	3,675,084.60	87.02%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	-76,503.71	-547,976.49	3,675,084.60	87.02%

Budget Report

For Fiscal: 2025-2026 Period Ending: 02/28/2026

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	5,389,434.00	5,389,434.00	551,977.23	1,349,504.12	-4,039,929.88	74.96%
460 - Interest Income	10,000.00	10,000.00	12,749.02	102,315.27	92,315.27	923.15%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	400.00	113,746.04	-2,807,366.96	96.11%
Revenue Total:	8,320,547.00	8,320,547.00	565,126.25	1,565,565.43	-6,754,981.57	81.18%
Expense						
510 - Personnel Services	777,930.90	777,930.90	55,570.24	270,752.71	507,178.19	65.20%
520 - Supplies	8,300.00	8,300.00	964.34	2,896.97	5,403.03	65.10%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	6,635,798.00	6,635,798.00	431,826.25	1,073,546.59	5,562,251.41	83.82%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	153,269.13	766,345.65	1,116,903.15	59.31%
580 - Capital Outlay	1,000,000.00	3,228,180.39	0.00	0.00	3,228,180.39	100.00%
Expense Total:	10,315,427.70	12,543,608.09	641,629.96	2,113,541.92	10,430,066.17	83.15%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	-76,503.71	-547,976.49	3,675,084.60	87.02%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	-76,503.71	-547,976.49	3,675,084.60	87.02%

Wylie Economic Development Corporation
Statement of Net Position
As of February 28, 2026

Assets

Cash and cash equivalents	\$ 8,795,444.68	
Receivables	\$ 996,500.00	Note 1
Inventories	\$ 18,235,686.52	
Prepaid Items	\$ -	
	<hr/>	
Total Assets	\$ 28,027,631.20	

Deferred Outflows of Resources

Pensions	\$ 112,459.55	
	<hr/>	
Total deferred outflows of resources	\$ 112,459.55	

Liabilities

Accounts Payable and other current liabilities	\$ 587,275.88	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 562,086.85	Note 3
Due in more than one year	\$ 20,509,496.55	
	<hr/>	
Total Liabilities	\$ 21,660,059.28	

Deferred Inflows of Resources

Pensions	\$ (25,054.41)	
	<hr/>	
Total deferred inflows of resources	\$ (25,054.41)	

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 6,454,977.06	
	<hr/>	
Total Net Position	\$ 6,454,977.06	

Note 1: Includes incentives in the form of forgivable loans for \$34,000 (Glen Echo), \$337,500 (Phoenix Ascending), and \$425,000 (Cates/Lanspring)

Note 2: Deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of \$32,301

Budget Report

For Fiscal: 2025-2026 Period Ending: 02/28/2026

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-4,223,061.09	-76,503.71	-547,976.49	3,675,084.60
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	-76,503.71	-547,976.49	3,675,084.60

Balance Sheet

Account Summary

As Of 02/28/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	8,793,444.68
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	200,000.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	796,500.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	18,235,686.52
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	630,000.00
	Total Assets:	28,657,631.20
		<u>28,657,631.20</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,879.82
111-2000-20117	TMRS PAYABLE	9,357.00
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	278.26
111-2000-20136	HSA PAYABLE	500.00
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	126.28
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	630,000.00
111-2000-20610	RETAINAGE PAYABLE	579,844.70
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00

Balance Sheet

As Of 02/28/2026

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,218,475.88
Equity		
111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,987,131.81
	Total Beginning Equity:	27,987,131.81
Total Revenue		1,565,565.43
Total Expense		2,113,541.92
Revenues Over/Under Expenses		-547,976.49
	Total Equity and Current Surplus (Deficit):	27,439,155.32
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>28,657,631.20</u>

Balance Sheet

As Of 02/28/2026

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00
	Total Assets:	87,405.14
		<u>87,405.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	47,001.64
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94
922-2000-28205	WEDC LOANS/CURRENT	484,937.09
922-2000-28246	GOVCAP LOAN/KIRBY	6,602,913.51
922-2000-28247	JARRARD LOAN	9,258.28
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,993,178.75
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,628,557.20
922-2000-29150	NET PENSION LIABILITY	220,716.17
922-2000-29151	SDBF LIABILITY	7,871.00
	Total Liability:	21,071,583.40
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
	Total Beginning Equity:	-21,322,677.25
Total Revenue		0.00
Total Expense		-338,498.99
Revenues Over/Under Expenses		338,498.99
	Total Equity and Current Surplus (Deficit):	-20,984,178.26
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>87,405.14</u>

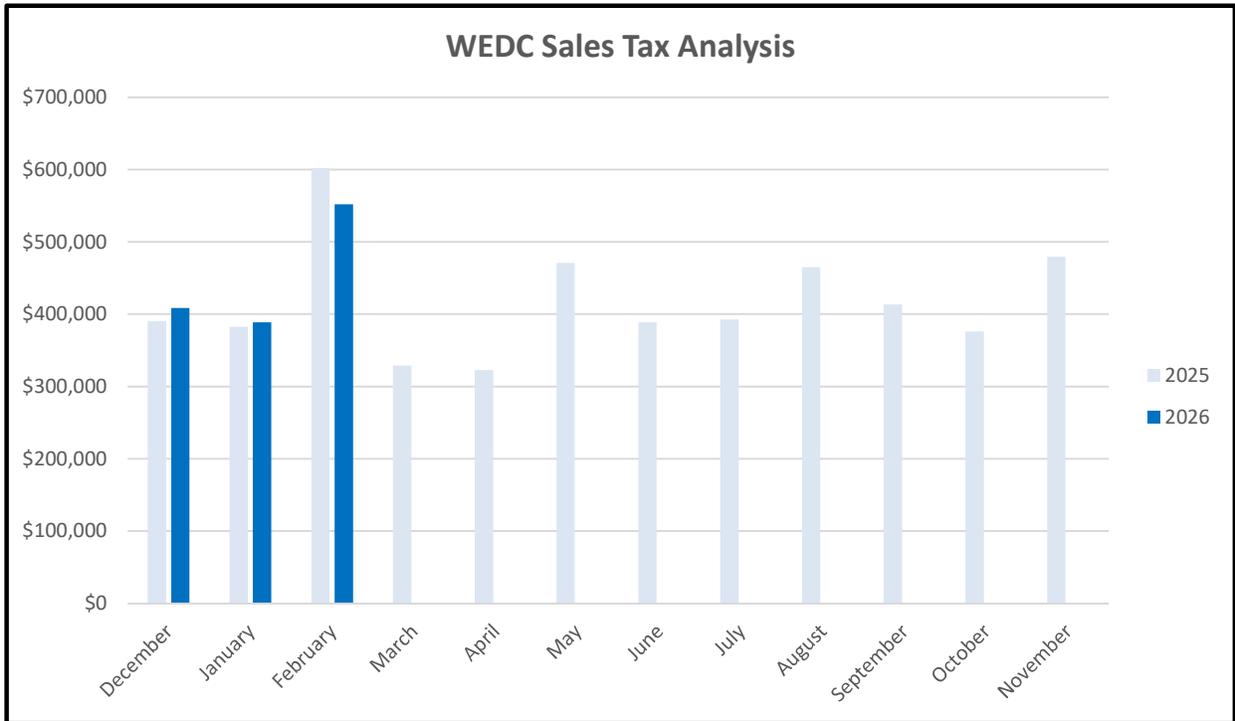
Wylie Economic Development Corporation

SALES TAX REPORT

February 28, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 408,728.64	\$ 18,124.60	4.64%
JANUARY	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ 388,798.25	\$ 6,187.71	1.62%
FEBRUARY	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 551,977.23	\$ (50,347.01)	-8.36%
MARCH	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ -		
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ -		
MAY	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ -		
JUNE	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ -		
JULY	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ -		
AUGUST	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ -		
SEPTEMBER	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ -		
OCTOBER	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ -		
NOVEMBER	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ -		
Sub-Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 1,349,504.12	\$ (26,034.70)	-1.89%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 1,349,504.12	\$ (26,034.70)	-1.89%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: February SlsTx Revenue is actually December SlsTx and is therefore the 3rd allocation in FY26.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

February 28, 2026

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 35,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00	A
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	C
	<u>\$ 735,000.00</u>	<u>\$ 30,000.00</u>	<u>\$ 300,000.00</u>	<u>\$ 300,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 600,000.00</u>	<u>\$ 105,000.00</u>	<u>\$ 735,000.00</u>	
								<i>Deferred Outflow</i>	<i>\$ 630,000.00</i>		

A. Performance Agreement (\$100,000) and Forgivable Land Grant (\$100,000 forgiven over 3 years). **\$33,000 CO, \$33,000 in 2025**, and \$34,000 in 2026.

B. Forgivable Land Grant (\$450,000 forgiven over 4 years). **\$112,500 CO** & \$112,500/year in 2027, 2028, & 2029.

C. Performance Agreement (\$600,000) and Forgivable Land Grant (\$425,000 forgiven over 4 years) \$106,250 CO, \$106,250 in 2027, \$106,250 in 2028, \$106,250 in 2029



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation

Account Code: _____

Prepared By: Janet Pieper

Subject

Consider, and act upon, approval of the 1Lt Robert F. Welch III Charity non-profit group, to hold their annual 1Lt Robert F. Welch III Run for our Heroes 5K/Walk Event at Olde City Park on April 25, 2026.

Recommendation

Motion to approve the Item as presented.

Discussion

This is the 15th year of the organization’s annual fundraising event, supported by the Parks and Recreation Department and other City of Wylie departments. The event honors our military and first responders through community outreach while preserving the memories of our fallen heroes. Planned activities include a 5K walk, children's activities, live music, event t-shirt sales, a silent auction, multiple community vendor booths, and food sales from the Wylie High School AFJROTC Booster Club, local vendors, and food trucks.



Parks & Recreation Department
 300 Country Club Rd, Building 100
 Wylie, TX 75098
 972-516-6340 | Parks@wylietexas.gov

Non-Profit Park Event Application

Please note that this application is NOT required in order to reserve a pavilion or gazebo for typical private group parties, meetings, reunions, or family events. It is also NOT required to reserve an athletic field for practices or pick up games; instead click on the following link to make a reservation: <https://anc.apm.activecommunities.com/wylie>

Submission of this Non-Profit Park Event Application is required for special public non-profit events, 5K/fun runs, fundraisers, events with food and/or merchandise vendors, and all events wherein items will be sold. This form is reviewed by staff for approval prior to the requested event and must be submitted a minimum of four months in advance, and no sooner than six months prior to the event date being requested.

After City staff reviews the application, a Non-Profit Park Event Application may be considered for recommendation of approval by the Wylie Parks and Recreation Board, with the final review for approval completed by Wylie City Council if staff finds that:

- Priority use is given to City Events and private rentals;
- All fees have been paid;
- The event does not:
 - a. Conflict or compete with another approved non-City event, in consideration of event size, location, expected attendance, etc., as determined by staff;
 - b. Conflict or compete with City events and programs, as determined by staff (no car shows permitted 30 days prior to or 14 days after the City-sponsored Bluegrass on Ballard event);
 - c. Present an unreasonable danger to health or safety;
 - d. Cause loss or damage to City property;
 - e. Interfere with or place a burden on Public Safety services;
 - f. Interrupt the safe and orderly movement of pedestrians and vehicles.
- For events including food items, applicant provides documentation from Collin County Development Services indicating whether or not a Food Service/Health permit is required for the event. This includes all food items: sold, free, food trucks, catering, homemade, prepackaged, etc.;
 - a. Please contact Development Services by phone at 972-548-5585 or email developmentsservices@collincountytx.gov. The Collin County website is www.collincountytx.gov/Services/Engineering/Development-Services/food-service-and-health for further information.
 - b. If permit is required by Development Services, provide staff with a list of all planned food vendors and a copy of their current Collin County Food Service/Health permit, or intent to receive a Temporary/Short-Term Event Food Service/Health Permit.
- There will be adequate sanitation available in or adjacent to the event, in addition to the City facilities as deemed necessary, such as port-a-lets, wash stations, and other required health facilities.
- The event is not being conducted for unlawful or discriminatory purposes. The event is in adherence to all Parks and Recreation rules and City Ordinances.

Please call the Parks and Recreation Department at 972-516-6340, prompt 1, if you have any questions pertaining to the Park Event Application.

Applicant Information

Name of Organization *

1LT Robert F. Welch III Charity

Website

www.1ltwelchrunforourheroes.org

Please upload 501c3 Documents *

501c3 tax exempt letter 001.pdf 301.83KB

Contact Information**Primary Contact Name ***

Becky Welch

Event Information**Event Name/Title ***

15th Annual 1LT Robert F. Welch III Run for our Heroes

Event Type *

5k/Walk

Purpose of event *

Honor our military and first responders through community outreach while preserving the memories of our fallen

Event Location *

Olde City Park

112 S Ballard Avenue

Proposed Event Date *

04/25/2026

Alternative Event Date *

04/25/2026

Start Time *

06:00:00 AM

Include Setup

End Time *

03:00:00 PM

Include Cleanup

Do you plan to sell items of any kind?

example: drinks, food items, t-shirts, snow cones, memberships, registrations etc.

 Yes No**Please specify all items you plan to sell**

The charity itself will sell event t- shirts and run a silent auction. We will have vendor booths from the community that will be selling various homemade items, jewelry, clothing, candles, books, tumblers, and more.

Will there be food items provided? Yes No**Please specify the types of food items to be provided**

WHS AFJROTC Booster Club (breakfast tacos and burgers), The Fluffy Duo (mini pancakes), Kona Ice, Smo's, Frio's, Jeff's BBQ, lemonade truck, taco truck

Who is providing the food?

- Applicant
- Food Vendor
- Other

Anticipated number of Participating Vendors *

60

Anticipated Event Attendance *

1,000

Event Target Audience *

Military Veterans, First Responders, Community members in Wylie and surrounding areas

Event Details *

The 1 LT Robert F. Welch III Run for our Heroes event is held in honor of our fallen heroes as well as a way to thank all our military veterans and first responders. The event consists of a 5k run and 1 miler run, a vendor fair in Olde City Park with live music, food trucks, and kids' activities (8-2pm). We will also host a Free LUNCH for military veterans, first responders, and their families from 11-12:30pm under the pavilion. The run will take place along Jackson Street and hang a left on Brown Street to continue westbound to just a little bit past Sanden where the route will loop around and runners will head back east on Brown to Jackson.

Event Announcement and/or Flyers

2026 Run for our Heroes Race Flyer (2).jpg

393.77KB

Signature**Date**

01/11/2026

1LT ROBERT F. WELCH III



RUN FOR OUR HEROES

APRIL 25, 2026 **OLDE CITY PARK-
WYLIE, TX**

OPENING CEREMONIES 8:30AM

5K/1 MILE FUN RUN 9AM

VENDOR FAIR W/ LIVE MUSIC & ACTIVITIES 8-2PM

FREE MEAL FOR VETERANS, FIRST RESPONDERS & FAMILIES 11-12:30 PM



\$10

**BASIC
REGISTRATION**

\$25

**REGISTRATION
W/ SHIRT**

**SPONSORSHIP OPPORTUNITIES:
BWELCH@1LTWELCHRUNFOROURHEROES.ORG**

**VENDOR FAIR INQUIRIES:
BRENDA@1LTWELCHRUNFOROURHEROES.ORG**

**FOR MORE INFORMATION OR TO REGISTER:
WWW.1LTWELCHRUNFOROURHEROES.ORG**



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Janet Pieper

Account Code: _____

Subject

Consider, and act upon, approval of the Juneteenth of Wylie Organization non-profit group, to hold their annual Juneteenth Festival of Wylie Event at Olde City Park on June 13, 2026.

Recommendation

Motion to approve the Item as presented.

Discussion

This marks the organization's seventh year of hosting its annual fundraising event, with staff support from the Parks and Recreation Department and other City of Wylie departments. The organization's mission is to educate the public about the history of Juneteenth, fostering community through fellowship, music, entertainment, and more. This year, the group will offer memberships and t-shirts for sale, alongside various vendor booths featuring crafts and food items.



Parks & Recreation Department
 300 Country Club Rd, Building 100
 Wylie, TX 75098
 972-516-6340 | Parks@wylietexas.gov

Non-Profit Park Event Application

Please note that this application is NOT required in order to reserve a pavilion or gazebo for typical private group parties, meetings, reunions, or family events. It is also NOT required to reserve an athletic field for practices or pick up games; instead click on the following link to make a reservation: <https://anc.apm.activecommunities.com/wylie>

Submission of this Non-Profit Park Event Application is required for special public non-profit events, 5K/fun runs, fundraisers, events with food and/or merchandise vendors, and all events wherein items will be sold. This form is reviewed by staff for approval prior to the requested event and must be submitted a minimum of four months in advance, and no sooner than six months prior to the event date being requested.

After City staff reviews the application, a Non-Profit Park Event Application may be considered for recommendation of approval by the Wylie Parks and Recreation Board, with the final review for approval completed by Wylie City Council if staff finds that:

- Priority use is given to City Events and private rentals;
- All fees have been paid;
- The event does not:
 - a. Conflict or compete with another approved non-City event, in consideration of event size, location, expected attendance, etc., as determined by staff;
 - b. Conflict or compete with City events and programs, as determined by staff (no car shows permitted 30 days prior to or 14 days after the City-sponsored Bluegrass on Ballard event);
 - c. Present an unreasonable danger to health or safety;
 - d. Cause loss or damage to City property;
 - e. Interfere with or place a burden on Public Safety services;
 - f. Interrupt the safe and orderly movement of pedestrians and vehicles.
- For events including food items, applicant provides documentation from Collin County Development Services indicating whether or not a Food Service/Health permit is required for the event. This includes all food items: sold, free, food trucks, catering, homemade, prepackaged, etc.;
 - a. Please contact Development Services by phone at 972-548-5585 or email developmentsservices@collincountytx.gov. The Collin County website is www.collincountytx.gov/Services/Engineering/Development-Services/food-service-and-health for further information.
 - b. If permit is required by Development Services, provide staff with a list of all planned food vendors and a copy of their current Collin County Food Service/Health permit, or intent to receive a Temporary/Short-Term Event Food Service/Health Permit.
- There will be adequate sanitation available in or adjacent to the event, in addition to the City facilities as deemed necessary, such as port-a-lets, wash stations, and other required health facilities.
- The event is not being conducted for unlawful or discriminatory purposes. The event is in adherence to all Parks and Recreation rules and City Ordinances.

Please call the Parks and Recreation Department at 972-516-6340, prompt 1, if you have any questions pertaining to the Park Event Application.

Applicant Information

Name of Organization *

Juneteenth Organization of Wylie

Website

www.wyliejuneteenth.org

Please upload 501c3 Documents *

501c3 Determination Letter.pdf 314.4KB

Contact Information

Primary Contact Name *

Damian Johnson

Event Information

Event Name/Title *

Juneteenth Festival of Wylie

Event Type *

Other

If other, please explain *

Festival

Purpose of event *

Provide history, education, family fun, music, and pay homage to our Texas history that ended slavery

Event Location *

Olde City Park

112 S Ballard Avenue

Proposed Event Date *

06/13/2026

Alternative Event Date *

06/13/2026

Start Time *

10:00:00 AM

Include Setup

End Time *

03:00:00 AM

Include Cleanup

Do you plan to sell items of any kind?

example: drinks, food items, t-shirts, snow cones, memberships, registrations etc.

Yes No

Please specify all items you plan to sell

JOW will only sell memberships to our organization. We will have vendors that will sell a variety of things including both sealed food and cooked on premise food, art, hair/skin care products, and more.

Will there be food items provided?

Yes No

Please specify the types of food items to be provided

both food brought sealed and food cooked on site

Who is providing the food?

- Applicant
- Food Vendor
- Other

Anticipated number of Participating Vendors *

85

Anticipated Event Attendance *

5,000

Event Target Audience *

City of Wylie Residents. ALL!!!

Event Details *

To create Art, Culture, Health, and Literacy events to educate residents and celebrate the Juneteenth National Holiday and its unique Texas history; and to offer other year round cultural events celebrating the diversity in the Wylie community. We seek to educate, support, and partner with the City of Wylie and its residents to bring more events focusing on diversity and inclusion of underrepresented groups within the City of Wylie.

Event Announcement and/or Flyers

Signature



Date

02/11/2026

★ WYLIE'S 7TH ANNUAL ★
JUNETEENTH FEST

Celebrating 161 Years of Legacy



SAT · JUNE 13TH · 10AM TO 3PM

★ **Olde City Park** ★

★ REMEMBER · EDUCATE · CELEBRATE ★



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Janet Pieper

Account Code: _____

Subject

Consider, and act upon, approving the Amended and Restated Bylaws of the Parks and Recreation Board; approving new qualifications for membership on the Parks and Recreation Board, including residency, voter registration, and employment restrictions, and other updates.

Recommendation

Motion to approve the Item as presented.

Discussion

Staff held a work session with the City Council on August 26, 2025, to discuss eligibility requirements for board and commission members. During the session, the Council provided direction to proceed with streamlining residency, voter registration, and employment restriction qualifications.

While reviewing the Parks and Recreation Board Bylaws, staff and the City Attorney identified additional provisions that should be updated to ensure compliance with current state law and to improve consistency throughout the document. Staff prepared proposed revisions of the Bylaws for the City Council’s review.

For the Bylaws to be effective, they were considered and adopted by the Parks and Recreation Board during their regular meeting on March 9, 2026.

Included in this packet is a track-changes format, along with a clean, updated version of the Parks and Recreation Board Bylaws for City Council’s final consideration and approval.



City of Wylie

Parks and Recreation Board Bylaws

ARTICLE I. Name

As authorized by the City Charter, City of Wylie, and City Ordinance No. 78-18. This body shall be known as the Parks and Recreation Board.

ARTICLE II. Meetings

- A. The regular meeting of the Parks and Recreation Board shall be held monthly in the Municipal Complex Council Chambers unless staff determines otherwise.
- B. All notices of meetings shall be posted in accordance with applicable rules and provisions of the state law.
- C. Special meetings may be called by the Chairperson or at the call of any two members of the Board, provided that notice thereof be given to all Board Members.
- D. A majority of the members shall constitute a quorum at all meetings of the Board.
- E. All agenda items presented for a vote of the Parks and Recreation Board shall be decided by a simple majority of the quorum, including the vote of the Chairperson.
- F. Any member of the Board who misses three consecutive meetings without good cause shall be deemed to have resigned, and the Board will recommend to City Council that a replacement be appointed for the balance of the unexpired term.
- G. Qualifications include that each board member shall:
 - a. Be a resident of the City of Wylie for not less than twelve consecutive months immediately preceding appointment;
 - b. Be a qualified voter of the City of Wylie;
 - c. Not be an employee of the City of Wylie; and
 - d. Not be the spouse or domestic partner of an employee of the City of Wylie.
 - e. Each board member shall have any other qualification as the City Council deems necessary and appropriate.
- H. The most current edition of Robert's Rules of Order will guide the parliamentary procedure of the Board. The Board is not strictly bound to comply with Robert's Rules of Order.

- I. The Chairperson may request agenda items at least ~~one-week~~ **two weeks** before the meeting. Agenda items requested by any member must be submitted and approved by the Chairperson before being submitted to the staff liaison. Any two Board Members (not including the Chairperson) may submit an item to the staff liaison to be placed on the Board Agenda at least ~~one-week~~ **two weeks** before the meeting. Agenda items submitted must be made in writing to the staff liaison.

ARTICLE III. Officers

- A. The officers of the Board shall be a Chairperson, Vice-Chairperson, and Secretary (a City Staff member will serve as Secretary).
- B. Officers shall be elected and take office at the first regular meeting after the new Board Members have been appointed and sworn in.
- C. Vacancies shall be handled as follows:
 - a. In the event of the resignation or incapacity of the Chairperson, the Vice-Chairperson shall become the Chairperson for the unexpired portion of the term.
 - b. Vacancies in officers other than the Chairperson shall be filled for the unexpired term by election from the remaining Parks and Recreation Board Members.
- D. The duties of the officers shall be as follows:
 - a. Chairperson:
 - i. Preside at all meetings.
 - ii. Represent the Parks and Recreation Board at public functions.
 - iii. Appoint special committees.
 - iv. Assist Parks and Recreation staff in establishing the agenda for each meeting, as needed.
 - b. Vice-Chairperson:
 - i. Assist the Chairperson in directing the affairs of the Board and act in the Chairperson's absence.
 - c. Secretary:
 - i. The City Secretary's office will record and maintain the minutes. This "Secretary position" will be occupied by a City Staff member, not an official Board position.
 - ii. The Staff Liaison will be responsible for producing the agenda and distributing the agenda and minutes to the Parks and Recreation Board and City Manager. An official record of attendance will be kept in the minutes.

ARTICLE IV. Board Members

- A. The City Council appoints Board Members.
- B. No member shall serve on the board for more than three consecutive, two-year terms or six consecutive years, whichever is less, unless extended by the affirmative vote of at least three-fourths of the full membership of the City Council. Except for a board member whose tenure has been extended by the City Council as provided in subsection (b) of this section, a board member who has served three consecutive, two-year terms or six consecutive years, whichever is less, on the board may be reappointed to serve on the board after being off the board for at least one year, and upon reappointment, the board member is eligible to serve another three consecutive terms or six consecutive years, whichever is less. Such board members are eligible, however, for appointment to a different board or commission without waiting. (Per Chapter 78 Section 78-23)

ARTICLE V. Committees

- A. Committees may be appointed for particular purposes by the Chairperson and with the consent of the majority of the Board. All committees will have at least one Parks and Recreation Board member serving on them. These committees are automatically dissolved upon completion of the assignment.
- B. Progress reports and a final report on completion of assignments will be given at each Board Meeting.

ARTICLE VI. Powers and Duties of Board Members

- A. Abide by applicable ordinances of the City of Wylie.
- B. Act in an advisory capacity to the City Council, City Manager, and Parks and Recreation Staff.
- C. Make ordinance and bylaw recommendations.
- D. Assist in planning and guiding the improvement of parks and recreation facilities.
- E. Assist in interpreting the ordinances and functions of the Parks and Recreation Department to the public. Encourage the development and advancement of the Parks and Recreation Department in every possible way.
- F. Provide an opinion on dedications and donations.
- G. Recommend ordinance variance regarding fundraising events.
- H. Advocate the benefits of Parks and Recreation by:
 - a. volunteering assistance at Parks and Recreation Department events.
 - b. participating in public education and information engagements as needed.
- I. **If the board member chooses to abstain from voting, where no declared conflict of interest exists, the vote shall be recorded as a negative vote in the official minutes.**

ARTICLE VII. Amendments

- A. These by-laws may be amended by a majority vote at any regular meeting, provided all members have been notified of the proposed amendments **in accordance with applicable rules and provisions of the state law**. Such an amendment would then be subject to approval by the City Council.



City of Wylie

Parks and Recreation Board Bylaws

ARTICLE I. Name

As authorized by the City Charter, City of Wylie, and City Ordinance No. 78-18. This body shall be known as the Parks and Recreation Board.

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- C. Special meetings may be called by the Chairperson or at the call of any two members of the Board, provided that notice thereof be given to all Board Members.
- D. A majority of the members shall constitute a quorum at all meetings of the Board.
- E. All agenda items presented for a vote of the Parks and Recreation Board shall be decided by a simple majority of the quorum, including the vote of the Chairperson.
- F. Any member of the Board who misses three consecutive meetings without good cause shall be deemed to have resigned, and the Board will recommend to City Council that a replacement be appointed for the balance of the unexpired term.
- G. Qualifications include that each board member shall:
 - a. Be a resident of the City of Wylie for not less than twelve consecutive months immediately preceding appointment;
 - b. Be a qualified voter of the City of Wylie;
 - c. Not be an employee of the City of Wylie; and
 - d. Not be the spouse or domestic partner of an employee of the City of Wylie.
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- H. The most current edition of Robert's Rules of Order will guide the parliamentary procedure of the Board. The Board is not strictly bound to comply with Robert's Rules of Order.

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ARTICLE III. Officers

- A. The officers of the Board shall be a Chairperson, Vice-Chairperson, and Secretary (a City Staff member will serve as Secretary).
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 - a. In the event of the resignation or incapacity of the Chairperson, the Vice-Chairperson shall become the Chairperson for the unexpired portion of the term.
 - b. Vacancies in officers other than the Chairperson shall be filled for the unexpired term by election from the remaining Parks and Recreation Board Members.
- D. The duties of the officers shall be as follows:
 - a. Chairperson:
 - i. Preside at all meetings.
 - ii. Represent the Parks and Recreation Board at public functions.
 - iii. Appoint special committees.
 - iv. Assist Parks and Recreation staff in establishing the agenda for each meeting, as needed.
 - b. Vice-Chairperson:
 - i. Assist the Chairperson in directing the affairs of the Board and act in the Chairperson's absence.
 - c. Secretary:
 - i. The City Secretary's office will record and maintain the minutes. This "Secretary position" will be occupied by a City Staff member, not an official Board position.
 - ii. The Staff Liaison will be responsible for producing the agenda and distributing the agenda and minutes to the Parks and Recreation Board and City Manager. An official record of attendance will be kept in the minutes.

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- A. The City Council appoints Board Members.
- B. No member shall serve on the board for more than three consecutive two-year terms or six consecutive years, whichever is less, unless extended by the affirmative vote of at least three-fourths of the full membership of the City Council. Except for a board member whose tenure has been extended by the City Council as provided in subsection (b) of this section, a board member who has served three consecutive, two-year terms or six consecutive years, whichever is less, on the board may be reappointed to serve on the board after being off the board for at least one year, and upon reappointment, the board member is eligible to serve another three consecutive terms or six consecutive years, whichever is less. Such board members are eligible, however, for appointment to a different board or commission without waiting. (Per Chapter 78 Section 78-23)

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- A. Committees may be appointed for particular purposes by the Chairperson and with the consent of the majority of the Board. All committees will have at least one Parks and Recreation Board member serving on them. These committees are automatically dissolved upon completion of the assignment.
- B. Progress reports and a final report on completion of assignments will be given at each Board Meeting.

ARTICLE VI. Powers and Duties of Board Members

- A. Abide by applicable ordinances of the City of Wylie.
- B. Act in an advisory capacity to the City Council, City Manager, and Parks and Recreation Staff.
- C. Make ordinance and bylaw recommendations.
- D. Assist in planning and guiding the improvement of parks and recreation facilities.
- E. Assist in interpreting the ordinances and functions of the Parks and Recreation Department to the public. Encourage the development and advancement of the Parks and Recreation Department in every possible way.
- F. Provide an opinion on dedications and donations.
- G. Recommend ordinance variance regarding fundraising events.
- H. Advocate the benefits of Parks and Recreation by:
 - a. volunteering assistance at Parks and Recreation Department events.
 - b. participating in public education and information engagements as needed.
- I. If the board member chooses to abstain from voting, where no declared conflict of interest exists, the vote shall be recorded as a negative vote in the official minutes.

ARTICLE VII. Amendments

- A. These by-laws may be amended by a majority vote at any regular meeting, provided all members have been notified of the proposed amendments in accordance with applicable rules and provisions of the state law. Such an amendment would then be subject to approval by the City Council.



Wylie City Council

AGENDA REPORT

Department: City Secretary

Account Code: _____

Prepared By: Stephanie Storm

Subject

Consider, and act upon, Ordinance No. 2026-13, amending Chapter 18 (Animals), Article IV (Animal Shelter Advisory Board), Section 18-123(c) (Number of Members; Qualified Appointment; Terms) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, relating to the term limit holdover provision.

Recommendation

Motion to approve the Item as presented.

Discussion

On May 26, 2020, the City Council adopted Ordinance No. 2020-34, which established a limit of no more than three consecutive terms for board and commission members. The ordinance also created term-limit holdover provisions and applied these limitations retroactively to members serving on the applicable boards and commissions as of the effective date.

On February 28, 2023, the City Council adopted Ordinance No. 2023-10, which amended Chapter 18 (Animals) in its entirety. During that update, the term-limit holdover provisions were inadvertently removed from the Code.

On January 27, 2026, the City Council adopted Ordinance No. 2026-08, amending various sections of the Code of Ordinances to streamline residency, voter registration, and employment-related qualifications across all boards and commissions, with limited and clearly defined exceptions. At that time, staff did not realize that the term-limit holdover provision had been inadvertently omitted from the current Code during the 2023 update.

This amendment restores the term-limit holdover language to ensure consistency with the provisions governing all other boards and commissions, with the exception of the Economic Development Corporation.

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING CHAPTER 18 (ANIMALS), ARTICLE IV (ANIMAL SHELTER ADVISORY BOARD), SECTION 18-123(C) (NUMBER OF MEMBERS; QUALIFIED APPOINTMENT; TERMS) OF THE WYLIE CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, RELATING TO THE TERM LIMIT HOLDOVER PROVISION; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”), desires to ensure that members appointed to City boards and commissions meet consistent term limit regulations; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Wylie to amend the Wylie Code of Ordinances to establish uniform term limit regulations for the Animal Shelter Advisory Board, as set forth herein.

WHEREAS, the City Council has investigated and determined that amendments are necessary and advisable, as set forth herein; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Wylie to amend the Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”), as set forth below.

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 herein as if fully set forth.

SECTION 2. Amendment of Chapter 18 (Animals), Article IV (Animal Shelter Advisory Board), Section 18-123(c) (Number of members; qualified appointment; terms) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended. Amendment of Chapter 18 (Animals), Article IV (Animal Shelter Advisory Board), Section 18-123(c) (Number of members; qualified appointment; terms) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, is amended as follows:

**“CHAPTER 18 (ANIMALS)
ARTICLE IV (ANIMAL SHELTER ADVISORY BOARD)**

...

Sec. 18-123. - Number of members; qualified appointment; terms.

...

(c) At the conclusion of the initial terms set forth in subsection (b), members shall serve staggered two-year terms. Except for the Animal Shelter Manager, no member shall serve on the Board for more than three consecutive two-year terms or six consecutive years, whichever is less, unless extended by the affirmative vote of at least three-fourths of the full membership of the City Council. Except for a Board member whose tenure has been extended by the City Council as provided above, a member who has served three consecutive, two-year terms or six consecutive years, whichever is

less, on the Board may be reappointed to serve on the Board after being off the Board for at least one year, and upon reappointment, the member is eligible to serve another three consecutive terms or six consecutive years, whichever is less. Such member is eligible, however, for appointment to a different board or commission without waiting.

...”

SECTION 3. Repealing/Saving. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4. 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, clause, or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional and/or invalid.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 24th day of March, 2026.

Matthew Porter, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-06(R) amending Resolution No. 2022-15(R) Adopting Rules of Procedures for the Board of Review.

Recommendation

Motion to approve the Item as presented.

Discussion

Staff held a work session with the City Council on August 26, 2025, to discuss eligibility requirements for board and commission members. During the session, the Council provided direction to proceed with streamlining residency, voter registration, and employment restriction qualifications.

On January 27, 2026, the City Council adopted Ordinance No. 2026-08, amending various sections of the Code of Ordinances to streamline residency, voter registration, and employment-related qualifications across all boards and commissions, with limited and clearly defined exceptions.

While reviewing the Board of Review's Rules of Procedure, staff and the City Attorney identified additional provisions that should be updated to ensure compliance with current state law and improve consistency throughout the document. These updates include removing duplicate information already addressed in the Code to avoid potential conflicts, revising the abstention voting language from affirmative to negative to align with the Charter, and updating agenda posting requirements to reference applicable state law.

RESOLUTION NO. 2026-06(R)**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS,
AMENDING RESOLUTION NO. 2022-15(R) ADOPTING RULES OF
PROCEDURES FOR THE BOARD OF REVIEW; AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, these City Council adopted proposed Rules of Procedure for the Board of Review in Resolution No. 2022-15(R) to set out the guidelines by which the Board of Review will review and act on all inquiries; and

WHEREAS, the City Council finds that it is necessary to amend the Rules of Procedure as set forth below.

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

SECTION 1: The City Council hereby amends Resolution No. 2022-15(R) as follows¹:

The following rules shall govern the Board of Review:

A. Creation and appointment

The Board of Review (BOR) is created by Wylie Ordinance No. 2022-01, amended by Ordinance Nos. 2022-70 and 2026-08 is governed by Section 2-58 of the Code of Ordinances, and serves at the will of the City Council. The BOR shall consist of five (5) regular members and two (2) alternates who will serve no more than one (1) term of two (2) consecutive years, with the exception of the inception to achieve staggered terms. The members will be resident citizens of the City and may not serve on any other Council appointed Board or Commission during their term. City of Wylie employees may not serve on the Board. The BOR members are required to complete Open Meetings Act training and receive a Certificate of Completion by the first ninety (90) days of their first year of appointment.

B. Powers and Duties of the Commission

In response to a complaint, the Reviewing Attorney shall issue advisory opinions and waivers on ethical issues arising under Ordinance No. 2022-01 Chapter 2, Article III, Division 2 of the Code of Ordinances (Code of Conduct). In response to a complaint referred to the BOR, the BOR shall issue findings and refer violations of Ordinance No. 2022-01 the Code of Conduct to the City Council.

C. Officers

The BOR shall select from among its members in the first meeting (and at such other times as these offices may become vacant), a Chairperson and Vice-Chairperson to serve for a period of one (1) year. In the absence of both the Chairperson and Vice-Chairperson, the Commission shall elect an Acting Chairperson.

D. Officers' Duties

The Chairperson shall preside over all meetings and perform all duties as required by law. The Vice-Chairperson shall assume all duties of the Chairperson in the absence of the Chairperson.

¹ Additions are underlined; deletions are evidence by strikethrough.

E. Quorum

A quorum shall consist of three (3) members. No matters may be handled without the presence of a quorum, and all votes shall be by a majority of members present.

F. Conflict of Interest

Should any member of the BOR feel they have a conflict of interest with an agenda item before the BOR, they should fill out a conflict of interest form prior to the meeting and openly declare the same before discussion proceeds. The member is thereby prohibited from discussing the item or voting on the question.

G. Abstention

Should any member of the BOR choose to abstain from voting on any question before the Commission, where no declared conflict of interest exists, their vote shall be recorded as ~~an negative~~affirmative vote in the official minutes of the City of Wylie.

H. Agendas

An agenda shall be prepared by the City Manager or his/her designee for each meeting of the BOR. The agenda shall be posted as in accordance with applicable rules and provisions of the state law~~required by law seventy two (72) hours prior to the meeting.~~

I. Meetings

The BOR shall meet as necessary at 6:00 pm in the Council Chambers of the Wylie Municipal Complex, unless noted otherwise. All meetings shall be open to the public, and the public is encouraged to attend. The unexcused absence of any BOR member from three (3) consecutive regularly scheduled meetings, unless excused by the BOR for good and sufficient reason as determined by the BOR, shall constitute a resignation from the Board of Review.

All meetings shall be held in full compliance with the provisions of state law, ordinances of the City, and these rules of procedure.

J. Minutes of Meetings

Minutes of all meetings shall be kept by the City Secretary, and are subject to amendment and ratification by the BOR at a regular meeting. The minutes of the BOR proceedings shall show the overall vote, or if absent or failing to vote, shall reflect that fact.

K. Complaint Form

Complaints shall be in writing and filed by sworn affidavit with the City Secretary in accordance with Section ~~2-588(G)(1)~~ (1) of ~~Ordinance No. 2022-01~~ the Code of Ordinances. ~~The form shall contain a statement that must be signed and which states that, to the best of the person's knowledge, information, and belief formed after reasonable reflection, the information in the complaint is true. The complaint shall describe the facts that constitute the violation of the code of conduct in sufficient detail so that the Reviewing Attorney, BOR, and the person who is the subject of the complaint can reasonably be expected to understand the nature of any offense that is being alleged.~~

~~L. Complaint Process~~

~~1. The City Secretary will not accept complaints or inquiries about actions that took place or became known to the complainant more than 6 months prior to the date of the filing of the complaint.~~

~~2. The City Secretary shall notify and provide a copy of the full Complaint to the City Official who is the subject of the Complaint, the City Attorney, the City Manager, and the Reviewing Attorney within three (3) days from the day the complaint was filed. The notification shall include a copy of any portion of Ordinance No. 2022-01 that is alleged to have been, or that may be violated, and the BOR's rules for dealing with complaints or inquiries.~~

3. ~~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.~~
4. ~~Prior to the review by the BOR, the Reviewing Attorney shall first determine:~~
- a. ~~If the BOR has jurisdiction over the alleged violation; and~~
 - b. ~~If the alleged violation, if true, would or would not constitute a violation of Ordinance No. 2022-01.~~

M.L. Action of the Board

~~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 shall schedule the a hearing required by Section 2-58(g)(5) of the Code of Ordinances at a time that is reasonably convenient to both the person who submitted the complaint (“Complainant”) and the subject of the complaint (“Respondent”). The BOR may alter the timeline upon the request of the Respondent for more time to prepare.

1. ~~The BOR may dismiss a complaint without hearing if:~~
 - a. ~~The alleged violation is a minor or de minimis violation;~~
 - b. ~~The complaint is, on its face, frivolous, groundless, or brought for purposes of harassment;~~
 - c. ~~The matter has become moot because the Respondent is no longer an elected official or Administrative Board or Advisory Board member;~~
 - d. ~~The Respondent had obtained a waiver or an advisory opinion under Paragraph G(5)a of Section 8 of Ordinance No. 2022-01 permitting the conduct.~~
 - e. ~~The Respondent comes into voluntary compliance;~~
 - f.1. ~~The Complainant does not appear at hearing and if, in the opinion of the board, it would be unfair to the Respondent not to have the opportunity to examine the person under the standards set forth in Section 2-58(g)(7) of the Code of Ordinances.~~
2. If the BOR dismisses a complaint, the reason for dismissal shall be in writing, submitted to the Complainant, and made available to the public within forty-five (45) days of considering the complaint.

N.M. Hearings

~~The BOR shall have hearings at meetings, which are open to the public, on complaints which have not been dismissed pursuant to Section 2-58(g) paragraph G(7) of Section 8 of the Ordinance No. 2022-01 the Code of Ordinances.~~ The Board shall allow the Respondent to designate a representative if he or she wishes to be represented by someone else, to present evidence, and to cross-examine witnesses. The BOR shall give the Complainant and the Respondent sufficient time to examine and respond to any evidence not presented to them in advance of the hearing if that evidence is not excluded.

Hearings will be conducted following the general guidelines listed below:

1. Introduction of agenda item by the Chairperson;
2. Report by the City Manager, City Attorney or designee;
3. Presentation by Cecomplainant;
4. Presentation by Respondent or their representative.
5. Questioning by the BOR of the Complainant; Respondent or representative, and witnesses with information relevant to the complaint;
6. BOR query of Staff;
7. BOR discussion and action pertaining to the issue of the hearing.

O.N. Evidence

Only relevant evidence and testimony will be received. All witnesses must be sworn in by the Chairperson prior to giving testimony. Information and other physical evidence should be submitted to the Chairperson

of the Board or designee at least three (3) business days prior to the meeting. The BOR may exclude evidence not submitted timely. Any BOR member having new factual information regarding agenda items shall make that information known to all BOR members at least three (3) business days prior to the meeting.

P.O. Deliberations and Findings

Deliberations on complaints are to be conducted in open session. BOR members who have not been present for the hearing shall not participate in formulating a finding.

In determining their findings, the BOR shall:

1. Base a finding of a violation upon preponderance of the evidence.
2. Take into consideration the severity of the 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.
3. Have the option to issue an advisory opinion in response to a complaint, in lieu of making findings, where deemed appropriate.

At the conclusion of a hearing in accordance with these rules promulgated under ~~Ordinance No. 2022-01~~ Section 2-58 of the Code of Ordinances, the BOR shall forward its findings as follows:

1. If the Board finds that the Respondent has committed a violation, the Board shall refer the complaint and the BOR record to the City Council for further action.
2. If the Board finds that the Respondent has not committed a violation, the BOR shall dismiss the complaint and forward its finding to the City Council.

All findings shall be in the form of a motion. A motion to approve any matter before the Board or to recommend any action shall require a majority favorable vote of the members present. Failure of the Board to secure a majority concurring vote to approve or recommend action shall be recorded in the minutes as a failed motion.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this 24th day of March 2026.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

RESOLUTION NO. 2026-06(R)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS,
AMENDING RESOLUTION NO. 2022-15(R) ADOPTING RULES OF
PROCEDURES FOR THE BOARD OF REVIEW; AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the City Council adopted Rules of Procedure for the Board of Review in Resolution No. 2022-15(R) to set out the guidelines by which the Board of Review will review and act on all inquiries; and

WHEREAS, the City Council finds that it is necessary to amend the Rules of Procedure as set forth below.

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

SECTION 1: The City Council hereby amends Resolution No. 2022-15(R) as follows:

The following rules shall govern the Board of Review:

A. Creation and appointment

The Board of Review (BOR) is governed by Section 2-58 of the Code of Ordinances. The BOR members are required to complete Open Meetings Act training and receive a Certificate of Completion by the first ninety (90) days of their first year of appointment.

B. Powers and Duties of the Commission

In response to a complaint, the Reviewing Attorney shall issue advisory opinions and waivers on ethical issues arising under Chapter 2, Article III, Division 2 of the Code of Ordinances (Code of Conduct). In response to a complaint referred to the BOR, the BOR shall issue findings and refer violations of the Code of Conduct to the City Council.

C. Officers

The BOR shall select from among its members in the first meeting (and at such other times as these offices may become vacant), a Chairperson and Vice-Chairperson to serve for a period of one (1) year. In the absence of both the Chairperson and Vice-Chairperson, the Commission shall elect an Acting Chairperson.

D. Officers' Duties

The Chairperson shall preside over all meetings and perform all duties as required by law. The Vice-Chairperson shall assume all duties of the Chairperson in the absence of the Chairperson.

E. Quorum

A quorum shall consist of three (3) members. No matters may be handled without the presence of a quorum, and all votes shall be by a majority of members present.

F. Conflict of Interest

Should any member of the BOR feel they have a conflict of interest with an agenda item before the BOR, they should fill out a conflict of interest form prior to the meeting and openly declare the same before

discussion proceeds. The member is thereby prohibited from discussing the item or voting on the question.

G. Abstention

Should any member of the BOR choose to abstain from voting on any question before the Commission, where no declared conflict of interest exists, their vote shall be recorded as a negative vote in the official minutes of the City of Wylie.

H. Agendas

An agenda shall be prepared by the City Manager or his/her designee for each meeting of the BOR. The agenda shall be posted as in accordance with applicable rules and provisions of the state law.

I. Meetings

The BOR shall meet as necessary at 6:00 pm in the Council Chambers of the Wylie Municipal Complex, unless noted otherwise. All meetings shall be open to the public, and the public is encouraged to attend. The unexcused absence of any BOR member from three (3) consecutive regularly scheduled meetings, unless excused by the BOR for good and sufficient reason as determined by the BOR, shall constitute a resignation from the Board of Review.

All meetings shall be held in full compliance with the provisions of state law, ordinances of the City, and these rules of procedure.

J. Minutes of Meetings

Minutes of all meetings shall be kept by the City Secretary, and are subject to amendment and ratification by the BOR at a regular meeting. The minutes of the BOR proceedings shall show the overall vote, or if absent or failing to vote, shall reflect that fact.

K. Complaint Form

Complaints shall be in writing and filed by sworn affidavit with the City Secretary in accordance with Section 2-58(g)(1) of the Code of Ordinances.

L. Action of the Board

The BOR shall schedule a hearing required by Section 2-58(g)(5) of the Code of Ordinances at a time that is reasonably convenient to both the person who submitted the complaint (“Complainant”) and the subject of the complaint (“Respondent”). The BOR may alter the timeline upon the request of the Respondent for more time to prepare.

1. The BOR may dismiss a complaint without hearing under the standards set forth in Section 2-58(g)(7) of the Code of Ordinances.
2. If the BOR dismisses a complaint, the reason for dismissal shall be in writing, submitted to the Complainant, and made available to the public within forty-five (45) days of considering the complaint.

M. Hearings

The BOR shall have hearings at meetings, which are open to the public, on complaints which have not been dismissed pursuant to Section 2-58(g)(7) of the Code of Ordinances. The Board shall allow the Respondent to designate a representative if he or she wishes to be represented by someone else, to present evidence, and to cross-examine witnesses. The BOR shall give the Complainant and the Respondent sufficient time to examine and respond to any evidence not presented to them in advance of the hearing if that evidence is not excluded.

Hearings will be conducted following the general guidelines listed below:

1. Introduction of agenda item by the Chairperson;

2. Report by the City Manager, City Attorney, or designee;
3. Presentation by Complainant;
4. Presentation by Respondent or their representative.
5. Questioning by the BOR of the Complainant, Respondent, or representative, and witnesses with information relevant to the complaint;
6. BOR query of Staff;
7. BOR discussion and action pertaining to the issue of the hearing.

N. Evidence

Only relevant evidence and testimony will be received. All witnesses must be sworn in by the Chairperson prior to giving testimony. Information and other physical evidence should be submitted to the Chairperson of the Board or designee at least three (3) business days prior to the meeting. The BOR may exclude evidence not submitted timely. Any BOR member having new factual information regarding agenda items shall make that information known to all BOR members at least three (3) business days prior to the meeting.

O. Deliberations and Findings

Deliberations on complaints are to be conducted in open session. BOR members who have not been present for the hearing shall not participate in formulating a finding.

In determining their findings, the BOR shall:

1. Base a finding of a violation upon preponderance of the evidence.
2. Take into consideration the severity of the 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.
3. Have the option to issue an advisory opinion in response to a complaint, in lieu of making findings, where deemed appropriate.

At the conclusion of a hearing in accordance with these rules promulgated under Section 2-58 of the Code of Ordinances, the BOR shall forward its findings as follows:

1. If the Board finds that the Respondent has committed a violation, the Board shall refer the complaint and the BOR record to the City Council for further action.
2. If the Board finds that the Respondent has not committed a violation, the BOR shall dismiss the complaint and forward its finding to the City Council.

All findings shall be in the form of a motion. A motion to approve any matter before the Board or to recommend any action shall require a majority favorable vote of the members present. Failure of the Board to secure a majority concurring vote to approve or recommend action shall be recorded in the minutes as a failed motion.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this 24th day of March 2026.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-14 for a change in zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N. Highway 78 (ZC 2026-01).

Recommendation

Motion to approve the Item as presented.

Discussion

On March 10, 2026, City Council approved the writing of an ordinance for a change of zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N. Highway 78 (ZC 2026-01).

Final approval of Zoning Case 2026-01 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) and Exhibit B (Zoning Exhibit) 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. 2026-14

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 2026-01, PLANNED DEVELOPMENT 2022-51 (PD 2022-51) TO COMMERCIAL CORRIDOR (CC) ON 2.02 ACRES, LOCATED AT 703 NORTH STATE HIGHWAY 78, TO ALLOW FOR COMPATIBLE RETAIL USES (ZC 2026-01); 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, said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

SECTION 2: That a Zoning Exhibit is an integral component of the development of the property and is attached as Exhibit B.

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 affecting 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 24th day of March, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: April 2, 2026, in The Wylie News

Exhibit "A"
Legal Description

Property located at 703 North State Highway 78, Wylie, Texas, being all of Lot 2A, Block 2, of the Oaks Retail addition to the City of Wylie, Collin County Texas.

Lot 2A, Block 2, of REPLAT of LOT 2 & LOT 3 IN BLOCK 2 OF A REPLAT OF OAKS RETAIL, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet G, Page 285, Plat Records, Collin County, Texas.

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 - 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.
 - 6) CONTOURS SHOWN HEREON ARE SHOWN AT 1 FOOT INTERVALS.
 - 7) FIELD WORK WAS COMPLETED 12/14/2021.
 - 8) PERPETUAL EASEMENT TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT AS RECORDED IN VOLUME 522, PAGE 618, DEED RECORDS, COLLIN COUNTY, TEXAS. - PROPERTY IS SUBJECT TO - PIPELINE WAS NOT LOCATED BY US ON THE GROUND OVER THIS SURVEYED TRACT, IT AFFECTS THE SENIOR PROPERTY OF THIS SURVEYED TRACT.

FLOOD STATEMENT:
 THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48085C0420J, DATED 06/02/2009. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

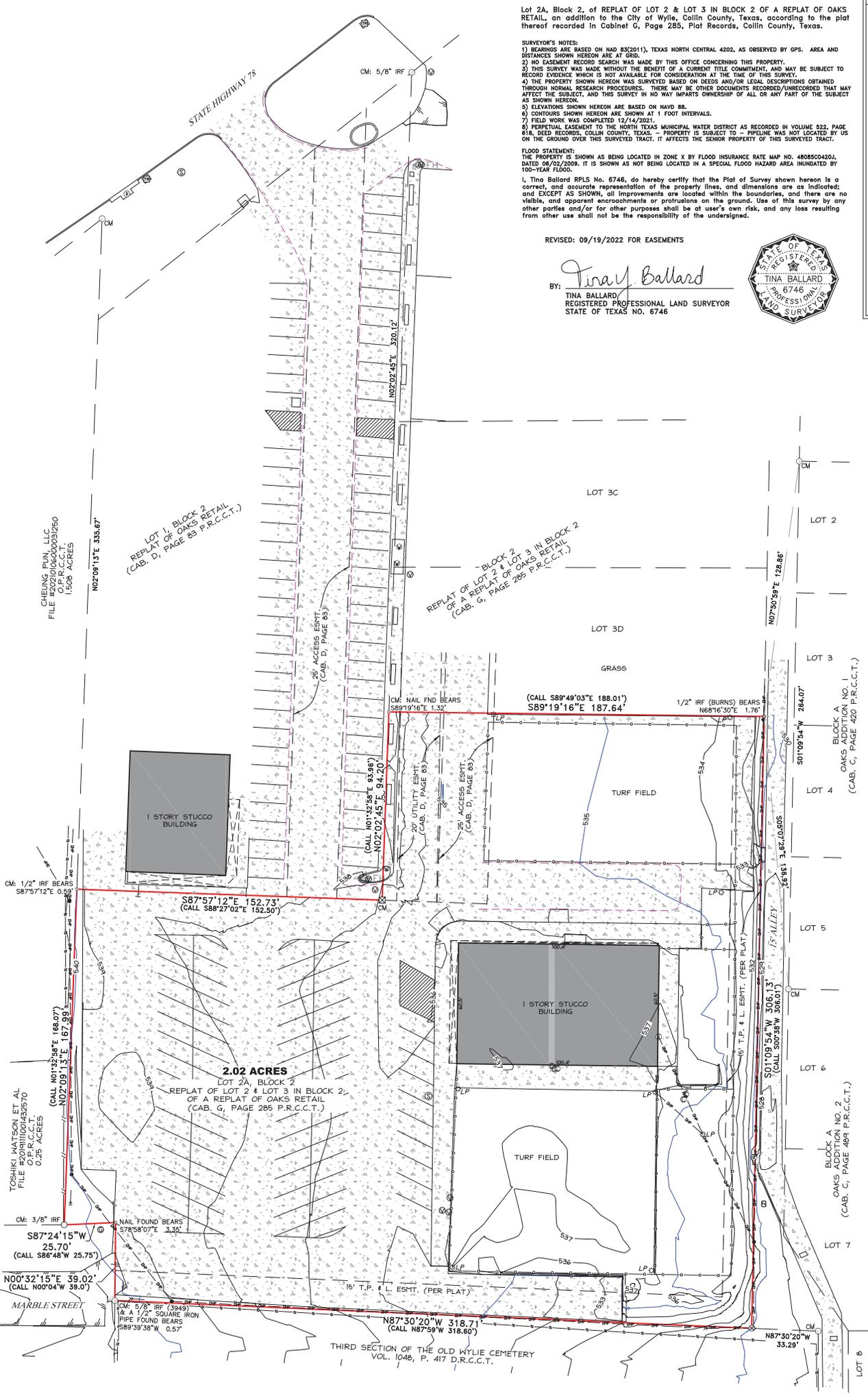
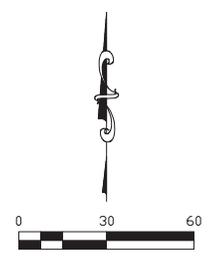
I, Tina Ballard RPLS No. 6746, do hereby certify that the Plat of Survey shown hereon is a correct and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

REVISED: 09/19/2022 FOR EASEMENTS

BY: *Tina Y. Ballard*
 TINA BALLARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6746



CM	CONTR	ASPHALT OVERHEAD ELECTRIC LINE
○	1/2" POH	CHAINLINK FENCE
○	1/2" POH	PIPE FENCE
○	1/2" POH	WOOD FENCE
○	1/2" POH	IRON FENCE
○	1/2" POH	FIRE LANE
○	1/2" POH	COVERED PORCH, OVERHANG
○	1/2" POH	BRICK
○	1/2" POH	CONCRETE
○	1/2" POH	BUILDING
○	1/2" POH	NO PARKING



702 N. STATE HIGHWAY 78 WYLIE, TEXAS	
DATE:	12/18/2021
SCALE:	1" = 30'
JOB NO.:	2021-1995 & 2022-1469
CLIENT:	CP DESIGN SERVICES
TECHNICIAN:	TYB

BY-LINE SURVEYING LLC
 P.O. BOX 834
 Emory, TX 75440
 Ph: (903) 473-5150
 Firm No: 10194233
 www.bylinesurveying.com



Wylie City Council

AGENDA REPORT

Department: Animal Services
Prepared By: Chris Marren

Account Code: _____

Subject

Consider, and place on file, the Animal Shelter Advisory Board report to the City Council.

Recommendation

Motion to approve the Item as presented.

Discussion

The Animal Shelter Advisory Board met on February 11, 2026. The attached minutes and statistical reports were considered, approved, and placed on file. This report is being submitted as required by City ordinance.



Animal Shelter Advisory Board

Minutes

Regular Meeting

November 5, 2025 – 6:00 pm

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Amber Porter called to order the Animal Shelter Advisory Board meeting at 6:13 p.m. Board members present Amber Porter, Shelia Patton, Susan Cranford, Michael Schwerin, and Priscilla Muhoho. Todd Pickens and Tracy Vu were absent. Quorum is present.

INVOCATION

The invocation was given by Michael Schwerin.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

REGULAR AGENDA

1. Consider and act upon the Animal Shelter Advisory Board minutes of August 13, 2025.

Board Action

A motion was made by Michael Schwerin to accept the Animal Shelter Advisory Board minutes of August 13, 2025, as presented. Susan Cranford seconded to accept the Animal Shelter Advisory Board minutes of August 13, 2025, as presented. A vote was taken, and the motion passed unanimously.

2. Consider and place on file the 2025 third-quarter statistical information for shelter operations.

Board Action

A motion was made by Michael Schwerin to accept the third-quarter statistical information for shelter operations. Susan Cranford seconded to accept the third-quarter statistical information for shelter operations. A vote was taken, and the motion passed unanimously.

WORK SESSION

WS1. Discuss future facility needs.

Amber Porter asked Shelia Patton about the statistics she requested. Shelia Patton stated that she is working on gathering the numbers. She also stated that the shelter is open six days a week with five Animal Services Officers. We require a minimum of three officers to be on duty every day. One officer is also on call 24/7 for emergency call-outs. The shelter offers a quarterly vaccination clinic on Saturdays from 10:00 a.m. to 12:00 p.m. The staff is stretched thin, but they continue to provide excellent customer service to our citizens. The recent renovations to the shelter were a band-aid; we need more space for volunteers and for the animals to be separated into available, intake, and sick. The shelter also needs to be inviting and visible. Shelia also stated that she has created a bond presentation for the City Council, but she would like to submit it for the next meeting to get feedback from the board.

Amber Porter stated that the statistics we have don't show that we are struggling with the current shelter situation. That is why she requests the different statistics.

Shelia Patton responded that we work hard to keep our euthanasia rate down, and because of that, rescues don't pull from us because they prefer to pull from places with high euthanasia rates.

Michael Schwerin asked if we could obtain statistics from 5 or 10 years ago to demonstrate growth.

Shelia Patton responded that we intake at our max every year, so the numbers are very consistent from year to year.

Michael Schwerin then asked about our call volume.

Shelia Patton stated that yes, she could get a report made.

Susan Cranford stated that the current shelter is creating a customer service issue because of how squeezed it is. She believes that with a new shelter fit for our needs, we would be able to provide even better customer service.

ADJOURNMENT

Motion was made by Susan Cranford and seconded by Michael Schwerin to adjourn the meeting. With no further business before the board, the board's consensus was to adjourn at 7:25 p.m.


ASAB Chair

ATTEST:


Chris Marren, ASAB member

Animal Shelter Advisory Board Report

October thru December 2025

	Dogs	Cats	Others	Total
Impounds	107	48	94	249
Owner Surrender	5	3	0	8
Stray	81	17	5	103
Quarantine	9	2	0	11
Safe Keeping	2	1	2	5
DOA	10	19	34	63
Trapped by resident	0	6	53	59
Born at Shelter	0	0	0	0

Dispositions	Dogs	Cats	Others	Total
Return to Owner	52	6	2	60
Adopted	26	32	0	58
Rescued	2	1	3	6
Euthanized	7	0	11	18
Other	0	1	44	45

Euthanasia Reason

Behavioral	6	0	0	6
Medical	1	0	11	12
Policy- H.R.R.C	0	0	0	0
Wild Animal	0	0	0	0

Euthanasia for dogs 6.86%

Euthanasia for cats 0.00%

Euthanasia for dogs & cats total 4.67%

Dogs at facility at end of report: 15

Dogs at facility at beginning of report: 5

Cats at facility at end of report: 8

Cats at facility at beginning of report: 19

Euthanasia Rate for Facility October 1, 2025 thru December 31, 2025: 4.67%

Euthanasia Rate for Facility January 1, 2025 thru December 31, 2025: 6.68%

Animal Shelter Advisory Board Report TNR

October thru December 2025

Impounds

Trapped	52
---------	----

Dispositions

Euthanized	8
Released	26
Other	33
Total	67

Euthanasia Reason

Behavioral	0
Medical	8
Policy- H.R.R.C	0
Wild Animal	0
FeLV / FPV	0

17 - TNR in care at beginning of report

2 - TNR in care at end of report

Animal Shelter Advisory Board Report TNR

January thru December 2025

Impounds

Trapped	171
---------	-----

Dispositions

Euthanized	38
Released	67
Other	64
Total	169

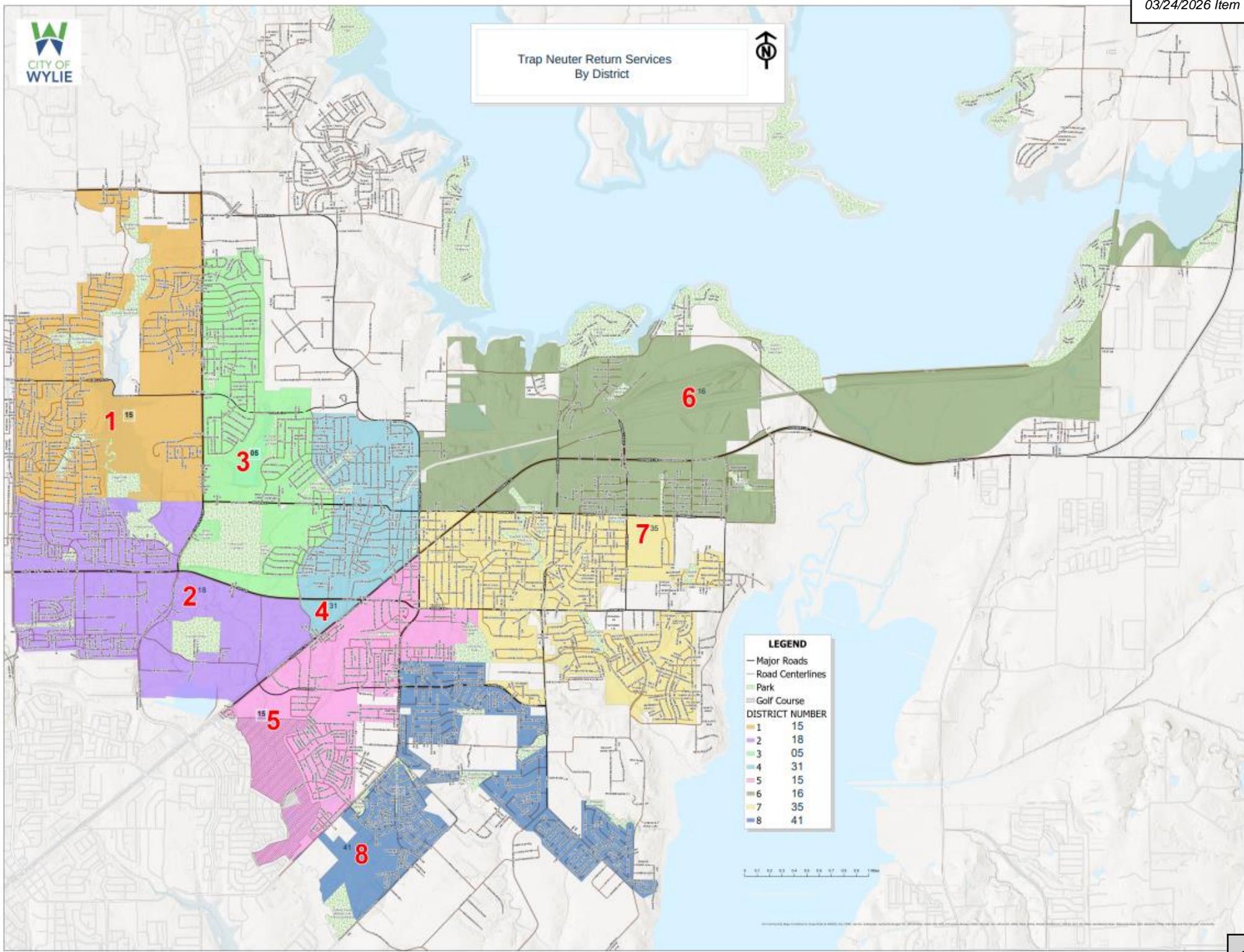
Euthanasia Reason

Behavioral	0
Medical	23
Policy- H.R.R.C	2
Wild Animal	0
FeLV / FPV	13

0 - TNR in care at beginning of report
2 - TNR in care at end of report



Trap Neuter Return Services By District



LEGEND

- Major Roads
- Road Centerlines
- Park
- Golf Course

DISTRICT NUMBER

1	15
2	18
3	05
4	31
5	15
6	16
7	35
8	41



Inspection for Animal Shelter, Impoundment, and Rabies Quarantine Facilities

Date 11-06-2025 Name of Manager Shelia Patton Registration No. 03-025
 Name of Establishment Wylie Animal Control Inspector N Ferguson
 Location of Establishment 949 Hinsley Ln #100 Mailing Address _____
 City Wylie State TX Zip Code 75098
 Phone 972 429 8046 County Collin

Note to Inspector: Put Yes, No, or N/A (Not Applicable) in the columns to the right of the question.

A. General - [TAC Section 169.26(a)]		Heating	
Structural Strength		14. Are animals protected from cold and inclement weather and direct effects of wind, rain, and snow?	Yes
1. Is the facility structurally sound and maintained in good repair in order to protect the animals from injury, contain them, and prevent transmission of diseases?	Yes	15. Is auxiliary heat or bedding provided if the temperature is below 50°F when animals are present?	Yes
Water and Electric Power		Cooling and Ventilation	
2. Does the facility have reliable and adequate electricity to comply with other requirements?	Yes	16. Are animals protected from any form of overheating and from direct rays of the sun?	Yes
3. Does the facility have fresh, clean water available?	Yes	17. Are fresh air and adequate ventilation to minimize drafts, odors, and moisture condensation provided?	Yes
Storage		18. Is extra ventilation, such as fans or air conditioning, provided in indoor facilities if the temperature is 85°F or above when animals are present?	Yes
4. Are food and bedding stored to protect them against infestation or contamination by vermin?	Yes		
5. Is a refrigerator available for perishable foods?	Yes	Lighting	
Waste Disposal		19. Is lighting adequate to permit routine inspection and cleaning?	Yes
6. Are there provisions for the removal and disposal of animal and food wastes, bedding, dead animals, and debris?	Yes	20. Are primary enclosures situated to protect the animals from excessive illumination (man-made or natural)?	Yes
7. Are disposal facilities operated in a manner that minimizes vermin infestations, odors, and disease hazards?	Yes	Construction	
8. Is there a suitable method for rapidly and safely removing water and other liquid wastes?	Yes	21. Is the facility constructed to protect the animals and not create a health risk or public nuisance?	Yes
Washrooms and Sinks		22. Are building surfaces constructed and maintained so that they are impervious to moisture and can be readily sanitized?	Yes
9. Are there facilities (such as washrooms, basins, or sinks) for employees to wash their hands?	Yes	23. Is the floor made of durable, nonabsorbent material?	Yes
Management		Primary Enclosures	
10. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.003:		24. Are primary enclosures structurally sound, maintained, and constructed with surfaces that are impervious to moisture and can be readily sanitized?	Yes
a. Are animals separated by species and by sex?	Yes	25. Do primary enclosures enable the animal to remain dry and clean and protect the animal's feet and legs from injury?	Yes
b. If not related to one another, are animals of relatively the same size sharing cages/pens?	Yes	26. Do the cages and kennels provide enough space for each animal to make normal postural adjustments without touching the top of the enclosure, including turning freely, standing easily, sitting, stretching, moving its head, lying in a comfortable position with limbs extended, and moving and assuming a comfortable posture for feeding, drinking, urinating, and defecating?	Yes
c. Are sick or injured animals segregated from healthy animals?	Yes		
11. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.005:		B. Feeding - [TAC Section 169.26(b)]	
Has the governing body of the city or county in which the shelter is located established an advisory committee to assist in compliance with THSC Chapter 823?	Yes	27. Are dogs and cats fed at least once a day or more often as appropriate for the age and condition of the animal, except as directed by a veterinarian? Are other animals fed as described on packaging of a commercial, species-specific food or as directed by a veterinarian (see #32 for ferret requirements)?	Yes
Records			
12. Does the facility keep records on each animal?	Yes		
13. Do records document animal description, impoundment and disposition dates, and method of disposition?	Yes		

TAC=Texas Administrative Code, THSC=Texas Health and Safety Code

Inspector Initials: NF Date: 11-6-2025

Facility: Uyic Animal Control

Registration No: 03-025

Feeding (cont.)		Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.27(a)]	
28. Is food wholesome, palatable, free from contamination, of sufficient nutritive value to meet daily requirements, and accessible to animals?	<u>Yes</u>	38. Is there documentation of twice-daily observations of quarantined animals?	<u>Yes</u>
29. Are food pans kept clean and sanitary, and if disposable food pans are used, are they discarded after each feeding?	<u>Yes</u>	Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.28(a) and THSC Section 826.042(g)]	
C. Watering - [TAC Section 169.26(c)]		39. Does the facility have a written Standard Operating Procedure (SOP)?	<u>Yes</u>
30. Do animals have convenient access to fresh water and is it offered at least twice daily for at least an hour (except as directed by a veterinarian)?	<u>Yes</u>	40. Is the SOP specific for the facility?	<u>Yes</u>
31. Are the water bowls clean and sanitary?	<u>Yes</u>	41. Is the SOP posted or otherwise readily available to all employees?	<u>Yes</u>
32. Do domestic ferrets have 24-hour access to water in a drinking bottle and to food?	<u>Yes</u>	42. Is the SOP designed to ensure effective and safe quarantine procedures?	<u>Yes</u>
D. Sanitation - [TAC Section 169.26(d)]		43. Do enclosures have solid walls to prevent physical contact between animals?	<u>Yes</u>
33. Are excreta removed from primary enclosures often enough to prevent contamination of the animals (at least once a day)?	<u>Yes</u>	44. Are the primary enclosures enclosed on all sides, including the top, to prevent escape?	<u>Yes</u>
34. Are cages, rooms, and pens maintained in a sanitary condition?	<u>Yes</u>	45. Does each quarantine run, cage, and kennel containing a quarantined animal have a "Rabies Quarantine" placard/sign posted on it?	<u>Yes</u>
35. Are the building and premises kept clean?	<u>Yes</u>	For Facilities Subject to THSC Chapter 829 (Located in Non-exempt County) - (Sections 829.002 and 829.007)	
E. Pest Control - [TAC Section 169.26(e)]		46. This standard is for purposes of meeting requirements set forth in THSC Chapter 829 only. Are all employees whose primary job is to enforce animal control laws in compliance with training requirements (Sec. 829.002)? If so, this inspection form serves as a certificate of compliance per Section 829.007.	<u>Yes</u>

This facility has approximately 15 cat cages and 15 dog cages/pens.

When the facility was inspected today, it was housing approximately 2 cats and 2 dogs.

Inspector Comments: Check here if additional inspector comments are attached

Facility Rating: Satisfactory ✓ Unsatisfactory _____ Probation _____

If applicable, timeline for probationary period _____

As the inspector, I certify that I have personally inspected this facility and that it conforms to the statements above.

[Signature]
Inspector Signature

11-6-2025
Date

The signatures below acknowledge completion and receipt of the inspection form:

[Signature]
Manager (retain pink copy after signature)

11-6-2025
Date

[Signature]
Regional Zoonosis Control (ZC) Veterinarian

11/17/2025
Date

White original and yellow copy to DSHS Regional Office after Inspector's and Manager's signatures. Regional Office retains yellow copy after ZC Veterinarian's signature and returns original with all signatures to facility.

TAC=Texas Administrative Code, THSC=Texas Health and Safety Code
DSHS=Texas Department of State Health Services



Texas Department of State Health Services
Zoonosis Control
08/18 Stock No. Z-3

Inspection for Animal Shelter, Impoundment, and Rabies Quarantine Facilities

Date 12/12/25 Name of Manager Chris Martin Registration No. 03-025
 Name of Establishment Wylie Animal Shelter Inspector Brian Abraham DVM
 Location of Establishment 949 Hensley Ln #100 Mailing Address _____
 City Wylie State TX Zip Code 75098
 Phone 972-429-8046 County Collin

Note to Inspector: Put Yes, No, or N/A (Not Applicable) in the columns to the right of the question.

A. General - [TAC Section 169.26(a)]			
Structural Strength		Heating	
1. Is the facility structurally sound and maintained in good repair in order to protect the animals from injury, contain them, and prevent transmission of diseases?	Y	14. Are animals protected from cold and inclement weather and direct effects of wind, rain, and snow?	Y
Water and Electric Power		Cooling and Ventilation	
2. Does the facility have reliable and adequate electricity to comply with other requirements?	Y	15. Is auxiliary heat or bedding provided if the temperature is below 50°F when animals are present?	Y
3. Does the facility have fresh, clean water available?	Y	16. Are animals protected from any form of overheating and from direct rays of the sun?	Y
Storage		Lighting	
4. Are food and bedding stored to protect them against infestation or contamination by vermin?	Y	17. Are fresh air and adequate ventilation to minimize drafts, odors, and moisture condensation provided?	Y
5. Is a refrigerator available for perishable foods?	Y	18. Is extra ventilation, such as fans or air conditioning, provided in indoor facilities if the temperature is 85°F or above when animals are present?	Y
Waste Disposal		Construction	
6. Are there provisions for the removal and disposal of animal and food wastes, bedding, dead animals, and debris?	Y	19. Is lighting adequate to permit routine inspection and cleaning?	Y
7. Are disposal facilities operated in a manner that minimizes vermin infestations, odors, and disease hazards?	Y	20. Are primary enclosures situated to protect the animals from excessive illumination (man-made or natural)?	Y
8. Is there a suitable method for rapidly and safely removing water and other liquid wastes?	Y	21. Is the facility constructed to protect the animals and not create a health risk or public nuisance?	Y
Washrooms and Sinks		Primary Enclosures	
9. Are there facilities (such as washrooms, basins, or sinks) for employees to wash their hands?	Y	22. Are building surfaces constructed and maintained so that they are impervious to moisture and can be readily sanitized?	Y
Management		B. Feeding - [TAC Section 169.26(b)]	
10. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.003:		23. Is the floor made of durable, nonabsorbent material?	Y
a. Are animals separated by species and by sex?	Y	24. Are primary enclosures structurally sound, maintained, and constructed with surfaces that are impervious to moisture and can be readily sanitized?	Y
b. If not related to one another, are animals of relatively the same size sharing cages/pens?	Y	25. Do primary enclosures enable the animal to remain dry and clean and protect the animal's feet and legs from injury?	Y
c. Are sick or injured animals segregated from healthy animals?	Y	26. Do the cages and kennels provide enough space for each animal to make normal postural adjustments without touching the top of the enclosure, including turning freely, standing easily, sitting, stretching, moving its head, lying in a comfortable position with limbs extended, and moving and assuming a comfortable posture for feeding, drinking, urinating, and defecating?	Y
11. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.005:		B. Feeding - [TAC Section 169.26(b)]	
Has the governing body of the city or county in which the shelter is located established an advisory committee to assist in compliance with THSC Chapter 823?	Y	27. Are dogs and cats fed at least once a day or more often as appropriate for the age and condition of the animal, except as directed by a veterinarian? Are other animals fed as described on packaging of a commercial, species-specific food or as directed by a veterinarian (see #32 for ferret requirements)?	Y
Records			
12. Does the facility keep records on each animal?	Y		
13. Do records document animal description, impoundment and disposition dates, and method of disposition?	Y		

Facility:

Registration No:

Feeding (cont.)		Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.27(a)]	
28. Is food wholesome, palatable, free from contamination, of sufficient nutritive value to meet daily requirements, and accessible to animals?	Y	38. Is there documentation of twice-daily observations of quarantined animals?	Y
29. Are food pans kept clean and sanitary, and if disposable food pans are used, are they discarded after each feeding?	Y	Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.28(a) and THSC Section 826.042(g)]	
C. Watering - [TAC Section 169.26(c)]		39. Does the facility have a written Standard Operating Procedure (SOP)?	Y
30. Do animals have convenient access to fresh water and is it offered at least twice daily for at least an hour (except as directed by a veterinarian)?	Y	40. Is the SOP specific for the facility?	Y
31. Are the water bowls clean and sanitary?	Y	41. Is the SOP posted or otherwise readily available to all employees?	Y
32. Do domestic ferrets have 24-hour access to water in a drinking bottle and to food?	Y	42. Is the SOP designed to ensure effective and safe quarantine procedures?	Y
D. Sanitation - [TAC Section 169.26(d)]		43. Do enclosures have solid walls to prevent physical contact between animals?	Y
33. Are excreta removed from primary enclosures often enough to prevent contamination of the animals (at least once a day)?	Y	44. Are the primary enclosures enclosed on all sides, including the top, to prevent escape?	Y
34. Are cages, rooms, and pens maintained in a sanitary condition?	Y	45. Does each quarantine run, cage, and kennel containing a quarantined animal have a "Rabies Quarantine" placard/sign posted on it?	Y
35. Are the building and premises kept clean?	Y	For Facilities Subject to THSC Chapter 829 (Located in Non-exempt County) – (Sections 829.002 and 829.007)	
E. Pest Control - [TAC Section 169.26(e)]		46. This standard is for purposes of meeting requirements set forth in THSC Chapter 829 only. Are all employees whose primary job is to enforce animal control laws in compliance with training requirements (Sec. 829.002)? If so, this inspection form serves as a certificate of compliance per Section 829.007.	Y

This facility has approximately 15 cat cages and 15 dog cages/pens.

When the facility was inspected today, it was housing approximately 6 cats and 12 dogs.

Inspector Comments: Check here if additional inspector comments are attached

Facility Rating: Satisfactory Unsatisfactory _____ Probation _____

If applicable, timeline for probationary period _____

As the inspector, I certify that I have personally inspected this facility and that it conforms to the statements above.

[Signature]
Inspector Signature

12/12/2025
Date

The signatures below acknowledge completion and receipt of the inspection form:

[Signature]
Manager (retain pink copy after signature)

12/10/2025
Date

Regional Zoonosis Control (ZC) Veterinarian _____ Date _____

White original and yellow copy to DSHS Regional Office after Inspector's and Manager's signatures. Regional Office retains yellow copy after ZC Veterinarian's signature and returns original with all signatures to facility.

TAC=Texas Administrative Code, THSC=Texas Health and Safety Code
DSHS=Texas Department of State Health Services



TEXAS Health and Human Services
Texas Department of State Health Services

Zoonosis Control
08/18 Stock No. Z-3

Facility: Wylie Animal Shelter

Registration No: 03-025

**Texas Department of State Health Services
Inspection for Animal Shelter, Impoundment, and Rabies Quarantine Facilities
Z-3 Supplemental Page for Additional Comments**

Inspector comments continued:

Inspector Initials: BA Date: 12/12/25



Wylie City Council

AGENDA REPORT

Department: City Council
Prepared By: Stephanie Storm

Account Code: _____

Subject

Tabled from 02-24-2026

Remove from table and consider.

Hold a public hearing, consider, and act upon, authorizing a donation by the City of Wylie to Hope for the Cities in an amount not to exceed \$2,000.

Recommendation

Motion to approve/deny the Item as presented.

Discussion

This item was added at the request of two Councilmembers to allow for Council discussion and consideration of authorizing a donation by the City of Wylie to Hope for the Cities in an amount not to exceed \$2,000.

A work session was held at the January 27th City Council meeting to discuss and consider authorizing a donation by the City of Wylie to The Regiment Trained in support of The Regiment Cup fitness competition to be held on April 18, 2026, benefiting Hope for the Cities. Council provided direction to begin discussions with the Wylie Economic Development Corporation to determine interest in providing a sponsorship or partnership, or in assisting with promotion of the event, and directed staff to look into bringing back information on an option for a direct donation to Hope for the Cities as a secondary action.



Not-for-Profit Assistance Application

[Organization Information](#)
[Questionnaire](#)
[Documents](#)
[Acknowledgement](#)

Organization Information

Applicant Name: *

Jon Bailey

Organization Name: *

Hope for the Cities

Organization Address: *

Street Address

200 N Ballard Avenue

Address Line 2

City

Wylie

Postal/Zip Code

75098

State/Province/Region

Texas

Country

United States

Email: *
info@hopeforthecities.com
Phone: *

972-442-2962

Federal Tax ID: *

99-3749803

Organization Operation *

Has the organization been in continuous operation for the last two years?

 Yes No

Organization Status *

Is your organization a nonprofit, tax exempt 501(c)(3) corporation, in good standing with the state, and have an active board of directors in compliance with IRS Section 501(c)(3)?

 Yes No

Services to Wylie citizens *

Does your organization offer services and programs that are need-based, nondiscriminatory, and provided to the citizens of the city?

 Yes No

Funding Stability *

Does your organization have sufficient funding support to meet ongoing operating costs and obligations?

 Yes No

City Funding Status *

Is your organization currently receiving other funding from the city?

 Yes No

Requested Donation Amount: *

\$2,000.00

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Wylie citizens served *

What is the number or percentage of Wylie residents served by your organization?

80

Purpose and Accomplishments *

Briefly describe the purpose, programs, and accomplishments of the organization.

Hope for the Cities started in March 2020 in response to COVID-19 shut-downs. At the request of the Wylie ISD, we started feeding students who were out of school who rely on free and reduced lunches. Since then, we have provided over 1.3 million meals to the community. Today, we have average about 325 food boxes that we deliver directly to the home of the families we serve. Every year we provide a summer lunch program for eight weeks throughout the summer; we have a special food box service for senior adults, provide snacks to the school district for hungry students, we host the Wylie ISD Back to School Fair, and support school counselors with resources called the Campus Compassion Initiative.

Our mission is to bring hope to the homeless, hungry, and hurting.

In May 2025, we opened a Resource Center at The Cross Church Event Center. We are a place for people to come and receive financial assistance, mentoring, job training and placements, resume writing, budgeting skills, and a place for resource guidance. We partner with Hope's Door New Beginning Center who come to the Resource Center every Wednesday to be a presence in Wylie. Hope's Door New Beginnings Center serves families who are victims of domestic violence. We have seen a rise in domestic violence cases and saw an opportunity for an experienced and respected organization to partner with us to be a resource. We are also in talks with LifePath Systems who provide mental health and addiction behavior support to come to the Resource Center. We want to continue to bring the best organization in Wylie to serve the needs of the community to the best of our ability.

The Hope for the Cities Executive Director, Jon Bailey, leads the Greater Wylie Resources Connection group. The group has been meeting regularly for the past eleven years. This is a group of nonprofits, schools and colleges, city officials, faith groups and churches, civic groups, and citizens. We meet every third Tuesday of the month to network, support one another, and learn. As part of the work, the group has led the Point In Time Homeless Census for the past ten years. Jon Bailey is part of the Dallas/Collin County planning team. Another success of the group is connecting Agape Resource and Assistance Center to Wylie. We contacted Janet Collinsworth to our August 2020 meeting and invited her to bring Jericho Village to the community after hearing about their vision. This aligned with what we saw for the community, and we have been working with Janet ever since.

As part of our work in the city, we work closely with the Wylie Police Department and Wylie Fire Department in times of need for families facing an emergency. We are one of the go-toes as a resource for families who need shelter after a house fire or the family needs shelter from an abusive situation. We partner with the Wylie PD every Christmas for Operation Blue Santa by providing special Christmas meal food boxes and gifts for the families. We are also working with the Collin County Crime Victims Council to provide food boxes for families attending the Empowered event on April 25.

Jon Bailey is the Vice President of the Collin County Homeless Coalition. He represents the needs of Wylie and has been working to bring awareness to the needs in the community and connecting resources to the community.

In 2020, Hope for the Cities received \$100,000 from the City of Wylie for helping serve families in need in the community.

In 2022, Hope for the Cities received the Wylie Way Award for their service to the community through serving food.

In 2024, Hope for the Cities was awarded the Emergent Food Pantry Award from the North Texas Food Bank.

In 2025, we were awarded the Advancing Hope Aware from the North Texas Food Bank because of our wrap-around services provided through the Resource Center.

Governed and Managed *

How is the organization governed and managed?

Hope for the Cities is governed by a Board of Directors and has an Executive Director.

Geographic Service Area *

What is the geographic service area of the organization?

We serve the areas covered by Wylie ISD and Community ISD.

Intended Use of Funds *

What is the intended use of the requested donation of public funds?

Having the requested donation will enable us to continue in supporting the community through providing for their needs in an emergency. Through the Resource Center, we meet people who are at risk of losing their homes, who are hungry, in need of utilities paid, needing health resources, and have transportation needs. We plan to use the money to give families a hand up by providing relief in the crisis, mentoring them through the need, and able to quickly get back on their feet again.

Benefit to Wylie citizens *

What benefit to the citizens of Wylie (educational, economic, health, etc.) will result from the requested donation of public funds?

We provide economic assistance paired with the educational component of budget and life-skill classes, and mentoring. We also provide regular food, especially to people who don't have regular access to resources. We have also built a robust network of partners who assist with physical and mental health needs, financial assistance, transportation needs through car repairs, domestic violence support, and other like-minded organization who we work with to ensure no one slips through the cracks.

Evaluate the Use of Funds*

Explain how the organization will evaluate the results of the use of this donation of public funds.

Our mission is to give hope to the people we serve. Our goal is to see people receive help and get out of the crisis as quickly as possible. We measure success through how quickly we can get the individuals and families out of the crisis and into a place of stability. Since we are relationship based our case workers track the different cases to make sure each situation is addressed with all that is needed financially or through the right resource referral.

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Not-for-Profit Assistance Application

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Required Documents

501(c)(3) *

Please upload your organization's 501(c)(3) nonprofit status certification letter.

[HFTC Letter of Determination - IRS Tax Exempt Status Letter.pdf](#)

63.25KB

Liability Insurance *

Please upload your organization's Certificate of Liability Insurance.

[25-26 COI - City of Wylie.pdf](#)

13.62KB

Bylaws and Mission Statement *

Please upload your organization's Bylaws and Mission Statement.

[Hope for the Cities Inc Bylaws Adopted 10.5.2022.pdf](#)

452.24KB

Board of Directors, Officers, and Staff *

Please upload a list of your organization's Board of Directors, Officers, and Staff.

[List of Staff and Roles.pdf](#)

102.4KB

[Board of Directors 2026.pdf](#)

194.08KB

Audited Financial Statement/Budget *

Please upload your organization's Audited Financial Statement and/or Budget for the last two years.

[HFTC SOA 8.31.2024.pdf](#)

4.19KB

[HFTC SOA 8.31.2025.pdf](#)

4.18KB

[HFTC SOP 8.31.2024.pdf](#)

64.37KB

[HFTC SOP 8.31.2025.pdf](#)

3.25KB

IRS Form W-9

Please upload a W-9 that has been signed/dated within the previous 12 months if you have one. One will be required before a check can be issued.

[W-9 HFTC Signed 2024.pdf](#)

119.01KB

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Not-for-Profit Assistance Application

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- [Documents](#)
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Acknowledgement

I certify that:

No more than 25% of the public funds request may be for salaries; however, under unusual circumstances, exceptions may be approved by the City Council.

Funding received will not be used for social functions, parties, receptions, fund-raising benefits, refreshments, beverages, licensing fees of any kind, underwriting, investments, stocks, bonds, or any financial obligation, or interest and/or depreciation on loans, fines, penalties, or costs of litigation.

Presentations of qualified applicant requests will be made at a City Council meeting, to include a public hearing.

Donations will be based on the benefit to the public and the priorities of community outcomes.

The organization will adhere to general accounting principles as set by law. Continued compliance with these standards is a criterion for possible future donations. Submission of an end-of-year financial report to the City after the donation is granted is required as a condition of the receipt of funds.

I understand the City will not accept and/or evaluate incomplete applications. The City may require additional information/documentation/clarification.

I understand that my organization is not entitled to a donation.

I understand the City will review applications and approve donation funding on a first-come, first-served basis. The City does not discriminate on the basis of race, color, religion, sex, age, national origin, veteran status, sexual orientation, gender identity, disability, or any other basis of discrimination prohibited by law.

By submitting an application under the program, the applicant consents to submitting all required or supporting documentation and information to the City and to the public disclosure of such documentation and information by the City in response to any request submitted pursuant to the Texas Public Information Act and/or other applicable law.

I certify that the information I have given is truthful and accurate to the best of my ability. Financial information provided has not been manipulated to exaggerate the financial duress of this organization. I understand that if my organization is selected to receive funding, the City will have a check ready as soon as possible.

Signature *

The signer must be an authorized agent of the organization.

Date *

3/10/2026 04:10:54 PM

Jon Bailey

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DIVISION 5. - DONATION OF PUBLIC FUNDS TO NOT-FOR-PROFIT ORGANIZATIONS

Sec. 2-161. - Purpose of division.

The city may, from time to time, provide financial assistance to not-for-profit organizations that provide assistance to its citizens. In funding not-for-profit organizations, the city will:

- (1) Encourage the not-for-profit organizations to provide services that meet specific needs of citizens.
- (2) Provide last resort capital or operating budget support to not-for-profit organizations.
- (3) Supplement (not supplant) funding from other sources available to not-for-profit organizations.
- (4) Provide limited funds to encourage the not-for-profit organizations to seek alternative resources of funds, donated materials and volunteer labor.
- (5) Relate specifically to measurable levels of service provided to city citizens.
- (6) Promote accountability through reporting of services provided.

(Code 2005, § 2-161; Ord. No. 2005-52, § 1, 10-11-2005; Ord. No. 2014-11, § 2, 3-25-2014)

Sec. 2-162. - Procedures.

The presentation and consideration of requests for expenditures of public funds by the city council in support of not-for-profit organizations will be evaluated based on the following guidelines and criteria:

- (1) Requests for the donation of public funds to not-for-profit organizations must be submitted to the city manager's office.
- (2) Organizations requesting the donation of public funds from the city are required to complete the city's request form.
- (3) Each not-for-profit organization's application for funds will be screened by the city manager's office to ensure that the guidelines and criteria are met.
- (4) Presentations of qualified applicant requests will be made at a city council meeting, to include a public hearing.
- (5) Not-for-profit organizations whose requests do not meet the guidelines and criteria of this policy will be so notified and, if appropriate, invited to resubmit the request.
- (6) City council donations to not-for-profit organizations will be based on the benefit to the public and the priorities of community outcomes.

(Code 2005, § 2-162; Ord. No. 2005-52, § 1, 10-11-2005; Ord. No. 2014-11, § 2, 3-25-2014)

Sec. 2-163. - Eligibility criteria.

At a minimum, the not-for-profit organizations will meet the following qualifying criteria to receive public funds:

- (1) The organization will be a nonprofit, tax exempt 501(c)(3) corporation, in good standing with the state, and must have an active board of directors in compliance with IRS section 501(c)(3).
- (2) The organization will have been operating successfully for at least two years prior to the application deadline.
- (3) The organization will have sufficient funding support to meet ongoing operating costs and obligations.
- (4) The organization is not currently receiving other funding from the city.
- (5) If previously funded by the city, the organization must have successfully fulfilled all prior contractual obligations, or explain reasons for noncompliance.
- (6) Services and programs are need-based, nondiscriminatory, and provided to the citizens of the city.
- (7) Services and programs are provided through means that are more cost effective than the city government could provide.
- (8) Services and programs supplement or extend the services and programs by the city.
- (9) Services and programs are able to fill gaps that may exist between those of the city and the needs of the community.
- (10) The organizations are able to verify their not-for-profit status and submit detailed financial documents for review by city staff, including, but not limited to:
 - a. Federal tax identification number.
 - b. Copy of 501(c)(3) nonprofit status certification letter.
 - c. Certificate of liability insurance.
 - d. A current list of the organization's board of directors, officers, and staff.
 - e. The organization's bylaws and mission statement.
 - f. Audited financial statements and/or detailed budgets for the two years prior to the date of the organization's request.

(Code 2005, § 2-163; Ord. No. 2005-52, § 1, 10-11-2005; Ord. No. 2014-11, § 2, 3-25-2014)

Sec. 2-164. - Restrictions on the use of public funds.

The city will not fund the following:

- (1)

No more than 25 percent of the public funds request may be for salaries, however, under unusual circumstances, exceptions may be approved by the city council.

- (2) Social functions, parties, receptions, fund-raising benefits, refreshments, or beverages.
- (3) Licensing fees of any kind.
- (4) Underwriting, investments, stocks, bonds, or any financial obligation.
- (5) Interest and/or depreciation on loans, fines, penalties, or costs of litigation.

(Code 2005, § 2-164; Ord. No. 2005-52, § 1, 10-11-2005)

Sec. 2-165. - Accountability.

Not-for-profit organizations requesting donations of public funds will adhere to general accounting principles as set by law. Continued compliance with these standards is a criterion for possible future donations. Submission of an end-of-year financial report to the city after the donation is granted is required as a condition of the receipt of funds.

(Code 2005, § 2-165; Ord. No. 2005-52, § 1, 10-11-2005; Ord. No. 2014-11, § 2, 3-25-2014)

Editor's note— Not-for-profit organizations that provide assistance to citizens of the city can apply for financial assistance from the city by way of a form that is on file in the city secretary's office.

Secs. 2-166—2-170. - Reserved.



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Present, and place on file, the Wylie Economic Development Corporation 2025 Annual Report.

Recommendation

Motion to approve the Item as presented.

Discussion

As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than April 1st of each year. The report must include, but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Staff believes the attached Report meets the intent of the requirement of the Bylaws with the same being presented to the WEDC Board of Directors on March 11, 2026.

Wylie Economic Development Corporation

FY 2025 Annual Report

March 24, 2026

Financial Condition

The Wylie Economic Development Corporation (WEDC) prioritizes financial reporting each year. According to the WEDC Bylaws, a review of all expenditures, accomplishments, and non-direct economic development activities must be presented to the City Council no later than April 1st each year.

At the end of each fiscal year, the WEDC undergoes an annual audit of its financial practices and transactions by a third-party firm chosen by the Wylie City Council and facilitated by the City of Wylie's Finance Department. The FY 2025 audit revealed no discrepancies or irregularities, as confirmed by the absence of notifications to the WEDC. To ensure greater opportunity for a 'clean' audit, WEDC staff work closely with the Finance Department throughout the year so that Finance staff have a complete understanding of all WEDC activities, enabling more accurate documentation and communication with auditors.

The WEDC began the fiscal year with an anticipated fund balance of \$8,370,042, and the audited fund balance was later adjusted up to \$13,379,271. In FY 2025, sales tax receipts were up 2.88% over FY 2024 receipts, with sales tax revenue totaling \$5,014,688 of available WEDC revenue. Other revenues included \$9,500 in rental income, \$397 in Miscellaneous Income, \$232,238 in gain/loss on the sale of assets, and allocated interest of \$363,587. Total FY 2025 available operating funds totaled \$12,420,910 (including \$6,800,500 from bank note proceeds).

Expenditures for WEDC operations were as follows: Personnel: \$692,823, Administrative costs: \$228,008, Marketing & Promotion activities: \$250,545, Debt Service: \$1,231,998, Land Acquisition: \$4,481,820 (which is offset by a Contra Capital adjustment: -\$4,481,820), Infrastructure Improvements/Utility Relocation: \$9,110,656, Direct Business Incentives: \$960,000, Payment to Taxing Units: \$1,799, and \$524,662 in Other expenses which included: engineering, surveys, flood/drainage studies, tree removal, environmental remediation on WEDC-owned properties, maintenance of WEDC-owned properties.

The Debt Service account includes four loans: the Jarrard Loan, due for full repayment in December 2026; the Series 2021 Note, for land acquisition; the Series 2022 Note, for infrastructure improvements; and the Series 2025 Note, for land acquisition. On October 9, 2021, at the beginning of FY 22, the Series 2021 Note was funded, with loan terms of 240 months at a 3.48% interest rate with a 5-year call restriction. On July 20, 2022, the Series 2022 Note was funded, with loan terms of 240 months at a 4.8% interest rate with a 5-year call restriction. On September 15, 2025, at the end of FY 24, the Series 2025 Note was funded, with loan terms of 240 months at a 6.475% interest rate, a 3-year call restriction & 7-year rate adjustment. It is important to note that the WEDC Board may at its option prepay the principal amount of the Series 2021 Note in whole, or in part, on any payment date on or after November 5, 2026. Additionally, the WEDC Board may at its option prepay the principal amount of the Series 2022 Note in whole, or in part, on any payment date on or after August 20, 2027. Finally, the 2025 Note is eligible for principal payoff in whole, or in part, on October 15, 2028. The principal balance at year-end FY 2025 was

\$21,057,344. With no additional principal reduction payments, total expenditures for FY 2025 were \$13,000,490.

As shown above, in FY 2025 the WEDC had \$960,000 in direct incentive payments. Within that figure, \$885,000 was paid to industrial projects and \$42,000 for office/medical/general commercial. The WEDC also forgave a loan payment of \$33,000 pertaining to the 106 N Birmingham land purchase. Of the incentive payments made, \$895,000 represented either a one-time commitment or the final payment on a multi-year agreement.

In FY 2025, the WEDC's land transactions included the sale of: Lot 1/Brown & 78 to Brown & 78 Lot 1, LLC for construction of 7-Eleven at 508 S State Hwy 78; Lot 1R/544 Gateway to Shadyside Land & Cattle Company for construction of Walk-On's Sports Bistreaux at 906 W FM 544; and Lot 5R to Lanspring Investments, LLC for construction of Cates Control Systems at 608 John Yeager Way. New land acquisitions in FY 2025 include the 8.573-acre Tracts 42 & 46 of the Davidson Survey, acquired in September 2025. At the end of FY 2025, the WEDC owned and managed 37.8440 acres of land with 5,011 square feet of improvements at a cost basis of \$15,994,176. In evaluating land that may be acquired, the WEDC Board of Directors assesses the sites' potential for business park development, the need for a site to be redeveloped based upon the current state of aging improvements, and/or a strategic intervention to protect the property from development which may not reflect the highest and best uses for an identified area. The remaining debt associated with real estate at year-end FY 2025 was \$13,775,976.

The FY 2026 WEDC Budget projects total revenues of \$8,320,547. Sales tax receipts, the primary revenue source, are budgeted at \$5,389,434; sales of WEDC property at \$2,898,313; and rental income at \$22,800. Total Expenses are budgeted at \$10,314,213 with Land Purchases at \$1,000,000, Infrastructure Projects at \$3,200,000, Debt Service at \$1,883,249, Personnel \$776,716, and Incentives \$1,510,000. Within the Incentives budget, there are five ongoing projects, two pending projects, and \$300,000 set aside for Future Projects that may come up this FY. Any additional incentive or infrastructure project not contemplated within the Budget and later approved by Council and the WEDC Board in FY 2026 will be funded from the end-of-year FY 2025 unallocated revenues, equaling \$11,149,856.

As an ongoing performance indicator, staff tracks all commercial values as a percentage of the total assessed valuation. In 2025, commercial and industrial properties were valued at \$1.279B, or 14.3% of the total \$9.9B market value (less tax-exempt properties). Over the past five years, commercial and industrial values have increased by \$417M (48.4%). Over the same period, total valuation has increased by over \$4B or a 68.3% increase.

High-Impact Initiatives

544 Gateway Addition

In 2016, the WEDC and the City of Wylie began the process of assembling approximately 12 acres for redevelopment. Fronting FM 544 just west of Highway 78, the City of Wylie acquired a 4.79-acre tract through a tax foreclosure that previously had EPA Superfund status. The remaining 7.42 acres were acquired by the WEDC from 2 property owners with frontage on FM 544 and Commerce Street.

As part of this redevelopment project, the following tasks were completed to remediate the property: receipt of a Ready for Reuse Certificate from EPA, removal of ±2 acres from the flood plain, creation of a Municipal Setting Designation, receipt of two Certificates of Completion via the Voluntary Cleanup Program from the TCEQ, demolition of dilapidated structures, relocation/expansion of previously existing tenant to Regency Business Park, and completion of significant fill and site work.

In early FY 2022, WEDC paid off the remaining balance associated with the acquisition of the WEDC-owned properties with the loan proceeds from the Series 2021 Note and purchased the 4.79-acre tract, formerly owned by the City of Wylie, for \$3,000,000. Since the project's inception, the WEDC has acquired 12.2 acres of land at \$5.7MM and paid for the remediation, demolition, dirt work, and maintenance of the property. Additionally, in June 2022, the WEDC completed the extension of the water line from the east along FM 544. This project not only enhances service to the 12-acre tract but also loops the water system to the east along Cooper Drive to Highway 78.

In early FY 2023, the WEDC entered into a contract for sale of the 1.56 AC Lot 2R with SCSD in the amount of \$1,295,256.60. In FY 2024, the WEDC sold the 3 AC Lot 6 to Phoenix Ascending in the amount of \$650,000 (\$200,000 cash to close/\$450,000 promissory note). In late FY 2025, the WEDC sold the 2-acre, Lot 1R to Deft Ventures/Shadyside Land & Cattle in the amount of \$1,324,472.84 and the 3-acre, Lot 5R to Lanspring Investments, LLC in the amount of \$625,000 (\$200,000 cash to close/\$425,000 promissory note).

In January 2024, the WEDC approved a contract for the construction of John Yeager Way in the amount of \$1,766,920. The new street will connect traffic from FM 544, through the property, and connect with Business Way and Commerce Drive. The construction project is expected to wrap up in Spring 2026.

Jackson Avenue

In 2017, the WEDC closed on a 0.26-acre tract near the northwest corner of Jackson Avenue & Oak Street after negotiating with the property owner for over 2 years. In February 2019, the WEDC sold the lot to Rocking M, LLC to develop a 3,200-square-foot office building on the lot with the project receiving a Certificate of Occupancy in January 2020. The WEDC Board believed the

office project will promote further investment in the downtown area and greatly complement the redevelopment of multiple residential structures into commercial uses.

To enhance future development in the downtown area, the WEDC invested in additional parking and alleyway improvements along N. Ballard Avenue and Jackson Avenue. These investments totaled \$280,000 for alleyways extending along Jackson Avenue between Oak Street & Marble Street and N. Ballard Avenue between Jefferson Avenue & Brown Street.

To assist with offsite parking for the Jackson Avenue Redevelopment Project and to complement the ever-growing need for parking, the WEDC has made it a priority to identify and facilitate the construction of additional parking in the downtown area within walking distance of the proposed mixed-use project and Ballard Street shopping district. In FY 2024, the WEDC coordinated with Union Pacific to assist the City of Wylie in acquiring the railroad right-of-way to secure additional future parking in the area. In the coming year, the WEDC plans to install additional sidewalks and parking along the existing roadways and to design additional surface parking along the railroad tracks.

State Highway 78 & Brown Street- Cooper Plaza

In December 2018, City Council authorized the WEDC to begin acquiring property in the area for this major Redevelopment Project. In early 2021, the WEDC acquired the last remaining commercial tract from TxDOT, a small strip of right-of-way near the intersection of Hwy 78 & Brown Street. In the fall of 2021, the WEDC used the loan proceeds from the Series 2021 Note to pay off the \$4,067,890 remaining balance associated with the acquisition of these WEDC properties.

In May 2020, the WEDC entered into a Development Agreement with the NTMWD for the relocation of the 42" water line. The \$1.7MM project was completed in mid-2023.

In March 2024, the WEDC approved a contract for TxDOT Improvements along Hwy 78 between Oak Street and Brown Street in the amount of \$1,038,488. The project includes the realignment of Marble Street, three deceleration lanes, and two hooded left-hand turns to accommodate the development of Cooper Plaza, a proposed mixed-use development (Retail, Restaurant, and Office) at the intersection of SH 78 and Brown Street. The construction project provides direct access to all seven lots and was completed in Spring 2025.

In June 2024, the WEDC approved a contract for the installation of infrastructure to serve Cooper Plaza, in the amount of \$7,734,798. The infrastructure installation also included the construction of a detention pond to serve as a regional drainage solution in Downtown Wylie. This project is at the final punch-list stage and is anticipated to be released in Spring 2026.

In late 2020, the WEDC entered into a contract for sale of the 1.739 AC Lot 1 with McClure Partners Construction. The real estate agreement was tied to the completion of the 42" water line relocation and the installation of TxDOT improvements and was sold in December 2024 in the

amount of \$1,515,340. This project serves as a catalyst for the overall 12-acre redevelopment adjacent to Historic Downtown Wylie, with 7-Eleven opening its doors in November 2025. The WEDC will request updated architectural renderings for Lots 2-7 to better depict the Board and Council's vision for the office space, and the remaining Retail, QSR, and/or Restaurant Pads.

State Highway 78 – Wylie Logistics Park

Over the years, the WEDC has experienced great success in attracting investment and primary jobs via the development of business parks. Between the development of Premier Business Park, 544 Industrial Park, and Premier Business Park South, the WEDC facilitated the development of 862,000 square feet of new construction, over 800 new/retained jobs, and nearly \$100MM in taxable value - on only 70 acres.

The \$64MM Wylie Intermodal Terminal opened in 2015 and expanded in 2018. In early 2023, the \$31 billion merger between Canadian Pacific Railway (CP) and Kansas City Southern (KCS) received a green light from the Surface Transportation Board, which created CPKC. The merger created the first truly North American Railroad, with the US-Mexico-Canada rail network connecting Wylie to 128 million consumers in Mexico as well as 38 million consumers in Canada. In late 2023, construction started on a 30-acre automotive facility at the 500-acre Wylie Intermodal Terminal, which opened in June 2024. With roughly 200 acres of prime real estate along Hwy 78, Wylie is an ideal location for high-efficiency, multi-commodity, transload, and logistics investments.

Performance Agreements & Infrastructure Reimbursement

American Entitlements, LLC. American Entitlements had already completed the 1,300 SF expansion of its downtown office and invested over \$200,000, but their performance obligations are ongoing through 2026. They are still eligible to receive \$1,000 for each new job created, with a maximum incentive of \$35,000, payable over a three-year period. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$272,490 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$7.78 in our community.

AXL, LLC. In November 2021, the WEDC entered into a Performance Agreement with AXL, LLC. to assist with their corporate relocation, equipment investment, and the hiring of additional employees. The Agreement provides a \$35,000 relocation assistance package with a \$500 incentive payment for every incumbent worker and a \$1,000 incentive for every new FTE added over a three-year period. The total maximum incentive cannot exceed \$65,000. To date, AXL has received \$51,860, and this PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$355,104 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$5.46 in our community.

CLF II LI Wylie Owner, LLC. Lovett Development completed the construction of the 272,160 SF [Wylie Business Center](#) in February 2024 and announced its first lease to Chint Power Systems for 76,433 SF of the building. Lovett invested over \$20MM on the project and the Agreement outlined a reimbursement incentive of \$1.3MM for the installation of qualified infrastructure associated with the project and improvements at Hwy 78 and Anson Pkwy. This PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$4.4MM in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer invests \$3.38 in our community.

Glen Echo Brewing LLC. Glen Echo Brewing completed the remodel of its 4,125 SF downtown Brewery and Taproom in early 2024. Glen Echo invested over \$1MM on the project and the Agreement outlined a reimbursement incentive of \$100,000 & \$100,000 promissory note for the renovation of the former automotive repair building by retrofitting it for a brewery, installing a new foundation, and adding a fire suppression system. Year One of this PA and the first year of loan forgiveness was satisfied in FY 2024. Year Two of this PA and the second year of loan forgiveness was satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$342,202 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.71 in our community.

Phoenix Ascending Investments, LLC: In June 2023, WEDC authorized the sale of Lot 6, Block A, 544 Gateway Addition, a 3.000-acre lot located on West Kirby Street in the amount of \$650,000 (with \$200,000 cash to close and a \$450,000 promissory note). The WEDC closed on the property in FY 2024, on November 2, 2023, and the Performance Agreement outlines a \$450,000 loan forgiveness for the new construction of a 5,914 SF office and qualified infrastructure investment. The first building was completed in October 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$1.5MM in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$3.33 in our community.

Sanden International (U.S.A.), Inc. [Sanden International](#) completed its performance obligations for its equipment expansion in FY 2025. The equipment expansion was completed in late 2023, opening the very first EV AC Compressor production line in North America. Sanden invested over \$31MM on the project, and the Agreement outlined a \$500,000 performance agreement for their facility renovation, new equipment investment, and the retention of 240 FTEs. This PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$812,616 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.63 in our community.

Sands RX, LLC: Sands RX completed its performance obligations for its new equipment, installation, and addition of new full-time employees in FY 2025. The equipment installation was

completed in May 2025. Sands RX invested over \$730,000 on the project, and the Agreement outlined a \$40,000 reimbursement incentive for new equipment, installation, and the addition of 10 full-time employees over the baseline of 35. This PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$126,114 overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$3.15 in our community.

New Projects for FY 2025

Cates Control Systems, Inc./Lanspring Investments, LLC: In March 2024, the WEDC entered into a Performance Agreement with Cates Control Systems for the relocation of their corporation headquarters and at least 30 full-time employees. In June 2025, WEDC authorized the sale of Lot 5R, Block A, 544 Gateway Addition, a 2.87-acre lot located at 608 John Yeager Way, in the amount of \$625,000 (with \$200,000 cash to close and a \$425,000 promissory note). Lanspring Investments closed on the property on September 23, 2025, and the Performance Agreement outlines a \$425,000 loan forgiveness and \$600,000 qualified infrastructure reimbursement for the new construction of a 40,387 SF office. [Cates Control Systems](#) plans to invest over \$9M in the project and create over 120 new FTEs once the new HQ is complete in early to mid-2027. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$1,935,229 for the City of Wylie and \$3,781,158 in overall tax revenue over the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.88 in our community and \$3.68 in our region.

Tower Extrusions, LLC: In September 2025, the WEDC was authorized to enter into a Performance Agreement with Tower Extrusions in an amount not to exceed \$100,000. Tower Extrusions requested assistance from the WEDC specifically related to the construction of a new 16,962-square-foot addition to the existing building located at 930 Hensley Lane. Tower Extrusions plans to invest over \$3.7M in the project and create over 12 new FTEs over a 12-month period. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$308,005 for the City of Wylie and \$808,028 in overall tax revenue over the next 10 years. For every \$1 that the WEDC invests, this business invests \$3.08 in our community and \$8.08 in our region.

Business Retention, Workforce Development & Entrepreneurship

As Wylie continues to mature as a community, the WEDC has expanded its focus beyond business attraction and redevelopment to include stronger support for the city's existing business community. During 2024–2025, WEDC placed increased emphasis on Business Retention & Expansion (BRE), entrepreneurship support, and workforce development initiatives designed to help local businesses grow and remain competitive.

Throughout the year, local employers engaged with WEDC on a variety of expansion-related topics, including facility improvements, equipment investments, workforce development programs, and operational growth opportunities. Businesses also sought assistance navigating workforce resources, exploring new market channels, and addressing specific barriers to continued growth.

This evolving approach reflects WEDC's commitment to strengthening the local economy by supporting the businesses already invested in the community while ensuring they have the resources necessary to grow and succeed.

Workforce Development & Training

Workforce availability and training remain among the most pressing challenges facing employers across many industries. To help address these challenges, WEDC works closely with workforce partners including the Texas Workforce Commission (TWC), Workforce Solutions for North Central Texas (WSNCT), and Collin College to connect businesses with training resources and workforce development programs.

During the past year, WEDC assisted local employers in identifying and navigating workforce development opportunities that support hiring, employee training, and skills development. Workforce grant applications were pursued on behalf of several local employers, while additional businesses implemented training programs supported by state and regional workforce initiatives. In cooperation with workforce partners, Wylie EDC also explored and supported initiatives focused on:

- Leadership development and succession planning
- English as a Second Language (ESL) training programs
- Veteran recruitment and transition initiatives
- Adult literacy education and entry-level trade skill certifications

These efforts help strengthen the workforce pipeline while supporting employers as they work to attract, train, and retain skilled employees.

Building Strong Workforce Pipelines

WEDC continues to work closely with Wylie ISD, Collin College, and regional workforce partners to connect students and job seekers with career opportunities available within the local business community.

Events and programs coordinated with these partners provide employers with opportunities to engage directly with students, recent graduates, and experienced workers transitioning to new

careers. Career exploration initiatives, job fairs, and workforce-focused events help introduce students to industries operating within Wylie while providing businesses with access to a growing talent pool.

In addition, veteran transition programs working in partnership with educational institutions and workforce organizations help connect experienced service members with local employers seeking skilled and disciplined employees.

These collaborative efforts strengthen the region's workforce ecosystem and help ensure that Wylie businesses have access to a steady pipeline of talent.

Expanding Market Opportunities

In addition to workforce initiatives, WEDC works with partner organizations to support businesses seeking to expand into new market channels, including opportunities within government contracting.

Through partnerships with organizations that specialize in helping businesses pursue government procurement opportunities, local companies were able to participate in workshops, training programs, and procurement-related events designed to help them better understand and compete within the government contracting marketplace.

Training opportunities addressed key topics such as:

- Federal registration requirements
- Development of effective capability statements
- Understanding and evaluating solicitations
- Connecting with procurement professionals

These efforts help local businesses explore new markets for their products and services while strengthening the region's overall economic resilience.

Supporting Entrepreneurship and Small Businesses

WEDC also works to support small businesses and entrepreneurs through outreach, resource awareness, and collaborative partnerships with local organizations.

National recognition events such as Small Business Week, Economic Development Week, Manufacturing Day, and Entrepreneur's Day provide opportunities to highlight the contributions of local businesses and strengthen connections between the business community, workforce partners, and local government.

These initiatives help raise awareness of available resources while reinforcing the important role that small businesses and entrepreneurs play in Wylie's economic vitality.

Manufacturing Day (MFG Day) Impact

Manufacturing continues to play an important role in Wylie's local economy. To help build awareness of career opportunities within the industry, WEDC supports the national Manufacturing Day (MFG Day) initiative originally launched by The Manufacturing Institute.

Manufacturing Day helps connect students, parents, and the broader community with modern manufacturing careers while addressing common misconceptions about the industry. Today's manufacturing facilities rely heavily on advanced technology, robotics, automation, and skilled technical professionals.

In Wylie, MFG Day has grown from a single-day event into a broader series of educational activities, industry tours, and community engagement efforts that take place throughout the year. These events provide students with firsthand exposure to local manufacturers and help demonstrate the wide range of career opportunities available in advanced manufacturing.

Since its inception in Wylie, MFG Day activities have facilitated 340 student and community tours at 21 manufacturers, introducing more than 1,300 students to potential careers in their fields of study.

The annual kickoff reception and Mayoral Proclamation recognizing Manufacturing Day provide an opportunity for the City of Wylie to publicly acknowledge the important contributions local manufacturers make to the community and regional economy. Businesses consistently express appreciation for the opportunity to be recognized for the role they play in supporting Wylie's economic success.

Shop Local & Discover Wylie

To further strengthen our local promotional efforts, the WEDC continued its partnership with area businesses to help expand the reach of the Discover Wylie and Historic Downtown Wylie brands. Efforts included the 'Wylie Grinch' social media campaign, driving engagement and encouraging holiday shopping within the community as well as continuing to support Social Media Rescue and the Wylie Entrepreneurs Expo. These initiatives reflect WEDC's ongoing commitment to fostering a thriving local economy and supporting the businesses that make our community unique.

2026 Goals & Objectives

Downtown/Hwy 78 Revitalization and Expansion

- Cooper Plaza - Update Concept Plans & Market/Sell Lots
 - *Complete Architectural Renderings and Marketing Package for Lots 2-7.*
- Jackson Avenue Parking - Engineering & Design
 - *Complete construction plans for Downtown Parking.*
 - *Installation of striping, curb, and improvements along Jackson, Oak, Marble, & Ballard.*
- Jackson Avenue Redevelopment - Update 2015 Concept Plans
 - *Complete Architectural Renderings and Marketing Package.*
- Ballard Redevelopment at Olde City Park - Develop Concept Plans
 - *Complete Architectural Renderings and Marketing Package.*
- State Hwy 78 Sidewalks - Engineering & Design
 - *Complete construction plans for sidewalks from Marble to Ballard along SH 78, including a sidewalk connection at SH 78 and Oak St.*
 - *Installation of sidewalks, transitions, and improvements along Hwy 78 and Oak.*
- Discover Wylie/Historic Downtown Wylie Website
 - *Complete website redesign and visual identity services for both entities.*

Longer-Term Downtown Revitalization and Expansion (2-3 Year Strategic Plan)

- RR ROW - Plan/Install Additional Parking
- Birmingham Street & Jefferson Avenue - Road Extensions
- South Ballard Overlay - Concept Plans

FM 544 Developments

- 544 Gateway Addition - Market/Sell WEDC Properties
 - *Lot 1: Sold - 2 Acres Shadyside (Walk-Ons) – Mid-2026*
 - *Lot 2: Under Contract – SCSD*
 - *Lot 3: TUA for Walk-Ons Construction / Parking IPO*
 - *Lot 4: Detention / Cell Tower*
 - *Lot 5: Sold - Lanspring Investments (Cates Control Systems) – Fall 2026*
 - *Lot 6: Sold - Phoenix Ascending (Day Lumber) – Building 2 – Mid-2026*
 - *Lot 7: Pending PSA*
- 544 Corridor - Engineering & Design - Flood Study for City's 19 AC
 - *544 Corridor Master Drainage Analysis*
 - *544 Corridor Master Plan*
- 544 & Sanden Blvd. - Engineering & Design
 - *Obtain an IPO for the Design of Sanden Blvd.*
 - *Complete the Survey, Engineering, and Design for FY 27 consideration.*
- Hooper/Steel/Regency Business Park - Engineering
 - *Complete the Downstream Assessment for Shadow Creek Village.*

Hwy 78 Developments

- Eubanks to Wylie East
 - Atmos Gas - Main Line Extension and Installation – *Spring 2026*
 - TxDOT Median Improvements / Decel Lanes Installation – *Mid-2026*
- Alanis
 - Water/Sewer Extension

Business Retention, Workforce & Entrepreneurship Support

Business Retention & Expansion (Primary Employers)

- Engage and support existing industry and primary employers to facilitate retention, expansion, and reinvestment.
- Conduct structured employer outreach and strengthen internal documentation and use of technology to support long-term relationship management.

Employer & Community Communication

- Improve outward communication of Wylie EDC's role, services, and available resources to employers and community partners.

Workforce Development & Talent Pipeline Alignment

- Strengthen coordination with Wylie ISD, Collin College, Workforce Solutions, and the Texas Workforce Commission to align training and talent pipelines with employer needs.
- Utilize employer engagement to identify workforce challenges and promote relevant workforce programs and grant opportunities.

Industry Engagement & Employer Programming

- Facilitate ongoing HR, CEO, and Community Roundtables to support employer collaboration and information sharing.
- Support career fairs, hiring events, and workforce seminars in coordination with regional and local partners.

Entrepreneurship & Small Business Support

- Clarify and communicate Wylie EDC's role in supporting entrepreneurs and small businesses.
- Coordinate training, enrichment, and outreach efforts with the Wylie Chamber of Commerce and Downtown Merchants Association.
- Support Small Business Week, Economic Development Week, Entrepreneur Expo activities, and leadership development initiatives.

Additional Initiatives Identified

- Secure Additional Funds/Property Acquisition: *Additional WEDC loan acquisition early 2026*



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Discuss Fiscal Year 2027 Budget Kickoff.

Recommendation

Discussion.

Discussion

Discuss Fiscal Year 2027 Budget Kickoff - General Fund.



FY 2027 Budget Kickoff

General Fund

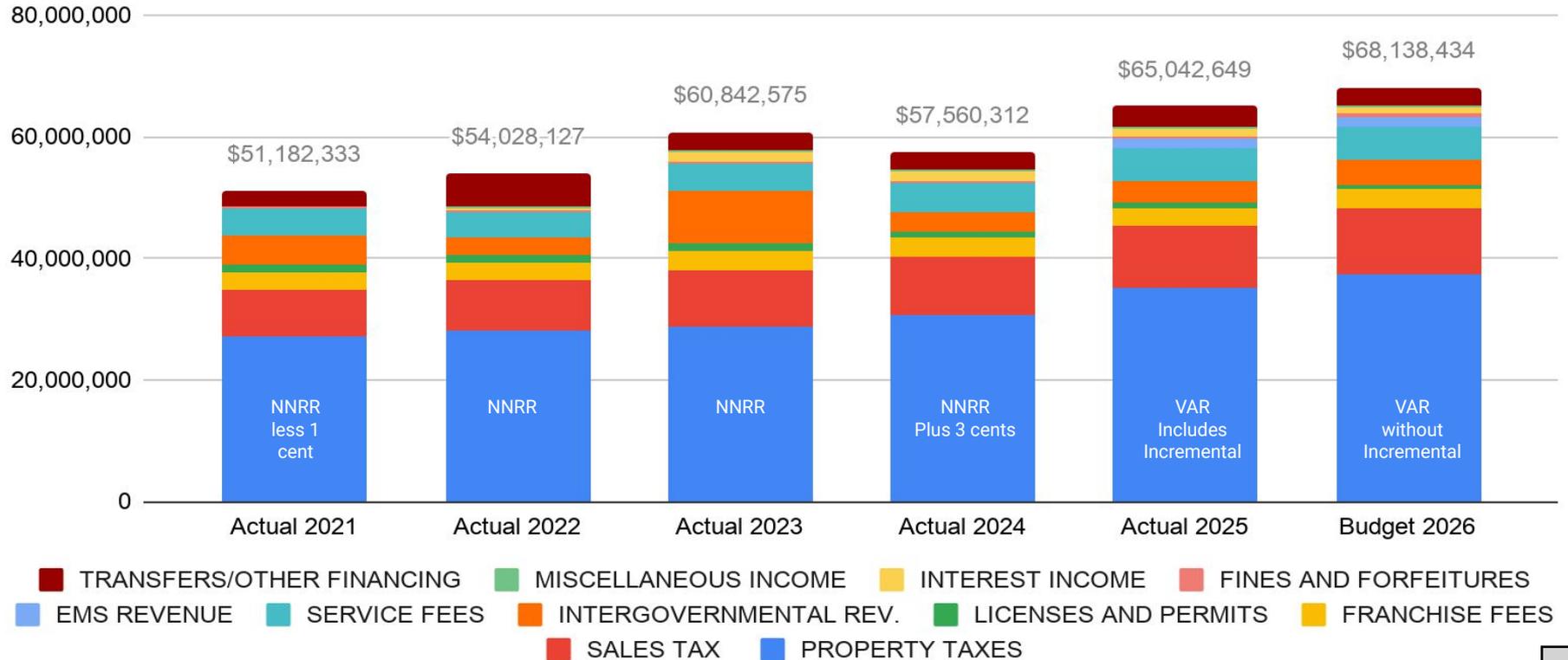


General Fund FY 2025

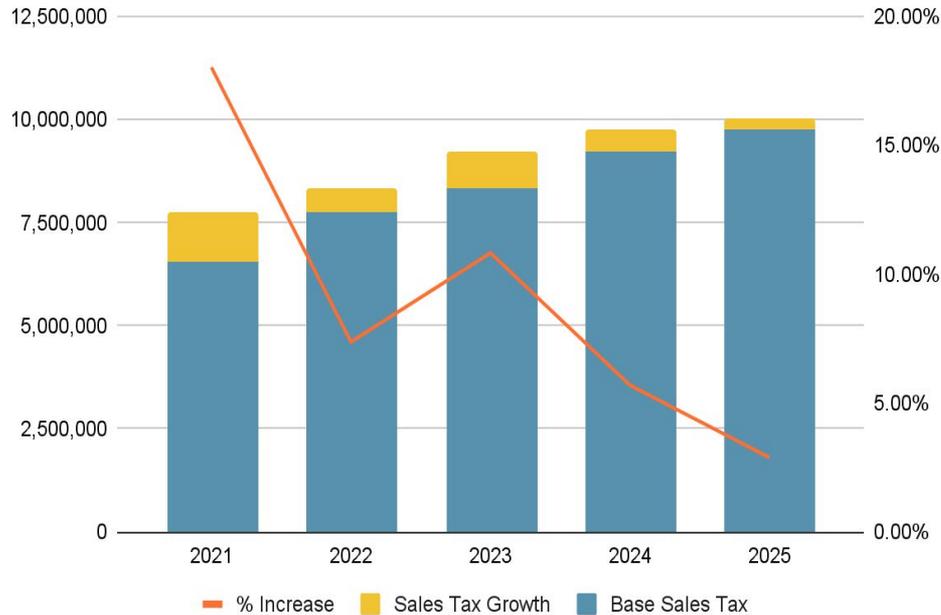
Beginning Fund Balance Oct 2024	27,349,896		
	Actual	Budget	Variance
Revenues			
Ad Valorem Tax	35,100,024	35,230,839	(130,815)
Sales Tax	10,114,724	10,063,234	51,490
Other Revenue	19,904,691	19,563,953	340,738
	<u>65,119,439</u>	<u>64,858,026</u>	<u>261,413</u>
Expenditures			
General Government	15,370,849	16,432,920	1,062,071
Public Safety	40,414,299	41,102,871	688,572
Urban Development	1,391,846	1,476,692	84,846
Streets	5,286,193	5,775,987	489,794
Community Service	5,180,141	5,395,375	215,234
Other	58,184	41,737	(16,447)
	<u>67,701,512</u>	<u>70,225,582</u>	<u>2,524,070</u>
Ending Fund Balance September 2025	24,767,823	21,982,340	2,785,483

Budget for Intergovernmental Revenue and Public Safety and Streets Expense was adjusted for accounting of grant.

General Fund Revenue Trend



Sales Tax Trend

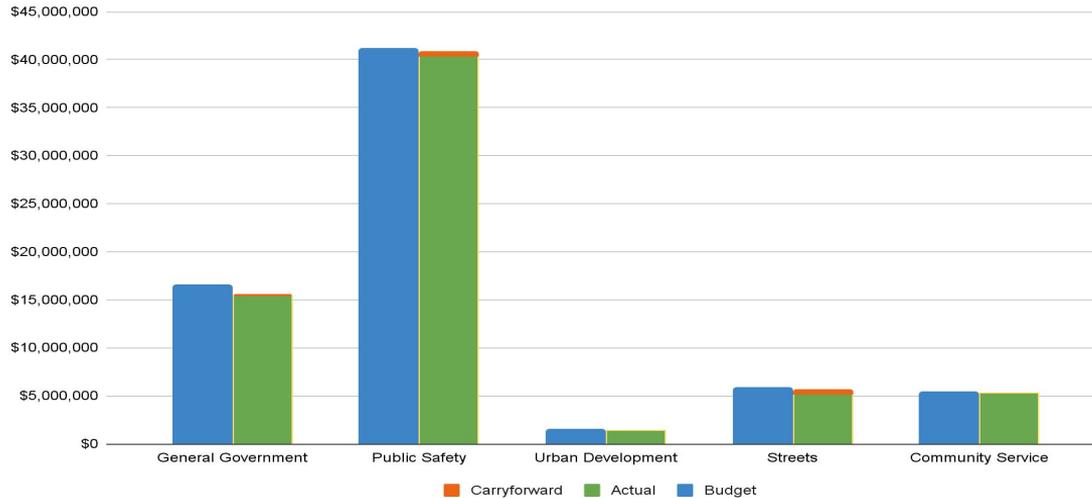


	Base Sales Tax	Sales Tax Growth	Total Sales Tax	% Increase
2021	6,566,985	1,183,957	7,750,942	18.03%
2022	7,750,942	571,622	8,322,564	7.37%
2023	8,322,564	901,027	9,223,591	10.83%
2024	9,223,591	524,889	9,748,480	5.69%
2025	9,748,480	280,895	10,029,375	2.88%

FY 2026 actual data through January 2026 is showing a decrease of .76% from the same period last year.

Fiscal Year 2025 Expenditure Summary

FY 2025 Budget v. Actual (plus Carryforwards)

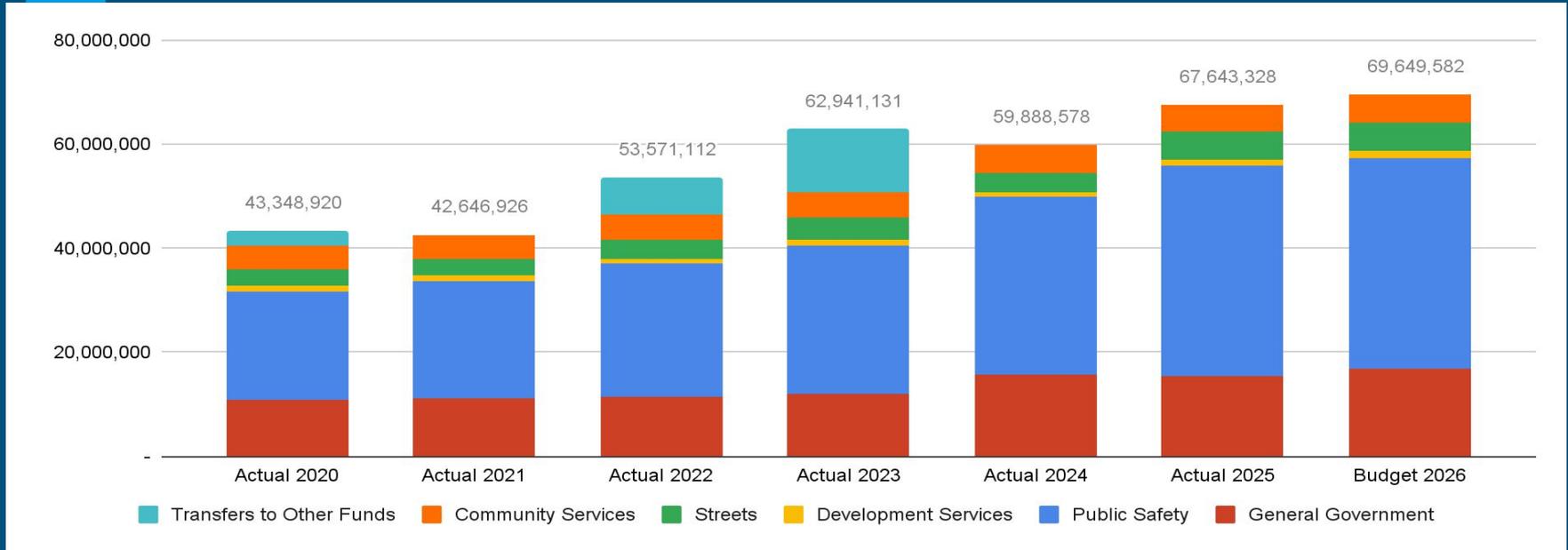


	Variance	% Unspent
General Government	804,757	4.90%
Public Safety *	333,867	0.81%
Urban Development	84,846	5.75%
Streets *	178,776	3.10%
Community Service	215,234	3.99%
Total	1,617,480	2.30%

* Budget Adjusted for Grant

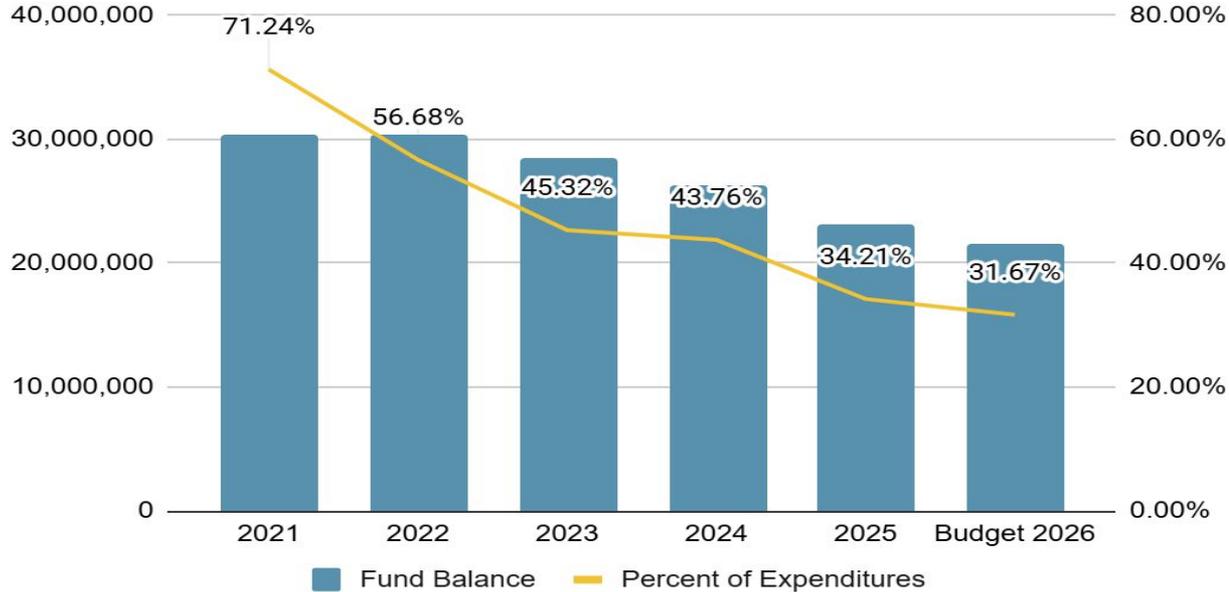
In Fiscal Year 2024, the % unspent was 1.94% after carry forwards. Carry forwards are added to the 2025 actual expense because the money is being spent, just not in the year it was budgeted.

General Fund Expenditure Trend



FY 2023-2025 increases primarily due to Public Safety staffing increases (EMS) and salary adjustments to address market disparities for all employees. Starting in FY 2022, inflationary impacts have increased operational expenses.

Fund Balance Trend



Use of Fund Balance

2021	272,775
2022	7,006,321
2023	7,078,720
2024	5,145,008
2025	3,132,195
Budget 2026	0

Fund Balance requirement is 25% - Preferred range is 30-35% to keep bond rating high and lower borrowing costs.

Requirements for Strong Financial Condition

- Maintain consistent revenue growth
- Responsible expenditure management
- Healthy reserves
- Maintain high bond ratings
- Strategic long-term planning

Five Year Financial Outlook

Opportunities:

- Some residential growth - new construction slowing down
- Commercial tax base expansion
- Strategic economic development

Challenges:

- Inflationary pressures
- Personnel market competition
- Infrastructure demands
- Property tax legislation constraints
- Declining growth in sales tax
- Funding of equipment and vehicle purchases

Fiscal Year 2027 Direction

Tax rate needed to fund debt issued in 2026 plus these expense increases:

- Health insurance increase
- 3% average merit increase
- Step increase for Public Safety

Possible Property Tax Changes

Property Tax Proposals by Governor and Lieutenant Governor

- Limit local government spending to the lesser of population + inflation or 3.5%
- Require two thirds voter approval for all local property tax increases
- 15% of registered voters can sign a petition to force a rollback election to lower rates
- Properties appraised only once every five years
- Lower the homestead appraisal cap from 10% to 3%. Expand that cap to all properties including business and rental properties

Propositions

- Proposition 1 - 87.98% - Property taxes should be assessed at the purchase price and phased out entirely over the next six years
- Proposition 2 - 93.72% - Require any local budget that raises property taxes to be approved by voters at a November general election.

Debt

- Limit uses of Certificates of Obligations within I&S portion of property tax rate

Bond Discussion - Tentative Calendar

3/24 Work Session to discuss possible bond election

4/14 Work session to discuss possible projects

4/28 Adopt ordinance to establish bond committee

6/01 Bond Committee meeting

6/15 Bond Committee meeting

6/23 Final projects presented to council and receive direction

7/14 Work session to discuss verbiage based on council direction

7/28 Work session to review verbiage

8/11 Council to order bond election

Certificate of Obligations - Summary of HB 1869

Projects that do not require an election and can be paid within the I&S tax rate:

- Renovating, improving or equipping existing city buildings or facilities
- Public Safety facilities
- Vehicles or equipment
- Infrastructure such as streets, parking structures, parks, IT systems
- Water, sewer or drainage/flood control
- Emergencies

Projects that require an election to be paid by I&S tax rate; otherwise must be paid by M&O

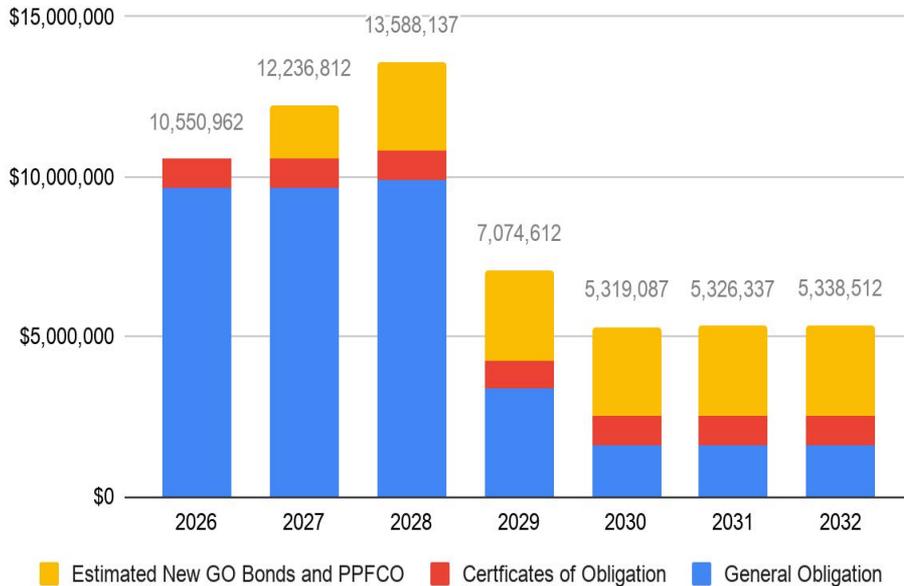
- New city facilities that are not public safety (city hall, public works, library, recreation facilities, animal control, etc)

Unless stated above, COs do not require voter approval unless 5% of qualified voters petition for an election

COs are prohibited from being used for any project voters rejected in the preceding three years

Current Property Tax Supported Debt

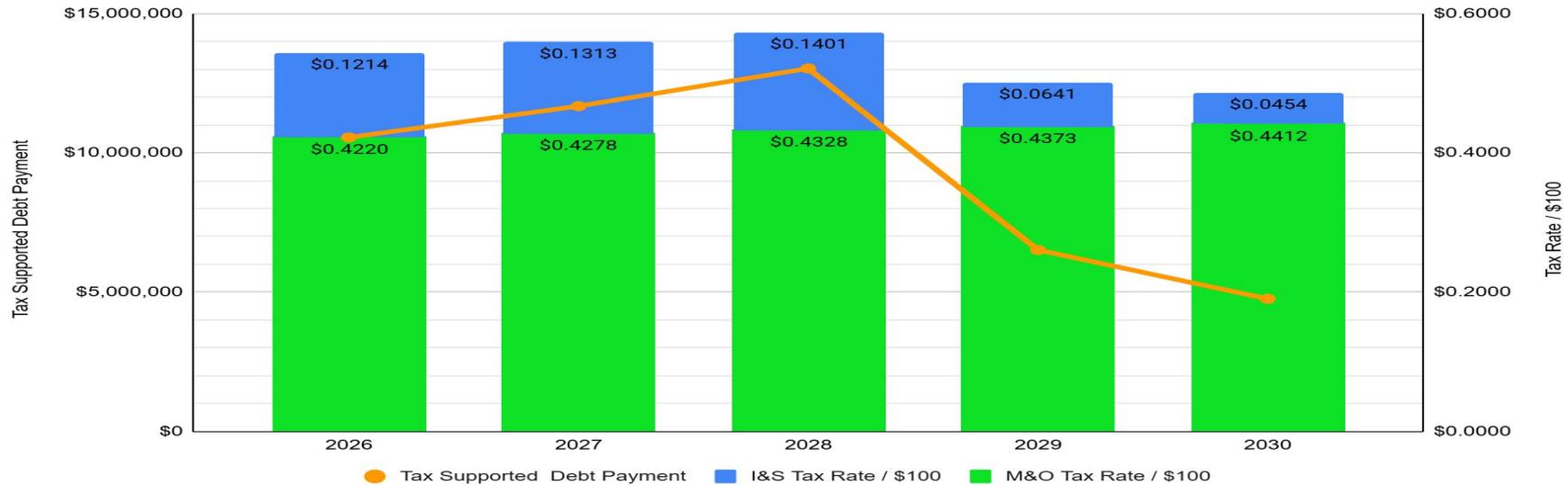
Property Tax Support Debt Payments



Property Tax Rate to support Debt -
 .121390/\$100 of valuation

- General Obligation Bonds (approved by voters) - \$54,258,400
- Additional \$28 million will be issued from 2021 Bond Election for Street Projects and \$7 million PFCOs for equipment
- Combination Tax and Revenue Certificates of Obligation - \$13,012,381

Effects of Approved Debt on Property Tax Rate



In FY 2029, the Voter Approval Rate will drop below the No New Revenue Rate due to the reduction of the debt rate. The debt rate will be reduced because municipal complex debt will be paid off. (estimated tax rates)

Tax Rate Definitions

No New Revenue Rate

- Tax rate that generates the same revenue as the previous year on existing properties
- Additional revenue for new construction
- Debt Rate is included in the total rate and not separated out - meaning if you add debt the tax rate will go above the NNRR to support the debt payment unless the debt is paid by reducing the maintenance and operations revenue.

Voter Approval Rate

- 3.5% property tax revenue increase for maintenance and operations
- Debt Rate needed to support debt payments approved to be part of debt rate
- Includes Unused Increment Revenue
- A rate higher than the Voter Approval Rate requires an election

Unused Increment (currently zero)

- Foregone Revenue - (Voter Approval Tax Rate - Actual Tax Rate) * Previous Year's Total Value
- Calculated for previous three years
- Revenue lost if not used after three years

Questions?
