

# Wylie City Council Regular Meeting

May 26, 2026 – 6:00 PM

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



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## CALL TO ORDER

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

## PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Students - Term 4.

PR2. Leadership Wylie Class XXII.

## 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 the May 12, 2026 Regular City Council Meeting minutes.
- B. Consider, and act upon, approving the Amended and Restated Bylaws of the Public Arts Advisory Board; approving new qualifications for membership on the Public Arts Advisory Board, including residency, voter registration, and employment restrictions, and other updates.
- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2026.
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2026.
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2026.
- F. Consider, and act upon, Ordinance No. 2026-23 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.
- G. Consider, and act upon, approval of accepting a donation from the Park and Rec Foundation.
- H. Consider, and act upon, approval of an Alternative Parking Agreement for 2221 Country Club Drive, Lot 1, Block A of the Rita Smith Elementary School Addition and 2201 Country Club Drive, Lot 1, Block A of the Gateway Community Church Addition.

## **REGULAR AGENDA**

1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2026 and end June 30, 2028.

## **WORK SESSION**

WS1. Discuss development options on property located at 801 South State Highway 78.

WS2. Wylie Parks and Recreation Department overview.

WS3. Discuss Potential Public Safety Facilities for Consideration in Upcoming Bond Election.

## **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: 2022-10c, 2022-10d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-9a, 2025-10f, 2026-3e, and 2026-4b.

## **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 May 19, 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.

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

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## AGENDA REPORT

Department: City Secretary  
Prepared By: Stephanie Storm

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

### Subject

Consider, and act upon, approval of the May 12, 2026 Regular City Council Meeting minutes.

### Recommendation

Motion to approve the Item as presented.

### Discussion

The minutes are attached for your consideration.

# Wylie City Council Regular Meeting Minutes

May 12, 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 6:03 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Assistant Parks and Recreation Director Brent Stowers; Library Director Ofilia Barrera; Finance Director Melissa Brown; Community Services Director Jasen Haskins; Public Works Director Tommy Weir; Operations Director James Brown; Purchasing Manager Chris Rodriguez; and various support staff.

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

### Invocation - Campus Pastor Nicholas Costello with Lakepointe Church Rockwall.

Lakepointe Church Rockwall Campus Pastor Nicholas Costello led the invocation, and Mayor Porter led the Pledge of Allegiance to the U.S. and Texas Flags.

## ISSUANCE OF CERTIFICATE OF ELECTIONS & ADMINISTRATION OF OATH OF OFFICE

Mayor Porter presented Certificates of Election, and Municipal Court Associate Judge Steve Feil administered the Oath of Office to Mayor-elect Matthew Porter and Councilmembers-elect Sid Hoover, Place 5, and Gino Mulliqi, Place 6.

Mayor Porter recessed the Council into a break at 6:19 p.m.

Mayor Porter reconvened the Council into Regular Session at 6:27 p.m.

## PRESENTATIONS & RECOGNITIONS

### PR1. Wylie Fire Rescue Life Save Award.

Mayor Porter presented a life-saving award to Dispatchers Paige Gentry and Christiana Gomez; Medic 142 Firefighter EMT Josh Ludeman and Firefighter Paramedic Daniel Shepherd; Fire Investigator and Paramedic William Sullivan; Battalion Chief Matt Tripp; and Murphy Fire Rescue personnel, Firefighters Beny Cano and Shaun Jackson. The survivor, their family, and coworkers were present to express their gratitude to the staff members.

### PR2. EMS Week.

Mayor Porter presented a proclamation proclaiming May 17-23, 2026, as National EMS Week in Wylie, Texas. Fire Department staff were present to accept the Proclamation.

**PR3. National Police Week.**

Mayor Porter presented a proclamation proclaiming May 10-16, 2026, as National Police Week in Wylie, Texas. Police Department staff were present to accept the Proclamation.

**PR4. National Correctional Officer Week.**

Mayor Porter presented a proclamation proclaiming May 3-9, 2026, as National Correctional Officers Week in Wylie, Texas. Police Department staff were present to accept the Proclamation.

**PR5. The Salvation Army of North Texas - Mayoral Challenge Presentation.**

Michael Schwerin and Major Roy Galabeas, representing The Salvation Army, presented Mayor Porter with a certificate thanking him for his participation in The Salvation Army of Plano's 2025 Mayoral Challenge.

**COMMENTS ON NON-AGENDA ITEMS**

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Sefanit Stefanos addressed the City Council, speaking about their new local business, Bitty & Beau's Coffee Cruiser.

**WORK SESSION**

Mayor Porter convened the Council into a Work Session at 7:04 p.m.

**WS1. Discuss the process for City Council to log in to their City technology utilizing Multi-Factor Authentication and in to Google, utilizing 2-Step Verification.**

Operations Director Brown provided the Council with information, the Council logged in to their new laptops, and Brown answered questions from the Council.

**RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 7:24 p.m.

**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 the April 28, 2026 Regular City Council Meeting minutes.**
- B. Consider, and act upon, the approval of the attached reimbursement requests for Mayor Porter presented to the City Council.**
- C. Consider, and act upon, Resolution No. 2026-08(R) authorizing the City Manager to execute an Interlocal Agreement between the City of Wylie and Collin County for county road and bridge improvements that are located within City limits in accordance with Court Order No. 2021-109-02-01.**

- D. **Consider, and act upon, Resolution No. 2026-09(R) authorizing the City Manager to execute an Interlocal Agreement between the City of Wylie and Collin County for cost-sharing the design of Kreymer Lane and Troy Road widening and improvements from Crescent Oak to State Highway 78.**
- E. **Consider, and act upon, the approval for the purchase of two vehicles for the Police Department in an estimated amount of \$108,270.00 through a cooperative purchasing agreement and authorizing the City Manager to execute any and all necessary documents.**
- F. **Consider, and act upon, the award of Request for Bids No. W2026-17 to establish a one (1) year service price agreement with three (3) one-year renewal options for Citywide Concrete Services to GT Construction in an estimated annual amount of \$850,000.00 for the Public Works Department, and authorizing the City Manager to execute any and all necessary documents.**

#### **Council Action**

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

#### **REGULAR AGENDA**

- 1. **Consider, and act upon, the appointment of Mayor *Pro Tem* for a term beginning May 2026 and ending May 2027.**

#### **Council Comments**

Councilman Mulliqi expressed interest in serving as Mayor *Pro Tem*.

#### **Council Action**

A motion was made by Mayor Porter, seconded by Councilman Strang, to approve the appointment of Councilman Gino Mulliqi as Mayor *Pro Tem* for a term beginning May 2026 and ending May 2027. A vote was taken, and the motion passed 7-0.

- 2. **Consider, and act upon, the award of a professional services project order (PSPO) #W2025-98 for the Kreymer Lane widening and improvements from SH78 to Crescent Oak, Kreymer Lane Project to Teague Nall & Perkins, Inc. in the amount of \$3,163,380.00 and authorizing the City Manager to execute any necessary documents.**

#### **Staff Comments**

Public Works Director Weir addressed Council, providing information on this project, and answered questions from Council.

#### **Council Action**

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to approve Item 2 as presented. A vote was taken, and the motion passed 7-0.

- 3. **Discussion and consideration of all matters incident and related to the issuance and sale of "City of Wylie, Texas, General Obligation Bonds, Series 2026", including the adoption of Ordinance No. 2026-20 authorizing the issuance of such bonds and resolving other matters incident and related thereto.**

#### **Staff Comments**

Finance Director Brown and Nick Bulaich, representing Hilltop Securities, addressed the Council, providing information and answering questions.

**Council Action**

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to approve Ordinance No. 2026-20 and all matters incident and related to the issuance of “City of Wylie, Texas General Obligation Bonds, Series 2026” and related agreements. A vote was taken, and the motion passed 7-0.

4. **Discussion and consideration of all matters incident and related to the issuance and sale of "City of Wylie, Texas, Public Property Finance Contractual Obligations, Series 2026", including the adoption of Ordinance No. 2026-21 authorizing the issuance of such obligations and resolving other matters incident and related thereto.**

**Staff Comments**

Finance Director Brown and Nick Bulaich, representing Hilltop Securities, addressed the Council, providing information and answering questions.

**Council Action**

A motion was made by Councilman Pickens, seconded by Councilman Duke, to approve Ordinance No. 2026-21 and all matters incident and related to the issuance of “City of Wylie, Texas, Public Property Finance Contractual Obligations, Series 2026” and related agreements. A vote was taken, and the motion passed 7-0.

5. **Consider, and act upon, Ordinance No. 2026-22 for a change in zoning from Light Industrial to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd. and 2101 and 2111 W. FM 544 (ZC 2026-03).**

**Staff Comments**

Community Services Director Haskins addressed the Council and provided information.

**Council Action**

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 5 as presented. A vote was taken, and the motion passed 6-1 with Mayor *Pro Tem* Mulliqi voting against.

6. **Consider, and act upon, the appointment of two committee members to the City of Wylie City Council Subcommittee to represent the City of Wylie in meetings with the Wylie Independent School District City/Schools Partnerships Committee.**

**Council Comments**

Mayor Porter stated he currently serves on this Committee with Councilman Williams and that, with his and Mayor *Pro Tem* Mulliqi’s term expiring upon their re-election, their positions must be re-appointed. Councilman Pickens expressed interest in serving.

**Council Action**

A motion was made by Councilman Strang, seconded by Councilman Duke, to appoint Mayor Porter and Councilman Pickens to the City of Wylie City Council Subcommittee to represent the City of Wylie in meetings with the Wylie Independent School District City/Schools Partnerships Committee. A vote was taken, and the motion passed 7-0.

7. **Consider, and act upon, the appointment of a 2026 Board and Commissions City Council Interview Panel to conduct the May 2026 board applicant interviews.**

**Council Comments**

Mayor Porter stated that, historically, the Mayor *Pro Tem* has served as the Chair of the Interview Panel and asked for volunteers to serve on the Panel. Councilmen Strang and Duke expressed interest in serving on the Panel.

**Council Action**

A motion was made by Councilman Strang, seconded by Councilman Pickens, to appoint Mayor *Pro Tem* Mulliqi, Councilman Duke, and Councilman Strang to serve on the 2026 Boards and Commissions City Council Interview Panel. A vote was taken, and the motion passed 7-0.

- 8. Consider, and act upon, the appointment of a member to the Citizens Bond Advisory Committee to replace Mark Malhiot.**

**Council Action**

A motion was made by Councilman Pickens, seconded by Councilman Strang, to approve the appointment of Andy Kelley to the Citizens Bond Advisory Committee to replace Mark Malhiot. A vote was taken, and the motion passed 7-0.

Mayor Porter recessed the Council for a break at 8:05 p.m.  
Mayor Porter reconvened the Council into Regular Session at 8:17 p.m.

**WORK SESSION**

Mayor Porter convened the Council into a Work Session at 8:17 p.m.

**WS2. Wylie Fire Department Overview.**

Fire Chief Blythe gave an overview of the Fire Department and answered questions from the Council.  
Council requested staff bring back additional information on options for discussion at the next Council meeting.

**RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 9:31 p.m.

**READING OF ORDINANCES**

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

City Secretary Storm read the captions of Ordinance Nos. 2026-20, 2026-21, and 2026-22 into the official record.

**ADJOURNMENT**

A motion was made by Councilman Pickens, seconded by Councilman Williams, to adjourn the meeting at 9:33 p.m. A vote was taken, and the motion passed 7-0.

\_\_\_\_\_  
**Matthew Porter, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Storm, City Secretary**



# Wylie City Council

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## AGENDA REPORT

**Department:** Public Arts                      **Account Code:** \_\_\_\_\_  
**Prepared By:** Julie Pannell

### Subject

Consider, and act upon, approving the Amended and Restated Bylaws of the Public Arts Advisory Board; approving new qualifications for membership on the Public Arts Advisory 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 Public Arts Advisory 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.

The Bylaws were considered and adopted by the Public Arts Advisory Board during its regular meeting on April 16, 2026.

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

# CITY OF WYLIE PUBLIC ARTS ADVISORY BOARD BYLAWS

## ARTICLE I

### Name

Section 1. The Public Arts Program is hereby established to, among other things, promote and encourage public and private art programs, to further the development and awareness of, and interest in, the visual arts, to create an enhanced visual environment for city residents, to commemorate the city's rich cultural and ethnic diversity, to integrate the design work of artists into the development of the city's capital infrastructure improvement and to promote tourism and economic vitality in the city through the artistic design of public spaces.

Section 2. The Public Arts Advisory Board is hereby established to, among other things, promote art, select works of art and artists for commissioned pieces of art, and implement the public arts guidelines plan. The board will, among other things, oversee the public arts program and act in an advisory capacity to the City Council.

Section 3. As authorized by the City Charter, City of Wylie and City Ordinance No. 2006-37, this body shall be known as the Public Arts Advisory Board.

## ARTICLE II

### Members

Section 1. Number of Members/Qualified Appointment. The Board shall consist of seven (7) members, with the Board members to be appointed by the City Council for a term of two years; provided however, that the members of the first board to serve shall be appointed so that three (3) members shall serve one (1) year terms and four (4) members shall serve two (2) year terms; provided, however, that of the initial appointments made under this Ordinance, shall be for a term commencing on August 22, 2006 and one-year terms expiring on June 30, 2007 and two-year terms expiring on June 30, 2008.

Section 2. Terms. 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 a member is, however, eligible for appointment to a different board or commission without waiting. ~~No Board member shall serve for more than three (3) consecutive terms; provided, however, should a Board member's replacement not be qualified upon the expiration of any term of a Board member, then that Board member shall holdover on the Board until a qualified replacement Board member has been appointed.~~

Section 3. In addition to the seven Board members, the City Manager shall serve as an ex officio member of the Board, but shall have no right to vote on any matter before the Board. Each Board member shall serve without compensation, but may be reimbursed for actual expenses approved in advance by the City Council.

Section 4. Qualifications. Each board member shall:

- Be a resident of the City of Wylie for not less than twelve (12) consecutive months immediately preceding appointment;
- Be a qualified voter of the City of Wylie;
- Not be an employee of the City of Wylie; and
- Not be the spouse or domestic partner of an employee of the City of Wylie.
- Each board member shall have any other qualification as the City Council deems necessary and appropriate.

~~Each board member shall be a qualified voter and shall not be an employee of the city. Each board member shall have any other qualification as the City Council deems necessary and appropriate.¶~~

## ARTICLE III

### Officers

Section 1. The officers of the Board shall be a Chairperson, A Vice-Chairperson and a Secretary.

~~Section 2. Officers shall be elected and take office at the first regular meeting after new Board members have been appointed and sworn in. The Board shall elect a chairman from among its membership each year at the first regular meeting after annual appointments.~~

Section 3. Vacancies in office shall be handled as follows:

- (a) In the event of resignation or incapacity of the Chair, the Vice-Chair shall become the Chair for the unexpired portion of the term.
- (b) Vacancies in officers other than the Chair shall be filled for the unexpired term by election from the remaining Public Arts Advisory Board members.

Section 4. Duties of the officers shall be as follows:

Public Arts Advisory Board Bylaws - Updated December 18, 2024  
Adopted by PAAB - January 16, 2025  
Approved by City Council << Date >>

## (a) Chair:

- (i) Preside at all meetings.
- (ii) Represent the Public Arts Advisory Board at public functions
- (iii) Appoint special committees.
- (iv) Assist City of Wylie Staff Liaison in establishing the agenda for each meeting. Agenda items requested by any Board Member will be included.

## (b) Vice-Chair:

- (i) Assist the Chair in directing the affairs of the Board and act in the Chair's absence.

## (c) Secretary:

- (i) The secretary will be responsible for recording the minutes.
- (ii) The City of Wylie Staff Liaison will be responsible for distributing minutes to the City Council, Public Arts Advisory Board and City Manager. An official record of attendance will be kept in the minutes.

## ARTICLE IV

### Meetings

Section 1. The regular meeting of The Public Arts Advisory Board shall be held monthly in the Municipal Complex Council Chambers unless staff determines otherwise. ~~meet at least once (1) each month at such time and place as shall be fixed by the board by its standing rules, which meetings shall be open to the public.~~ All notice of meetings shall be posted in accordance with applicable rules and provisions of the state law.

Section 2. Special meetings may be called by the chairperson or by written request sent to the chairperson or vice-chairperson by three members of the board. Minutes shall be kept of all such meetings, and any special meetings, with copies of said minutes and any other reports to be transmitted to the City Council and the City Manager. The board shall have technical and logistical support provided as designated by the City Manager.

Section 3. Four (4) board members shall constitute a quorum of the Board for the purpose of conducting its business, exercising its power and for all other purposes. No action of the Board shall be valid or binding unless adopted by the affirmative vote of a majority of those Board members present and voting.

Section 4. When vacancies occur on the Board, the City Council shall appoint, by majority vote, a replacement to serve the remainder of the term.

Section 5. Each Board member serves at the pleasure of the City Council and may be removed at the discretion of the City Council. Board member absences shall be controlled by Article VIII of the Wylie's Charter.

Section 6. Robert's Rules of Order (current edition) shall govern the parliamentary procedure of the Board, in cases to which they are applicable and in which they are not inconsistent with these by-laws.

Section 7. The board shall have a chairperson and vice-chairperson whose terms shall be one year. The chairperson and vice-chairperson shall be elected by the board members. Neither the chairperson nor the vice-chairperson shall serve as an officer for more than (2) consecutive terms. The chairperson shall preside over meetings and shall be entitled to vote upon each issue. The vice chairperson shall assist the chairperson in directing the affairs of the board. In the absence of the chairperson, the vice-chairperson shall assume all duties of the chairperson.

## **ARTICLE V**

### Powers and Duties of Board Members

Section 1. The Board shall act principally in an advisory capacity to city staff and the City Council in any matter pertaining to art.

Section 2. The Board may solicit, on behalf of the city, gifts, revenues, bequests or endowments of money and/or property as donations and/or grants from persons, firms or corporations, subject to the guidance, approval and acceptance by the City Council.

Section 3. The Board, through its Chairperson, shall make an oral and/or written report annually to the City Council concerning its activities during the past year and its proposals for the coming year.

Section 4. The Board's authority shall not extend to the direction, supervision, employment or termination of Wylie employees. No supervisory power of the Board is created.

Section 5. The Board will develop, for City Council approval, a set of by-laws governing rules of procedure for their meetings and operation.

Section 6. The Board shall not have the power to obligate the city for funds and/or expenditures or incur any debt on behalf of Wylie.

Section 7. All powers and duties prescribed and delegated herein are delegated to the Board, as a unit, and all action hereunder shall be of the Board acting as a whole. No action of an individual Board member is authorized, except through the approval of the Board or City Council.

Section 8. The Board shall advise and make recommendations to the City Council pertaining to the execution of the public arts guidelines plan.

Section 9. The Board shall advise and make recommendations to the City Council pertaining to, among other things, policies and procedures as identified in the public arts guidelines plan; artist selection juries and process; commission and placement of artworks; and maintenance and removal of artworks.

Section 10. The Board shall have any other power and/or duty as prescribed and authorized by the City Council.

Section 11. 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 VI

### Committees

Section 1. Committees may be appointed for special purposes by the Chair and with the consent of the majority of the Board. All committees will have at least one Public Arts Advisory Board member serving on them. These committees are automatically dissolved upon completion of the assignment.

Section 2. Progress reports will be given at each Board meeting, and a final report on completion of assignments.

## ARTICLE VII

### Amendments

Section 1. These by-laws may be amended by a majority vote at any regular meeting, ~~provided all members have been notified of the proposed amendments at least three days prior to such meeting.~~ Such an amendment would then be subject to approval by the City Council. All notice of meetings shall be posted in accordance with applicable rules and provisions of the state law.

# CITY OF WYLIE PUBLIC ARTS ADVISORY BOARD BYLAWS

## ARTICLE I

### Name

Section 1. The Public Arts Program is hereby established to, among other things, promote and encourage public and private art programs, to further the development and awareness of, and interest in, the visual arts, to create an enhanced visual environment for city residents, to commemorate the city's rich cultural and ethnic diversity, to integrate the design work of artists into the development of the city's capital infrastructure improvement and to promote tourism and economic vitality in the city through the artistic design of public spaces.

Section 2. The Public Arts Advisory Board is hereby established to, among other things, promote art, select works of art and artists for commissioned pieces of art, and implement the public arts guidelines plan. The board will, among other things, oversee the public arts program and act in an advisory capacity to the City Council.

Section 3. As authorized by the City Charter, City of Wylie and City Ordinance No. 2006-37, this body shall be known as the Public Arts Advisory Board.

## ARTICLE II

### Members

Section 1. Number of Members/Qualified Appointment. The Board shall consist of seven (7) members, with the Board members to be appointed by the City Council for a term of two years; provided however, that the members of the first board to serve shall be appointed so that three (3) members shall serve one (1) year terms and four (4) members shall serve two (2) year terms; provided, however, that of the initial appointments made under this Ordinance, shall be for a term commencing on August 22, 2006 and one-year terms expiring on June 30, 2007 and two-year terms expiring on June 30, 2008.

Section 2. Terms. 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 a member is, however, eligible for appointment to a different board or commission without waiting.

Section 3. In addition to the seven Board members, the City Manager shall serve as an ex officio member of the Board, but shall have no right to vote on any matter before the Board. Each Board member shall serve without compensation, but may be reimbursed for actual expenses approved in advance by the City Council.

Section 4. Qualifications. Each board member shall:

- Be a resident of the City of Wylie for not less than twelve (12) consecutive months immediately preceding appointment;
- Be a qualified voter of the City of Wylie;
- Not be an employee of the City of Wylie; and
- Not be the spouse or domestic partner of an employee of the City of Wylie.
- Each board member shall have any other qualification as the City Council deems necessary and appropriate.

## **ARTICLE III**

### Officers

Section 1. The officers of the Board shall be a Chairperson, A Vice-Chairperson and a Secretary.

Section 2. The Board shall elect a chairman from among its membership each year at the first regular meeting after annual appointments.

Section 3. Vacancies in office shall be handled as follows:

- (a) In the event of resignation or incapacity of the Chair, the Vice-Chair shall become the Chair for the unexpired portion of the term.
- (b) Vacancies in officers other than the Chair shall be filled for the unexpired term by election from the remaining Public Arts Advisory Board members.

Section 4. Duties of the officers shall be as follows:

- (a) Chair:
  - (i) Preside at all meetings.
  - (ii) Represent the Public Arts Advisory Board at public functions
  - (iii) Appoint special committees.
  - (iv) Assist City of Wylie Staff Liaison in establishing the agenda for

each meeting. Agenda items requested by any Board Member will be included.

(b) Vice-Chair:

- (i) Assist the Chair in directing the affairs of the Board and act in the Chair's absence.

(c) Secretary:

- (i) The secretary will be responsible for recording the minutes.  
(ii) The City of Wylie Staff Liaison will be responsible for distributing minutes to the City Council, Public Arts Advisory Board and City Manager. An official record of attendance will be kept in the minutes.

## ARTICLE IV

### Meetings

Section 1. The regular meeting of The Public Arts Advisory Board shall be held monthly in the Municipal Complex Council Chambers unless staff determines otherwise. All notice of meetings shall be posted in accordance with applicable rules and provisions of the state law.

Section 2. Special meetings may be called by the chairperson or by written request sent to the chairperson or vice-chairperson by three members of the board. Minutes shall be kept of all such meetings, and any special meetings, with copies of said minutes and any other reports to be transmitted to the City Council and the City Manager. The board shall have technical and logistical support provided as designated by the City Manager.

Section 3. Four (4) board members shall constitute a quorum of the Board for the purpose of conducting its business, exercising its power and for all other purposes. No action of the Board shall be valid or binding unless adopted by the affirmative vote of a majority of those Board members present and voting.

Section 4. When vacancies occur on the Board, the City Council shall appoint, by majority vote, a replacement to serve the remainder of the term.

Section 5. Each Board member serves at the pleasure of the City Council and may be removed at the discretion of the City Council. Board member absences shall be controlled by Article VIII of the Wylie's Charter.

Section 6. Robert's Rules of Order (current edition) shall govern the parliamentary procedure

of the Board, in cases to which they are applicable and in which they are not inconsistent with these by-laws.

Section 7. The board shall have a chairperson and vice-chairperson whose terms shall be one year. The chairperson and vice-chairperson shall be elected by the board members. Neither the chairperson nor the vice-chairperson shall serve as an officer for more than (2) consecutive terms. The chairperson shall preside over meetings and shall be entitled to vote upon each issue. The vice chairperson shall assist the chairperson in directing the affairs of the board. In the absence of the chairperson, the vice-chairperson shall assume all duties of the chairperson.

## **ARTICLE V**

### Powers and Duties of Board Members

Section 1. The Board shall act principally in an advisory capacity to city staff and the City Council in any matter pertaining to art.

Section 2. The Board may solicit, on behalf of the city, gifts, revenues, bequests or endowments of money and/or property as donations and/or grants from persons, firms or corporations, subject to the guidance, approval and acceptance by the City Council.

Section 3. The Board, through its Chairperson, shall make an oral and/or written report annually to the City Council concerning its activities during the past year and its proposals for the coming year.

Section 4. The Board's authority shall not extend to the direction, supervision, employment or termination of Wylie employees. No supervisory power of the Board is created.

Section 5. The Board will develop, for City Council approval, a set of by-laws governing rules of procedure for their meetings and operation.

Section 6. The Board shall not have the power to obligate the city for funds and/or expenditures or incur any debt on behalf of Wylie.

Section 7. All powers and duties prescribed and delegated herein are delegated to the Board, as a unit, and all action hereunder shall be of the Board acting as a whole. No action of an individual Board member is authorized, except through the approval of the Board or City Council.

Section 8. The Board shall advise and make recommendations to the City Council pertaining to the execution of the public arts guidelines plan.

Section 9. The Board shall advise and make recommendations to the City Council pertaining to, among other things, policies and procedures as identified in the public arts guidelines plan; artist selection juries and process; commission and placement of artworks; and maintenance and removal of artworks.

Section 10. The Board shall have any other power and/or duty as prescribed and authorized by the City Council.

Section 11. 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 VI**

### Committees

Section 1. Committees may be appointed for special purposes by the Chair and with the consent of the majority of the Board. All committees will have at least one Public Arts Advisory Board member serving on them. These committees are automatically dissolved upon completion of the assignment.

Section 2. Progress reports will be given at each Board meeting, and a final report on completion of assignments.

## **ARTICLE VII**

### Amendments

Section 1. These by-laws may be amended by a majority vote at any regular meeting.. Such an amendment would then be subject to approval by the City Council. All notice of meetings shall be posted in accordance with applicable rules and provisions of the state law.



# Wylie City Council

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## AGENDA REPORT

Department: WEDC  
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 April 30, 2026.

### Recommendation

Motion to approve the Item as presented.

### Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on May 13, 2026.

# April Rev/Exp Report

## Account Summary

For Fiscal: 2025-2026 Period Ending: 04/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>							
<b>Revenue</b>							
<b>Category: 400 - Taxes</b>							
<a href="#">111-4000-40210</a>	SALES TAX	5,389,434.00	5,389,434.00	347,091.95	2,038,685.34	-3,350,748.66	62.17 %
	<b>Category: 400 - Taxes Total:</b>	<b>5,389,434.00</b>	<b>5,389,434.00</b>	<b>347,091.95</b>	<b>2,038,685.34</b>	<b>-3,350,748.66</b>	<b>62.17%</b>
<b>Category: 460 - Interest Income</b>							
<a href="#">111-4000-46110</a>	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	27,850.54	144,183.18	134,183.18	1,441.83 %
	<b>Category: 460 - Interest Income Total:</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>27,850.54</b>	<b>144,183.18</b>	<b>134,183.18</b>	<b>1,341.83%</b>
<b>Category: 480 - Miscellaneous Income</b>							
<a href="#">111-4000-48110</a>	RENTAL INCOME	22,800.00	22,800.00	1,900.00	14,800.00	-8,000.00	35.09 %
<a href="#">111-4000-48430</a>	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	378,528.06	482,774.10	-2,415,538.90	83.34 %
	<b>Category: 480 - Miscellaneous Income Total:</b>	<b>2,921,113.00</b>	<b>2,921,113.00</b>	<b>380,428.06</b>	<b>497,574.10</b>	<b>-2,423,538.90</b>	<b>82.97%</b>
<b>Category: 490 - Transfers In &amp; Other Financing Sources</b>							
<a href="#">111-4000-49325</a>	BANK NOTE PROCEEDS	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00 %
	<b>Category: 490 - Transfers In &amp; Other Financing Sources Total:</b>	<b>0.00</b>	<b>9,600,000.00</b>	<b>0.00</b>	<b>9,600,000.00</b>	<b>0.00</b>	<b>0.00%</b>
	<b>Revenue Total:</b>	<b>8,320,547.00</b>	<b>17,920,547.00</b>	<b>755,370.55</b>	<b>12,280,442.62</b>	<b>-5,640,104.38</b>	<b>31.47%</b>
<b>Expense</b>							
<b>Category: 510 - Personnel Services</b>							
<a href="#">111-5611-51110</a>	SALARIES	549,044.03	549,044.03	40,195.89	274,230.88	274,813.15	50.05 %
<a href="#">111-5611-51140</a>	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
<a href="#">111-5611-51310</a>	TMRS	89,445.70	89,445.70	6,511.74	44,542.40	44,903.30	50.20 %
<a href="#">111-5611-51410</a>	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	6,834.87	39,099.71	51,727.74	56.95 %
<a href="#">111-5611-51420</a>	LONG-TERM DISABILITY	2,031.46	2,031.46	84.78	508.68	1,522.78	74.96 %
<a href="#">111-5611-51440</a>	FICA	34,232.30	34,232.30	2,390.12	16,503.77	17,728.53	51.79 %
<a href="#">111-5611-51450</a>	MEDICARE	8,005.94	8,005.94	558.96	3,859.73	4,146.21	51.79 %
<a href="#">111-5611-51470</a>	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
<a href="#">111-5611-51480</a>	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	852.72	-150.72	-21.47 %
	<b>Category: 510 - Personnel Services Total:</b>	<b>777,930.90</b>	<b>777,930.90</b>	<b>56,576.36</b>	<b>383,081.41</b>	<b>394,849.49</b>	<b>50.76%</b>
<b>Category: 520 - Supplies</b>							
<a href="#">111-5611-52010</a>	OFFICE SUPPLIES	5,000.00	5,000.00	98.13	1,927.73	3,072.27	61.45 %
<a href="#">111-5611-52040</a>	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
<a href="#">111-5611-52810</a>	FOOD SUPPLIES	3,000.00	3,000.00	126.34	1,684.94	1,315.06	43.84 %
	<b>Category: 520 - Supplies Total:</b>	<b>8,300.00</b>	<b>8,300.00</b>	<b>224.47</b>	<b>3,806.15</b>	<b>4,493.85</b>	<b>54.14%</b>
<b>Category: 540 - Materials for Maintenance</b>							
<a href="#">111-5611-54610</a>	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
<a href="#">111-5611-54810</a>	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
	<b>Category: 540 - Materials for Maintenance Total:</b>	<b>10,150.00</b>	<b>10,150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,150.00</b>	<b>100.00%</b>
<b>Category: 560 - Contractual Services</b>							
<a href="#">111-5611-56030</a>	INCENTIVES	1,510,000.00	1,510,000.00	0.00	166,500.00	1,343,500.00	88.97 %
<a href="#">111-5611-56040</a>	SPECIAL SERVICES	87,270.00	232,270.00	315.00	160,450.00	71,820.00	30.92 %
<a href="#">111-5611-56041</a>	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	5,478.79	9,232.18	211,767.82	95.82 %
<a href="#">111-5611-56042</a>	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	0.00	790,779.47	2,409,220.53	75.29 %
<a href="#">111-5611-56080</a>	ADVERTISING	276,125.00	276,125.00	29,534.95	165,830.86	110,294.14	39.94 %
<a href="#">111-5611-56090</a>	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	3,303.62	32,662.03	41,787.97	56.13 %
<a href="#">111-5611-56110</a>	COMMUNICATIONS	7,900.00	7,900.00	487.72	2,884.51	5,015.49	63.49 %
<a href="#">111-5611-56180</a>	RENTAL	50,000.00	50,000.00	4,000.00	21,000.00	29,000.00	58.00 %
<a href="#">111-5611-56210</a>	TRAVEL & TRAINING	95,500.00	95,500.00	2,155.00	52,235.05	43,264.95	45.30 %
<a href="#">111-5611-56250</a>	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	6,408.94	73,083.38	17,969.62	19.74 %
<a href="#">111-5611-56310</a>	INSURANCE	6,800.00	6,800.00	0.00	2,464.16	4,335.84	63.76 %
<a href="#">111-5611-56510</a>	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	13,864.52	39,135.48	73.84 %

## Budget Report

For Fiscal: 2025-2026 Period Ending: 04/30/2026

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
<a href="#">111-5611-56570</a>	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	45,135.86	206,011.85	754,288.15	78.55 %
<a href="#">111-5611-56610</a>	UTILITIES-ELECTRIC	2,400.00	2,400.00	230.26	1,208.38	1,191.62	49.65 %
	<b>Category: 560 - Contractual Services Total:</b>	<b>6,635,798.00</b>	<b>6,780,798.00</b>	<b>97,050.14</b>	<b>1,698,206.39</b>	<b>5,082,591.61</b>	<b>74.96%</b>
	<b>Category: 570 - Debt Service &amp; Capital Replacement</b>						
<a href="#">111-5611-57410</a>	PRINCIPAL PAYMENT	818,019.85	818,019.85	86,433.76	493,414.60	324,605.25	39.68 %
<a href="#">111-5611-57415</a>	INTEREST EXPENSE	1,065,228.95	1,065,228.95	138,763.01	651,396.95	413,832.00	38.85 %
	<b>Category: 570 - Debt Service &amp; Capital Replacement Total:</b>	<b>1,883,248.80</b>	<b>1,883,248.80</b>	<b>225,196.77</b>	<b>1,144,811.55</b>	<b>738,437.25</b>	<b>39.21%</b>
	<b>Category: 580 - Capital Outlay</b>						
<a href="#">111-5611-58110</a>	LAND-PURCHASE PRICE	1,000,000.00	12,683,180.39	0.00	2,326,681.38	10,356,499.01	81.66 %
<a href="#">111-5611-58995</a>	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-2,266,681.38	2,266,681.38	0.00 %
	<b>Category: 580 - Capital Outlay Total:</b>	<b>1,000,000.00</b>	<b>12,683,180.39</b>	<b>0.00</b>	<b>60,000.00</b>	<b>12,623,180.39</b>	<b>99.53%</b>
	<b>Expense Total:</b>	<b>10,315,427.70</b>	<b>22,143,608.09</b>	<b>379,047.74</b>	<b>3,289,905.50</b>	<b>18,853,702.59</b>	<b>85.14%</b>
	<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-4,223,061.09</b>	<b>376,322.81</b>	<b>8,990,537.12</b>	<b>13,213,598.21</b>	<b>312.89%</b>
	<b>Report Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-4,223,061.09</b>	<b>376,322.81</b>	<b>8,990,537.12</b>	<b>13,213,598.21</b>	<b>312.89%</b>

## Budget Report

For Fiscal: 2025-2026 Period Ending: 04/30/2026

## Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>						
<b>Revenue</b>						
400 - Taxes	5,389,434.00	5,389,434.00	347,091.95	2,038,685.34	-3,350,748.66	62.17%
460 - Interest Income	10,000.00	10,000.00	27,850.54	144,183.18	134,183.18	1,341.83%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	380,428.06	497,574.10	-2,423,538.90	82.97%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
<b>Revenue Total:</b>	<b>8,320,547.00</b>	<b>17,920,547.00</b>	<b>755,370.55</b>	<b>12,280,442.62</b>	<b>-5,640,104.38</b>	<b>31.47%</b>
<b>Expense</b>						
510 - Personnel Services	777,930.90	777,930.90	56,576.36	383,081.41	394,849.49	50.76%
520 - Supplies	8,300.00	8,300.00	224.47	3,806.15	4,493.85	54.14%
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	6,780,798.00	97,050.14	1,698,206.39	5,082,591.61	74.96%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	225,196.77	1,144,811.55	738,437.25	39.21%
580 - Capital Outlay	1,000,000.00	12,683,180.39	0.00	60,000.00	12,623,180.39	99.53%
<b>Expense Total:</b>	<b>10,315,427.70</b>	<b>22,143,608.09</b>	<b>379,047.74</b>	<b>3,289,905.50</b>	<b>18,853,702.59</b>	<b>85.14%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-4,223,061.09</b>	<b>376,322.81</b>	<b>8,990,537.12</b>	<b>13,213,598.21</b>	<b>312.89%</b>
<b>Report Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-4,223,061.09</b>	<b>376,322.81</b>	<b>8,990,537.12</b>	<b>13,213,598.21</b>	<b>312.89%</b>

## Budget Report

For Fiscal: 2025-2026 Period Ending: 04/30/2026

## 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	376,322.81	8,990,537.12	13,213,598.21
<b>Report Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-4,223,061.09</b>	<b>376,322.81</b>	<b>8,990,537.12</b>	<b>13,213,598.21</b>

Wylie Economic Development Corporation  
Statement of Net Position  
As of April 30, 2026

<b>Assets</b>		
Cash and cash equivalents	\$ 19,236,392.13	
Receivables	\$ 962,500.00	Note 1
Inventories	\$ 17,442,652.83	
Prepaid Items	\$ -	
<b>Total Assets</b>	<b>\$ 37,641,544.96</b>	
<b>Deferred Outflows of Resources</b>		
Pensions	\$ 112,459.55	
<b>Total deferred outflows of resources</b>	<b>\$ 112,459.55</b>	
<b>Liabilities</b>		
Accounts Payable and other current liabilities	\$ 662,676.03	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 523,655.96	Note 3
Due in more than one year	\$ 29,993,011.83	
<b>Total Liabilities</b>	<b>\$ 31,180,543.82</b>	
<b>Deferred Inflows of Resources</b>		
Pensions	\$ (25,054.41)	
<b>Total deferred inflows of resources</b>	<b>\$ (25,054.41)</b>	
<b>Net Position</b>		
Net investment in capital assets	\$ -	
Unrestricted	\$ 6,548,406.28	
<b>Total Net Position</b>	<b>\$ 6,548,406.28</b>	

Note 1: Includes incentives in the form of forgivable loans for \$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

# Balance Sheet

## Account Summary

As Of 04/30/2026

Account	Name	Balance
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>		
<b>Assets</b>		
<a href="#">111-1000-10110</a>	CLAIM ON CASH AND CASH EQUIV.	19,234,392.13
<a href="#">111-1000-10135</a>	ESCROW	0.00
<a href="#">111-1000-10180</a>	DEPOSITS	2,000.00
<a href="#">111-1000-10198</a>	OTHER - MISC CLEARING	0.00
<a href="#">111-1000-10341</a>	TEXPOOL	0.00
<a href="#">111-1000-10343</a>	LOGIC	0.00
<a href="#">111-1000-10481</a>	INTEREST RECEIVABLE	0.00
<a href="#">111-1000-11511</a>	ACCTS REC - MISC	0.00
<a href="#">111-1000-11517</a>	ACCTS REC - SALES TAX	0.00
<a href="#">111-1000-12810</a>	LEASE PAYMENTS RECEIVABLE	0.00
<a href="#">111-1000-12996</a>	LOAN RECEIVABLE	200,000.00
<a href="#">111-1000-12998</a>	ACCTS REC - FORGIVEABLE LOANS	762,500.00
<a href="#">111-1000-14112</a>	INVENTORY - MATERIAL/ SUPPLY	0.00
<a href="#">111-1000-14116</a>	INVENTORY - LAND & BUILDINGS	17,442,652.83
<a href="#">111-1000-14310</a>	PREPAID EXPENSES - MISC	0.00
<a href="#">111-1000-14410</a>	DEFERRED OUTFLOWS	3,835,000.00
	<b>Total Assets:</b>	<b>41,476,544.96</b>
		<b><u>41,476,544.96</u></b>
<b>Liability</b>		
<a href="#">111-2000-20110</a>	FEDERAL INCOME TAX PAYABLE	0.00
<a href="#">111-2000-20111</a>	MEDICARE PAYABLE	0.00
<a href="#">111-2000-20112</a>	CHILD SUPPORT PAYABLE	0.00
<a href="#">111-2000-20113</a>	CREDIT UNION PAYABLE	0.00
<a href="#">111-2000-20114</a>	IRS LEVY PAYABLE	0.00
<a href="#">111-2000-20115</a>	NATIONWIDE DEFERRED COMP	0.00
<a href="#">111-2000-20116</a>	HEALTH INSUR PAY-EMPLOYEE	-2,879.54
<a href="#">111-2000-20117</a>	TMRS PAYABLE	9,325.44
<a href="#">111-2000-20118</a>	ROTH IRA PAYABLE	0.00
<a href="#">111-2000-20119</a>	WORKERS COMP PAYABLE	0.00
<a href="#">111-2000-20120</a>	FICA PAYABLE	0.00
<a href="#">111-2000-20121</a>	TEC PAYABLE	0.00
<a href="#">111-2000-20122</a>	STUDENT LOAN LEVY PAYABLE	0.00
<a href="#">111-2000-20123</a>	ALIMONY PAYABLE	0.00
<a href="#">111-2000-20124</a>	BANKRUPTCY PAYABLE	0.00
<a href="#">111-2000-20125</a>	VALIC DEFERRED COMP	0.00
<a href="#">111-2000-20126</a>	ICMA PAYABLE	0.00
<a href="#">111-2000-20127</a>	EMP. LEGAL SERVICES PAYABLE	0.00
<a href="#">111-2000-20130</a>	FLEXIBLE SPENDING ACCOUNT	0.00
<a href="#">111-2000-20131</a>	EDWARD JONES DEFERRED COMP	0.00
<a href="#">111-2000-20132</a>	EMP CARE FLITE	0.00
<a href="#">111-2000-20133</a>	Unemployment Comp Payable	-37.64
<a href="#">111-2000-20136</a>	HSA PAYABLE	500.00
<a href="#">111-2000-20151</a>	ACCRUED WAGES PAYABLE	0.00
<a href="#">111-2000-20180</a>	ADDIT EMPLOYEE INSUR PAY	107.22
<a href="#">111-2000-20199</a>	MISC PAYROLL PAYABLE	0.00
<a href="#">111-2000-20201</a>	AP PENDING	27,704.55
<a href="#">111-2000-20210</a>	ACCOUNTS PAYABLE	0.00
<a href="#">111-2000-20530</a>	PROPERTY TAXES PAYABLE	0.00
<a href="#">111-2000-20540</a>	NOTES PAYABLE	3,835,000.00
<a href="#">111-2000-20610</a>	RETAINAGE PAYABLE	627,956.00
<a href="#">111-2000-20810</a>	DUE TO GENERAL FUND	0.00
<a href="#">111-2000-22270</a>	DEFERRED INFLOW	0.00
<a href="#">111-2000-22275</a>	DEF INFLOW - LEASE PRINCIPAL	0.00

## Balance Sheet

As Of 04/30/2026

Account	Name	Balance
<a href="#">111-2000-22280</a>	DEFERRED INFLOW - LEASE INT	0.00
<a href="#">111-2000-22915</a>	RENTAL DEPOSITS	1,200.00
	<b>Total Liability:</b>	<b>4,498,876.03</b>
<b>Equity</b>		
<a href="#">111-3000-34110</a>	FUND BALANCE - RESERVED	0.00
<a href="#">111-3000-34590</a>	FUND BALANCE-UNRESERV/UNDESIG	27,987,131.81
	<b>Total Beginning Equity:</b>	<b>27,987,131.81</b>
Total Revenue		12,280,442.62
Total Expense		3,289,905.50
<b>Revenues Over/Under Expenses</b>		<b>8,990,537.12</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>36,977,668.93</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>41,476,544.96</u></b>

## Balance Sheet

As Of 04/30/2026

Account	Name	Balance
<b>Fund: 922 - GEN LONG TERM DEBT (WEDC)</b>		
<b>Assets</b>		
<a href="#">922-1000-10312</a>	GOVERNMENT NOTES	0.00
<a href="#">922-1000-18110</a>	LOAN - WEDC	0.00
<a href="#">922-1000-19050</a>	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29
<a href="#">922-1000-19051</a>	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00
<a href="#">922-1000-19075</a>	DEF OUTFLOW - INVESTMENT EXP	0.48
<a href="#">922-1000-19100</a>	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78
<a href="#">922-1000-19125</a>	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41
<a href="#">922-1000-19126</a>	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00
	<b>Total Assets:</b>	<b>87,405.14</b>
		<b><u>87,405.14</u></b>
<b>Liability</b>		
<a href="#">922-2000-20310</a>	COMPENSATED ABSENCES PAYABLE	47,001.64
<a href="#">922-2000-20311</a>	COMP ABSENCES PAYABLE-CURRENT	32,300.82
<a href="#">922-2000-21410</a>	ACCRUED INTEREST PAYABLE	44,848.94
<a href="#">922-2000-28205</a>	WEDC LOANS/CURRENT	446,506.20
<a href="#">922-2000-28246</a>	GOVCAP LOAN/KIRBY	6,602,913.51
<a href="#">922-2000-28247</a>	JARRARD LOAN	9,258.28
<a href="#">922-2000-28248</a>	GOVCAP LOAN/SERIES 2022	6,993,178.75
<a href="#">922-2000-28249</a>	GOVCAP LOAN/SERIES 2025	6,628,557.20
<a href="#">922-2000-28251</a>	GOVCAP LOAN/SERIES 2026	9,483,515.28
<a href="#">922-2000-29150</a>	NET PENSION LIABILITY	220,716.17
<a href="#">922-2000-29151</a>	SDBF LIABILITY	7,871.00
	<b>Total Liability:</b>	<b>30,516,667.79</b>
<b>Equity</b>		
<a href="#">922-3000-34590</a>	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25
<a href="#">922-3000-35900</a>	UNRESTRICTED NET POSITION	-120,264.00
	<b>Total Beginning Equity:</b>	<b>-21,322,677.25</b>
Total Revenue		-9,600,000.00
Total Expense		-493,414.60
<b>Revenues Over/Under Expenses</b>		<b>-9,106,585.40</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>-30,429,262.65</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>87,405.14</u></b>

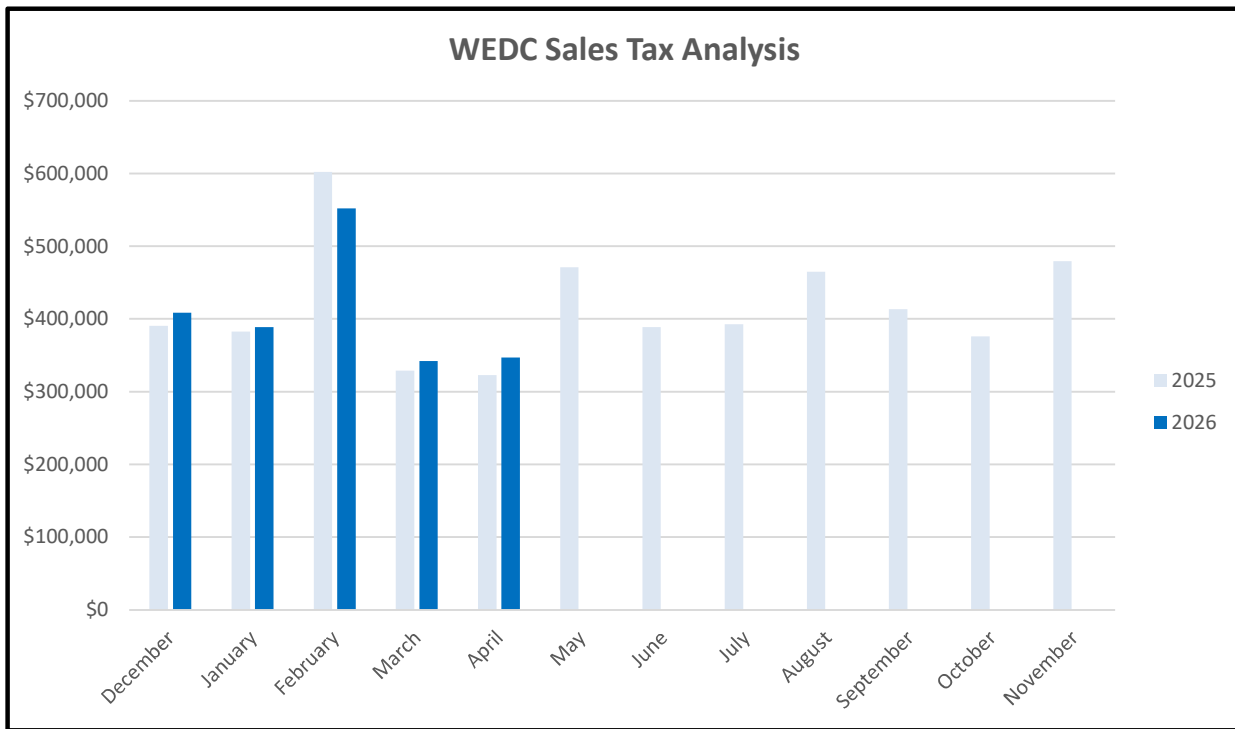
## Wylie Economic Development Corporation

### SALES TAX REPORT

April 30, 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	\$ 342,089.27	\$ 13,040.96	3.96%
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ 347,091.95	\$ 24,115.02	7.47%
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	\$ -		
<b>Sub-Total</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 5,014,687.65</b>	<b>\$ 2,038,685.34</b>	<b>\$ 11,121.28</b>	<b>0.55%</b>
<b>Total</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 5,014,687.65</b>	<b>\$ 2,038,685.34</b>	<b>\$ 11,121.28</b>	<b>0.55%</b>



\*\*\* Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.  
 Example: March SlsTx Revenue is actually January SlsTx and is therefore the 4th allocation in FY26.

# Wylie Economic Development Corporation

## PERFORMANCE AGREEMENT REPORT

April 30, 2026

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE						REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031			
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
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00
SCSD	\$ 1,200,000.00	\$ -	\$ 600,000.00	\$ 600,000.00	\$ -	\$ -	\$ 1,200,000.00	\$ -	\$ 1,200,000.00
TEXSTONE/TSP CP WYLIE	\$ 2,000,000.00	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ 2,000,000.00	\$ -	\$ 2,000,000.00
MANN-MADE/G01 ENTERPRISES	\$ 25,000.00	\$ 25,000.00							\$ 25,000.00
	<b>\$ 3,960,000.00</b>	<b>\$ 55,000.00</b>	<b>\$ 1,900,000.00</b>	<b>\$ 1,900,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,800,000.00</b>	<b>\$ 105,000.00</b>
							<i>Deferred Outflow</i>	<i>\$ 3,835,000.00</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

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## 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 April 30, 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**  
 April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL BUDGET 2025-2026</b>	<b>CURRENT MONTH ACTUAL 2025-2026</b>	<b>YTD ACTUAL 2025-2026</b>	<b>YTD ACTUAL AS A PERCENT OF BUDGET</b>	<b>Benchmark 58.33%</b>
<b>GENERAL FUND REVENUE SUMMARY</b>					
TAXES	48,362,681	943,753	41,194,932	85.18%	A
FRANCHISE FEES	3,056,091	37,218	1,910,939	62.53%	B
LICENSES AND PERMITS	787,000	64,959	498,869	63.39%	C
INTERGOVERNMENTAL REV.	4,142,845	113,254	1,605,198	38.75%	D
SERVICE FEES	7,054,326	619,438	3,945,005	55.92%	E
COURT FEES	368,800	46,669	289,780	78.57%	
INTEREST INCOME	1,190,864	66,325	417,599	35.07%	F
MISCELLANEOUS INCOME	259,060	76,502	316,864	122.31%	
OTHER FINANCING SOURCES	3,003,910	20,213	2,978,290	99.15%	G
<b>REVENUES</b>	<b>68,225,577</b>	<b>1,988,331</b>	<b>53,157,477</b>	<b>77.91%</b>	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	929,417	NA	NA	NA	H
<b>TOTAL REVENUES</b>	<b>69,154,994</b>	<b>1,988,331</b>	<b>53,157,477</b>	<b>76.87%</b>	
<b>GENERAL FUND EXPENDITURE SUMMARY</b>					
CITY COUNCIL	111,062	6,974	67,815	61.06%	
CITY MANAGER	1,545,747	122,751	793,949	51.36%	
CITY SECRETARY	669,388	41,363	300,672	44.92%	
CITY ATTORNEY	300,000	39,765	86,841	28.95%	
FINANCE	1,601,682	102,102	1,008,020	62.94%	I
FACILITIES	1,177,053	97,814	616,627	52.39%	
MUNICIPAL COURT	713,524	53,985	353,919	49.60%	
HUMAN RESOURCES	978,757	67,614	523,744	53.51%	
PURCHASING	378,978	41,661	195,279	51.53%	
INFORMATION TECHNOLOGY	2,783,164	194,755	1,672,925	60.11%	J
POLICE	17,508,918	1,270,828	9,144,885	52.23%	
FIRE	15,211,696	1,128,491	8,246,962	54.21%	
EMERGENCY COMMUNICATIONS	3,294,437	147,831	1,352,291	41.05%	
ANIMAL CONTROL	989,282	48,070	416,835	42.14%	
EMERGENCY MEDICAL SERVICES	3,068,881	216,607	1,612,599	52.55%	
PLANNING	460,144	34,143	230,747	50.15%	
BUILDING INSPECTION	624,177	46,355	304,415	48.77%	
CODE ENFORCEMENT	378,306	18,785	164,268	43.42%	
STREETS	4,977,787	358,840	2,341,625	47.04%	
PARKS	2,651,579	161,588	1,147,317	43.27%	
LIBRARY	2,875,161	205,791	1,493,776	51.95%	
COMBINED SERVICES	6,574,372	737,252	3,326,323	50.60%	
<b>TOTAL EXPENDITURES</b>	<b>68,874,092</b>	<b>5,143,365</b>	<b>35,401,833</b>	<b>51.40%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>280,902</b>	<b>-3,155,035</b>	<b>17,755,645</b>	<b>25.47%</b>	
A. Property tax payments are at 98.87% for fiscal year 2025-26 compared to 98.51% for same time last year. Sales tax is on a 2 month lag and five months have been received. Sales tax is .55% higher 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 13% 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 six 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

April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 58.33%
<b>UTILITY FUND REVENUES SUMMARY</b>					
SERVICE FEES	33,948,189	2,555,841	15,548,011	45.80%	K
INTEREST INCOME	1,138,074	61,227	527,594	46.36%	L
MISCELLANEOUS INCOME	70,000	30,896	65,379	93.40%	
OTHER FINANCING SOURCES				0.00%	
<b>REVENUES</b>	<b>35,156,263</b>	<b>2,647,964</b>	<b>16,140,984</b>	<b>45.91%</b>	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	117,464	NA	NA	NA	M
<b>TOTAL REVENUES</b>	<b>35,273,727</b>	<b>NA</b>	<b>16,140,984</b>	<b>45.76%</b>	
<b>UTILITY FUND EXPENDITURE SUMMARY</b>					
UTILITY ADMINISTRATION	832,297	110,962	438,240	52.65%	
UTILITIES - WATER	3,571,039	183,449	1,211,366	33.92%	
CITY ENGINEER	1,580,208	101,442	500,539	31.68%	N
UTILITIES - SEWER	2,611,123	129,624	1,027,624	39.36%	
CUSTOMER SERVICE	2,202,755	120,536	1,015,828	46.12%	
COMBINED SERVICES	24,138,199	4,752	14,366,261	59.52%	O
<b>TOTAL EXPENDITURES</b>	<b>34,935,621</b>	<b>650,765</b>	<b>18,559,858</b>	<b>53.13%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>338,105</b>	<b>1,997,199</b>	<b>-2,418,875</b>	<b>-7.37%</b>	
<p>K. Most Utility Fund Revenue billed in October was applicable to FY 2024-25. Only six months have been received. Largest water usage is in the summer.</p> <p>L. Interest Rates have gone down since the budget was developed in June.</p> <p>M. Largest Carry Forward items: \$40,337 Dogwood Waterline Replacement Design, \$27,247 Stormwater Fee Study, \$90,000 SCADA Upgrades</p> <p>N. Hilltop Briarwood waterline design has not been started - \$280,000</p> <p>O. Annual transfer to the General Fund.</p>					



# Wylie City Council

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## **AGENDA REPORT**

**Department:** Finance  
**Prepared By:** Melissa Brown

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

### **Subject**

Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 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

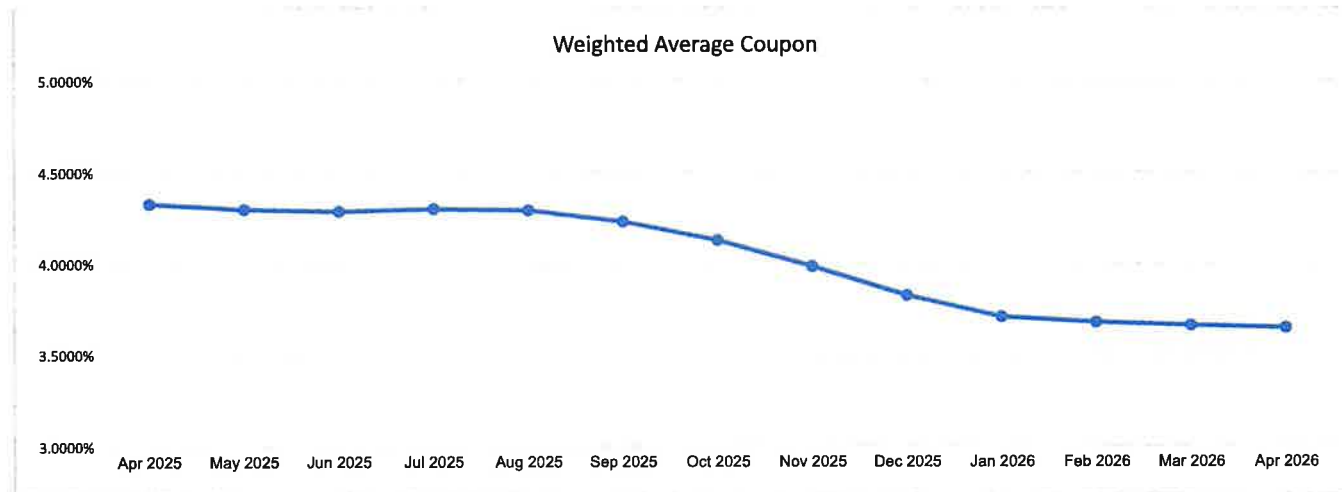
## 2025-2026 Investment Report April 30, 2026

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

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$18,287,891.01	MMA	3.6586%	Texpool	12/31/2006	NA
2	\$18,918,819.96	MMA	3.6379%	TexStar	3/15/2011	NA
	\$37,206,710.97					

**Total**

<b>Weighted Average Coupon:</b>	3.6481%	<b>Money Markets:</b>	\$37,206,710.97
<b>Weighted Average Maturity (Days):</b>	1.00	<b>Certificates of Deposits:</b>	\$0.00
			\$37,206,710.97



*Melissa Brown* 5-14-26  
Finance Director/Investment Officer



# Wylie City Council

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## AGENDA REPORT

Department: Finance

Account Code: See Exhibit A

Prepared By: Melissa Brown

### Subject

Consider, and act upon, Ordinance No. 2026-23 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

This amendment will use some of the opioid funds that were received. The money is part of our General Fund balance. The money will be used for an agreement with Lexipol for the annual law enforcement police manual, training bulletin software, and implementation.

**ORDINANCE NO. 2026-23**

**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. 2026-23, 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 26th day of May, 2026.

\_\_\_\_\_  
Matthew Porter, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Storm, City Secretary

**Budget Amendment  
Use of Opioid Funds**

**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>
100	5211	54810	Computer Hard/Software	31,434.00		Lexipol Agreement
			<b>Total General Fund</b>	<b>31,434.00</b>	<b>0.00</b>	



Wylie City Council

**AGENDA REPORT**

Department: Parks and Recreation

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

Prepared By: Janet Pieper

**Subject**

Consider, and act upon, approval of accepting a donation from the Park and Rec Foundation.

**Recommendation**

Motion to approve the Item as presented.

**Discussion**

The Park and Rec Foundation has been dissolved, and Brett Swendig, the President, is requesting to donate the foundation's remaining funds of \$507.43 to the City of Wylie. Staff plans to put the donation toward the purchase of a tree to be planted at the new Pirate Cove playground in Founders Park.



# Wylie City Council

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## AGENDA REPORT

Department: Community Development  
Prepared By: Jasen Haskins

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

### Subject

Consider, and act upon, approval of an Alternative Parking Agreement for 2221 Country Club Drive, Lot 1, Block A of the Rita Smith Elementary School Addition and 2201 Country Club Drive, Lot 1, Block A of the Gateway Community Church Addition.

### Recommendation

Motion to approve the Item as presented.

### Discussion

The applicant is requesting approval for special parking alternatives whereby the balance of required parking spaces is located on a separate parcel from the lot on which the principal use is located.

Harvest City Church is proposing a 20,000-square-foot addition to a current Church/House of Worship use, which, including the existing structures, requires 240 parking spaces. They currently have 214. The adjacent lot, Rita Smith Elementary, has 113 parking spaces, but needs only 63 under the Zoning Ordinance. Therefore, the school and the church have signed an agreement to share parking between the two lots as allowed by the Zoning Ordinance.

As the church and the school generally have different operating hours, including during special events, the agreement meets the intent of the Zoning Ordinance's parking requirements.

That agreement (attached) requires City Council approval, per Section 7.3.F.2 of the Zoning Ordinance.

## PARKING AGREEMENT

This Parking Agreement (the "Agreement") is entered into between **Wylie Independent School District**, ("WISD"), who is the owner of Lot 1, Block A, of the Rita Smith Elementary School Addition, more commonly known as 2221 Country Club Drive, Wylie, Texas 75098 ("Property A") and **Harvest City Church of Wylie** ("The Church"), who is the owner of Lot 1, Block A of the Gateway Community Church Addition, more commonly known as 2201 Country Club Drive, Wylie Texas 75098 ("Property B").

WHEREAS, WISD operates a Public School, Elementary use on Property A, which requires sixty-three (63) parking spaces. Property A has one hundred thirteen (113) parking spaces.

WHEREAS, the days and hours of operation of WISD Elementary School use are Monday-Friday 7a-3p;

WHEREAS, The Church operates a Church/House of Worship use on Property B, which requires one hundred sixty-six (166) parking spaces, and is proposing to add an approximately 20,000 square foot addition to the use requiring an additional eighty (80) parking spaces, for a total of two hundred forty (240) parking spaces as required by the Wylie Zoning Ordinance. Property B has two hundred fourteen (214) parking spaces located on-site.

WHEREAS, The days and hours of operation of The Church's use on Property A are: 7a-1p Sunday and 5p-9p Wednesday with limited office hours Monday-Friday;

WHEREAS, taking into account the number of parking spaces provided on Property B, The Church's proposed expanded use on Property B will need twenty-six (26) additional spaces to meet the parking requirements in the Wylie Zoning Ordinance;

**SHARED PARKING AGREEMENT**

WHEREAS, Section 7.3(F) of the Wylie Zoning Ordinance states that parking requirements may be met by securing the consent to share parking facilities on the same or another parcel and under another ownership. The City of Wylie has represented and the Parties hereto agree that shared parking may only be approved to satisfy the City of Wylie's zoning requirements upon the execution of this Agreement and under the conditions stated in the Wylie Zoning Ordinance, such conditions are incorporated as part of this Agreement, as if fully stated herein;

WHEREAS, WISD agrees that The Church may share the use of up to fifty (50) of the parking spaces located on Property A because WISD and The Church believe the School use on Property A and the Church use on Property B have mutually compatible, non-overlapping hours of operation.

NOW THEREFORE, in consideration of the following, the parties hereby agree as follows:

1. WISD and The Church hereby consent and agree that the School use on Property A and the Church use on Property B shall share up to fifty (50) required parking spaces on Property A so that Property B can satisfy Article 7, Section 7.3 (F) entitled "Parking Alternatives", General Development Regulations in the Zoning Ordinance for the City of Wylie, Texas. In accordance with this Agreement, the tenants, occupants, customers, and/or associates of each use will be permitted and entitled to jointly share the use of up to fifty (50) parking spaces on Property A. Furthermore, so long as this Agreement is in existence, neither Party shall prevent the other Party or their tenants, occupants, customers, and/or associates from use of up to fifty (50) parking spaces.

2. WISD and The Church further agree to maintain mutually exclusive or compatible overlapping hours of operation. The days and hours of operation for both of the uses must remain the same and may not normally differ from those days and hours of operation as stated herein. If such days and hours of operation are changed, with the exception of a reasonable amount of occasional special events, this Agreement shall automatically terminate and be considered void from that point forward.

3. A fully executed copy of this Agreement shall be filed with the Director of Community Development for the City of Wylie, Texas.

4. If either Party changes the use of Property A or Property B to a use that requires more parking spaces than required by the Wylie Zoning Ordinance and as stated herein, or if there is a change of ownership of Property A or Property B, this Agreement shall automatically terminate and be considered void from that point forward.

5. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

6. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Executed this 26th day of May 2026.

**Wylie Independent School District**

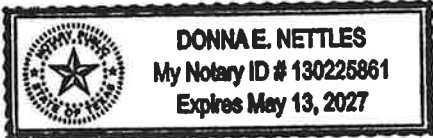
By: *Kim Spicer*  
Kim Spicer, Superintendent

**Harvest City Church of Wylie**

By: *Chris Dague*  
Chris Dague, Executive Pastor

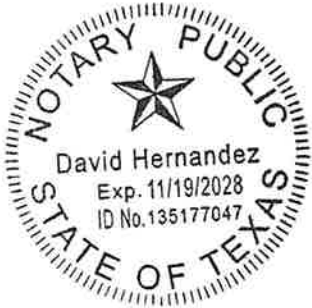
SUBSCRIBED AND SWORN TO before me by **Kim Spicer** on this 18<sup>th</sup> day of May, 2026.

*Donna E. Nettles*  
Notary Public in and for the State of Texas



Donna E. Nettles  
(Typed or printed name of Notary)

SUBSCRIBED AND SWORN TO before me by **Chris Dague**, on this 8<sup>th</sup> day of May, 2026.



*David Hernandez*  
Notary Public in and for the State of Texas

David Hernandez  
(Typed or printed name of Notary)



# Wylie City Council

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## AGENDA REPORT

Department: City Manager  
 Prepared By: City Secretary

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

### Subject

Interview applicants for Board of Review vacancies for a term to begin July 1, 2026 and end June 30, 2028.

### Recommendation

No action taken.

### Discussion

Per [Chapter 2 \(Administration\), Article III \(Officers\), Division 2 \(Code of Conduct\), Section 2-58\(a-2\) \(Board of Review\) of the Wylie Code of Ordinances](#), prospective Board of Review applicants will be interviewed by the entire City Council.

#### **Applicants:**

- Amanda Smith
- Bonnie Tinsley (also applied for Parks and Recreation Board, Wylie Economic Development Corporation, and Library Board)
- Hassan Butt (also applied for Zoning Board of Adjustment, Planning and Zoning Commission, and Library Board)
- Ksenia Stepankina (also applied for Library Board, Animal Shelter Advisory Board, and Wylie Economic Development Corporation)
- Marc Chang Yen
- Mark Booth (also applied for Planning and Zoning Commission, Wylie Economic Development Corporation, and Parks and Recreation Board)
- Pete Maziarz
- Robert Hunter (unable to attend, but will attend the June 9<sup>th</sup> meeting to be interviewed)

# Board of Review Application

## Personal Information

**First Name \***

Amanda

**Last Name \***

Smith

## Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

12

**Months \***

4

## Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

## Employment Information

### Occupation

EHRA Engineering, Inc. (Contract & Bond Administrator - DFW Land Services)

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

I have worked in the Land Surveying and Civil Engineering industry since the age of 16. I currently work as a Contract & Bond Administrator for EHRA Engineering in Richardson, TX. I assist with TCEQ District creation reports, District/ MUD services as well as Construction Phase Services from Business Development, TRIP/ GIS Maps & Preliminary Feasibility for Client/ Developer consideration all the way to project close-out. In addition, I assist with preparing Summary of Costs and Engineer Letter of Representations for Utility/ Road Bond Sales and audits. I am familiar with Developer Contracts as well as District Maintenance contracts for short form and contracts over \$150K. I believe with my knowledge and experience; I could be a valuable resource for The City of Wylie as a member.

### Employed by the City of Wylie

Yes  No

### Spouse or domestic partner of a City of Wylie employee

Yes  No

## Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

I feel it would be a great opportunity to network and develop strong business relationships as well as help create connections that would benefit the City of Wylie as a whole. I feel it would also be a great opportunity for me to grow and discover my ability to perform at a higher level personally and in my career. I strive to do better in all areas of my life, because if my children see me consistently reaching higher, they will reach higher too. These children are our future, and our future... their future.... and so on.... depends on what we show them NOW!

## Board of Review Application

### Personal Information

**First Name \***

Bonnie

**Last Name \***

Tinsley

### Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

6

**Months \***

3

### Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

### Employment Information

**Occupation**

Client Success, Marketing, Events Management, Non-Profit Management

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

LinkedIn: <https://www.linkedin.com/in/bonnetinsley/>

A version of my resume can also be requested for viewing here:

<https://drive.google.com/drive/folders/1EywodH-a-MjbgVGL6KJOfNaFdlnz2DsH?usp=sharing>

**Employed by the City of Wylie**

Yes  No

**Spouse or domestic partner of a City of Wylie employee**

Yes  No

### Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

I've wanted to be more involved with supporting my community over the years, and now I have the opportunity to pursue this excitement. Having worked with city members recently for the Wylie Farmers Market, I am even more encouraged that this is the time to put my hand up to offer support as an involved member of the community, hoping to further our growth and support in meaningful ways.

# Board of Review Application

## Personal Information

**First Name \***

Hassan

**Last Name \***

Butt

## Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

20

**Months \***

6

## Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

## Employment Information

**Occupation**

Real Estate Broker

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

I am a Real Estate Broker and Owner of HSN Realty LLC

**Employed by the City of Wylie**

Yes  No

**Spouse or domestic partner of a City of Wylie employee**

Yes  No

## Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

It is my civic duty to take the opportunity to serve as a Board of Review member and learn from the experience.

# Board of Review Application

## Personal Information

**First Name \***

Ksenia

**Last Name \***

Stepankina

## Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

5

**Months \***

0

## Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

## Employment Information

**Occupation**

Director of Operations

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

**Employed by the City of Wylie**

Yes  No

**Spouse or domestic partner of a City of Wylie employee**

Yes  No

## Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

I'm interested in serving to help uphold fairness and accountability in the community. With 10 years in operations, I bring a detail-oriented, objective approach and strong judgment.

# Board of Review Application

## Personal Information

**First Name \***

Marc

**Last Name \***

Chang Yen

## Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

7

**Months \***

8

## Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

## Employment Information

**Occupation**

Pharmacy Technician

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

I am detail oriented. I am well versed in reviewing insurance details and plan specifics as well as monitoring drug interactions and usage. I also have my MBA.

**Employed by the City of Wylie**

Yes  No

**Spouse or domestic partner of a City of Wylie employee**

Yes  No

## Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

I would love to be able to serve my community and give back to the people who have made living here such a joy.

## Board of Review Application

### Personal Information

**First Name \***

Mark

**Last Name \***

Booth

### Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

5

**Months \***

1

### Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

### Employment Information

**Occupation**

Director of Manufacturing Engineering

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

With over 28 years of experience in engineering and organizational leadership, I have regularly been entrusted with handling sensitive personnel matters, facilitating difficult conversations, and ensuring that decisions are made with integrity and consistency. In my current role as a Director, I am responsible for leading teams, resolving conflicts, and upholding organizational standards while maintaining respect for all individuals involved.

**Employed by the City of Wylie**

Yes  No

**Spouse or domestic partner of a City of Wylie employee**

Yes  No

### Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

I am interested in serving on the City of Wylie Board of Review to contribute to a fair, transparent, and accountable process for addressing concerns related to the Code of Conduct. Throughout my career, I have held leadership roles that required sound judgment, ethical decision-making, and the ability to evaluate complex situations objectively.

# Board of Review Application

## Personal Information

**First Name \***

Pete

**Last Name \***

maziarz

## Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

5

**Months \***

5

## Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

## Employment Information

**Occupation**

Facility Coordinator

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

6th Ward Alderman's committee

Chief Engineer Marriott. Galen College. BASISed

**Employed by the City of Wylie**

Yes  No

**Spouse or domestic partner of a City of Wylie employee**

Yes  No

## Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Board/commission currently serving on \***

Board of Review

**Length of service on board/commission \***

1

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

To continue to help Wylie grow and flourish

# Board of Review Application

## Personal Information

**First Name \***

Robert

**Last Name \***

Hunter

## Residency

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

**Wylie resident \***

Yes  No

**Length of Residency**

**Years \***

22

**Months \***

6

## Voter Status

**Qualified Voter \***

Yes  No

**Voter Registration County \***

Collin

## Employment Information

**Occupation**

Retired Business owner (Wylie) Self employed Music Instructor - Performer - Retired Interior Designer

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

Retired Business owner (Wylie) Self employed Music Instructor - Performer - Retired Interior Designer

**Employed by the City of Wylie**

Yes  No

**Spouse or domestic partner of a City of Wylie employee**

Yes  No

## Board/Commission Service

**Currently serve on a board/commission \***

Yes  No

**Spouse or domestic partner serve on a City of Wylie Board or Commission \***

Yes  No

**Serves as City Council member? \***

Yes  No

**Spouse or domestic partner serves on the Wylie City Council \***

Yes  No

**Serves as an elected public official \***

Yes  No

**Candidate for elected public office \***

Yes  No

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

As a Wylie citizen I would like to volunteer my time and talent to serve my community. I have had memberships on the downtown merchants in the past, and while being a business owner here in Wylie for over 18 years, I would like to contribute some of my spare time to keep the progress that I have witnessed in this city moving forward.



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

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

**Subject**

Discuss development options on the property located at 801 South State Highway 78.

**Recommendation**

Discussion

**Discussion**

The applicant is seeking additional City Council input on the redevelopment of the vacant hospital buildings located at 801 South State Highway 78. The applicant held a work session with Council in October 2025 and has implemented discussion points from that meeting into a revised presentation for Council input.

The property currently includes two buildings of roughly 51,000 and 21,000 sq. ft. of hospital clinic and office space. The property has been vacant for several years and was recently involved in a foreclosure.

The property is currently zoned Community Retail (CR), which allows many of the same uses as, but is generally more restrictive than, Commercial Corridor (CC). The future land use plan calls for this area to be regional commercial, as the property has frontage on State Highway 78.

# 801 S. Highway 78 Wylie, TX 75098

Proposal and requested variances to CR zoning to allow for a  
Retail; Commercial & 55+ residential development



# Iterations Since October 2025 Work Session

- **October 2025 Work Session – 324-unit Multi-Family Development (175 or 54% 55+) or 104 For-Sale Townhomes**
  - Council Feedback: Traffic concerns, preference for a commercial component, and less density
- **Further Explored Retail Concepts – Big Box & Strip Center**
  - Attended ICSC San Antonio, ICSC Las Vegas, and discussed feasibility with investment sale and leasing brokers, prospective tenants, and local developers active in Wylie
  - Market Feedback: limited highway frontage, challenging access, and a lack of retail synergies
- **Explored Hotel Concepts – 125-key Select Service or Extended Stay Concept**
  - Engaged LW Hospitality Advisors (LWHA) to perform feasibility analysis.
  - Market Feedback: Limited corporate demand, doesn't pencil without large subsidies (\$20MM+)
- **Refined Townhome Concept – 91 Townhomes with Retail Outparcel**
  - Market Feedback: Townhomes too close to highway

# Proposed Plan

Mixed-Use Development featuring 250-unit Active Adult Community (55+), 12,000 SF of Ground Floor Retail/Commercial, and 1,500 SF Retail Outparcel

- **Targeted Commercial Tenants:**
  - Physical Therapy / “Stretch Lab”
  - Hair Salon
  - Casual Dining: Coffee Shop/Bakery/Wine Bar
- **Active Adult Community will feature:**
  - Pool and Clubhouse
  - Fitness Center
  - Dining Room with Meal Services & Entertainment
  - Walking Trails with benches & dog parks
  - Pickleball Court
  - Theater Room
  - Elevators



\*Draft site plan – subject to change

# Why 55+ Active Adult Mixed-Use Community?

- Allows for a path to activating the site
- Growing 55+ demographic in Wylie
- No impact on schools
- Lower impact to rush hour traffic and parking demand (subject to TIA)
- Quieter residential environment
- Stable long-term, community-involved resident base with low turnover rates
- Creates an amenitized housing option for downsizing residents looking to remain in Wylie
- Property Tax will increase 10x & Commercial Sales Tax will be activated
- Synergies with surrounding & planned retail
  - Easy transition to adjacent skilled nursing facility (Wylie Oaks Health & Rehab)
  - Northplace Church offers additional community
  - Complementary lifestyle-targeted retail and businesses

# Zoning

- Zoning Allowances: Community Retail (CR)
  - Residential uses shall be in a mixed-use structure
  - 15 Dwelling Units/Gross Acre
- Density Summary
  - From Developable Acres - 100% of Allowable Density (15 Units/Acre) – 173 Units
  - From Floodplain – 61% of Allowable Density (9 Units/Acre) – 77
  - **Total Requested – 83% of Allowable Density (12 Units/Acre) - 250**

	Acreage	Units Per Acre	% of Buildable per Zoning	Units
<b>Developable</b>	11.5	15	100%	173
<b>Floodplain</b>	8.5	9	61%	77
<b>Total</b>	20	12	83%	<b>250</b>

# Development Plan

- Development Plan will be configured to City standards with the exception of:
  - **Building Height:**
    - Variance from the maximum building height of 36 feet and two stories to allow for 45 feet and four stories.



# Estimated Tax Impact

- **RMWC engaged Noell Consulting Group to perform a Tax Analysis for the proposal.**

\*Additional support for figures included in Addendum.

- **55+ Active Adult**

- Property Tax – \$934,710 (increase of
- Local Annual Retail Spending by Tenants - \$2,749,875

- **Commercial Component**

- Property Tax – \$110,740
- Annual Sales - \$5,395,000
- Sales Tax Generated – \$445,088

- **Property Tax Increase of \$964,750 over in-place taxes of \$80,697**

Total Annual Property Taxes:	<b>\$1,045,450</b>
Total Annual Sales Tax:	<b>\$445,088</b>
Total Annual Sales & Spending:	<b>\$8,144,875</b>

# Thank you!

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# Tax Analysis – Addendum – 55+ Active Adult

## Project Summary

### Residential

Units	250
Estimated NRSF	225,000
Estimated Gross SF	316,901

### Collins County 55+ Residential Valuation Comps

Property	Year Built	Units	GSF	2025 Tax Valuation	Value/Unit	Value/GSF
Mera Craig Ranch Senior Apartments	2023	216	287,821	\$38,000,000	\$175,926	\$132
Alders at Prosper	2023	188	262,995	\$38,000,000	\$202,128	\$144
Twin Rivers at Collin Creek Senior Living	2021	136	158,181	\$26,844,904	\$197,389	\$170
Retreat at Wylie	2015	320	385,736	\$56,043,750	\$175,137	\$145
Overture Frisco Senior Apartments	2016	162	211,761	\$27,600,000	\$170,370	\$130
Overture Plano Senior Apartments	2015	168	262,423	\$34,575,219	\$205,805	\$132
Bell Tower Reserve	2016	121	179,025	\$19,900,000	\$164,463	\$111
Artistry At Craig Ranch Apartments	2016	163	231,705	\$23,658,643	\$145,145	\$102
<b>Average</b>	<b>2018</b>	<b>184</b>	<b>247,456</b>	<b>\$33,077,815</b>	<b>\$179,545</b>	<b>\$133</b>
Min	2015	121	158,181	\$19,900,000	\$145,145	\$102
Max	2023	320	385,736	\$56,043,750	\$205,805	\$170

### Subject Site - Residential Valuation

<b>Estimated Value</b>	<b>\$47,953,500</b>	*average of 2021-2023 construction properties per unit
Per Unit	\$191,814	
Per GSF	\$151	

Jurisdiction	Tax Rate	Property Taxes
Collin County	0.149343%	\$71,615.20
Wylie City	0.543438%	\$260,597.54
Collin College	0.081220%	\$38,947.83
Wylie ISD	1.175200%	\$563,549.53
<b>Total</b>	<b>1.949201%</b>	<b>\$934,710</b>

Retail Spending	Per Unit	Total Residents
Residents	1.5	375
Local Retail Spending	Per Capita	Total Retail Spending
	\$7,333	\$2,749,875

Source: Noell Consulting, Collins Central Appraisal District, Collins County Tax Assessor, Costar

# Tax Analysis – Addendum – Commercial

## Project Summary

### Retail

SF Mixed-Use	12,200
SF Outparcel	1,500

## Collins County New Retail Valuation Comps

Property	Address	Year Built	Acres	SF	2025 Tax Valuation	Value/SF
Inception Retail Center	5701 S Custer Rd, Mckinney, Tx 75070	2024	0.62	5,250	\$1,092,424	\$208
Chuck E Cheese	2265 N Central Expy, Allen, Tx 75013	2024	1.51	10,388	\$4,258,893	\$410
Spec's Liquor	900 S State Hwy 78, Lavon, Tx 75166	2024	1.56	11,004	\$3,182,893	\$289
Specs Wine & Spirits	2900 W University Dr, Mckinney, Tx 75069	2023	1.46	14,524	\$4,719,100	\$325
Sherwin Williams	2601 Sam Rayburn Hwy, Melissa, Tx 75454	2023	1.02	4,261	\$3,146,364	\$738
Vanity House	1601 14th St, Plano, Tx 75074	2022	0.64	4,586	\$1,516,770	\$331
SR Grocery	1207 N Tennessee St, Mckinney, Tx 75069	2021	0.22	1,760	\$562,046	\$319
Wild Fork Foods	2351 E University Dr, Prosper, Tx 75078	2021	1.29	4,558	\$3,721,410	\$816
Enterprise	1515 N Custer Rd, Mckinney, Tx 75071	2021	0.69	1,544	\$865,000	\$560
Wild Fork	3010 W Fm 544, Wylie, Tx 75098	2021	0.95	4,500	\$3,447,360	\$766
Specs Wine & Spirits	3371 E Renner Rd, Plano, Tx 75074	2021	1.14	10,012	\$3,725,300	\$372
Shops at the Gate	4646 Dubai Way, Frisco, Tx 75034	2020	1.76	36,869	\$17,406,787	\$472
Desi District	5400 Collin Mckinney Pkwy I, Mckinney, Tx 75070	2020	2.37	5,073	\$2,060,267	\$406
The Heights at Frisco	7100 Stonebrook Pkwy, Frisco, Tx 75034	2020	1.04	7,024	\$3,658,917	\$521
<b>Average</b>		<b>2022</b>	<b>1.16</b>	<b>8,668</b>	<b>\$3,811,681</b>	<b>\$467</b>
Min		2020	0.22	1,544	\$562,046	\$208
Max		2024	2.37	36,869	\$17,406,787	\$816

Subject Site	Valuation	Value/SF
SF Mixed-Use	\$4,767,358	\$391
SF Outparcel	\$913,924	\$609
<b>Total</b>	<b>\$5,681,283</b>	<b>\$415</b>

Spending/SF	Annual Sales
\$350	\$4,270,000
\$750	\$1,125,000
<b>\$394</b>	<b>\$5,395,000</b>

Jurisdiction	Property Tax Rate	Tax
Collin County	0.149343%	\$8,485
Wylie City	0.543438%	\$30,874
Collin College	0.081220%	\$4,614
Wylie ISD	1.175200%	\$66,766
<b>Taxes</b>	<b>1.949201%</b>	<b>\$110,740</b>

Sales Tax Rate	Rate	Taxes
State	6.25%	\$337,188
Wylie + Wylie EDC	1.50%	\$80,925
4B Parks/Rec/Library	0.50%	\$26,975
<b>Total</b>	<b>8.25%</b>	<b>\$445,088</b>

Source: Noell Consulting, Collins Central Appraisal District, Collins County Tax Assessor, Costar



Wylie City Council

**AGENDA REPORT**

Department: Parks and Recreation

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

Prepared By: Janet Pieper

**Subject**

Wylie Parks and Recreation Department overview.

**Recommendation**

Discussion.

**Discussion**

Provide the City Council with an overview of the department.

# WYLIE

## PARKS & RECREATION

Inspire Connection



**3**  
Indoor  
Facilities

**664**  
Acres

**19**  
Miles of  
Trail

**16**  
Dedicated  
Athletic Fields

**9**  
Multi-purpose Fields

**2.5 million +**  
**visitors** each year

**2**  
Athletic Complexes

**140**  
Acres of ROW and Medians

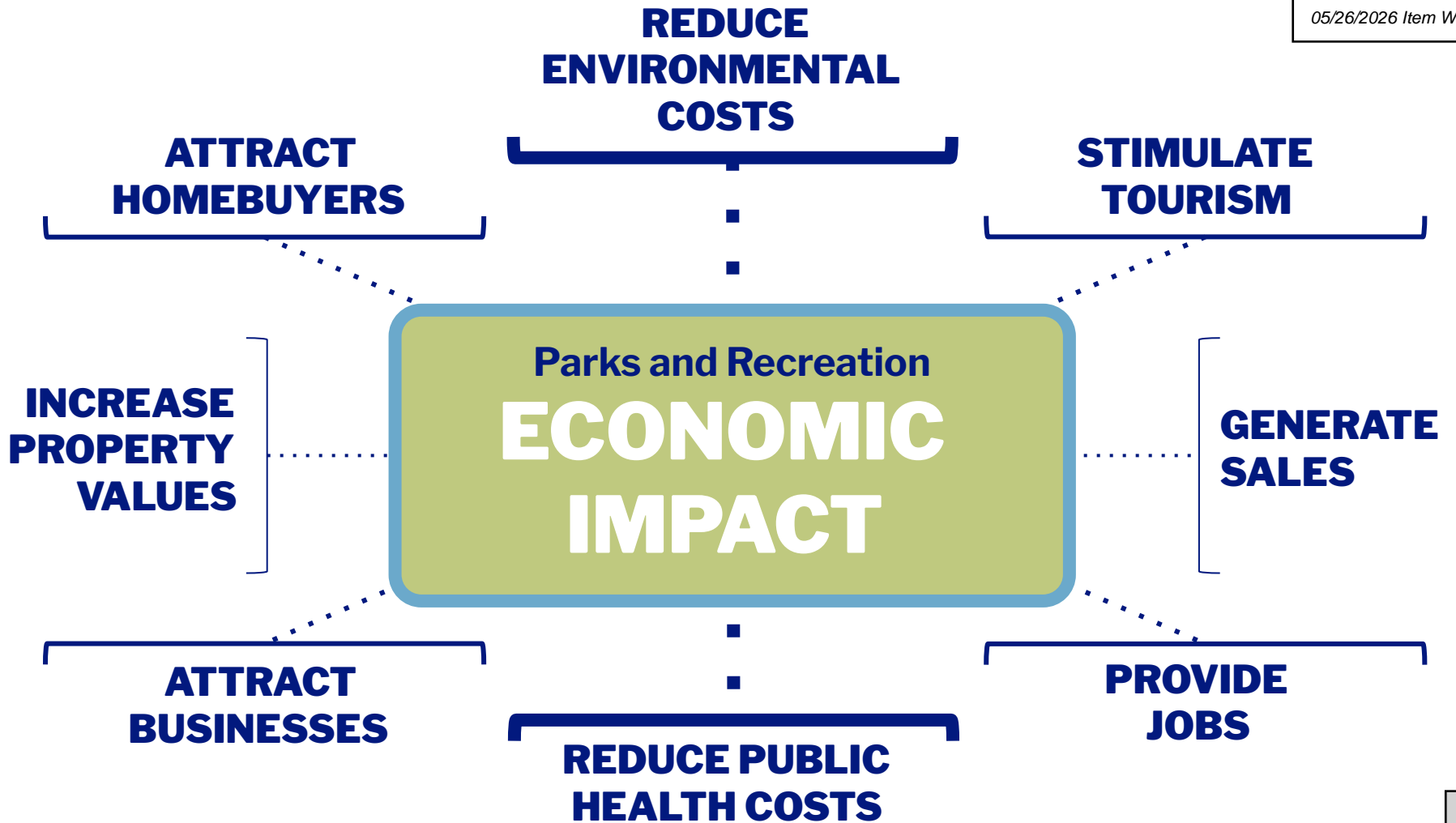
**23**  
Playgrounds

**50**  
Acres Non-Park City  
Facilities

**11,154**  
Program Registrations

**13**  
Outdoor Public Artworks

**21,958**  
Rec Passes



# Certifications and Licenses

<b>NRPA</b>	<b>National Recreation and Park Association</b>
<b>LERN</b>	<b>Learning Resource Network</b>
<b>TTA</b>	<b>Texas Turfgrass Association</b>
<b>TDA</b>	<b>Texas Department of Agriculture</b>
<b>TCEQ</b>	<b>Texas Commission on Environmental Quality</b>
<b>TPW</b>	<b>Texas Parks and Wildlife</b>
	<b>The Aquatic Council</b>



# STAFF

05/26/2026 Item WS2.

**117 Employees**

**70%**

**Part-Time  
and**

**Part-Time Seasonal**

**200+**

**Contract  
Service Providers**

# AMENITIES

CLIMBING WALL

INDOOR TRACK

ROOM RENTALS

PAVILIONS

**NEW!**

**NEW!**

**NEW!**

**NEW!**

ATHLETIC FIELDS

TRAILS

PLAYGROUNDS

FITNESS EQUIPMENT

WELCOME CENTER

OPEN SPACE

RIGHT-OF-WAYS

PUBLIC ART

**NEW!**

**NEW!**

**NEW!**

SPLASH PADS

DOG PARK

OUTDOOR PICKLEBALL

OUTDOOR BASKETBALL

SAND VOLLEYBALL

CRICKET PITCH

SKATE PARK

DISC GOLF

INDOOR PICKLEBALL

INDOOR BASKETBALL

INDOOR VOLLEYBALL

# MARKETING

Activity Menu  
Camp Catalog  
Activenet  
City Website  
Social Media  
Registration Drives  
Print Ads  
Postcards  
Rack Cards

**ACTIVITY MENU**  
WYLIE PARKS & RECREATION • SPRING 2026

**EASTER BUNNY BRUNCH 3**  
**AUTO RENEW REC PASS 4**  
**SUMMER CAMPS 6**  
**SPORTS INSTRUCTION 18**

**1:2**  
Ratio of registrations to printed Activity Menus

**W** CITY OF WYLIE

# REGULAR PROMOTIONS

**Rec Pass Holder Pricing**

**Resident Pricing**

**Early Bird Online Registration**

**PNO Sibling Discount**

**Camp Early Registration**

**Age Pricing**

**Camp Promo Registration**



# SERVICE CLASSIFICATION

**INDIVIDUAL  
BENEFIT**



**BROAD  
PUBLIC  
BENEFIT**

**COST  
RECOVERY**

**80%+**

**30 - 80%**

**0 - 30%**

**VALUE  
ADDED**

**=**

**USER FEES**

**IMPORTANT**

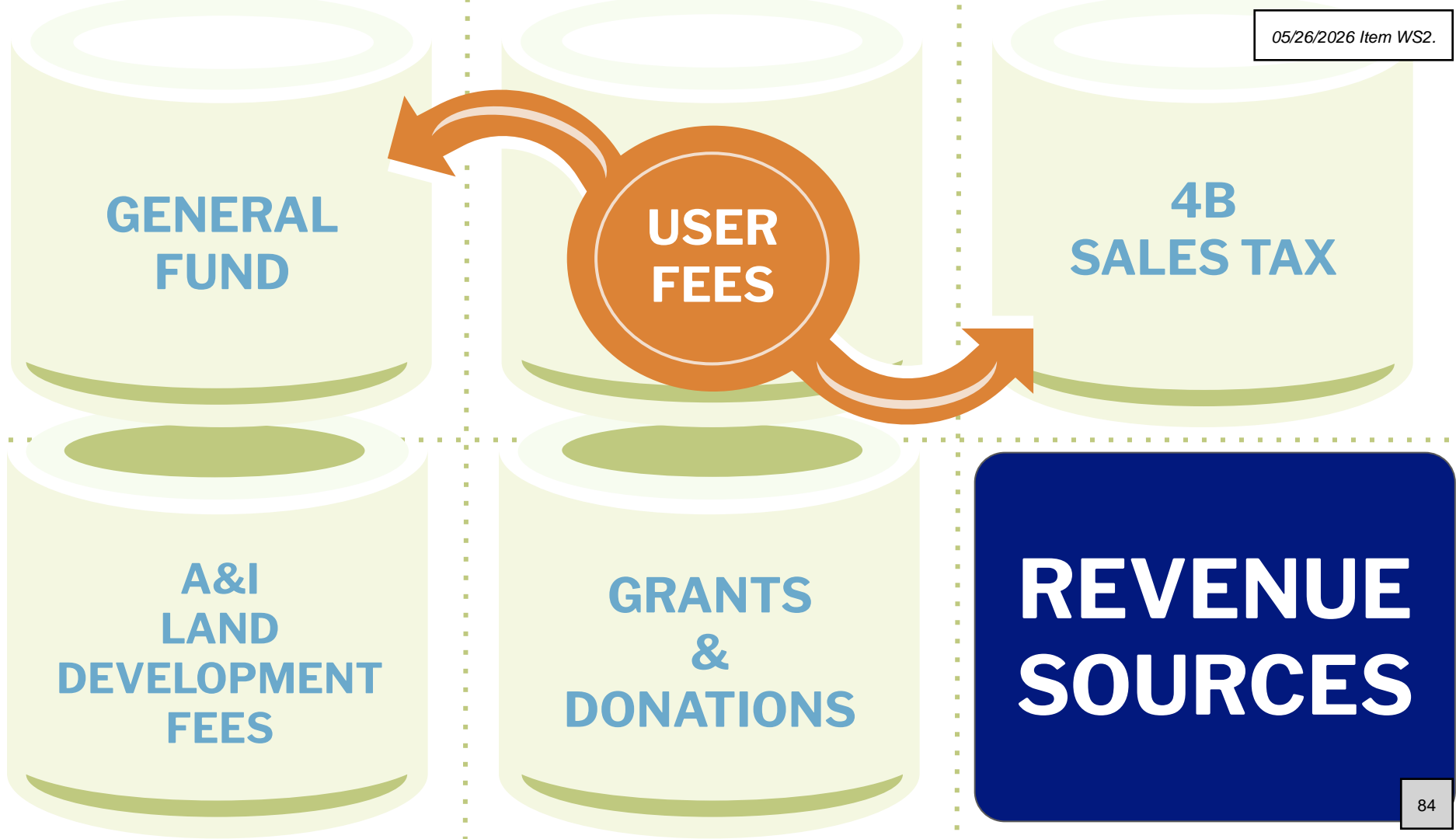
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**SUBSIDIZED FROM  
TAXES AND FEES**

**CORE SERVICES**

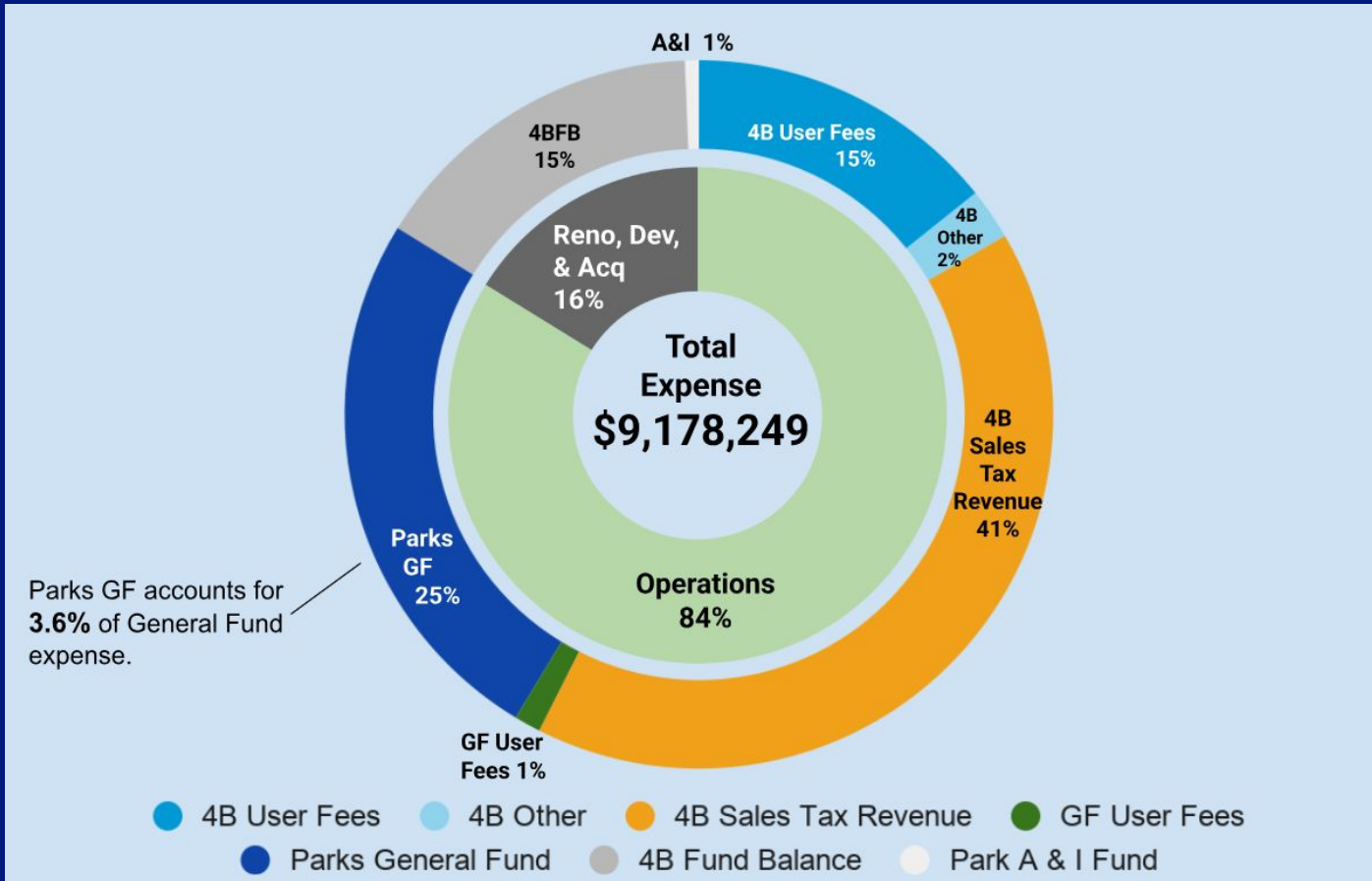
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**GENERAL FUND TAX SUPPORTED**

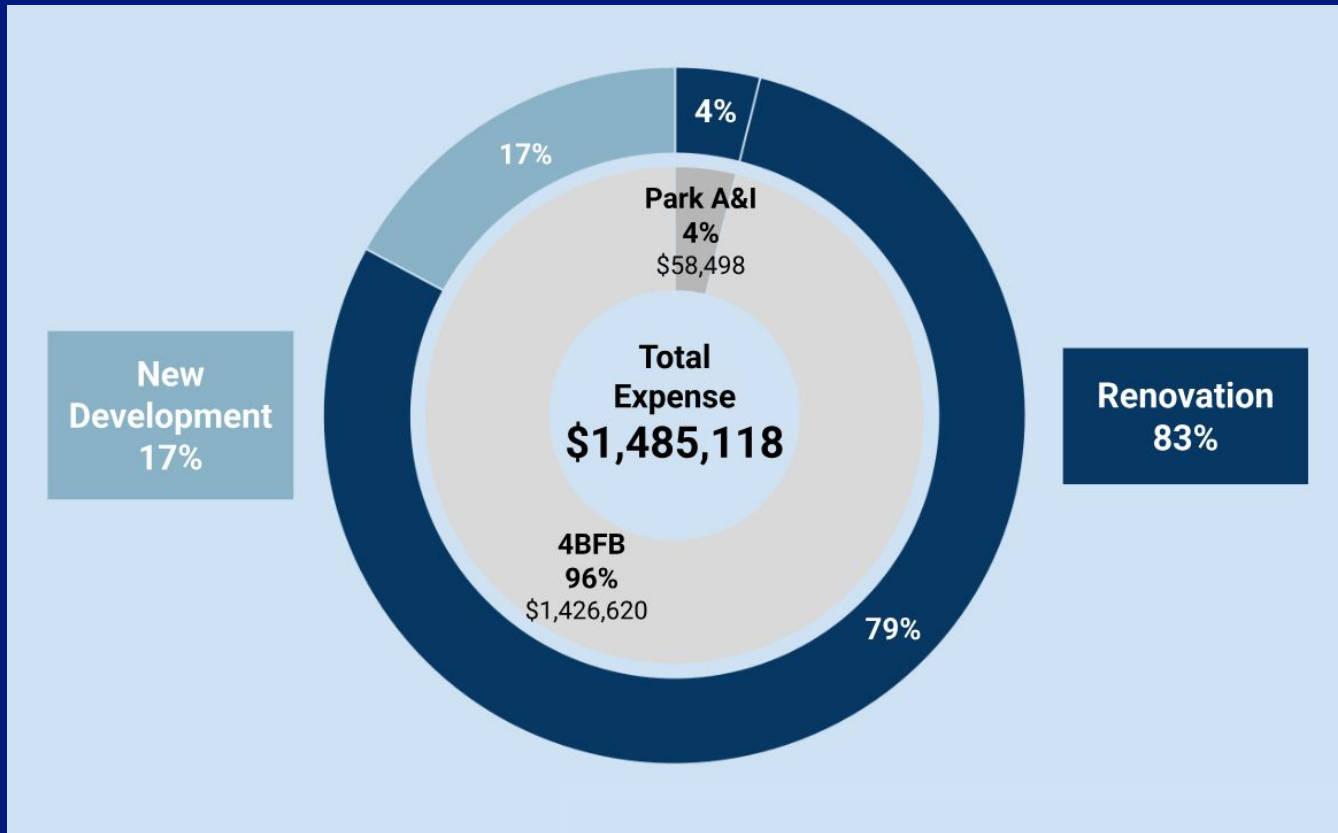


**REVENUE  
SOURCES**

# PARD Expenses FY 24 - 25



# Renovation, New Development, and Acquisition FY 24 - 25



# PROJECT UPDATES

**SHADE / LIGHTING**  
Community Park Pickleball

**LIGHTING**  
Dog Park

**PARKING**  
Community Park



**PLAYGROUND SHADE**  
Founders / Pirate Cove

# PROJECT UPDATES

**PLAYGROUND**  
Southbrook Park

**PLAYGROUND**  
Creekside South

**PLAYGROUND**  
Sage Creek



**PLAYGROUND**  
Riverway Park

# PROJECT UPDATES



**IMPROVEMENTS**  
Community Park Center



**SPLASH PADS**  
Community Park / East Meadow

# REC CENTER ANNUAL REPORT

05/26/2026 Item WS2.

## HIGHLIGHTS



**USER FEE  
REVENUE**  
**\$1.3M**  
**BENCHMARK \$990K**

**PROGRAM  
SURVEYS**  
**98% Satisfaction**  
**BENCHMARK 80%**

**20% Increase in  
Auto Renew  
Family Pass**

**REC PASS RUU  
RATE 8.07%**  
**BENCHMARK 6%+**

**35% OF  
RESIDENTS  
PARTICIPATED IN  
SOMETHING**

**124%  
RECOVERY OF  
DIRECT COSTS**

# REC CENTER REPORT CARD

05/26/2026 Item WS2.

## Benchmarks - MEET OR EXCEED

### Rec Passes

Benchmark \$634,000

**\$802,712**

### Merchandise

Benchmark \$9,850

**\$27,538**

### Rentals

Benchmark \$30,000

**\$33,221**

### Activities

Benchmark \$309,100

**\$395,768**

### Activities Make Rate

Benchmark 70 - 80%

**71%**

### Activities New

Benchmark 20 - 30%

**21%**

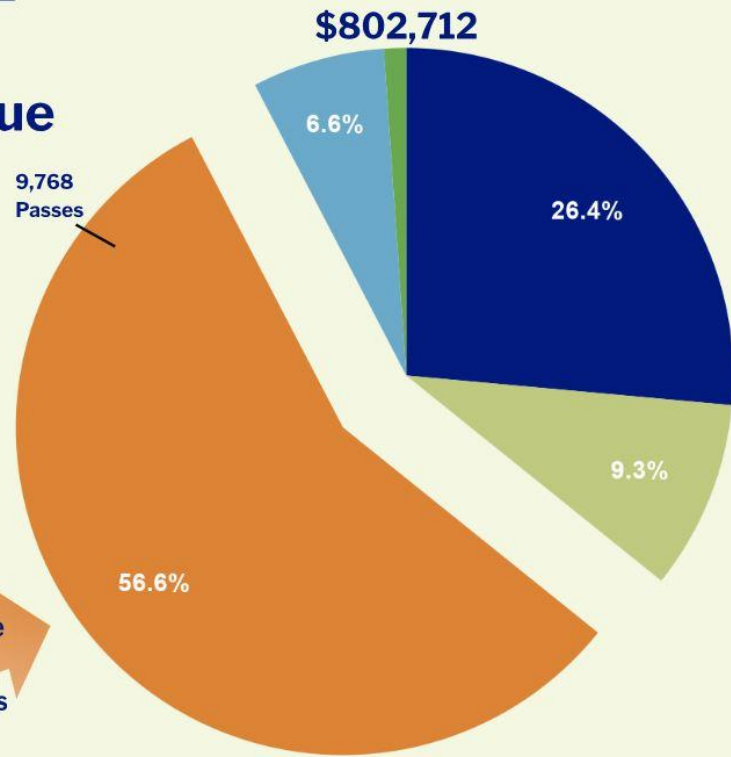
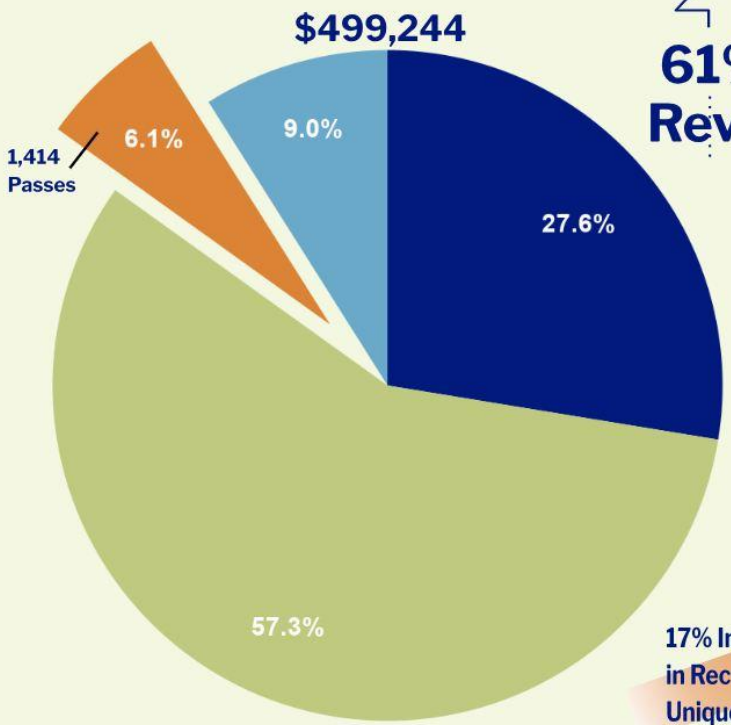
# Rec Pass Comparison

FY 2021-2022

FY 2024-2025

61% Revenue

17% Increase in Rec Pass Unique Users



● 1 Month ● 1 Year ● Auto Renew 1 Month ● Day Pass ● Summer Pass

# MASTER PLAN REPORT CARD

05/26/2026 Item WS2.

## Top 10

complete / in-progress

Trail Connections

Splash Pads

Outdoor Benches and Seating

Dog Park

Playground Replacements

Park Art

remaining

Water Recreation (pool/lake)

Amphitheater

Additional Lighting

Additional Athletic Fields

# ATHLETICS ANALYSIS

## CURRENT COST RECOVERY

### Field Rentals

11%

Direct Costs 11%

Lights 12%

### Youth Rec Leagues

17%

Direct Costs 5%

Lights 83%

INDIVIDUAL  
BENEFIT



BROAD  
PUBLIC  
BENEFIT



VALUE  
ADDED  
=  
USER FEES

IMPORTANT  
=  
SUBSIDIZED  
FROM  
TAXES AND FEES

CORE SERVICES  
=  
GENERAL FUND  
TAX SUPPORTED

## COST RECOVERY

80%+



30 - 80%



0 - 30%



# Wylie City Council

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## **AGENDA REPORT**

Department: Fire

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

Prepared By: Brandon Blythe

### **Subject**

Discuss Potential Public Safety Facilities for Consideration in Upcoming Bond Election.

### **Recommendation**

Discussion

### **Discussion**

Discussion and Presentation regarding potential public safety facilities for the upcoming bond election.